## Greaton Development Pty Ltd

The construction of a hotel and the adaptive reuse of the GPO building for a mix of retail and ancillary hotel uses; demolition of the five storey offices to the north of the GPO building; and an infill building over a porte-cochere

## 141 King William Street, Adelaide

020/A004/18

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## OVERVIEW

| | |
|---|---|
| **Application No** | 020/A004/18 |
| **Unique ID/KNET ID** | 2018/03904/01 |
| **Applicant** | Greaton Development Pty Ltd |
| **Proposal** | Works affecting the State Heritage GPO building, being for the construction of a hotel - 16 levels above ground (incorporating the construction of a 13 level tower above the existing GPO building and including two levels of enclosed plant); the adaptive reuse of the GPO building for a mix of retail and ancillary hotel uses; demolition of the five storey offices to the north of the GPO building; and an infill building over a porte-cochere |
| **Subject Land** | 141 King William Street, Adelaide |
| **Zone/Policy Area** | Capital City Zone: Central Business Policy Area 13 |
| **Relevant Authority** | State Commission Assessment Panel (SCAP) pursuant to Schedule 10 section 4B(1) of the *Development Regulations 2008*: Development that exceeds $10m in the City of Adelaide |
| **Lodgement Date** | 19 January 2018 |
| **Council** | City of Adelaide |
| **Development Plan** | Adelaide (City), gazetted 19 December 2017 |
| **Type of Development** | Merit |
| **Public Notification** | N/A - Category 1 |
| **Referral Agencies** | Mandatory referrals to State Heritage; Government Architect; Adelaide Airport; and informal referral to DPTI Transport |
| **Report Author** | Gabrielle McMahon |
| **RECOMMENDATION** | Development Plan Consent |

## EXECUTIVE SUMMARY

The applicant seeks approval to redevelop the State and Commonwealth Heritage listed GPO building and for its adaptive reuse to a hotel and ancillary activities, including restaurant and bars. These land uses are consistent with that envisaged in the Capital City Zone and the Central Business Policy area. In addition to the ground floor retail uses the upgrade and rejuvenation of Exchange Place and a new east –west link will contribute to the activation and vibrancy of the adjoining streets and provide for passive and active surveillance of the area. The adaptation of the heritage GPO building for hotel and retail uses is strongly supported.

The site is located in the heart of the city, on the junction of two important street corners, adjacent to Victoria Square and on the main city spine. The bulk, form and scale of the tower and its juxtaposition with the heritage setting is supported. It is acknowledged that the hotel tower does not achieve the setback from the Victorian Clock Tower, as envisaged in the Conservation Management Plan or Heritage Management Plan. While not optimal, this is not considered to be fatal to the success of development and Heritage South Australia has not objected.

The design and appearance of the infill structure over the porte-cochere, located to the north of the site is not supported in its current form, however the final details of this can be subject to a reserve matter. The applicant has shown a willingness to refine the detail through design development. This is not fundamental to the success of the application.

The pedestrian connectivity through the site will be enhanced through the proposed rejuvenation of Exchange Place which will be better activated and bring people to the north of the site – providing access to Dexus Plaza. Further details are required on pedestrian connections, particularly the porte-cochere and King William Street, which be refined through design development.

The Government Architect and Heritage South Australia are very supportive of the proposed land uses and generally supportive of the design, subject to the resolution of details relating to materials, the porte-cochere structure, heritage, connectivity and amenity. These matters have been included as reserve matters / conditions.

The City of Adelaide is not opposed to the proposal, subject to a number of matters being addressed. I considered these can generally be resolved through conditions or out of scope of this application. Any works on Council land will need to be resolved with Council as landlord (such as the crossovers to the porte-cochere and Exchange Place). It is noted that Council staff raised a concern with the constraints of the loading area and the potential for vehicle conflicts at this location. I consider the applicant has adequately responded to this matter.

## ASSESSMENT REPORT

## 1. BACKGROUND

### 1.1 Strategic Context

On 22 October 2015 the former Commission (now SCAP) granted Planning Consent to development application 020/A047/15 Stage 1 by 16 Franklin Street Property Trust Pty Ltd for works affecting the State Heritage listed GPO Building, construction of a 15 storey office building above the existing GPO, a new archway entrance building, retail tenancies, alterations to the Telephone Exchange Building, a ground level piazza space and associated site works and loading dock. There were a number of reserve matters and conditions associated with that approval.

It is noted that there have been a number of minor variations approved relating to the Telephone Exchange Building.

A Planning Consent was also granted for development application 020/A046/15 Stage 2 by 16 Franklin Street Property Trust Pty Ltd for the construction of a 22 storey office building including three levels of above ground car parking and plant room and loading dock at 2-10 Franklin Street (to be occupied by BHP and the AGD). This development is currently under construction. The Telephone Exchange Building is now proposed to be affiliated with this development (for use by BHP) and not the GPO site.

These two approved applications were closely associated and shared vehicular access from Post Office Lane and pedestrian egress through the site. There will still be linkages with these development sites. It is also noted that Greaton Developments Pty Ltd is responsible for the upgrade to Exchange Place, although in consultation and cost sharing with Charter Hall.

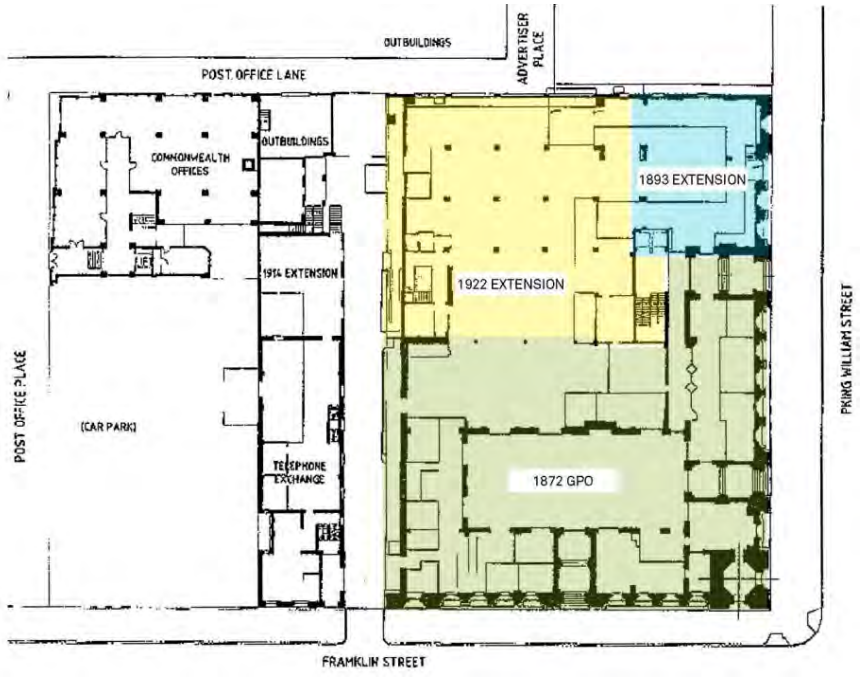
### 1.2 Pre-Lodgement Process

The proposal was presented to the Design Review panel one and presented in one Desktop Review session and one technical meeting. The application progressed through theses meetings but was lodged prior to any agreements being reached.

### 1.3 Legal / procedural matters

Australian Postal Corporation Act 1989

Under the Australian Postal Corporation Act 1989, Development Approval under the Development Act, 1993 is not required to demolish, alter or construct buildings on Australia Post land. The GPO building is Australia Post land and is also a State and National Heritage listed building. Refer to the image below.




Source: Lovell Chen

Environment Protection and Biodiversity Conservation (EPBC) Act

Approval under the EPBC Act is required to demolish or alter a Commonwealth Heritage Place, which is likely to have a significant impact on its heritage value. Approval under the EPBC Act is also required for any works on non-Commonwealth land (i.e. land not owned by Australia Post) which is likely to have significant impact on the heritage value of a Commonwealth Heritage Place.

Therefore an EPBC Act approval may be required not only for the works affecting the Commonwealth heritage place but also the works on adjacent land (land not owned by Australia Post) that could be said to have a significant impact on the heritage value of the Commonwealth Heritage Place.

A referral is currently being untaken under Section 68 of the EPBC Act concurrently with the assessment of this application.

## 2. DESCRIPTION OF PROPOSAL

Application details are contained in the ATTACHMENTS.

The proposal comprises works affecting the State Heritage GPO building; construction of a hotel (16 levels above ground), incorporating the construction of a 13 level tower above the existing GPO building and including two levels of enclosed plant, ground level lobby and bar and one level of ancillary uses below ground; the adaptive reuse of the GPO building for a mix of retail land and ancillary hotel uses; demolition works including the five storey offices to the north of the GPO building; and an infill building over a porte-cochere. The development also includes the upgrade to Exchange Place. Other ancillary works include the relocation of a bus stop and fire hydrant.

**Proposed works**

| Level | Development |
|---|---|
| Basement level (B01) | Back of house, Cellar bar, Loading dock, Waste area, staff bike room / end of trip facilities, Kitchen support |
| Ground floor level (00) | Retention of the substantive whole of the heritage listed 1872 and 1893 General Post Office Building (GPO) (the existing main GPO retail area in the centre of the building<br>Demolition of the existing five storey offices to the north (1921 and 1926 additions) of the GPO building<br>Adaptive reuse of the retained GPO structure and new structures<br>An infill building to replace lost built form within the gap previously occupied by the Criterion Hotel and now partly filled by the Electra House beer garden extension<br>Porte-cochere under the infill building<br>Lobby, lift/ lobby/ reception, bars, retail, entries, kitchen<br>The ground floor will be accessible via Franklin Street (1 entrance), King William Street (2 entrances) |
| Level 1 | Adaptive reuse of the retained GPO structure and new structures for ballroom, function areas, guest lounge, meeting spaces, day spa, gym pool deck and terrace |
| Level 2 | Tower - Plant room |
| Levels 3 -14 | Tower - Hotel rooms (typically 25 suites per level – 285 rooms) |
| Level 15 | Tower – enclosed plant room |

The development also incorporates the following:

- A minimum of 20 staff bicycle parking spaces will be provided in the basement level. A minimum of 10 secure visitor parking is proposed at the northern end of Exchange Place.
- A loading dock is proposed in the basement carpark, with access via the Post Office Place access ramp. The loading dock is designed to accommodate a Medium Rigid Vehicle (SRV) and allows for a delivery vehicle to enter the site in a forward direction, reverse into the loading dock and exit the site in a forward direction.
- A porte-cochere is provided with access from King William Road
- Pedestrian routes will be provided through the site via Exchange Place and the reopening of historic access routes through to King William Street. The pedestrian links will connect the core pedestrian activity centre of the development with Post Office Place and Waymouth Street to the north, Franklin Street to the south and King William Street to the east and Dexus Plaza.
- The existing plaza area to the north of the site will be integrated into the design to ensure pedestrian connections to the north are established.
- 24/7 operation
- Signage will be the subject of a subsequent development application – however two areas have been identified as likely signage zones at level 15 on the South and East elevation

**View looking northwest**



**View looking southwest**



## 3. SITE AND LOCALITY

### 3.1 Site Description

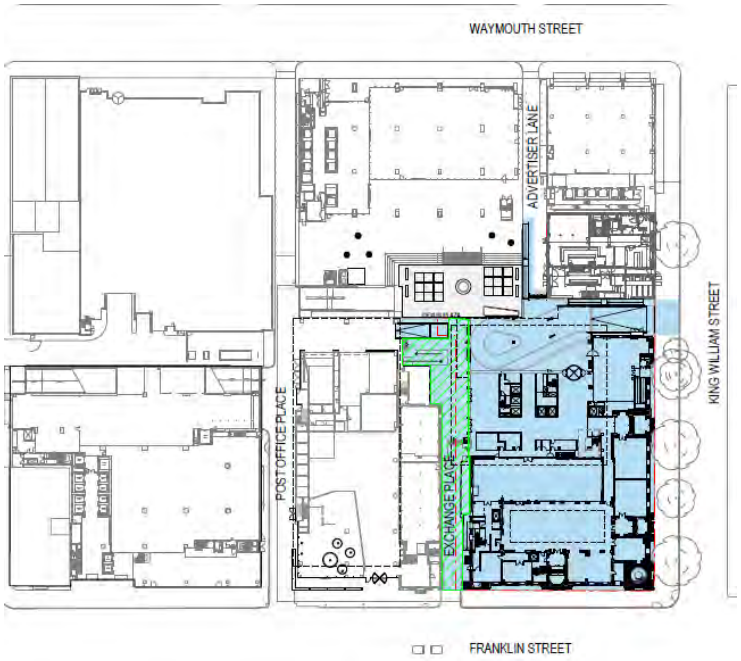
The site consistent of one allotment, described as follows:

| Lot No | Street | Suburb | Title Reference |
|---|---|---|---|
| Allotment 812 in DP 115895 | King William Street | Adelaide | CT 6197/303 |
| Allotment 810 in DP 93115 | King William Street | Adelaide | CT 6185/94 |
| Portion of Allotment 813 in DP 11595 | King William Street | Adelaide | CT 6197/304 |

The 1872 GPO Building and 1893 Extension is both a Commonwealth and State Heritage Place. The former Telephone Exchange (1907) and its 1914 extension are listed as State Hertiage Places. Refer to the Lovell Chen Heritage Imapct Statement (HIS) for a detailed analysis of the heritage listings and implications for the assessment. The Conservation management Plan by Bruce Harry is also atached.

The development site is approximately 4000m$^2$ and located within the south-eastern corner of the block, framed by King William, Franklin and Waymouth streets, Post Office Place and Advertiser Place. The site includes the southern section of Advertiser Place. See Figure 1 below.

**Site Plan**




## 3.2 Locality

Directly west of the site is the recently approved development by Charter Hall for an office tower, currently under construction and further west is Post Office Place. Further west on Franklin Street is the ATO building and the PWC building.

Directly north of the site facing King William Street is the State Heritage listed Electra House, recently approved as bar and restaurant / beer garden.

To the north on the remainder of the city block the ANZ bank building, with ground floor retail (flower shop and Lobby Café). The Lobby Café extends to the rear of the ANZ building with a private outdoor seating area overlooking Post Office Lane, which has been developed with terraced seating and landscaping. Post Office Lane is accessible via Advertiser Lane and Post Office Place. Post Office Place (private land) provides both pedestrian and vehicular access between Waymouth and Franklin streets. The Advertiser, Sunday Mail and Messenger building are also located at the Waymouth Street and Post Office Place intersection.

To the south is Victoria Square. To the east is the Town Hall and the Treasury building / Adina Hotel.

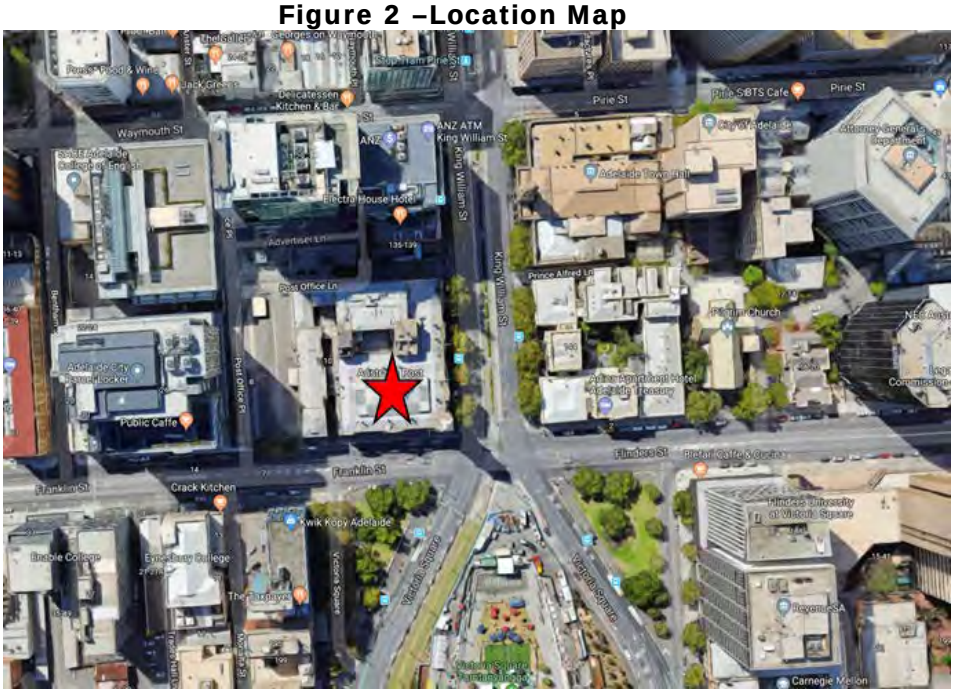
The GPO by its very nature is the centre of town and amongst the central business district functions. The locality is characterised by commercial, retail, café, bar and civic functions and includes:

- Victoria Square
- Town Hall
- Adelaide City Council
- The Adelaide Magistrates Court
- The Supreme Court.
- Flinders and Torrens Universities
- Hilton Hotel
- Sir Samuel Way Building (Courts Administration Authority)
- St Francis Xavier Cathedral
- SA Water building
- Advertiser Building

Site levels

The GPO buildings and the overall site has varying level which makes access north south and east and west difficult. The ground levels of Exchange Place are essentially unchanged with a ramp proposed to the north.

**Figure 2 –Location Map**




**PHOTOS**





b) Adelaide GPO. east elevation. as viewed from King William Street with 1920s additions indicated



c) GPO Building and clock tower looking east along Franklin Street.



d) Telephone Exchange Building (west) and GPO Building viewed from Franklin Street separated by 'Exchange Place.'



e) Looking north along King William Street adjacent GPO Building.



f) View of north face of buildings looking over Dexus Plaza.



g) View of north face of GPO Building



h) View of GPO Building entry from King William Street



g) View of north face of GPO Building



h) View of GPO Building entry from King William Street

Photos sourced from Holmes Dyer

## 4. STATUTORY REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS.

### 4.1 Government Architect

The Government Architect is a mandatory referral in accordance with Schedule 8 of the *Development Regulations, 2008*. The SCAP must have regard to this advice. The Government Architect supports the internal and external conservation works to the GPO building in conjunction with the proposed hotel and ancillary land uses and the ambition to deliver a high quality consolidated public space that benefits the wider CBD precinct. While overall support is given for the development it is recommended that there be further design development on a number of matters, including:

- Provision of a materials samples board

- Further details on the proposed public realm works to Exchange Place developed in collaboration with the adjoining land owner
- Further review of the architectural expression, geometry and scale of the proposed porte-cochere supported by detailed drawings that demonstrate the pedestrian experience and streetscape impacts

It is noted that the applicant considered the comments made by the Government Architect on 14 March 2018 and provided indicative drawings of refinements to the porte-cochere structure. While these are a work in progress they have been provided to illustrate the intent and commitment to further refine this structure. The Government Architect has indicated that these plans are heading in the right direction. These are provided in Attachments - Artist Impressions.

### 4.2 Heritage South Australia, Department for Environment and Water

Heritage SA is a mandatory referral in accordance with Schedule 8 of the *Development Regulations, 2008* and the SCAP must have regard to their comments. Heritage SA supports the proposed land use and gives in principle support for the proposed works, subject to a number of conditions and reserved matters.

In addition to conditions relating to detail of internal works, conservation works etc it is recommended that there be further refinement of the portal structure for the porte-cochere. *The proportions of the design are not adequately resolved and the solid panel appears thin and insubstantial and that the setting of the perforated infill flush with the face of the arched solid section results in an unsatisfactory two-dimensional appearance to the street face that lacks sufficient definition and modelling*.

### 4.3 Adelaide Airport

Adelaide Airport is a mandatory referral in accordance with Schedule 8 of the *Development Regulations, 2008* and the SCAP is directed to accept their advice and/or include any conditions.

The development will penetrate the Adelaide Airport Obstacle Limitation surface (OLS). The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 and has been forwarded to the Department of Infrastructure and Regional Development (DIRD) for their approval. The AAL is unlikely to object to the development, as the development is surrounded by other tall buildings. It is noted that approval has already been granted for a 21 storey tower adjacent the site and an approval has been granted for a development of this height on the site. The statutory timeframe for AAL comment has expired. I recommend that there be a condition of approval requiring that approval be granted from the Department of Infrastructure and Regional Development prior to final Development Approval being granted from Council.

If the development is approved by the DIRD any associated lighting would also need to conform to the airport lighting restrictions and shielded from aircraft flight paths. Crane operations associated with construction, if approved, will also be subject to a separate application.

### 4.4 Department of Planning, Transport and Infrastructure (Transport)

DPTI is an informal referral, and advice has been sought particularly in relation to the new cross-over and the relocation of the bus stop. It is proposed for the bus stop V1 be re-located 20 metres to the south. It is noted that King William Street and Franklin Street are in the care and control of the City of Adelaide.

No objections were raised by DPTI, and the following advice was provided:

- Consideration should be given to how longer vehicles (such as limousines) will access and manoeuvre within the porte-cochere.
- The porte-cochere will be a shared space with pedestrians, with connections to Dexus Plaza. In order to ensure that the area operates as a shared area it will be necessary to ensure that the design of the access and the porte-cochere area are designed to maximise pedestrian movements (i.e the footpath access will need to be maintained at the existing footpath height and the porte-cochere area will need to seamlessly integrated with the footpath).
- It is recommended that the existing crossover to Exchange Place be removed and replaced with a footpath, given that vehicular access will no longer be required.
- No in principle objection is raised to the relocation of the bus stop, although all costs of shall be borne by the applicant. A condition is recommended with regards to this matter.

The applicant has provides a responses to these comments – refer to attachments (Additional Information).

## 5. COUNCIL TECHNICAL ADVICE

### 5.1 City of Adelaide

While no statutory referral to Adelaide City Council is required, advice was sought from Council's Administration regarding technical matters and the administration made a number of comments and requirements for matters to be addressed, covering traffic, loading and unloading, roads and footpaths, stormwater, lighting and CCTV cameras, urban elements and signage. I consider that the matters raised by Council can appropriately be dealt with through reserved matters, conditions and /or advisory notes (refer to the recommendation) or are otherwise out of scope of the application.

It is noted that the configuration of the loading bay does not have the full support of Council staff, given the constraints of the site. The applicant has provided additional information on the turning circles for vehicles in the loading bays. Refer to the traffic assessment section of this report for details and attachments (Additional Information).

## 6. PUBLIC NOTIFICATION

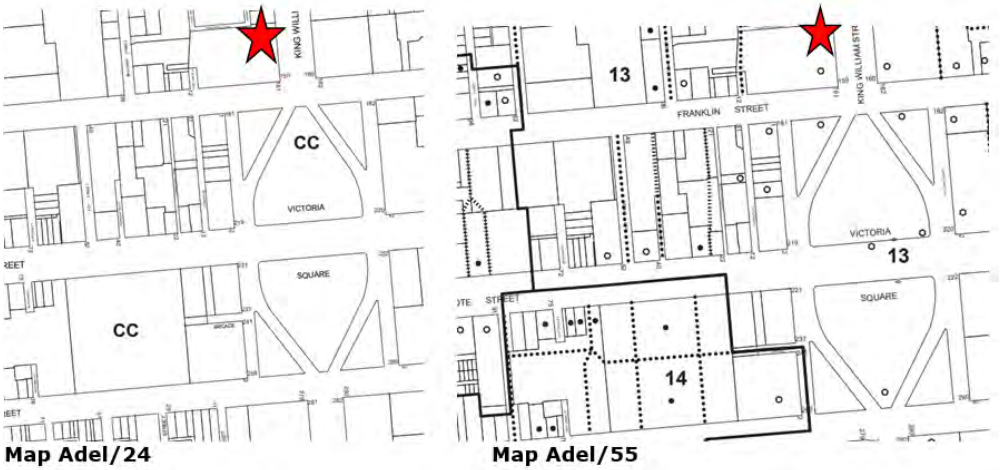
The application is a Category 1 development pursuant to PDC 40(a) for the Capital City Zone. No public notification is therefore required.

## 7. POLICY OVERVIEW

The subject site is within the Capital City Zone and the Central Business Policy Area 13 as described within the Adelaide (City) Development Plan (gazetted on 19 December 2017).

Relevant planning policies are contained in Appendix One and summarised below.

**Zoning Maps**




Map Adel/24 Map Adel/55

## 7.1 Central Business Policy Area 13

Buildings within the policy area will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality.

There are no prescribed height limits for this location however buildings should be of a height that ensures airport operational safety is not adversely affected.

## 7.2 Capital City Zone

The zone is the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities. Hotel, restaurant, shop, tourist accommodation are envisaged uses within the zone.

High scale development is envisaged in the Zone with high street walls that frame the streets. However, an interesting pedestrian environment and human scale should be created at ground floor levels with non-residential land uses on the ground floor that generate high levels of pedestrian activity.

Exemplary and outstanding building design is desired in recognition of the location as South Australia's capital. Contemporary juxtapositions will provide new settings for heritage places. Innovative forms are expected in areas of identified street character, referencing the past, but with emphasis on modern design-based responses that support optimal site development. A rich display of art that is accessible to the public and contextually relevant is desired.

The City's boulevards, terraces and Squares will be developed as follows:

*(b) King William Street will be enhanced as the City's principal north-south boulevard and will be reinforced as the City's commercial spine.*

*(g) Currie, Grenfell, Franklin and Flinders streets, as wider east-west boulevards provide important entry points to the City. Currie and Grenfell streets will become a key focus for pedestrians, cycling and public transport. These streets also provide long views to the hills as their closing vistas and these view corridors should remain uncluttered.*

*(h) Victoria, Hindmarsh and Light Squares will have a continuous edge of medium to high-scale development that frames the Squares and increases ground level activity.*

Minor streets and laneways will have a sense of enclosure (a tall street wall compared to street width) and an intimate, welcoming and comfortable pedestrian environment with buildings sited and composed in a way that responds to the buildings' context. There will be a strong emphasis on ground level activation through frequent window openings, land uses that spill out onto the footpath, and control of wind impacts.

The zone prescribes the following with respect to development fronting Victoria Square:

***17*** *Outdoor eating and drinking facilities associated with cafes and restaurants are appropriate ground floor uses and should contribute to the vitality of the Squares and create a focus for leisure.*

***18*** *Buildings fronting the Squares should:*

*(a) Provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox; and*

*(b) Reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.*

## 7.3 Council Wide

The Development Plan identifies an existing pedestrian link along Post Office Place which should be maintained. The conservation and adaptation of heritage buildings is expected and relevant policies of note relating to heritage and conservation include:

***136*** *Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables.*

***137*** *Development affecting a State heritage Place (Table Adel/1), Local heritage place (Table Adel/2), Local heritage place (City Significance) (Table Adel/3) or Local heritage place (Townscape) (Table Adel/4), including:*

*(a) Adaptation to a new use;*

*(b) Additional construction*

*(c) Part demolition*

*(d) Alterations; or*

*(e) Conservation works;*

*Should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are contemporary to the heritage place.*

Council Wide policies seek development that achieves envisaged urban design and form principles, appropriate use of materials, good levels of pedestrian and visitor amenity, safety in the public realm, appropriate advertising, car parking and bicycle parking requirements, and other technical requirements such as stormwater, site contamination etc.

## 7.4 Overlays

### 7.4.1 Adelaide City Airport Building Heights

The development height triggers a mandatory referral to Adelaide Airport.

## 8. PLANNING ASSESSMENT

### 8.1 Quantitative Provisions

| | Development Plan Guideline | Proposed | Guideline Achieved | Comment |
|---|---|---|---|---|
| **Building Height** | No height limit, constrained by Adelaide Airport limitations | 61.45m<br>107.8m AHD | YES ☑<br>NO ☐<br>PARTIAL ☐ | AAL has approved a tower 130.75m AHD to the west of the site and a building the same height (107.8m AHD plus a further 3m allowance for plant) on the subject land. |
| **Land Use** | Hotel<br>Restaurant<br>Shops<br>Licensed premises | Hotel<br>Restaurant<br>Shops<br>Day spa<br>Licensed premises | YES ☑<br>NO ☐<br>PARTIAL ☐ | the land uses are appropriate |
| **Car Parking / Access** | N/A | N/A<br>Short term spaces are provided as drop-off in the porte-cochere | N/A ☑ | Refer to the traffic section 8.6 for details on the loading dock and porte-cochere |
| **Bicycle Parking** | Total 36 (23 visitor and 13 employee)<br>• Hotel rooms: (8 visitor, 3 employee)<br>• Licensed premises (12 visitors, 8 employee)<br>• Restaurant: (2 visitor, 1 employee)<br>• Retail:(1 Visitor, 1 employee) | In excess of 20 staff spaces located within the basement. Visitor parking will be located at the end of Exchange Place (number unspecified). It is also noted that are bike parks to accommodate 10 bikes within the vicinity | YES ☑<br>NO ☐<br>PARTIAL ☐ | The location and provision of bicycle spaces is considered to be sufficient and to be conveniently located. |

### 8.2 Land Use and Character

The site is located in the heart of the city, on the junction of two important street corners, adjacent to Victoria Square and on the main city spine and incorporates a State and Commonwealth heritage listed building that is of high significance.

The adaptation of the heritage building is strongly supported by planning policy and the proposed conservation and restoration works have in principle support of Heritage South Australia.

The proposed hotel, restaurant, retail and ancillary services are consistent with those uses envisaged in PDC 1 for the Zone and are considered to be an excellent use for the State and Commonwealth listed GPO building, which will activate the ground floor and provide a unique visitor experience for this important heritage building. The desired character for the Zone envisages:

> *Non-residential land uses at ground floor level that generate high levels of pedestrian activity such as shops, cafés and restaurants will occur throughout the Zone. …*

*The Zone will be active during the day, evening and late night. Licensed entertainment premises, nightclubs and bars are encouraged throughout the Zone, particularly where they are located above or below ground floor level to maintain street level activation during the day and evening.*

### 8.3 Height, Bulk and Scale

The site is within the Capital City Zone where there is no maximum building height limit and is within the Central Business Policy Area which is identified as the pre-eminent economic, governance and cultural hub for the State, where buildings will include tall and imposing buildings that provide a hard edge to the street and are of the highest design quality.

The desired character for the Zone envisages:

*Views to important civic landmarks, the Park Lands and the Adelaide Hills will be retained as an important part of the City's charm and character.*

*The City's boulevards, terraces and Squares will be developed as follows:*
*(b) King William Street will be enhanced as the City's principal north-south boulevard and will be reinforced as the City's commercial spine.*
*(g) Currie, Grenfell, Franklin and Flinders streets, as wider east-west boulevards provide important entry points to the City. …*
*(h) Victoria, Hindmarsh and Light Squares will have a continuous edge of medium to high-scale development that frames the Squares and increases ground level activity.*

Council Wide
*Built Form and Townscape*
*Objective 46: Reinforcement of the city's grid pattern of streets through:*
*(a) high rise development framing city boulevards, the Squares and Park Lands*
*(b) vibrant main streets of a more intimate scale that help bring the city to life*
*(c) unique and interesting laneways that provide a sense of enclosure and intimacy*

*168 Development should be of a high standard of design and should reinforce the grid layout and distinctive urban character of the City by maintaining a clear distinction between the following:*
*(a) the intense urban development and built-form of the town acres in the Capital City, Main Street, City Frame and Residential Zones; and*

The proposal includes a tower of 107.8m AHD (16 storeys, including plant). Previous approval has been given by Adelaide Airport for 110.8m AHD to allow for a building of 107.8m AHD and an additional 3 metres (to allow for additional rooftop plant should it be required).

The proposed tower is considered to be consistent with the high scale of development envisaged for the central business area and this prominent location and are also compatible with existing development in the locality. The development aligns with the rectilinear street grid and its scale will enhance King William Street and Franklin Streets as the north south and east west boulevards, consistent with the desired character for the Zone.

### 8.4 Design and Appearance

The Capital City Zone and Council Wide provisions include numerous policies around design and appearance. In the Central Business policy area and Capital City Zone, in particular, development is expected to be exemplary with innovative architecture that responds to its context and contributes well to the public realm, with pedestrian links and active uses on ground level. The policies relating to corner sites, development near public squares and development on boulevards are also relevant for these

developments. In summary it is expected that development should achieve the following:

- be exemplary and innovative building in design that responds to a buildings context, including heritage adjacencies
- present an attractive pedestrian-oriented frontage that adds interest and vitality to City streets and laneways
- height and scale and type of land use that reflects and responds to the role of the street it fronts
- facades with an appropriate scale, rhythm and proportion which responds to the use of the building, the desired character of the locality and the modelling and proportions of adjacent buildings
- materials that are sympathetic to the design and setting of the new building and their form, colour, texture and quality of high quality, durable and contribute to the desired character of the locality
- avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials (such as polished granite and curtained wall glazing).

The applicant engaged throughout the Design Review process however the proposal was lodged before a pre lodgement agreement was reached.

Tower

The architectural expression of the tower seeks to represent the hotel use within the commercial context. The tower element is considered to be a high quality design, and its rectangular grid expression is informed by its room dimensions that are repeated on all elevations. Materials include large glazing panels, framed by bespoke anodised aluminium spandrel extrusions, secondary aluminium extrusions framing the window. The western façade may also incorporate an offset ceramic to screen the hotel rooms from and to the adjacent office building. The singular built form is reinforced by concave curved extensions to the corners, parapets and soffit. The material palette includes champagne and pewter coloured aluminium and champagne tinted glazing that intends to complement the patina of the masonry heritage façade.

With regards to design quality, the Government Architect is supportive of the proposed land uses, height, massing, architectural expression, material palette and the ambition to achieve refined detailing for the hotel tower. Support is given subject to a number of refinements and further details as the design development progresses. This includes further refinement of the internal room finishes and their visual impact, management of the visual consistency of the top floor of the tower that screens the plant via a false façade and relationship with the hotel pool area and function space (see image below).

**Image of the first floor terrace and pool deck**



Porte-cochere – portal entry building

The proposal also includes an infill building to replace the lost built form within the gap previously occupied by the Criterion Hotel and now partly filled by the Electra House beer garden extension. This will be an entry portal which will accommodate the porte-cochere on the ground level and the hotel swimming pool on level 1. It appears as a two level building from the street. The building is setback 2 metres from the GPO and Electra House frontages. The Government Architect recommends further review of this structure with a view to *refining the expression and detailing cognisant of the pedestrian experience along King William Street and the northern boundary ramp, and the unique streetscape context that includes both historic and contemporary building form*. The applicant has committed to undertake these changes and provided indicative plans to demonstrate how the expression and detailing of this building could better complement the locality (see image below). The Government Architect considers these plans are heading in the right direction. It is recommended that further refinement of this building and the porte-cochere be required and form a reserve matter.

**GPO – view of the previous arch-way structure, GPO and the Criterion Hotel**

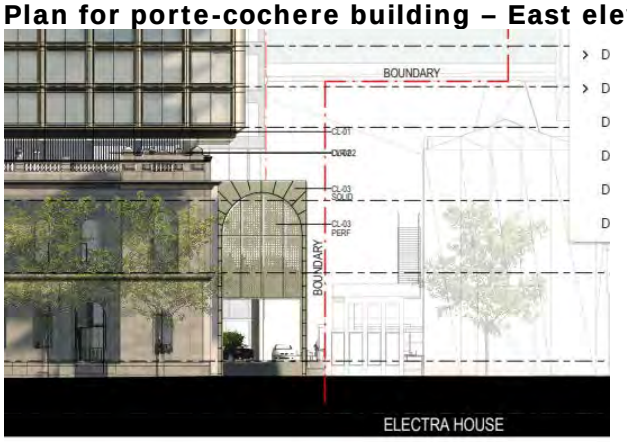


Image 25. Open archway to rear of GPO site, c1890. Source: SLSA, B-23100

**Indicative (amended) Plans for porte-cochere building – East Elevation**



**Original Plan for porte-cochere building – East elevation**



### 8.5 Heritage

Exemplary and outstanding building design is expected in the Zone, in recognition of the location as South Australia's capital - with contemporary juxtapositions which provide new settings for heritage places.

The Statement of Cultural Significance for the Adelaide GPO clearly establishes that the place's highest heritage values are architectural, social and historical and reside primarily in:

- *The architectural stature of the GPO as an important civic building and a milestone of Colonial progress.*
- *The deliberate prominence of the GPO in the civic streetscapes of Victoria Square and King William Street, as emphasised by the Victorian Tower.*
- *The comprehensibility of post specific room uses in 1872-1893 building(s).*

Lovell Chen provided a State Heritage Impact Assessment (HIA), dated December 2017 which draws on the findings of a recent Heritage Management Plan (HMP) (Lovell Chen, July 2016) which had regard to an earlier Conservation Management Plan (CMP) (Bruce Harry & Associates, March 2007).

Adaptive reuse

The adaptive reuse of the State Heritage Place is strongly supported and based on the heritage advice the proposal is considered to be acceptable on heritage grounds and is consistent with Council Wide provisions, specifically:

***Objective 43:*** *Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.*

***Objective 44:*** *Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.*

The redevelopment of the site will include a number of works which will affect the heritage of the building (refer to the HIS for details). In summary some of the main works include:

Demolition and internal work

- Demolition of the 1922-26 GPO building and western remnant of the 1893 north wing building. These buildings are both identified as being of little or no significance in the 2016 Heritage Management Plan for the Adelaide GPO.

- The interior of the GPO (including the original 1867-72 building and later 1891-3 additions) are to be adapted to a range of new uses supporting the proposed hotel development. Two new circulation spaces will be introduced into the building, one adjacent to the Franklin Street entry and one in the western sections of the 1867-72 building. Both will include a lift and stairs. Beyond these interventions, the development will largely retain and reuse the existing arrangement of spaces. Lovell Chen advise that the greater part of the proposed works will have no impact on the significance of the interiors of the building.

- Works within the basement, ground floor and first floor are detailed in the HIS (including demolition of non –heritage fabric, partitions and the like and also items of heritage fabric, such as stairs, original arrangement of offices, circulation areas etc). While some of these will result in the loss of original fabric the HIS concludes that it will have negligible impact on the significance of this space or will have relatively modest impacts and in some instances are readily reversible.

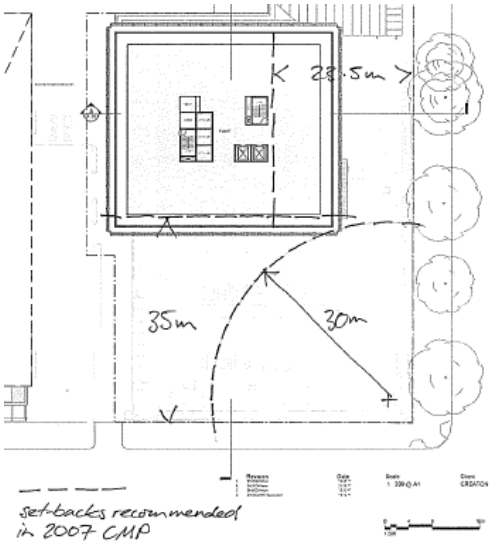
- Heritage South Australia have given in principle support for the works mentioned above and recommend reserve matters and conditions, where additional information is required. This is considered reasonable given there are matters of detail to be worked through.

<u>Separation distances from the Victorian Clock Tower</u>

- The proposed hotel tower reads as a separate, self-contained element from the GPO building. The setbacks of the hotel tower are important to maintain the prominence the Victorian Clock Tower, including views along King William Street (long and short views), Victoria Square and to retain the traditional relationship between the clock tower and Town Hall. While the Development Plan has no specific setback requirements from the Clock Tower, both the CMP and the HMP recommend setbacks. The CMP recommends setbacks of 23.5 metres from King William Street and 35 metres from Franklin Street. The HMP recommends setbacks of 17 metres from King William Street (silent on Franklin Street). The actual proposed setbacks are 12.1 metres from King William Street and 31.5 metres from Franklin Street. Therefore the tower particularly does not achieve the desired setback from King William Street.

  NB: It is noted that the previous (current) approved setbacks for the office tower on the site was not dissimilar from this development - with approved setbacks of 32.7m from Franklin Street and 13m from King William Street.

  Heritage South Australia has provided the following attachment which shows the proposed building in context of the required setbacks and also the radius required from Franklin Street.




The State Heritage advice concludes that the setback to Franklin Street is acceptable as it will not compromise the result to any appreciable extent and meets the 30 metre radial clearance from the centre of the Victoria Tower (see diagram above).

With regards to the setback to King William Street, an analysis of the impact if the proposed 12.1m metre setback is provided in the 2017 HIA (pp 31-35), concluding that "*the setback, façade design and the absence of impacts on original fabric combine to produce a satisfactory outcome, consistent with the expectations of the HMP, without precisely meeting its guidance*."

Heritage South Australia advise that while the end result of this setback is not optimal it is tolerable. The rationale is that the Franklin Street setback is

reasonable and there is a high quality of design, detailing and materials of the tower facades. *The greater impact appears to be on the immediate streetscape presence of the GPO in King William Street and on the direct northerly views from Victoria Square, but in the long views from further north along King William Street and in the more oblique Victoria Square views the Victoria Tower retains reasonable separation and prominence.*

Seismic Assessment and conservation works

- Wallbridge Gilbert Aztec has completed a preliminary seismic assessment of the existing GPO Building. The new tower building will be independent of the original building and therefore is not part of the assessment.

- Conservation works (subject to final confirmation following detailed assessment) include works to exterior stonework; reinstatement of parapet urns evident in early images of the building but removed in the interwar period; protection works to parapets; preparation and painting of joinery; and roof works as required.

  The proposed seismic upgrade and conservation works are supported, subject to heritage conditions and further details.

Porte-cochere structure

- As previously mentioned the porte-cochere structure is considered to be a work in progress and requires further refinement. Heritage South Australia generally has no objection to the concept of the porte-cochere. However there are reservations about the success of the current design and further investigation and design development is recommended. In particular the following comment was made:

  *.. the proportions of the current design are not adequately resolved, with the side sections facing King William Street appearing too slender in relation to the visual weight of the arched top section and to the overall height of the structure. I also think that the solid front panel appears thin and insubstantial, and that the setting of the perforated infill flush with the face of the arched solid section results in an unsatisfactorily two-dimensional appearance to the street face that lacks sufficient definition and modelling.*

  A reserve matter is recommended to address this matter, with details being provided to the satisfaction the SCAP in consultation with the Government Architect and Heritage South Australia.

### 8.6 Traffic Impact, Access and Parking

A traffic report has been provided by Walbridge Gilbert Aztec (WGA). No long term on-site car parking is provided, nor required by the Development Plan.

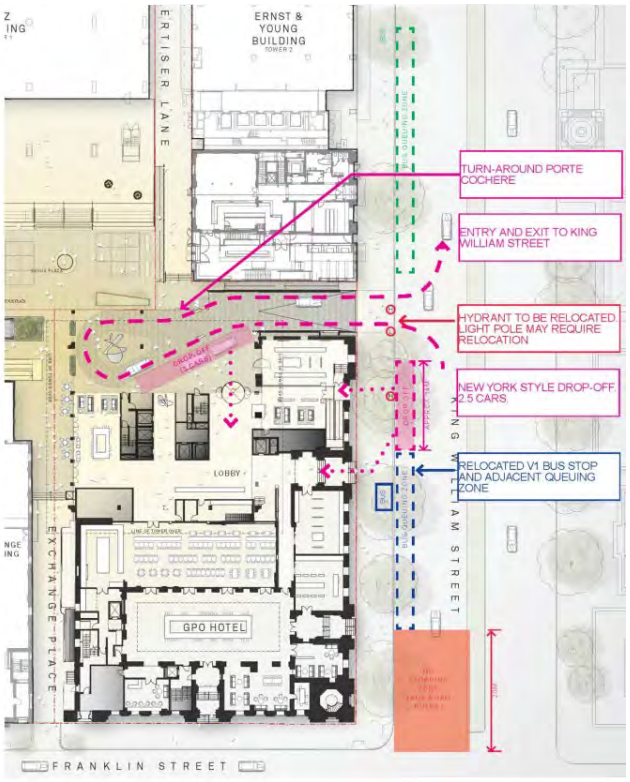
**Pick up and drop off**

The proposal includes the following traffic and loading arrangements:

- There are two proposed pick up / drop locations for the Hotel development, being the porte-cochere (via the laneway between the GPO and Electra House); and kerbside drop off along King Willian Street near Bus Stop V1.
- Turn paths for access and egress via the porte-cochere is sufficient for two standard passenger vehicles to pass each other as they exit and enter the access.
- The expected capacity of the porte-cochere is 80 vehicles per hour servicing a likely demand of 30 vehicles per hour.
- To ensure the porte-cochere functions efficiently, the Hotel Operator will apply standard operating procedures for valet parking. The standard operating procedures are detailed in the full traffic assessment report. In general terms, the

operating procedure redirects hotel staff to the porte-cochere facility during periods of high demand to ensure that vehicles are removed efficiently.

- In order to allow for the access and egress into the porte-cochere, and maintain several parks for the kerbside drop off, Adelaide Metro bus stop V1 is proposed to be relocated 20 metres south on King William Street. The Passenger Transport Board has not objected to this.
- Refer to the plan below for details of the porte-cochere and changes proposed to the public realm.
- These arrangements from a traffic management perspective are considered to be acceptable, subject to further details which demonstrates there is a good level and safe pedestrian experience. A reserve matter is recommended to deal with this matter.




**Loading and unloading**

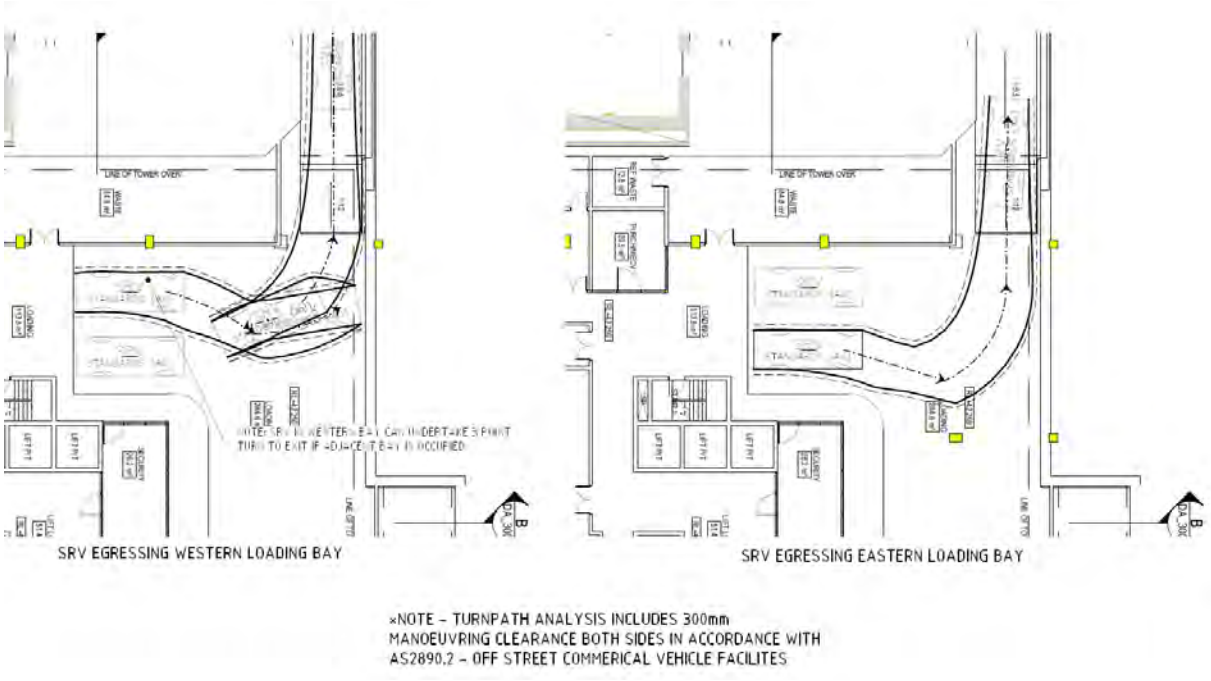
- The loading bay access is proposed on-site at basement level, accessed from Post Office Place. Vehicles will enter the site from either the north or south and exist the site to the south. Turn path analysis undertaken using a Medium Rigid Vehicle were provided. Due to site constraints, vertical clearance to the loading bay is limited to 3.5 metres. Rawtec Waste Management advise that if horizontal clearance or turning clearance can be provided for Medium Rigid Vehicles (MRV) then typical rear lift waste vehicles can access and egress this facility due to their reduced vertical clearance requirement of 3.4 metres. These vehicles can accommodate waste bins up to 1,100L in capacity. Given the constraints of the space, Council staff is concerned that multiple movements will be required within the loading area to exit the site and access is also only possible when there are no obstacles in the adjacent loading area. They are concerned that the use of dock in this manner could foreseeably result in vehicles attempting to back out down the ramp with associated safety concerns.

- The applicant has provided updated turn path plans (see below) that show that the turn paths include 300mm manoeuvring clearance (shown as a dashed line in

the updated plans) to accord with AS2890.2. The basement ramp will also be splayed at the lower end to facilitate turn paths. They further advise that that:

- *The loading dock will be a highly managed facility with the dock manager located in the security room (within the basement) giving clear visibility over the loading area. Further, the use of the loading docks will be scheduled with the eastern loading bay acting as the primary delivery bay*
- *Access to the facility will be by professional drivers (rather than members of the general public) that regularly operate in commercial loading conditions. Further, access to the proposed facility will be predominantly from the same companies that will have an understanding of the loading arrangements*
- *The facility is designed for forward-in and forward-out movements, and reverse in/exit movements will not be permitted by the operator. Further, reversing movements 'down the ramp' are not considered to assist with manoeuvring and therefore are considered unlikely.*

- While the turning circles do appear tight, given the nature of the development, which will not be accessed by the general public, I consider that the loading and unloading can be appropriate managed given the reasons outlined by the applicant.



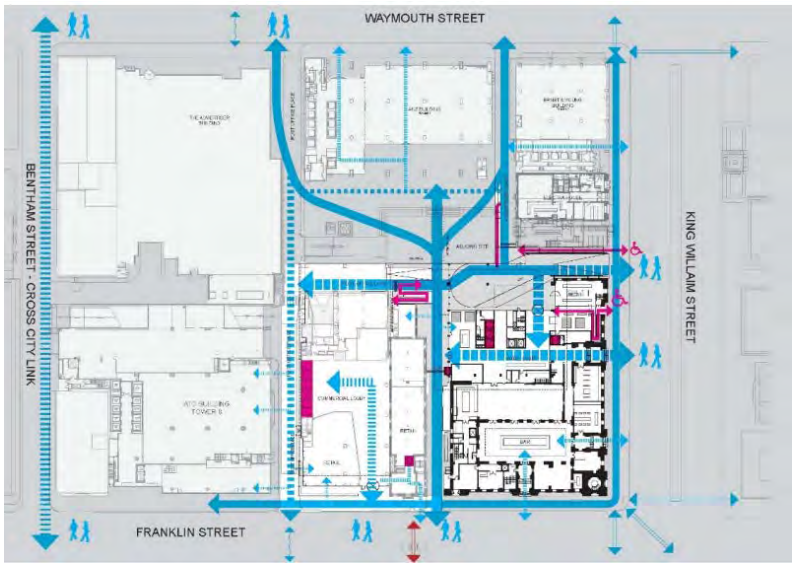

### 8.7 Connectivity / Pedestrian linkages

The proposed development provides a number of pedestrians pathways across the site (see image below), including:

- Access from Franklin Street to Waymouth Street via Exchange Place and Advertiser Place. While a private lane this will be accessible to all pedestrians.
- Access from King William Street to Post Office Place via Post Office Lane. This will involve a shared path for pedestrians and vehicles within the porte-cochere.
- Access through internal spaces.

The primary DDA access to the GPO Building will be via ramps at the north-east corner along King William Street with wheelchair access to the building also available from the porte-cochere, Post Office Place and the northern end of Exchange Place.

**Pedestrian Movements**




The applicant proposes to undertake the upgrade of Exchange Place, although this will be redeveloped in consultation and cost sharing with the owners of the site to the west (Charter Hall).

Below is a high level description of the proposed upgrade works:

- Raised upper level to match Dexus Plaza and hotel ground floor levels
- New stone paving to upper level to continue under hotel porte-cochere and to eastern edge of GPO Exchange
- New steps and platform lift between lower and upper levels in Exchange Place
- New bitumen finish to laneway from Franklin Street to new steps
- New DDA compliant ramp to provide access from Post Office Place level to upper plaza level. Location to be confirmed through negotiations between Greaton Developments Pty Ltd, Charter Hall and new owners of the Tower 1 site.
- Remediation works to the interface between the hotel development site and Dexus Plaza
- New vehicle ramp down to hotel basement including planter to partially cover opening (Hotel scope)
- Possible re-work of existing loading dock in Exchange Place into bike storage facilities for hotel development (pending heritage)

### 8.8 Bicycle parking

Adequate bicycle parking is proposed and will be located in the basement for staff and in Exchange Place for visitors. This accords with Table Adel/6 of the Adelaide City Development Plan. Refer to the quantitative table for details.

### 8.9 Environmental Factors

#### 8.9.1 Crime Prevention

Council Wide provisions seek to minimise criminal and anti-social behaviour through tangible environmental and urban design outcomes. Holmes Dyer Pty Ltd provided a CPTED assessment and the proposal includes a comprehensive range of active and passive surveillance strategies and is consistent with CPTED principle accords with Council Wide Objective 24 and principles PDC 82-85. It is noted that:

- Signage and lighting will form an important design element for the effective activation of Exchange Place and its legibility as a genuine and safe access point to the proposed development;
- Any proposed hard or soft landscaping of internal spaces should seek to maintain low/ground vegetation, and/or single trunk tree species with lifted canopy;
- The separation of vehicles and pedestrians at the porte-cochere should be designed to maintain visibility of pedestrians at all times; and
- Any new bus shelter at the King William Street frontage should ideally be clear perspex or similar to maintain the open nature of the streetscape and the visibility of pedestrians.

The proposal is considered to provide good levels of connectivity within and through the site. At this stage the application lacks refinement of the detail, in particular the treatment of the public areas associated with the porte-cochere - to ensure there is good, safe and seamless pedestrian movements – especially along King William Street. It is recommended that the final details be resolved as a reserve matter.

### 8.9.2 Noise Emissions

A preliminary noise assessment has been undertaken by BESTEC Pty Ltd. As part of the assessment, a continuous noise survey was conducted on site to determine the existing noise levels at the site. The report presents an assessment of the noise impacts on the proposed development and nearby noise sensitive locations, and established the required attenuation measures to control noise emission and intrusion to acceptable levels. Based on the assessment, BESTEC Pty Ltd recommended that will be incorporated into building design to achieve recommended criterion.

### 8.9.3 Waste Management

Rawtec have provided a Waste Management Plan that includes an analysis of the space allocation for storage, collection frequencies and waste movement pathways for both developments. A dedicated waste room of around 50m$^2$ will be provided at basement level with direct access to vehicle loading areas. The WMP outlines the proposed waste management system that demonstrates successful management of waste can be achieved at the site and the proposal can therefore meet the Development Plan requirements.

### 8.9.4 Energy Efficiency

The applicant has provided an Environmental Report by Bestec. There are a number of ESD initiatives for the proposal which include but are not limited to the following:

- Retention of existing heritage buildings
- Glazing which promotes good daylight penetration whilst mitigating solar heat gain and glare in summer through partial external shading
- Water efficiency will be achieved through efficient fixtures and fittings
- Separation of different streams of waste within apartments for recycling and collection of hard rubbish within the basement levels
- Recycling waste storage areas will be included in the buildings
- Efficient LED light fittings
- Selection of material high includes minimise potential health impacts / timber sourced from environmentally responsible managed forests

- The proposed buildings comply with the performance requirements of Section J based on Expert Judgement and a potential 5 star NABERS Energy rating.
- There will not be excess overshadowing of Victoria Square (a building of the same height has already been approved on the site)

#### 8.9.5 Plant and equipment

Plant and equipment will be specifically located in plant rooms in the basement and level 3 of the tower. These will be in sealed and screened from view.

#### 8.9.6 Stormwater

Wallbridge Gilbert Aztec (WGA) provided an assessment of existing stormwater drainage and prepare a methodology for managing stormwater from the proposed development.

#### 8.9.7 Wind Analysis

A wind assessment was provided by MEL Consultants to address the ground level wind effects within the public realm. The assessment is based on a desktop review and based on the assessment, the proposed development would have good shielding from the surrounding buildings of the Adelaide CBD for the prevailing wind directions. Additionally, the proposed hotel tower would be located at the north-west corner of the site and set well back from King William and Franklin Streets.

#### 8.9.8 Site Contamination

JBS & G undertook a site history report and based on soil investigations that it was concluded that the measured soil concentration *exceed adopted assessment criteria for Commercial / Industrial land use. These soils may potentially pose an unacceptable risk to future site users in both a commercial / industrial land use*. A condition is recommended that an environmental expert declare the land is suitable for its intended use.

### 8.10 Signage

Signage will be the subject of a subsequent development application – however two areas have been identified as likely signage zones at level 15 on the South and East elevation. The images below are indicative of the proposed signage location and nominal signage zone size and will be subject to hotel operator coordination and approval. It is recommended that a condition be included that the details of the final signage be the subject of a separate application. The location and size of the signs are consistent with what would be expected in the central business district. This signage zone is considered acceptable in this location and generally achieve principle 33 of the Capital City Zone and the relevant Council Wide provisions.



Signage Location





## 9. CONCLUSION

The proposed adaptation of the State and Commonwealth heritage listed GPO building and the associated hotel retail uses is supported. The hotel and retail uses on ground level and basement of the GPO, combined with the rejuvenation of Exchange Place as a pedestrian thoroughfare and the east –west link will positivity contribute to the activation and vibrancy of the adjoining streets and provide for passive and active surveillance of the area.

The bulk, form and scale of the tower and its juxtaposition with the heritage setting is supported. The exception to this is the final design of the porte-cochere building, which is currently not appropriate in its expression or detailing. It is recommended this be resolved through further refinement which can be dealt with as a reserved matter. The proposed tower also does not meet the CMP recommended setback from King William Street (23m) to maintain views to the Victoria Clock Tower. Based on Heritage South Australia advice, on balance, this is considered to be acceptable. This is based on the high quality of the design of the tower and given the impacts are not likely to be detrimental to the GPO – with the main impact being the short views from King William Street.

Overall the proposal is considered to be of high quality which will respond well to its environment and generally meets the relevant provisions of the Development Plan and warrants support. The Government Architect and the Heritage South Australia are supportive of the proposal, subject to the resolution of finer details.

Given the complex nature of the development and the site, I recommend that the outstanding matters be refined through design development (such as final detailed design of the porte-cochere building, pedestrian movements on King William Street and pedestrian amenity in general, materials, wayfinding, heritage and amenity).

## 10. RECOMMENDATION

It is recommended that the State Commission Assessment Panel (SCAP):

1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.

2) RESOLVE that the State Assessment Commission Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan.

3) RESOLVE to grant Development Plan Consent to the proposal by Greaton Development Pty Ltd for works affecting the State Heritage GPO building, being for the construction of a hotel - 16 levels above ground (incorporating the

construction of a 13 level tower above the existing GPO building and including two levels of enclosed plant); the adaptive reuse of the GPO building for a mix of retail and ancillary hotel uses; demolition of the five storey offices to the north of the GPO building; and an infill building over a porte-cochere at 141 King William Street, Adelaide subject to the following reserved matters and conditions of consent.

**RESERVED MATTERS**

1. Pursuant to Section 33(3) of the *Development Act 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and Water) and the Government Architect, prior to the granting of Development Approval for basement sub-structure works:

   1.1 The design and detailing of the infill structure over the porte-cochere, with a view to refining the architectural expression, geometry, three-dimensional modelling, scale and materiality of the structure, supported by detailed drawings that demonstrates the pedestrian experience and the streetscape impacts.

2. Pursuant to Section 33(3) of the *Development Act, 1993*, the following matters shall be reserved for further assessment, to the satisfaction of the State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and Water), prior to the granting of Development Approval:

   2.1 Details of internal works to the 1872 and 1893 GPO buildings.

   *Reason for reserved matter: The general disposition of proposed uses for spaces within the historic buildings is supported in principle, subject to design development and detailed documentation. Notwithstanding, it is understood that current internal programming is provisional, and subject to review by the client and operator.*

   *Design development should include attention to matters identified in the Department for Environment and Water response letter dated 18 April 2018, such as a) minimising the extent of historic fabric demolition (including the section of 1872 basement wall identified in Figure 16 of the Heritage Impact Assessment); b) interventions for vertical circulation; and c) partitions within the vaulted basement sorting hall.*

**PLANNING CONDITIONS**

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 020/A004/18.

   Plans by Hassell

| Drawing Title | Drawing No. | Revision | Date |
|---|---|---|---|
| Development Boundary plan (amended) | DA_002 | D | No date - Received 28/2/18 |
| Masterplan | DA_0100 | E | 2/3/18 |
| Demolition Plans – levels B01-&L02 | DA_0301 | E | 2/3/18 |
| Demolition Plans – Levels L01 and roof | DA_0302 | D | 15/12/17 |
| Demolition elevations – East and South | DA_0321 | D | 15/12/17 |

| | | | |
|---|---|---|---|
| Demolition elevations – West and North | DA_0322 | D | 15/12/17 |
| Demolition sections A & B | DA_0331 | D | 15/12/17 |
| Demolition sections C & D | DA_0332 | D | 15/12/17 |
| Demolition sections E & f | DA_0333 | D | 15/12/17 |
| Demolition sections 3D views 1 & 2 | DA_0371 | D | 15/12/17 |
| Demolition sections 3D views 3 & 4 | DA_0372 | D | 15/12/17 |
| Demolition sections 3D views 4 & 5 | DA_0373 | D | 15/12/17 |
| Level B01 Plan | DA_1101 | D | 15/12/17 |
| Level 00 Plan | DA_1102 | E | 3/2/18 |
| Level 01 Plan | DA_1103 | D | 15/12/17 |
| Level 02 Plan | DA_1104 | D | 15/12/17 |
| Level 03 Plan | DA_1105 | D | 15/12/17 |
| Level 04-13 Plan | DA_1106 | D | 15/12/17 |
| Level 14 Plan | DA_1116 | D | 15/12/17 |
| Level 15 Plan | DA_1117 | D | 15/12/17 |
| Roof Plan | DA_1118 | D | 15/12/17 |
| East Elevation | DA_2001 | D | 15/12/17 |
| South Elevation | DA_2002 | D | 15/12/17 |
| West Elevation | DA_2003 | D | 15/12/17 |
| North Elevation | DA_2004 | D | 15/12/17 |
| Section A | DA_3001 | D | 15/12/17 |
| Section B | DA_3002 | D | 15/12/17 |
| Tower Façade concept | DA_4001 | D | 15/12/17 |
| Materials schedule | DA_6001 | D | 15/12/17 |
| Landscape plan | DA_8001 | D | 15/12/17 |

Reports and correspondence

- Planning Report
- Stormwater Management Plan
- Sustainability/Energy Efficiency Report
- Heritage Conservation Reports
- Earthquake/Structural Assessments
- Traffic, parking and pedestrian impact report
- CPTED report
- Waste Management and minimisation report
- Noise impact assessment report
- Wind Impact Statement
- Site History Report

2. Prior to Development Approval being issued for super-structure works, details of the design and access of the porte-cochere, particularly as it relates to pedestrian amenity, shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with the City of Adelaide, Heritage South Australia (Department for Environment and Water) and the Government Architect. The following shall be considered in its design:

   2.1 The porte-cochere is to be designed to appear as a shared zone, to minimise conflicts between vehicles and pedestrians and to give primacy to pedestrian movements along King William Street.

   2.2 The new driveway crossover will need to be modified to create a continuous footpath to King William Street and be finished in a material that matches the adjacent footpath material and adhere to the City of Adelaide's standards. Consultation with Council is required (examples of these treatments can be seen in other locations along King William Street and this can be further discussed with the Council's Asset Management Streets Team).

3. Prior to Development Approval being issued for Heritage refurbishment, a wayfinding strategy shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with the Government Architect and Heritage South Australia (Department for Environment and Water). This strategy shall consider mobility and vision impaired people, particularly in relation to the way pedestrians are warned of carriageways and guided through the various connections, including through to Dexus Plaza, King William Street, Exchange Place, Franklin Street and Post Office Place.

4. Prior to Development Approval being issued for super-structure works, the final details of Exchange Place (i.e paving, pedestrian ramps, levels, DDA compliancy, remediation works, vehicle ramps, bicycle parking etc) shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with Heritage South Australia (Department for Environment and Water) and the Government Architect.

5. Prior to Development Approval being issued for super-structure works, a final detailed schedule of external materials and finishes strategy shall be submitted to the satisfaction of the State Commission Assessment Panel, in consultation with the Heritage South Australia (Department for Environment and Water) Government Architect.

**Site Contamination**

6. Prior to Development Approval being issued for super-structure works a statement by a suitably qualified professional that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Commission Assessment Panel.

**Heritage**

7. Internal works to the 1872 and 1893 GPO buildings shall be conceived and detailed to facilitate their future reversal with minimal and readily-repaired residual damage to signficant fabric. Particular attention shall be paid to junctions with and connections to historic fabric.

   *Reason for condition: To protect the significant fabric of the place and minimise the iterative impacts of ongoing change into the future.*
   *Note that the interior design concepts by Make Architects referred to on p29 of the Heritage Impact Assessment were not included in the package of documentation referred for heritage advice, and have therefore not been assessed for heritage impact.*

8. An audit of historic joinery, fittings, finishes and furniture within the 1872 and 1893 GPO buildings shall be prepared by a suitably experienced heritage consultant. The audit shall be used to inform the the disposition of uses within the historic buildings and the design development of internal works.

   *Reason for condition: To identify elements worthy of protection and retention, and influence the best fit for new uses and the design of adaptive re-use works. Note that the 2007 CMP (p141) identifies "bicycle fixtures" in the basement—further investigation required.*

9. Details of internal and external seismic upgrade works to the 1872 and 1893 GPO buildings, prepared in consultation with a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

   *Reason for condition: The general approach proposed for seismic restraint (with reference to the Heritage Impact Assessment, Section* 6.5) *is supported in principle, subject to detailed design that aims to minimise visual intrusion and physical intervention into significant fabric. It is noted that works proposed to parapets and chimneys will be visible as part of the historic roofscape from adjacent taller buildings, and will require due attention to visual impact.*

10. Detailed drawings and specifications of internal and external conservation works to the 1872 and 1893 GPO buildings, prepared by a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

    *Reason for condition: Section 6.0 of the Heritage Impact Assessment confirms internal and external conservation works as part of the subject application, with reference in Section 6.4 to a scope of external works currently under preparation. Detailed information is required for assessment and sign-off prior to commencement of these works, which should be carried out using appropriate materials and workmanship.*

11. Early or original colour schemes reinstated in the 1990s to the 1872 and 1893 GPO buildings shall be retained.

    *Reason for condition: To protect heritage values in accordance with Policy 15 of the Heritage Management Plan.*

12. Colour schemes for the exterior of the 1872 and 1893 GPO buildings, and for interior front-of-house spaces without reinstated historic schemes, shall be prepared in consultation with a suitably experienced heritage consultant and submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

    *Reason for condition: To arrive at historically appropriate colour schemes supporting the heritage values of the place.*

13. The Superintendent—where called on by the drawings or specification to approve the scope of works, workmanship or samples of work, shop drawings, locations of service runs, chases or penetrations, repairs, materials, colours, finishes, making good and other matters concerning the extent and quality of the works pertaining to the 1872 and 1893 GPO buildings—shall do so on the basis of possessing or seeking from a suitably experienced heritage consultant appropriate expertise in heritage conservation, traditional practice and the sensitive upgrading of heritage places.

    *Reason for condition: To ensure that decision making during the course of the works is based on appropriate expertise in heritage conservation practice.*

14. A dilapidation survey recording the condition of the 1872 and 1893 GPO buildings shall be prepared prior to the commencement of site works, to the satisfaction of the State Commission Assessment Panel. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, construction and alteration works.

    *Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.*

15. A Heritage Management Plan shall be prepared for the project to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water) prior to commencement on site. The Heritage Management Plan shall be informed by a suitably qualified heritage architect, and shall clearly identify:

    a) what parts of the place are important and why;
    b) potential risks to the place arising from the works, including those arising from the construction process (eg footing support, vibration, demolition, alterations, accidental damage);
    c) mitigation measures employed to avoid identified risks;
    d) identification of persons responsible for managing and reviewing ongoing risks;
    e) contractor inductions (with regard to heritage matters/risks—refer to attached DEW Site Induction Notes for State Heritage Places).

    *Reason for condition: To protect the physical integrity of the fabric of the State heritage place.*

16. The contractor shall prepare and submit to the State Commission Assessment Panel a Construction Vibration Management Plan (CVMP) that establishes:

    a) appropriate vibration limits in the proximity of the heritage place as informed by DIN 4150-3;
    b) appropriate construction techniques to limit vibration to the established limits, and exclusion zones for equipment and construction practices that are likely to exceed these;
    c) appropriate monitoring techniques to ensure vibration limits are not exceeded;
    d) risk management procedures for any works that are likely to exceed established limits to ensure the protection and preservation of fabric of heritage significance;
    e) procedures to be followed if any structural distress or damage is identified in the heritage fabric; and
    f) a regime of regular inspection of the heritage fabric to ensure no damage is arising from the works.

    A copy of the CVMP shall be provided to the satisfaction of the planning authority in consultation with Heritage South Australia (Department for Environment and Water) and Heritage South Australia (Department for Environment and Water) prior to commencement of works on site.

    *Reason for condition: To ensure ground vibrations associated with works on site do not cause damage or distress to building fabric of heritage significance.*

**Car parking, Bicycle parking and access**

17. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice

and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.

18. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

19. There shall be a minimum of 20 employee and 20 visitor bicycle parks provided on or near the site, located in a safe and convenient location, and be well lit during the hours of darkness.

20. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.

21. All materials and goods shall be loaded and unloaded within the boundaries of the subject land.

22. All loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.

23. All access points, car parking and vehicle manoeuvring areas shall be of an all-weather surface and must be maintained in a good condition at all times.

24. The recommendations detailed in the traffic report, dated 16 January 2018 and 26 February 2018 by WGA, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.

**Air Conditioning / Plant / Equipment**

25. Details of any air conditioning or air extraction plant or ducting to be placed on the exterior of the building in association with this development shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel, prior to occupation.

26. Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

**External Lighting**

27. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

**Stormwater**

28. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

29. Stormwater runoff from the proposed hotel development shall be retained within the property boundaries, collected and discharged to the King William Street road reserve. Collected stormwater runoff should not be discharged to existing stormwater infrastructure located in the Private Road located along the porte-cochere northern

boundary line or the existing stormwater located in the Right of Way located along the western property boundary.

30. To prevent discharge of stormwater runoff across the King William Street footpath, a trench grate drain should be constructed across the entrance to the porte-cochere on the King William Street boundary line.

31. Collected seepage water from planter boxes proposed on the Level 1 balcony and landscaped areas within Dexus Plaza shall be either discharged to sewer or an irrigation water reuse system.

32. Any proposed collected groundwater seepage from the hotel basement carparking floors must be either discharged to sewer or a building wastewater reuse system. Collected groundwater seepage shall not be discharged to the building stormwater system.

33. Collected splash water from the proposed swimming pool located above the porte-cochere shall be discharged to sewer or the swimming pool filtration system. Collected splash water from the proposed swimming pool shall not be discharged to the building stormwater drainage system.

**Construction Management**

34. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction.

**Noise**

35. The acoustic attenuation measures recommended in the Acoustic report, dated 16 January 2018 by BESTEC, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the State Commission Assessment Panel. Such acoustic measures shall be made operational prior to the occupation or use of the development.

**Conditions- Infrastructure**

36. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications.

37. Any dis-used driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to City of Adelaide standards and specifications. All costs associated with these works shall be met by the proponent.

**ADVISORY NOTES**

a. This Development Plan Consent will expire after 3 years from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the Development Assessment Commission.

b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 3 years of the final

Development Approval issued by Council and substantially completed within 5 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.

c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).

d. Staging works are indicated as (but not limited to):
   1. Site clearance – demolition
   2. Basement – Sub-structure works
   3. Superstructure
   4. Heritage refurbishment

**Environmental**

e. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

f. If, in carrying out the activity, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment or potential harm to the health or safety of human beings or the environment that is not trivial (taking land use into account), the applicant may need to remediate the site in accordance with EPA guidelines.

g. If, at any stage, contamination is identified which poses actual or potential harm to water that is not trivial, a notification of contamination which affects or threatens groundwater (pursuant to Section 83A of the *Environment Protection Act 1993*) must be submitted to the EPA.

h. Continual monitoring of soil condition and appearance shall be undertaken during any site works including the excavation of footings and the trenching of services. In the event that any potential soil contamination is detected (discoloured soil or odour) the applicant shall undertake appropriate testing and remediation/removal of the soil in accordance with standard industry procedures and as advised by an appropriately qualified person. Upon completion of all earthworks, a statement from an appropriately qualified person shall be submitted to the State Commission Assessment Panel confirming the completion of remediation works in accordance with industry procedures.

**Infrastructure (off-site) / Local authority requirements**

i. Improvements to the adjacent public realm areas, including proposals to reconfigure the crossovers on Franklin Street / Exchange Place and King William Street and relocation of the bus stop require the approval of the City of Adelaide and are not part of this planning consent.

j. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Adelaide.

k. Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site.

l. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to the City of Adelaide, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

m. All new or alterations to existing crossovers require City of Adelaide approval and need to be to Council standards and specifications via the City Works Guidelines.

n. The City of Adelaide advise that existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels. If the level difference between top of kerb and back of path is less than 50 mm please contact the Asset Manager for Water Infrastructure prior to setting finished floor levels.

o. The movement of the bus zone will require a shelter to be established in front of a significant heritage building façade and will require a sympathetic shelter design – an AdShell would not be permitted in this context. City of Adelaide are currently developing a shelter specification for use in these circumstances. The cost of relocation of infrastructure resulting from a proposed crossover would normally be borne by the applicant.

p. The applicant has noted a desire for maintaining minor service vehicle access to Exchange Place. Since the access becomes downgraded to a driveway in nature, the crossover to Franklin Street should be amended to reflect this, incorporating a continuous footpath treatment. The applicant should also consider whether a retractable bollard would be appropriate given the highly pedestrian nature of this space and very occasional need for vehicle access. The applicant should also assess whether the width of Exchange Place is conducive to this type of access, given its narrow width.

q. Council's stormwater system in King William Street has been designed to manage minor (5% AEP) and major (1% AEP) gravitational flows from property stormwater runoff discharge. Any proposed siphonic drainage systems associated with this development must only discharge equivalent 1% AEP and 5% AEP gravitational flows to King William Street.

r. Levels of any proposed grated inlet pits or openings within the property stormwater system (including porte-cochere) must be designed to provide an adequate freeboard to the 1% AEP.

s. Assets affected by the proposal include a bus shelter located on King Williams Street. Any urban elements assets created or existing assets affected (requiring relocation, removal or temporary storage) by this development requires the approval of Asset Management prior to any works commencing. COA will provide an invoice for the works and it must be paid prior to work commencing. Note the assets are the property of COA and only COA or its representatives can carry out the work.

**Lighting**

t. All modifications / temporary hoardings etc requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer. All

damage to CoA's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.

**Signs**

u. The signage zones shown as part of this application do not form part of the approval.

v. No additional signs shall be displayed upon the subject land other than those identifying the parking area access points and those shown on the approved plans. If any further signs are required, these shall be the subject of a separate application.

**Construction**

w. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

x. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

y. Any proposed works with the public realm adjacent to the site, including the installation of street furniture, bicycle parking infrastructure and planting of street trees shall be undertaken in consultation with the City of Adelaide.

z. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity. Email: cityworks@adelaidecitycouncil.com

**Heritage**

aa. The applicant is advised of the following requirements of the *Heritage Places Act 1993*:

- If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit under Section 27 of the *Heritage Places Act 1993* is required prior to commencing excavation works.
- For further information contact the State Heritage Unit (Department of Environment, Water and Natural Resources) on 8124 4960.

bb. The Applicant is advised of the following requirements of the *Aboriginal Heritage Act 1988:*

- If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

**Airport**

cc. Approval for the proposed building height and construction methodology is required by the Commonwealth Secretary for the Department of Transport and

Regional Services in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

dd. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment by the Commonwealth Department of Infrastructure and Transport. Crane operations associated with construction shall be the subject of a separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction.

Gabrielle McMahon
**Principal Planner**
**INNER METRO DEVELOPMENT ASSESSMENT**
**DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE**

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| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9001
ARTIST'S IMPRESSION 01

GREATON

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9002
ARTIST'S IMPRESSION 02

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Client
GREATON

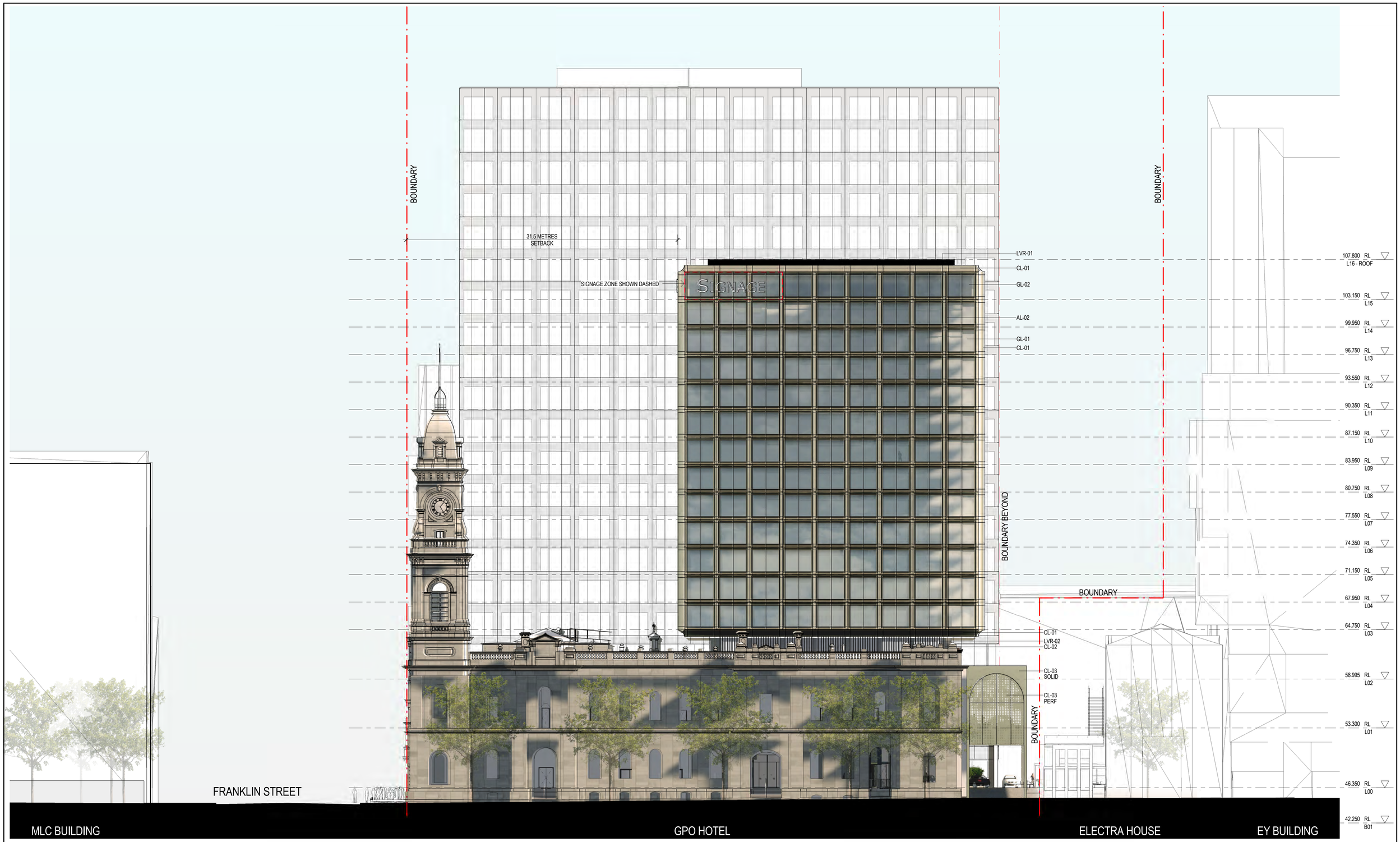
Project Name
GPO HOTEL

Drawing
DA_2004
NORTH ELEVATION

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_2001
EAST ELEVATION

0 4 8 16m
1:200

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9004
ARTIST'S IMPRESSION 04

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9003
ARTIST'S IMPRESSION 03

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9005
ARTIST'S IMPRESSION 05

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Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_9006
ARTIST'S IMPRESSION 06

GREATON

Original Sheet Size A1- 841 x 594mm

# GPO HOTEL

## DRAWING LIST

| Sheet Number | Sheet Name |
|---|---|
| DA_0000 | COVER SHEET & DRAWING INDEX |
| DA_0001 | AREA SUMMARY |
| DA_0002 | DEVELOPMENT BOUNDARY PLAN |
| DA_0100 | MASTERPLAN |
| DA_0301 | DEMOLITION PLAN - LEVELS B01 & L00 |
| DA_0302 | DEMOLITION PLAN - LEVELS L01 & ROOF |
| DA_0321 | DEMOLITION ELEVATIONS - EAST & SOUTH |
| DA_0322 | DEMOLITION ELEVATIONS - WEST & NORTH |
| DA_0331 | DEMOLITION SECTIONS A & B |
| DA_0332 | DEMOLITION SECTIONS C & D |
| DA_0333 | DEMOLITION SECTIONS E & F |
| DA_0371 | DEMOLITION - 3D VIEWS 1 & 2 |
| DA_0372 | DEMOLITION - 3D VIEWS 3 & 4 |
| DA_0373 | DEMOLITION - 3D VIEWS 5 & 6 |
| DA_1101 | LEVEL B01 PLAN |
| DA_1102 | LEVEL 00 PLAN |
| DA_1103 | LEVEL 01 PLAN |
| DA_1104 | LEVEL 02 PLAN |
| DA_1105 | LEVEL 03 PLAN |
| DA_1106 | TYPICAL HOTEL FLOOR PLAN (L04-L13) |
| DA_1116 | LEVEL 14 PLAN |
| DA_1117 | LEVEL 15 PLAN |
| DA_1118 | ROOF PLAN |
| DA_2001 | EAST ELEVATION |
| DA_2002 | SOUTH ELEVATION |
| DA_2003 | WEST ELEVATION |
| DA_2004 | NORTH ELEVATION |
| DA_3001 | SECTION A |
| DA_3002 | SECTION B |
| DA_4001 | TOWER FACADE CONCEPT |
| DA_6001 | MATERIALS SCHEDULE |
| DA_6010 | SUN SHADOW DIAGRAMS |
| DA_8001 | LANDSCAPE PLAN |
| DA_9001 | ARTIST'S IMPRESSION 01 |
| DA_9002 | ARTIST'S IMPRESSION 02 |
| DA_9003 | ARTIST'S IMPRESSION 03 |
| DA_9004 | ARTIST'S IMPRESSION 04 |
| DA_9005 | ARTIST'S IMPRESSION 05 |
| DA_9006 | ARTIST'S IMPRESSION 06 |




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| D | Development Application | 15.12.17 |

Scale
NOT TO SCALE

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0000
COVER SHEET & DRAWING INDEX

GREATON

Original Sheet Size A1- 841 x 594mm

Guestrooms 285 | Function Spaces 921m² | Food & Beverage 1476m² | Recreation 614 | Retail 159m²

## 01 - NET AREA SUMMARY

| m² | GUEST ROOMS | | | | | | | | | | | | FUNCTION/ MEETING | FOOD & BEVERAGE | KITCHENS | RECREATION | RETAIL | PUBLIC | AMENITIES | BACK OF HOUSE | CORE/PLANT | ADMIN | TOTAL NET AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | KING/DD | | KING/DD CNR | | EXECUTIVE KING/DD | | EXECUTIVE SUITE | | DELUXE SUITE | | PRESIDENTIAL SUITE | | | | | | | | | | | | |
| | AREA | COUNT | AREA | COUNT | AREA | COUNT | AREA | COUNT | AREA | COUNT | AREA | COUNT | | | | | | | | | | | |
| L15 | | | | | | | | | | | | | | | | | | | | | 892 | | 892 |
| L14 | 479 | 14 | 97 | 2 | 105 | 2 | | | 122 | 1 | 158 | 1 | | | | | | 171 | | 26 | 77 | | 1235 |
| L13 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 173 | | 26 | 77 | | 1227 |
| L12 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L11 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L10 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L09 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L08 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L07 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L06 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L05 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L04 | 616 | 18 | 145 | 3 | 105 | 2 | 85 | 1 | | | | | | | | | | 183 | | 26 | 77 | | 1237 |
| L03 | 650 | 19 | 194 | 4 | 105 | 2 | | | | | | | | | | | | 183 | | 26 | 77 | | 1235 |
| L02 | | | | | | | | | | | | | | | | | | | | | 781 | | 781 |
| L01 | | | | | | | | | | | | | 921 | 276 | 56 | 614 | | 459 | 71 | 82 | 72 | | 2551 |
| L00 | | | | | | | | | | | | | | 893 | 126 | | 159 | 821 | 48 | 22 | 81 | 47 | 2197 |
| B01 | | | | | | | | | | | | | | 307 | | | | 159 | 42 | 864 | 971 | 309 | 2652 |
| TOTAL | 7289 | COUNT 213 | 1741 | COUNT 36 | 1260 | COUNT 24 | 850 | COUNT 10 | 122 | COUNT 1 | 158 | COUNT 1 | 921 | 1476 | 182 | 614 | 159 | 3613 | 161 | 1280 | 3721 | 356 | 23903 |

## 02 - GROSS AREA SUMMARY

| GFA (ENCLOSED SPACE) | GFA (UNENCLOSED SPACE) |
|---|---|
| | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 1365 | |
| 833 | |
| 2551 | 473 |
| 2639 | 627 |
| 3443 | |
| 27211 | 1100 |
| 28311 | |

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| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
NOT TO SCALE

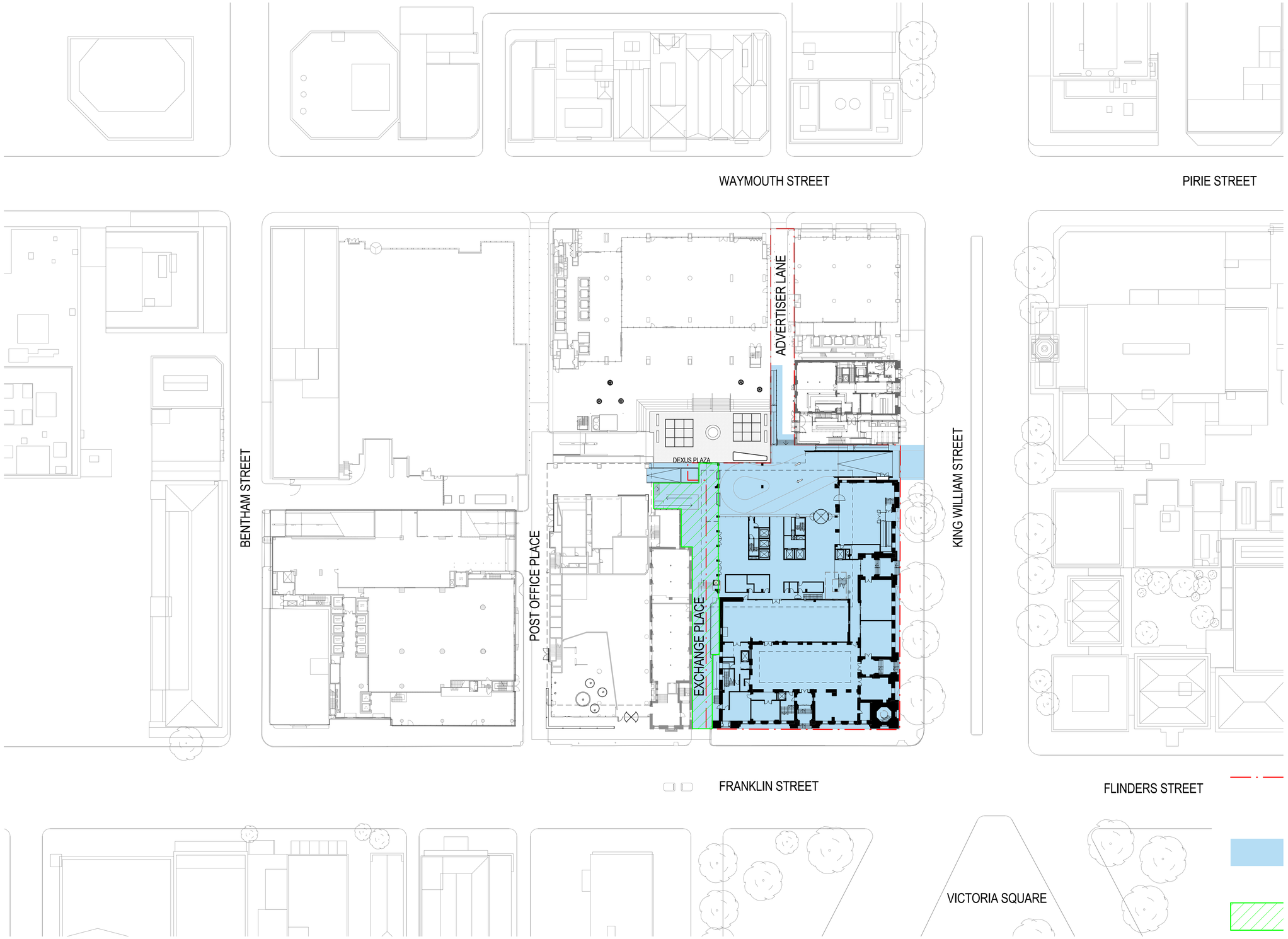
Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0001
AREA SUMMARY

GREATON

Original Sheet Size A1- 841 x 594mm




NOTES

SITE BOUNDARY SHOWN DASHED RED. BOUNDARY CUT AT 1200mm ABOVE LEVEL 00 (RL 47.55). BOUNDARY EXTENTS VARY VERTICALLY. REFER TO GA FLOOR PLANS AND CERTIFICATES OF TITLE FOR FURTHER DETAILS.

EXTENT OF DEVELOPMENT ZONE SHOWN SHADED BLUE. DEVELOPMENT ZONE INCLUDES PORTION OF LAND IN ADJACENT PROPERTY. FINAL DETAILS TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT LAND OWNERS.

DEVELOPMENT COST WITHIN AREA INDICATED BY GREEN CROSS HATCH WILL BE NEGOTIATED AND SHARED BETWEEN LANDOWNERS

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| E | Development Application | 28.02.18 |

Scale
1 : 500 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0002
DEVELOPMENT BOUNDARY PLAN

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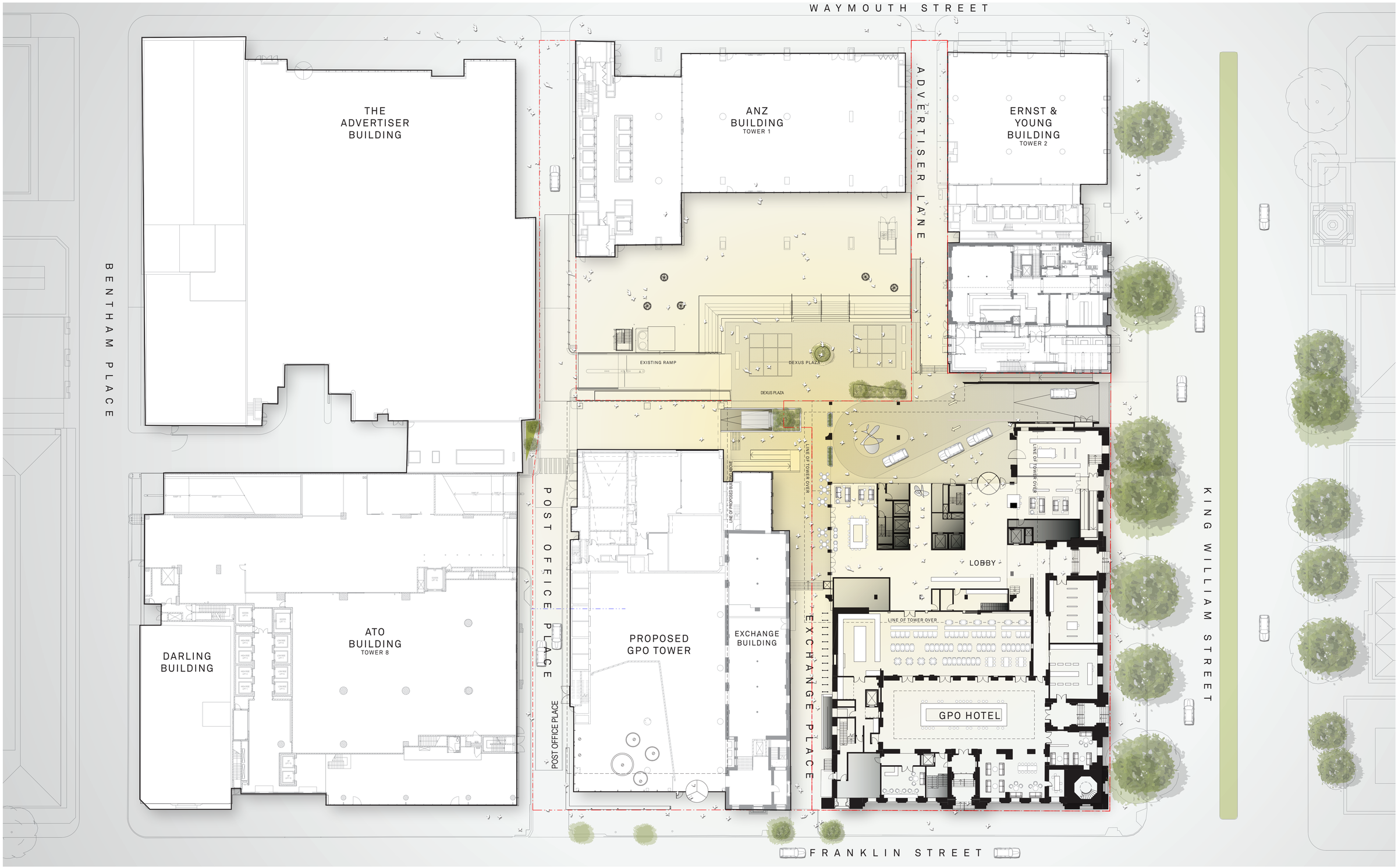
GREATON

Original Sheet Size A1- 841 x 594mm

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| E | Development Application | 02.03.18 |

Scale
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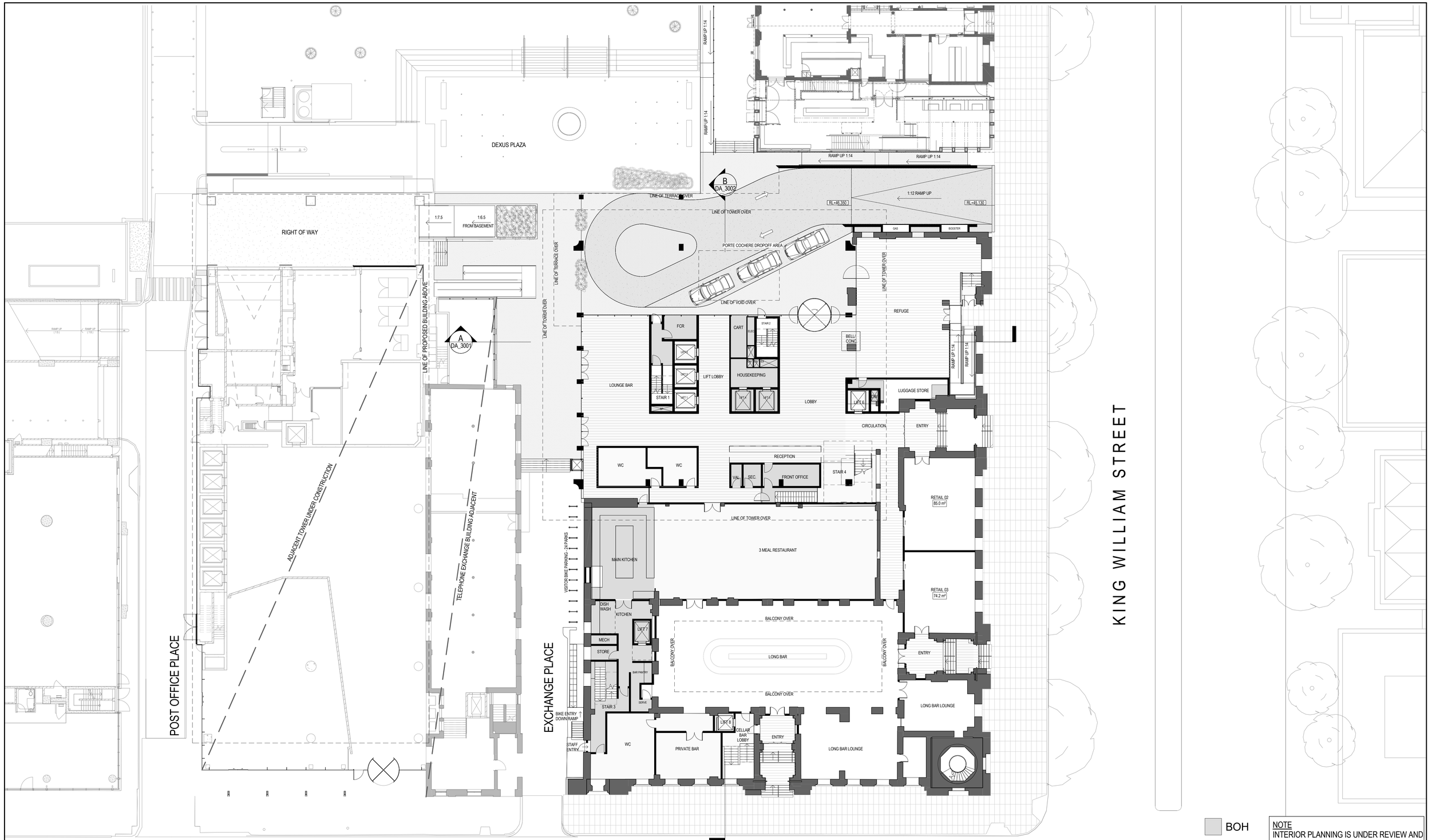
Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0100
MASTERPLAN

GREATON

Original Sheet Size A1- 841 x 594mm




BOH

FOH

NOTE
INTERIOR PLANNING IS UNDER REVIEW AND SUBJECT TO CHANGE DURING DESIGN DEVELOMENT

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| D | Development Application | 15.12.17 |
| E | Development Application | 02.03.18 |

Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1102
LEVEL 00 PLAN

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GREATON




1 DEMOLITION PLAN - BASEMENT
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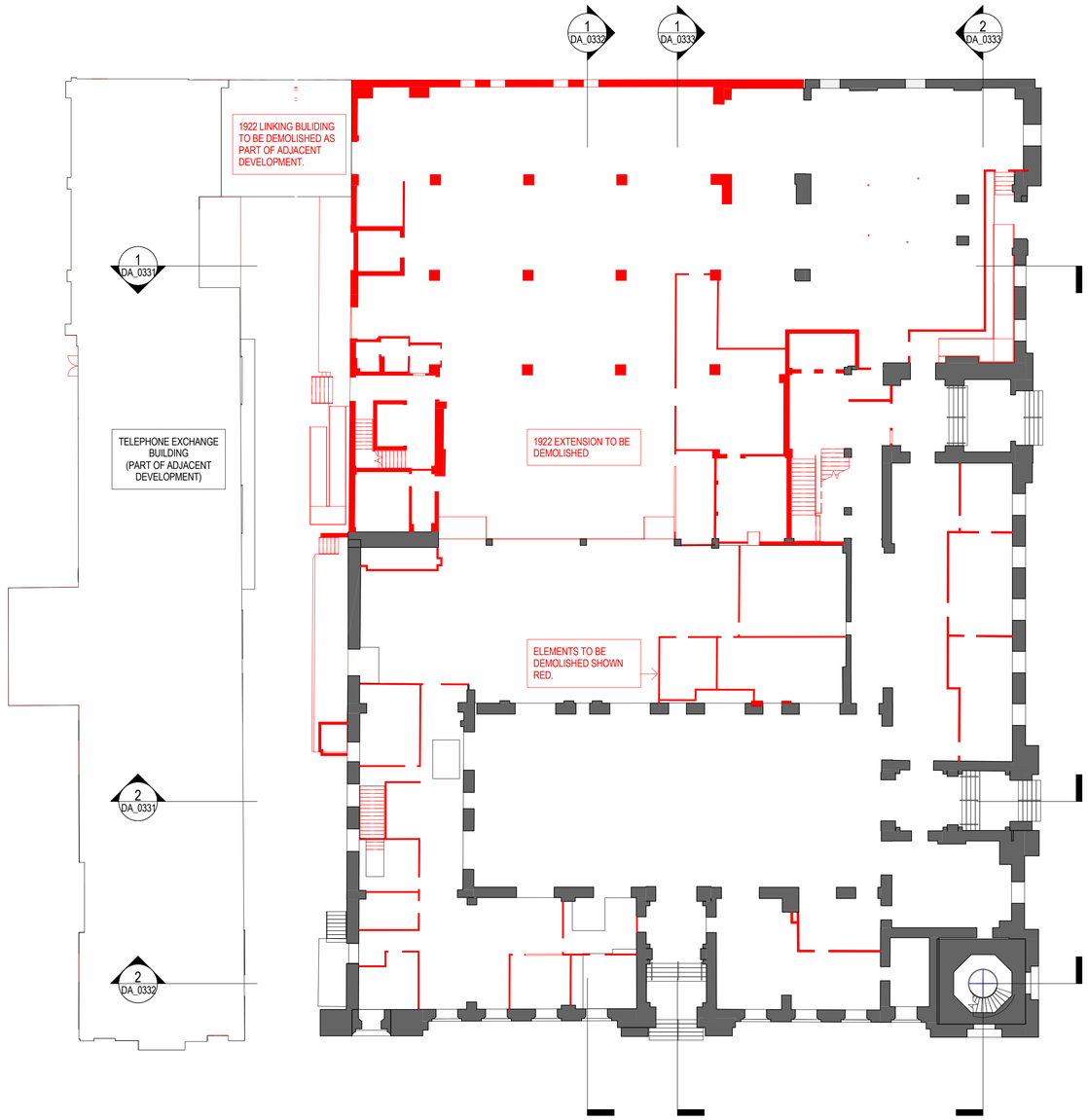


2 DEMOLITION PLAN - LEVEL 00
--- 1 : 200

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| E | Development Application | 02.03.18 |

Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0301
DEMOLITION PLAN - LEVELS B01 & L00

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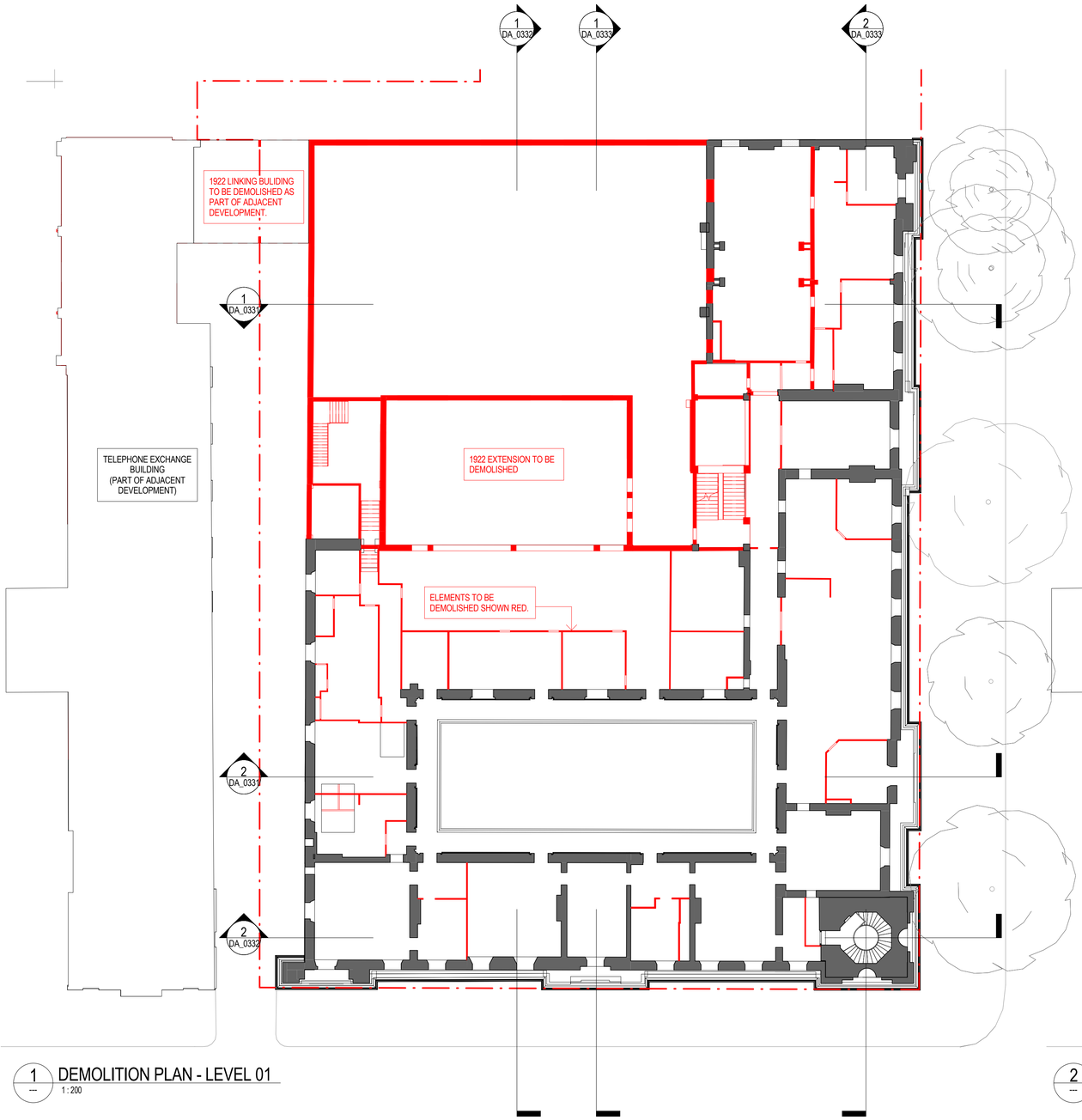
GREATON

Original Sheet Size A1 - 841 x 594mm

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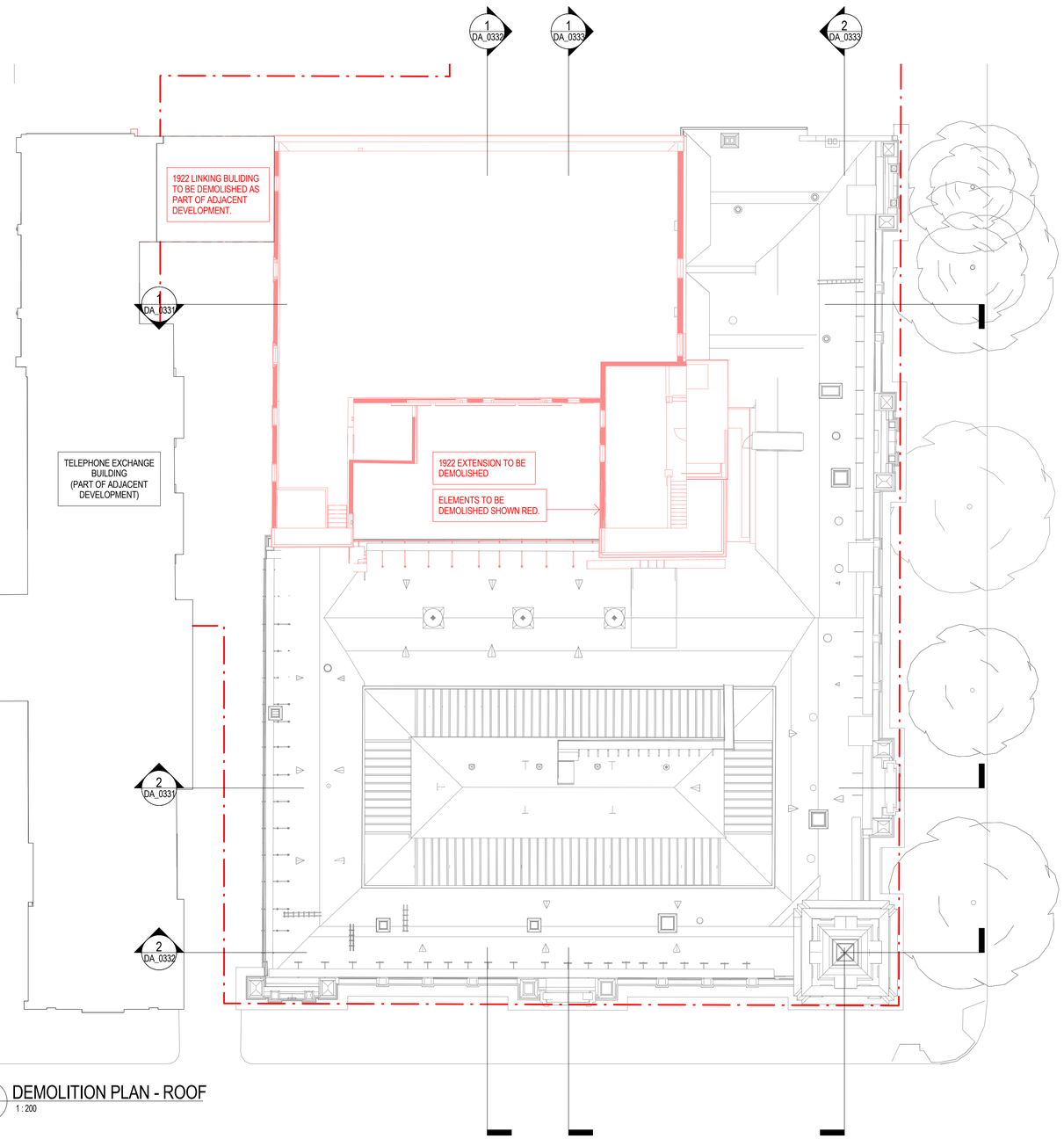


2 DEMOLITION PLAN - ROOF
1 : 200

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0302
DEMOLITION PLAN - LEVELS L01 & ROOF

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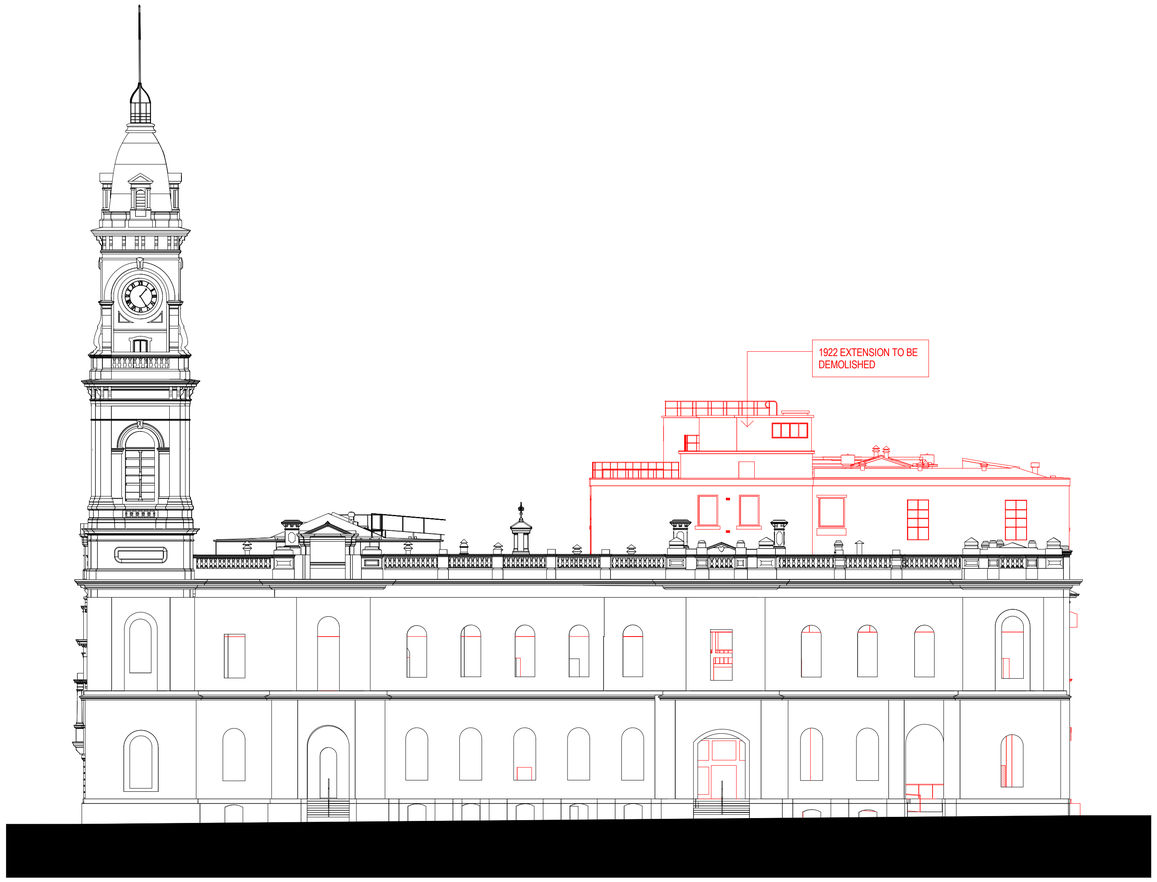
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




1 DA_EAST EL DEMO
--- 1 : 200




2 DA_SOUTH EL DEMO
--- 1 : 200

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Scale
1 : 200 @ A1

Client
GREATON

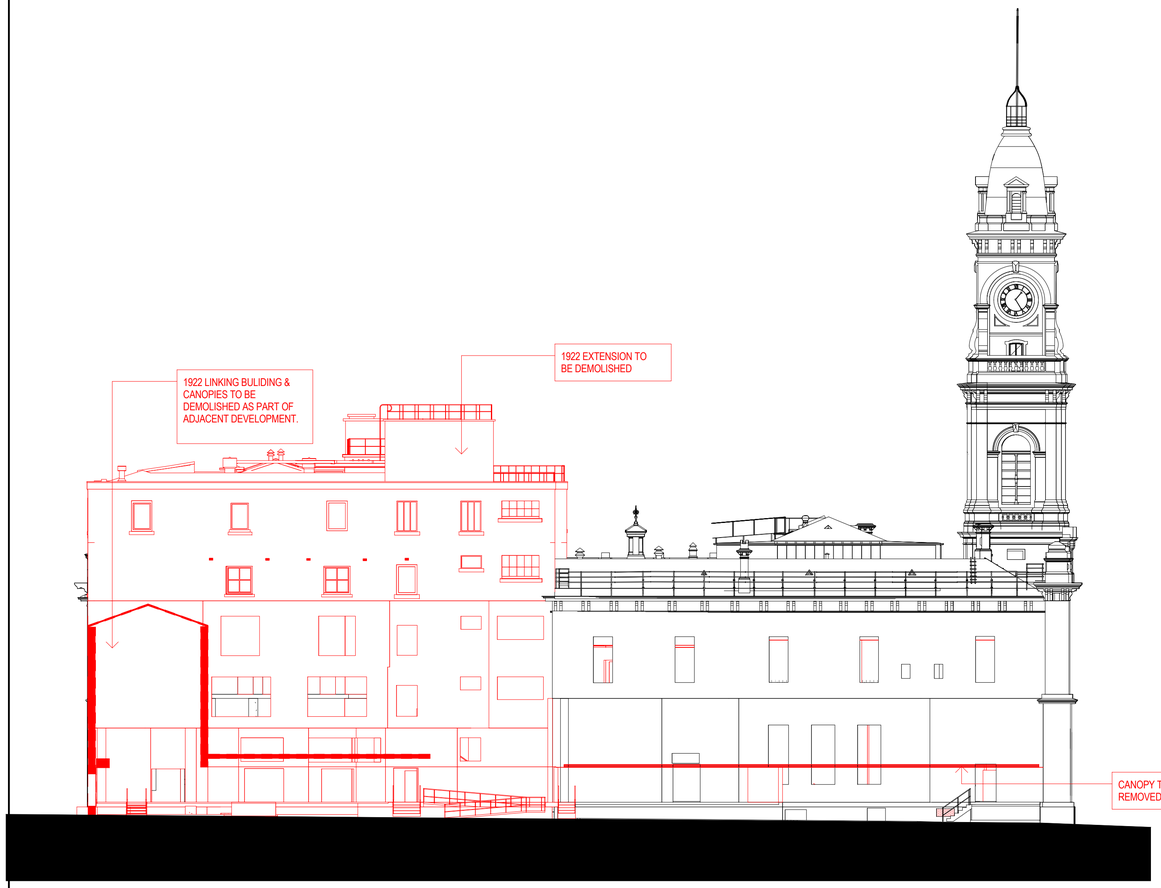
Project Name
GPO HOTEL

Drawing
DA_0321
DEMOLITION ELEVATIONS - EAST & SOUTH

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




1 DA_WEST EL DEMO
1 : 200




2 DA_NORTH EL DEMO
1 : 200

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| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

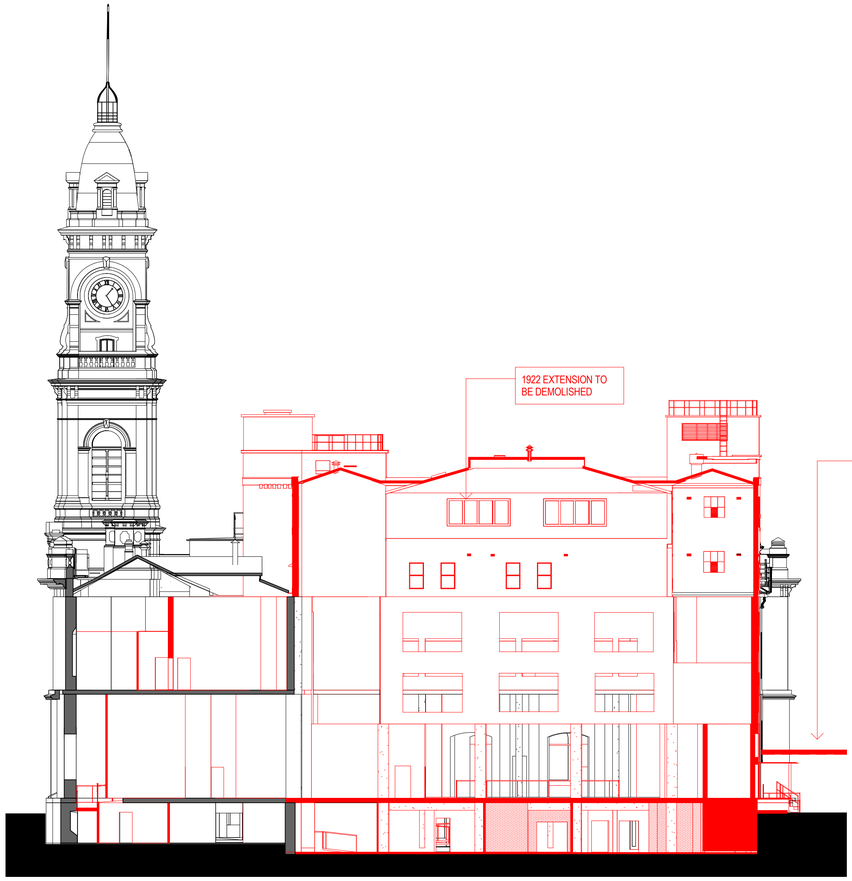
Project Name
GPO HOTEL

Drawing
DA_0322
DEMOLITION ELEVATIONS - WEST & NORTH

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




1 DEMOLITION SECTION A
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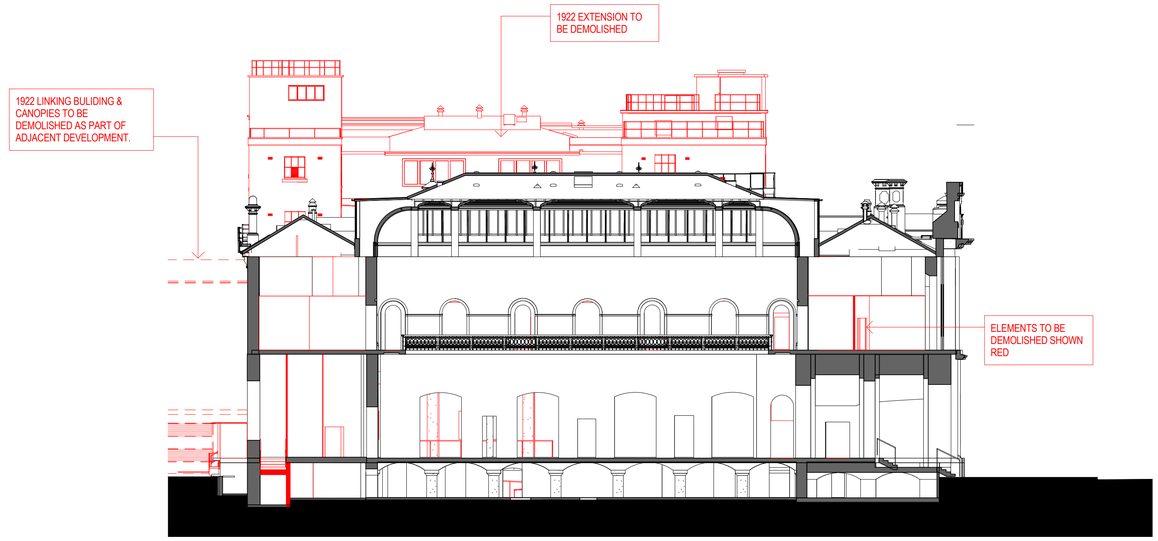


2 DEMOLITION SECTION B
--- 1 : 200

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| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

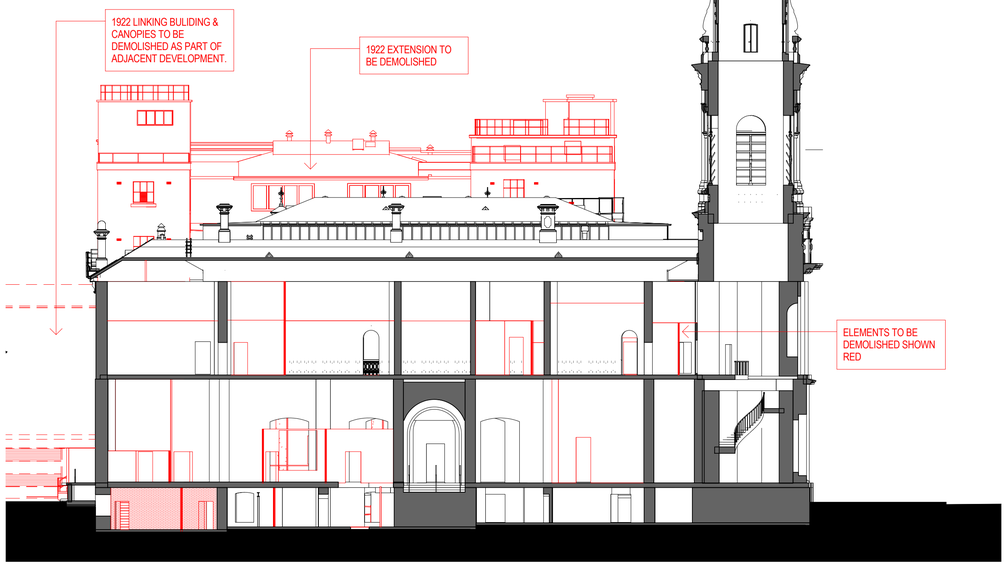
Project Name
GPO HOTEL

Drawing
DA_0331
DEMOLITION SECTIONS A & B

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




2 DEMOLITION SECTION C
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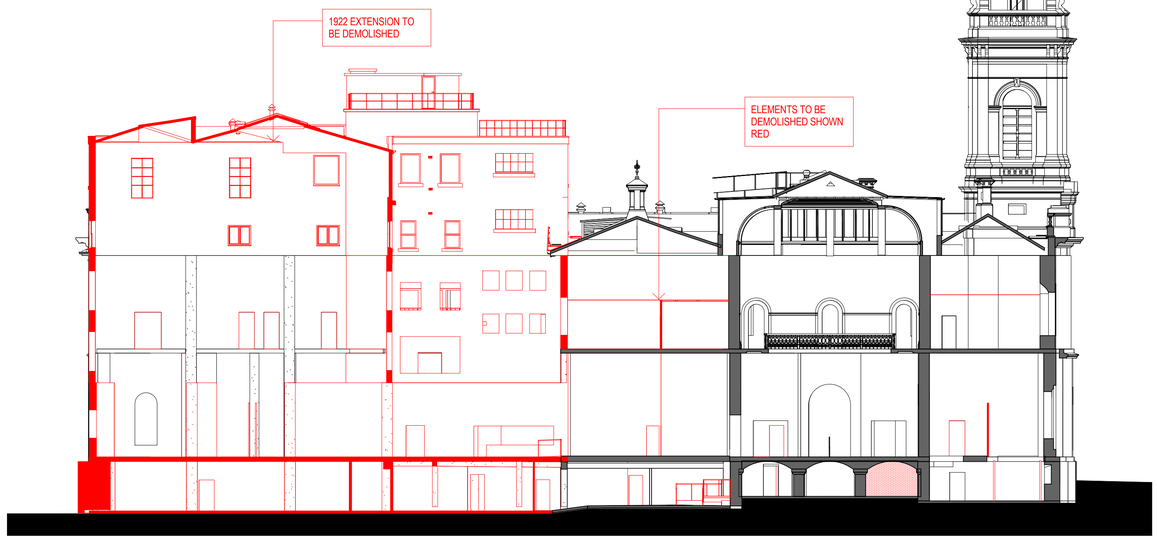


1 DEMOLITION SECTION D
1 : 200

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0332
DEMOLITION SECTIONS C & D

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GREATON

Original Sheet Size A1- 841 x 594mm




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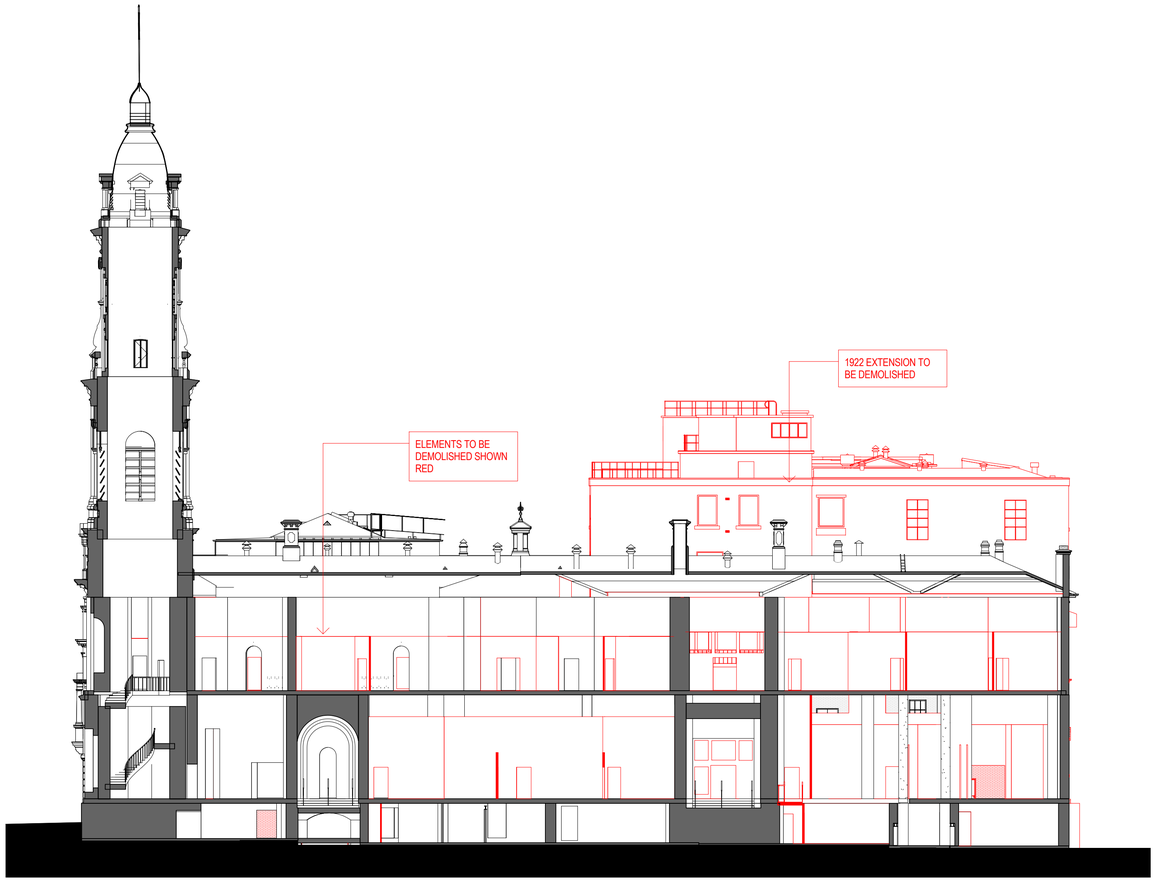


2 DEMOLITION SECTION F
1 : 200

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0333
DEMOLITION SECTIONS E & F

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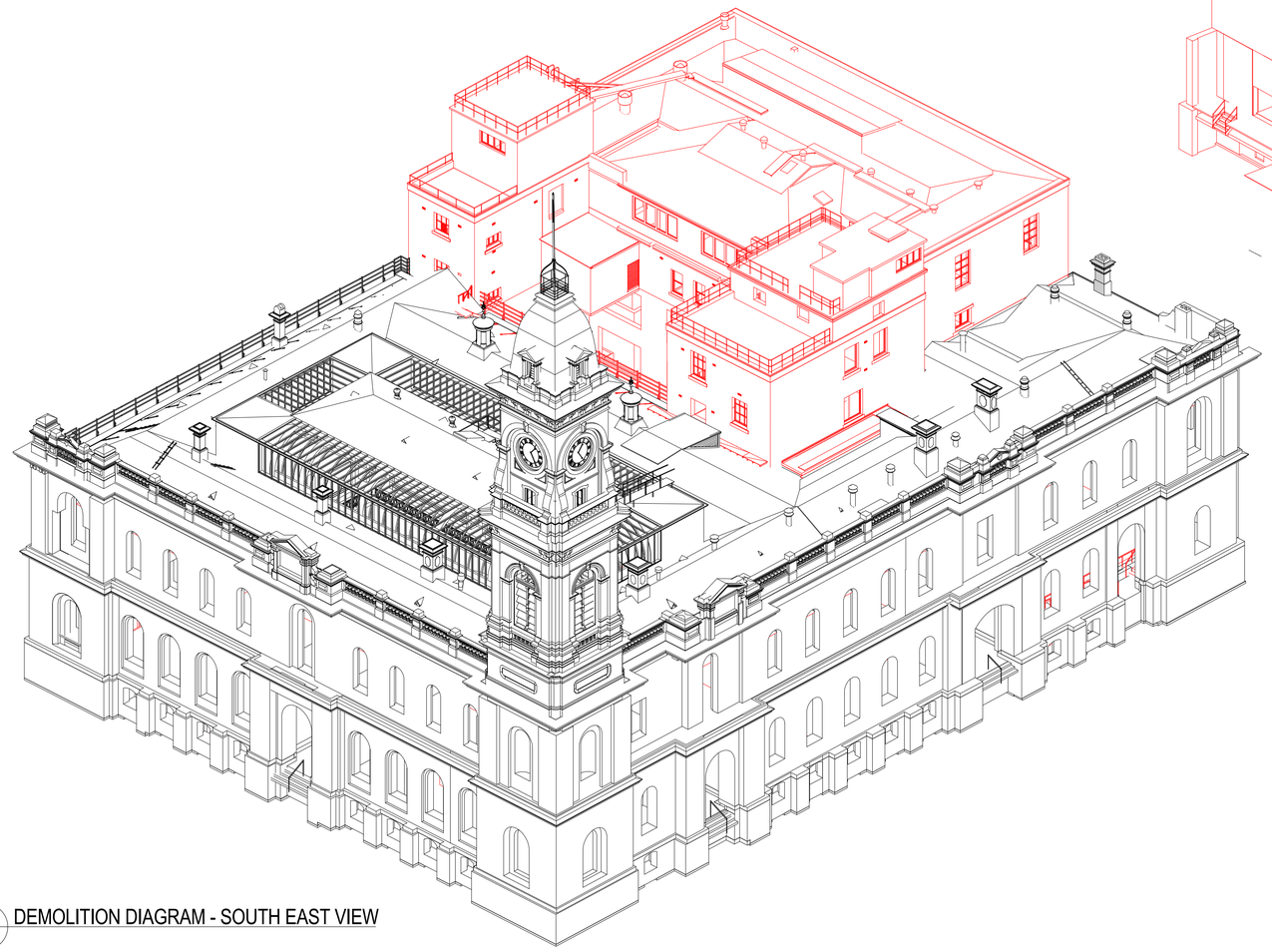
1:200

GREATON

Original Sheet Size A1- 841 x 594mm



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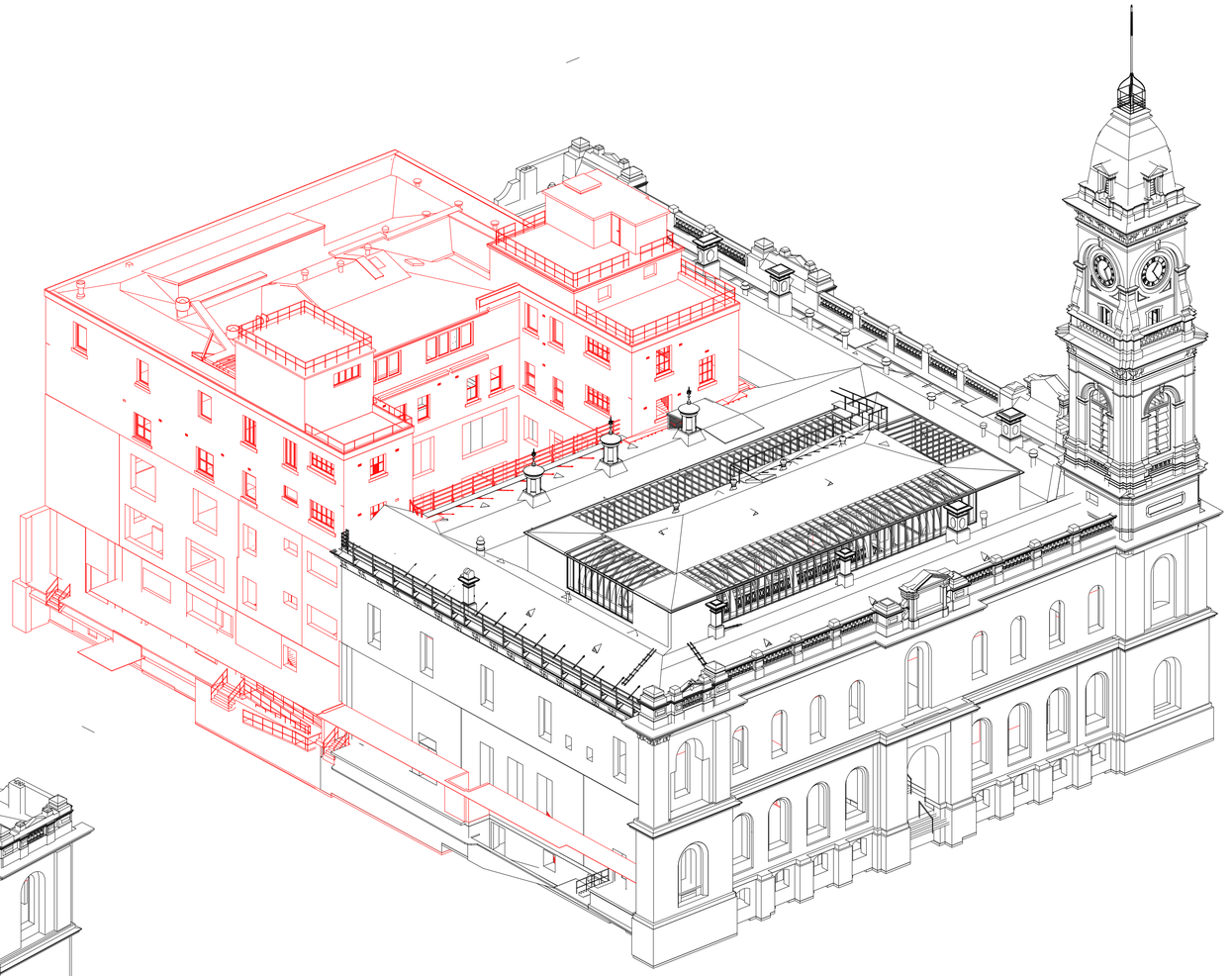

2 DEMOLITION DIAGRAM - SOUTH WEST VIEW

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Scale
NOT TO SCALE

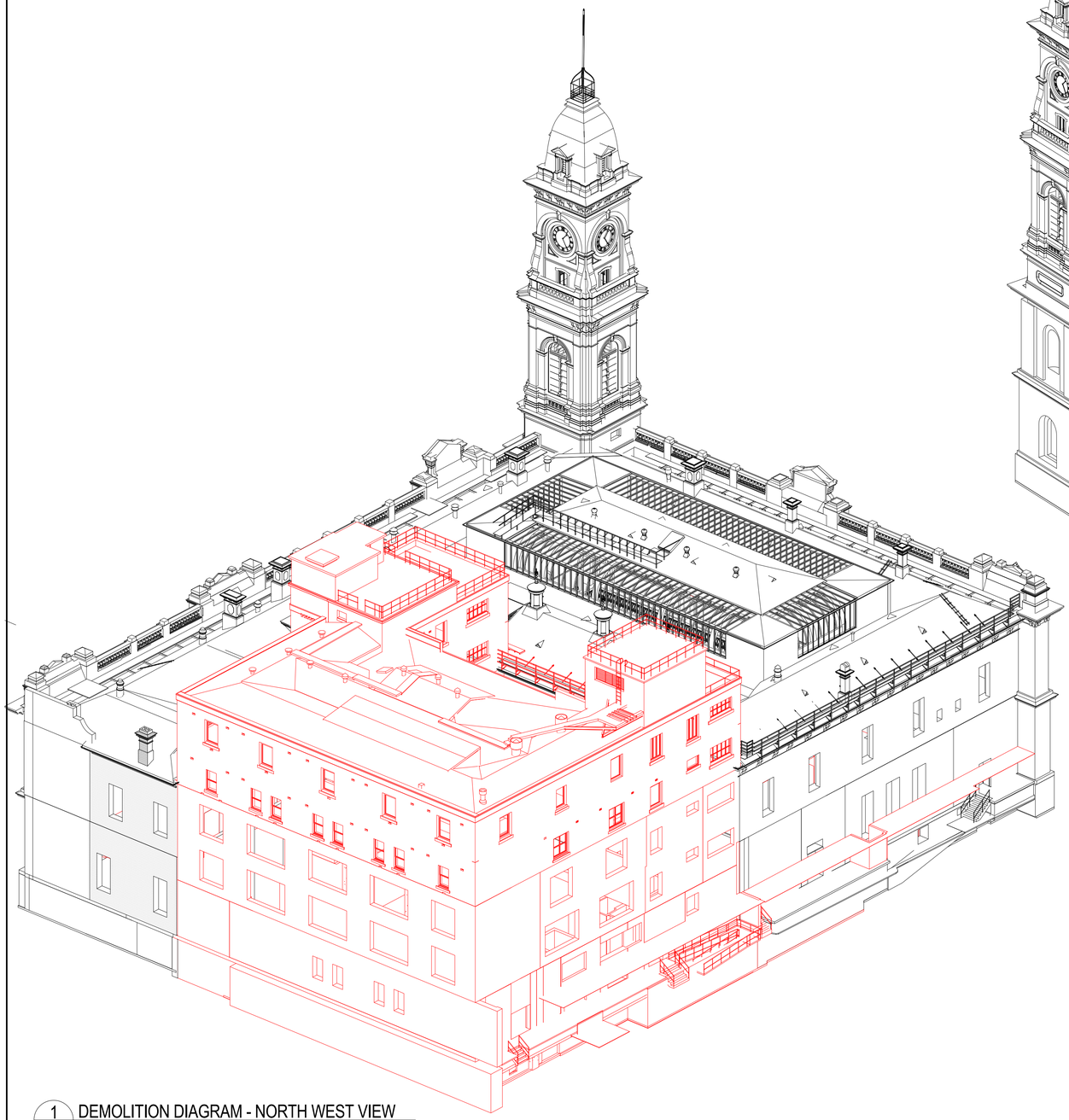
Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0371
DEMOLITION - 3D VIEWS 1 & 2

GREATON

Original Sheet Size A1- 841 x 594mm



1 DEMOLITION DIAGRAM - NORTH WEST VIEW
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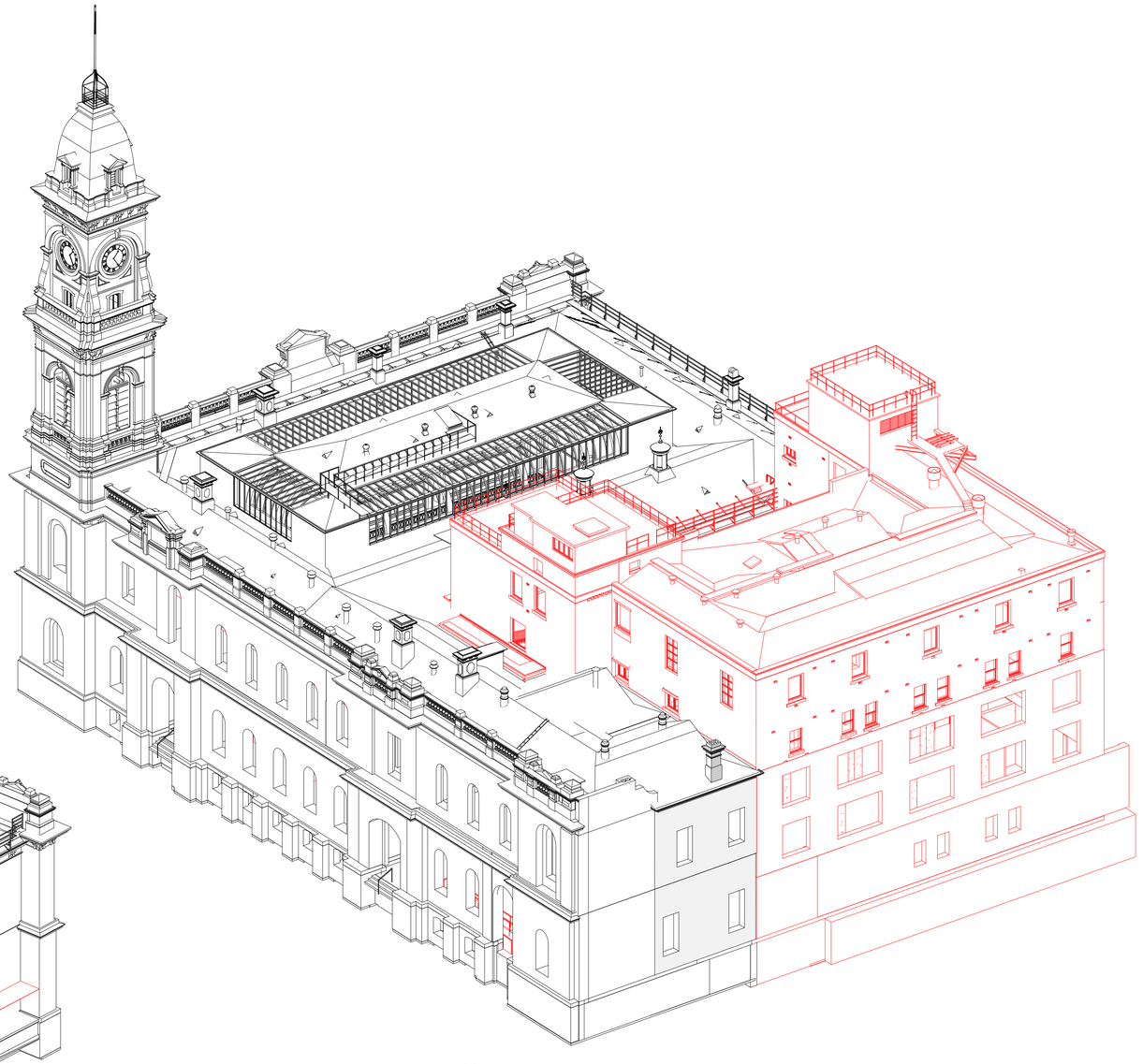

2 DEMOLITION DIAGRAM - NORTH EAST VIEW
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Scale
NOT TO SCALE

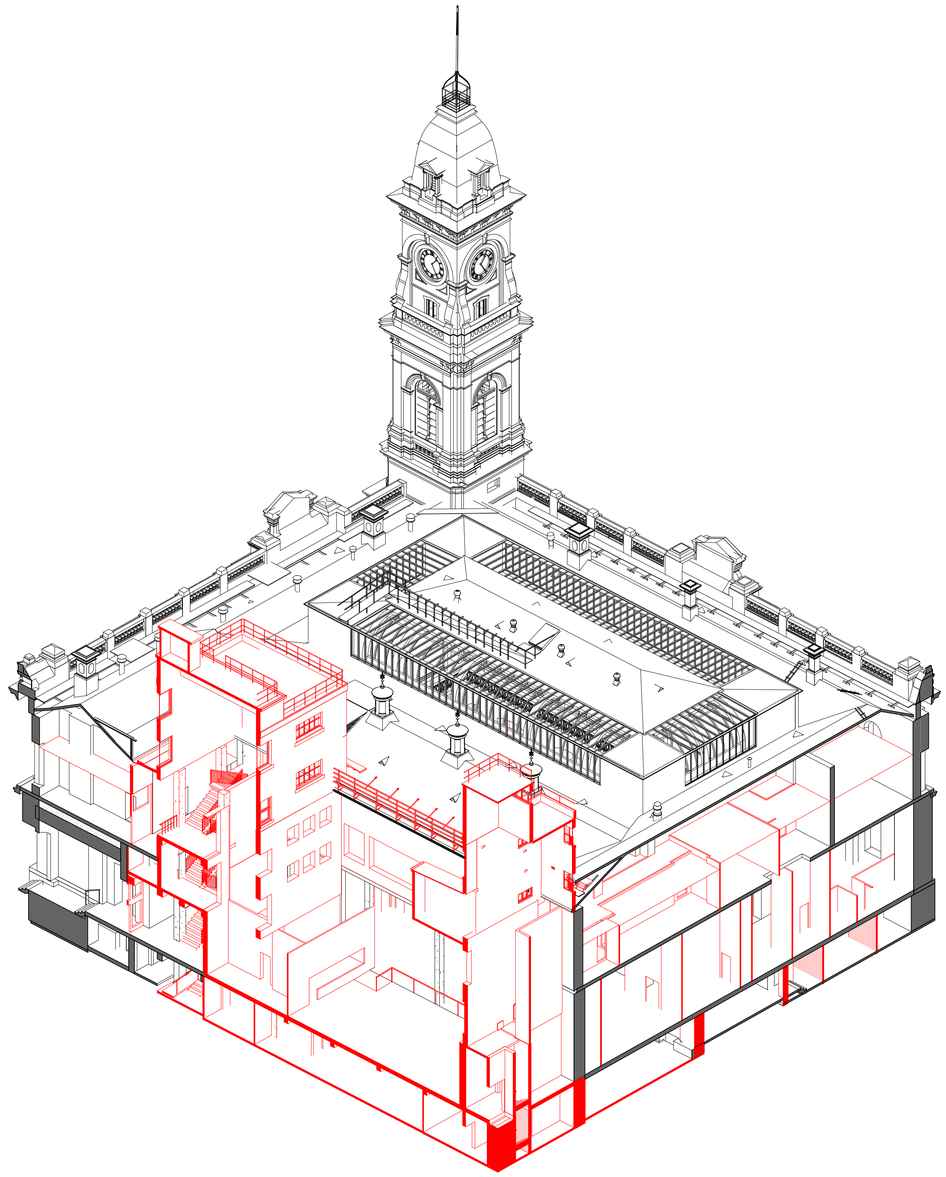
Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0372
DEMOLITION - 3D VIEWS 3 & 4

GREATON

Original Sheet Size A1- 841 x 594mm



1 DEMOLITION DIAGRAM - NORTH WEST CUTAWAY VIEW
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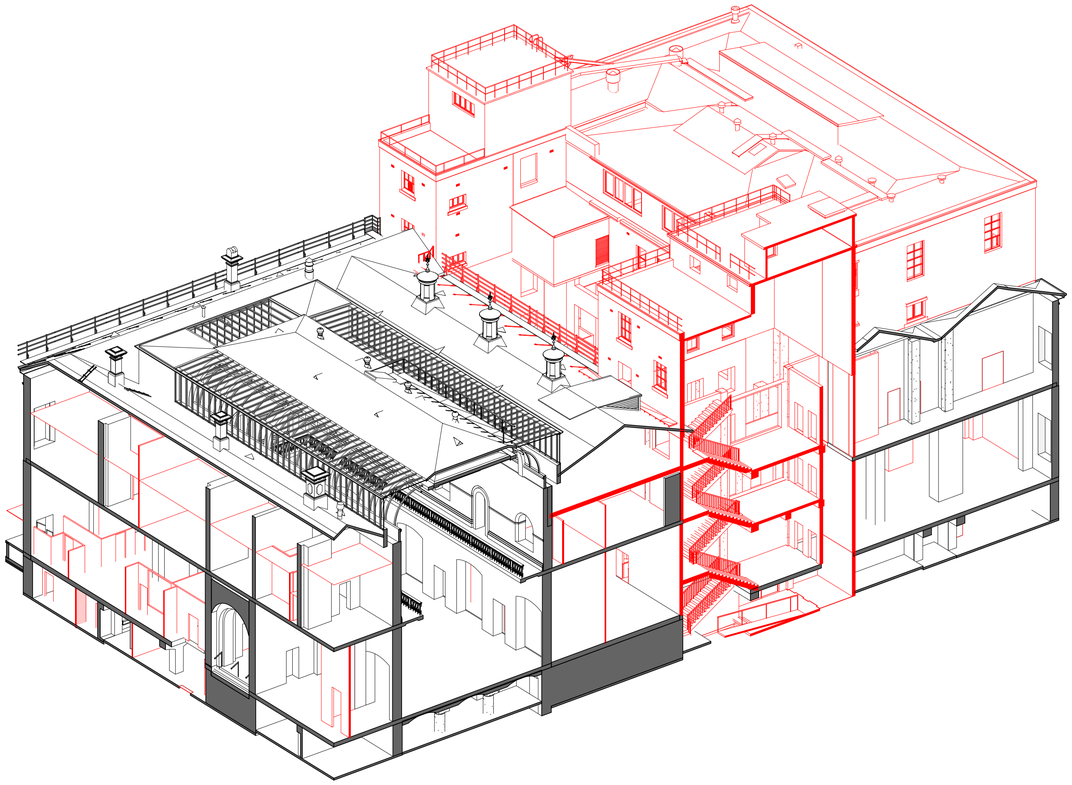

2 DEMOLITION DIAGRAM - SOUTH EAST CUTAWAY VIEW
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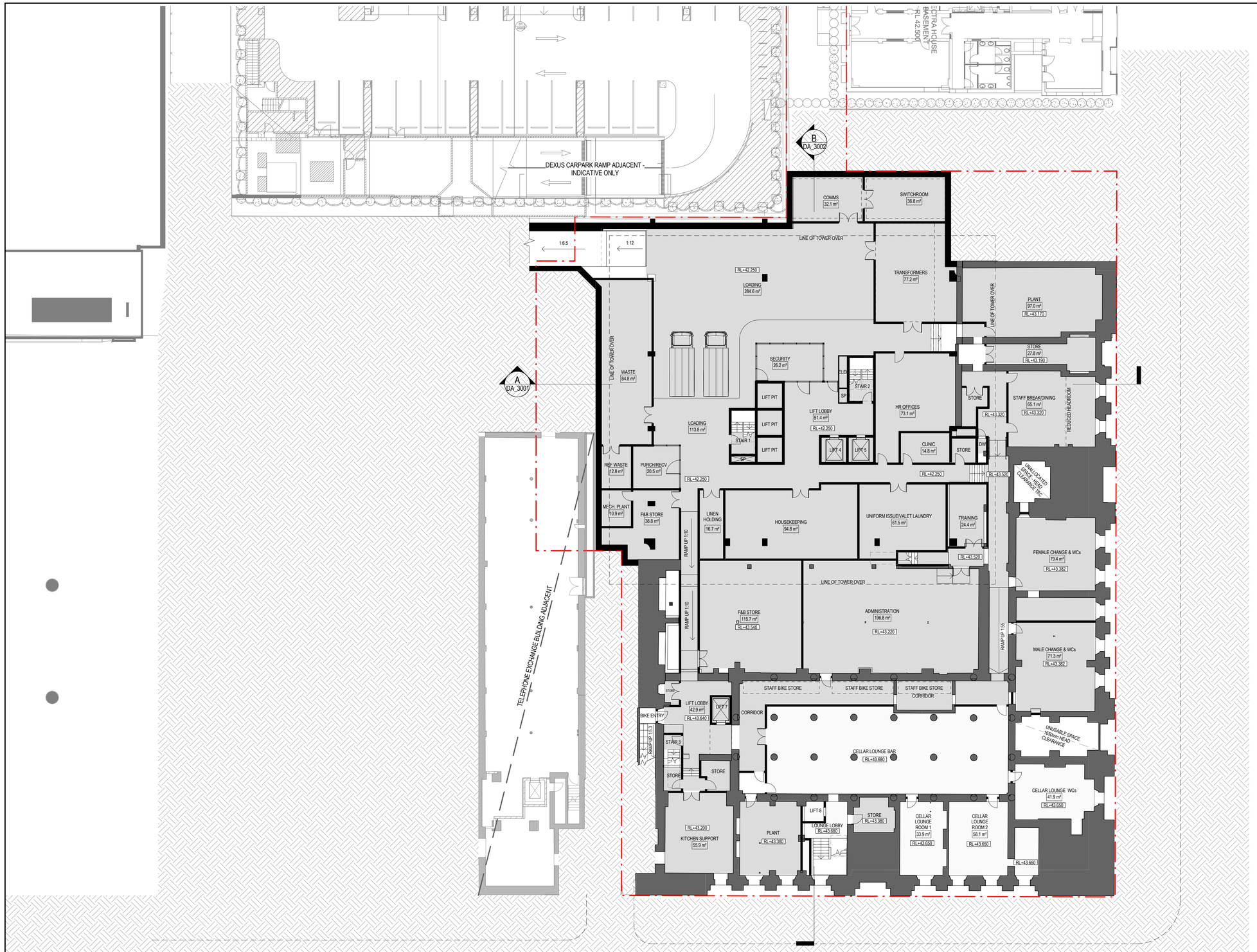
Scale
NOT TO SCALE

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_0373
DEMOLITION - 3D VIEWS 5 & 6

GREATON

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1101
LEVEL B01 PLAN

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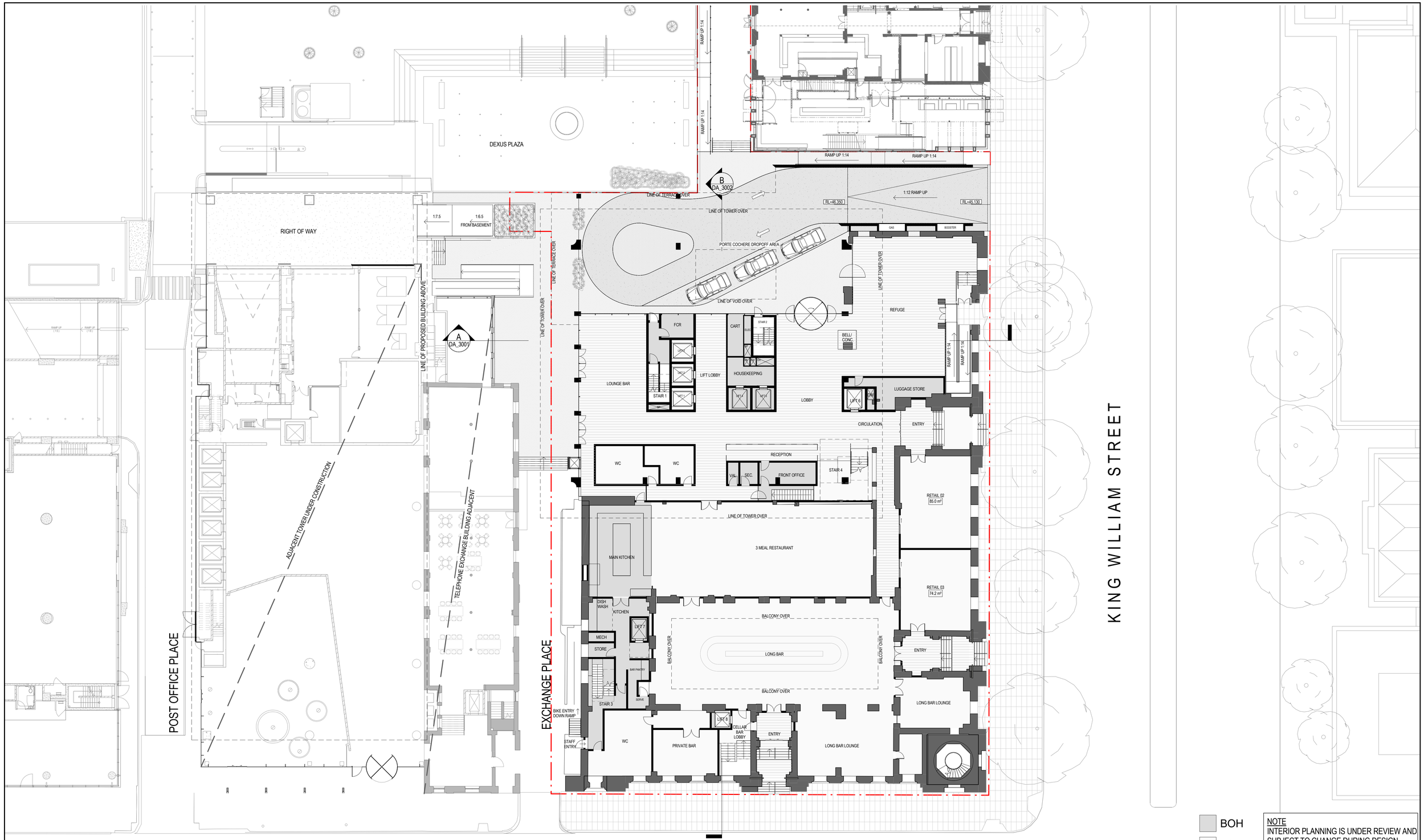
1:200

GREATON

Original Sheet Size A1 - 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

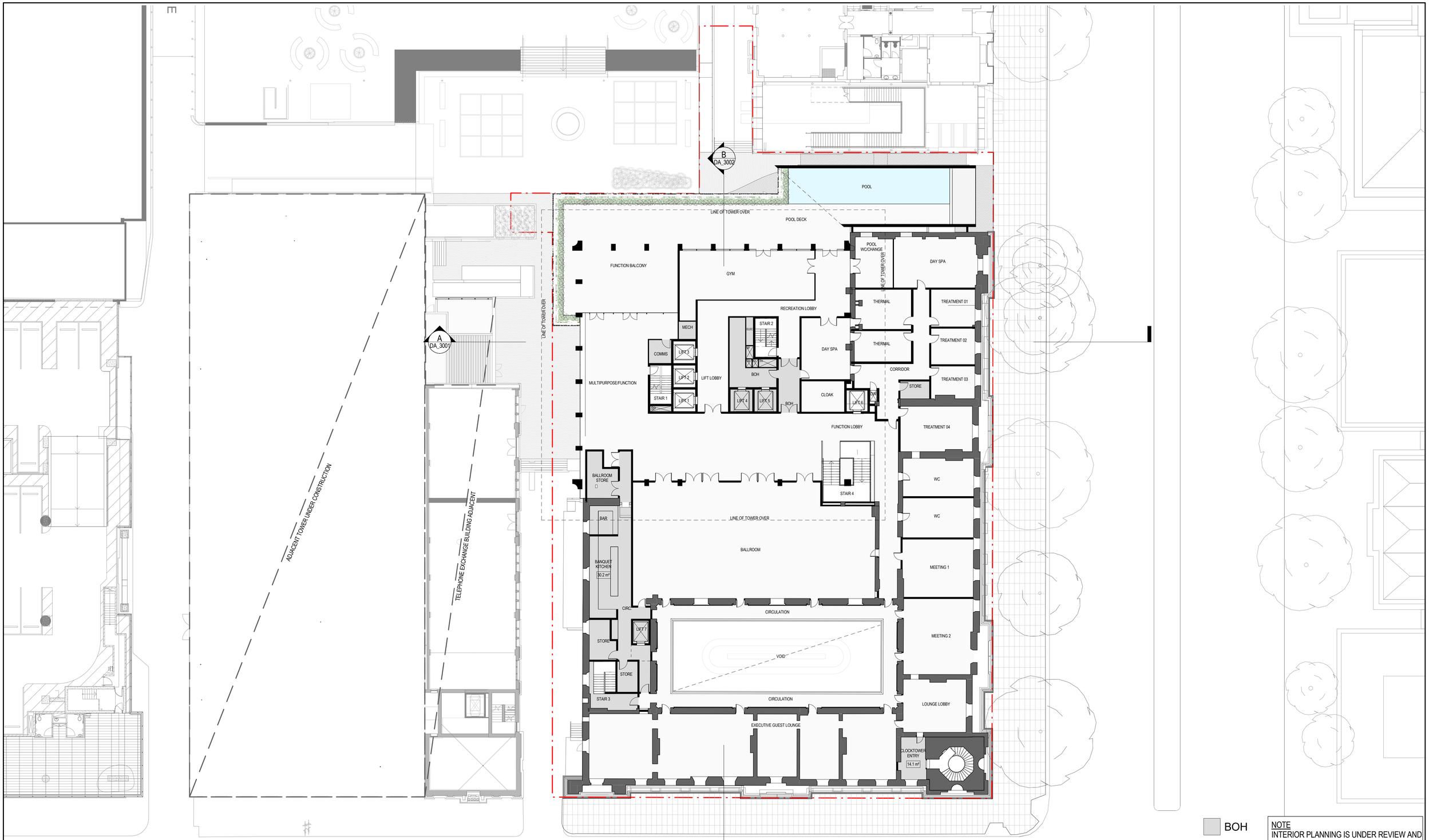
Project Name
GPO HOTEL

Drawing
DA_1102
LEVEL 00 PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1103
LEVEL 01 PLAN

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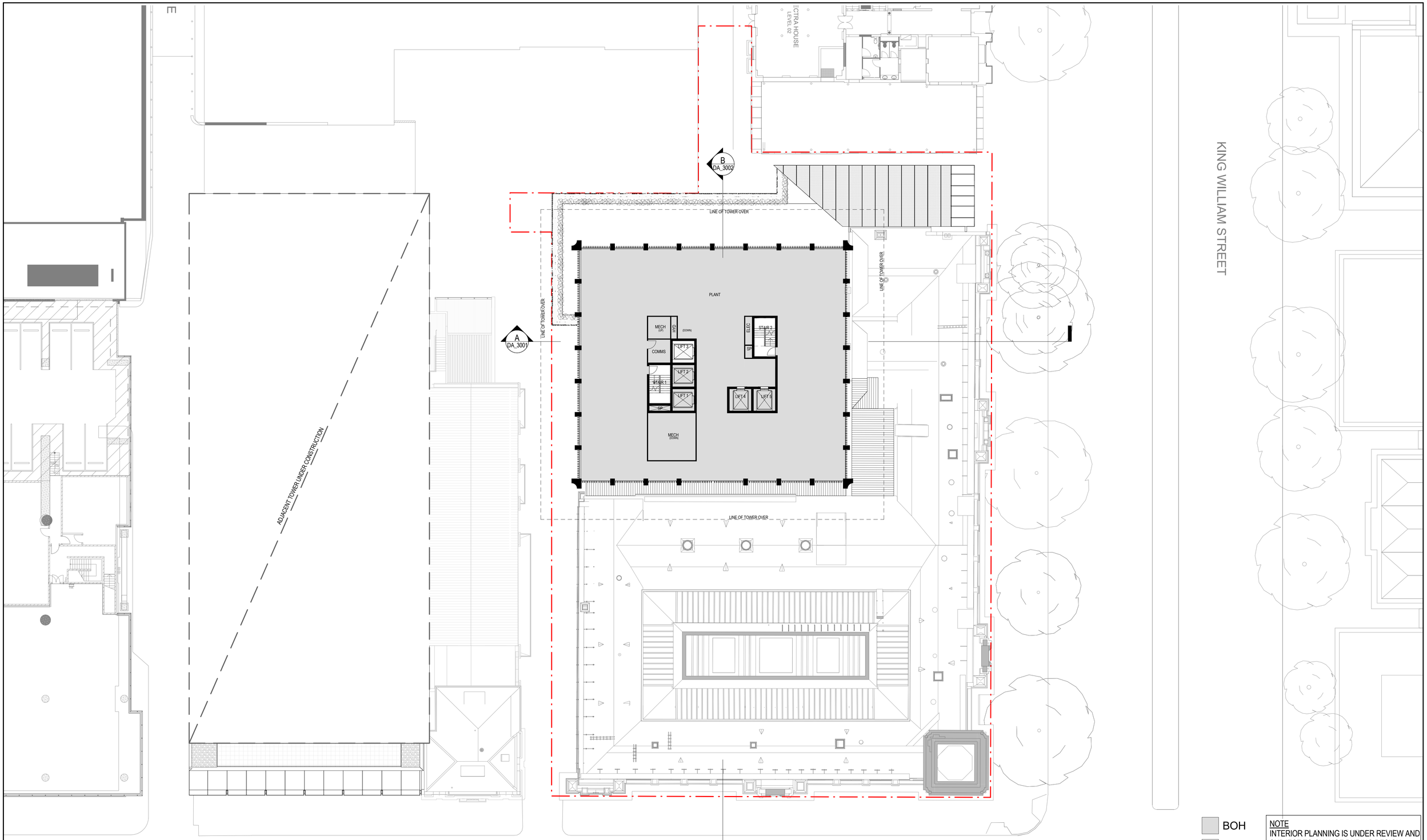
GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

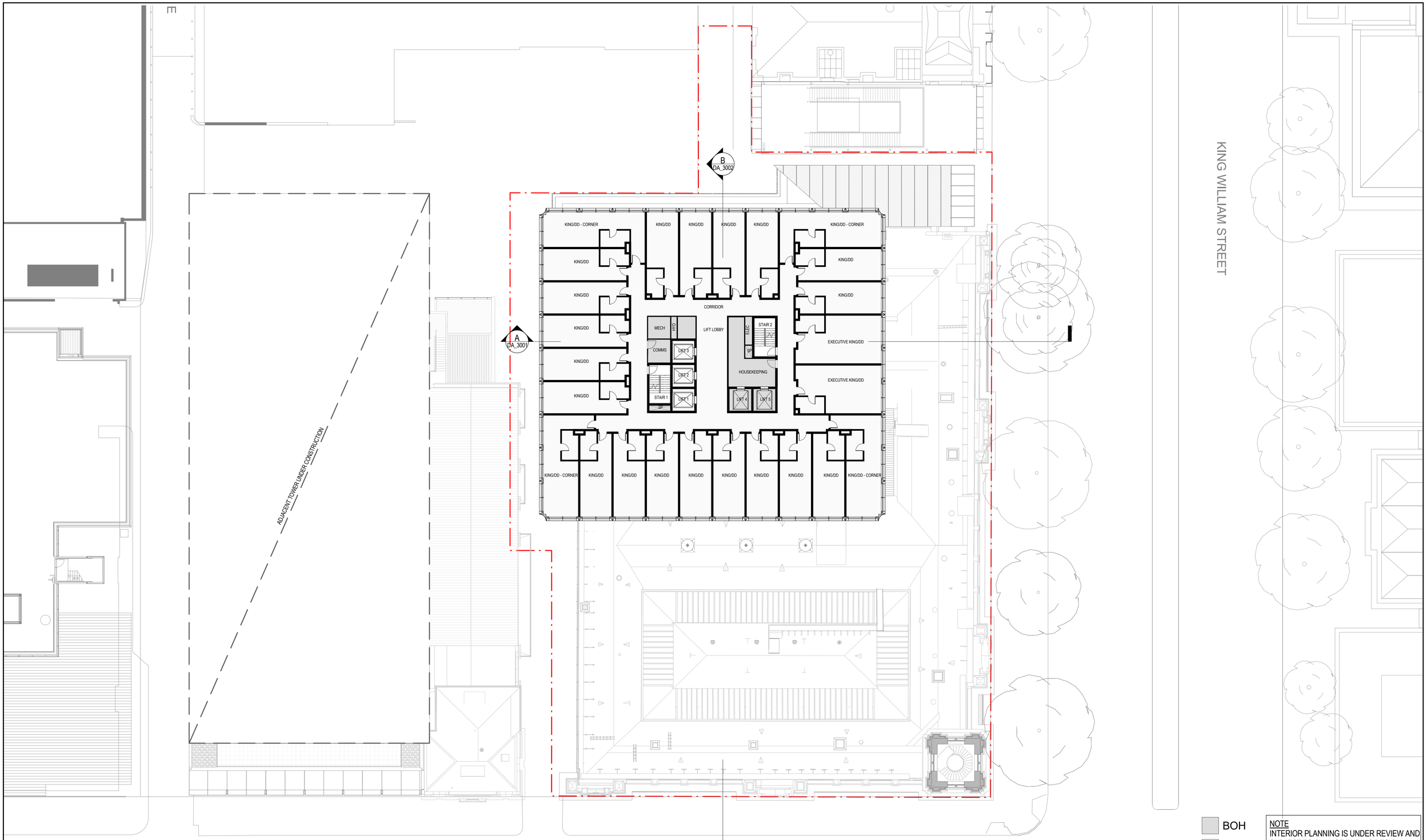
Project Name
GPO HOTEL

Drawing
DA_1104
LEVEL 02 PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1105
LEVEL 03 PLAN

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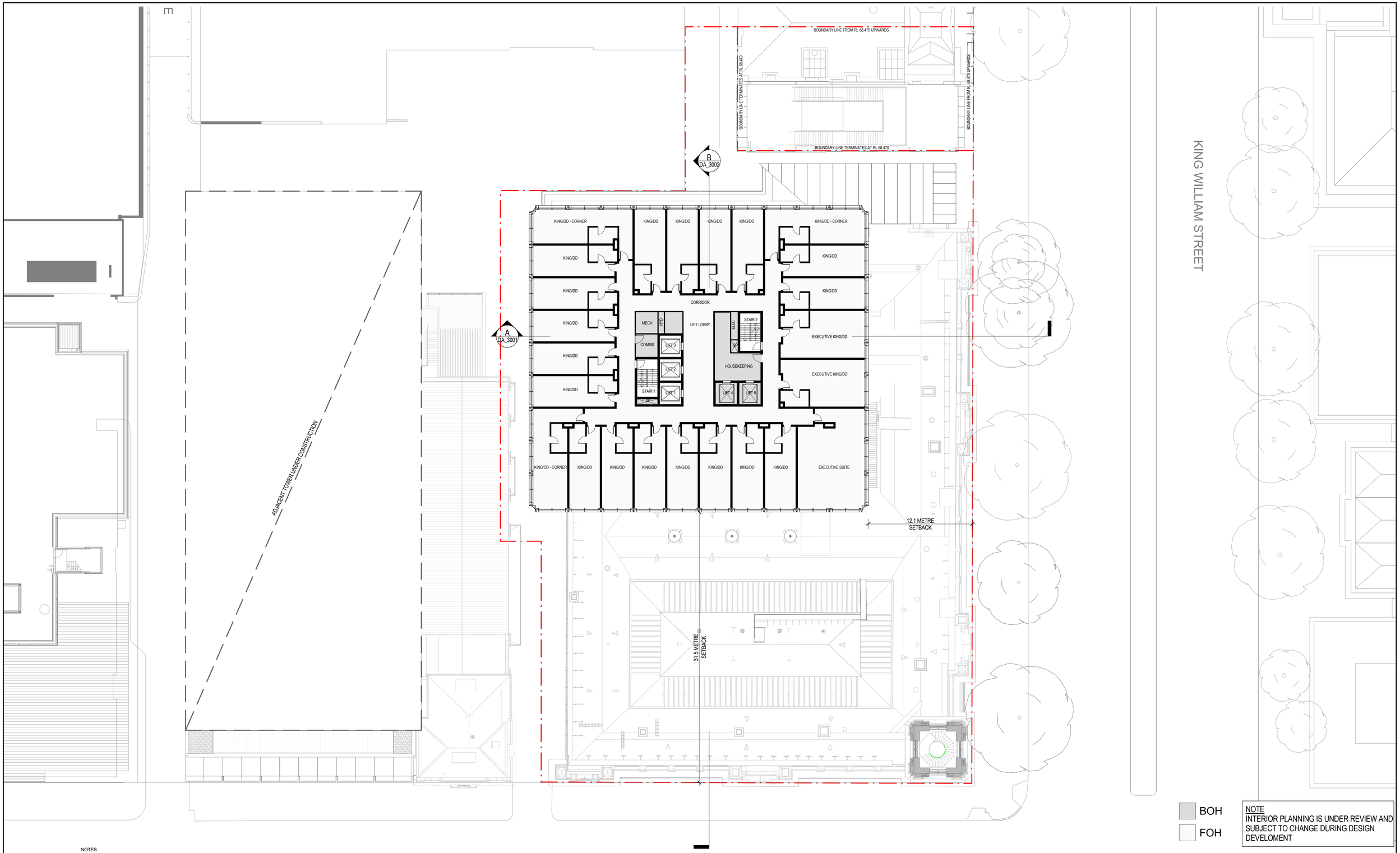
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1106
TYPICAL HOTEL FLOOR PLAN (L04-L13)

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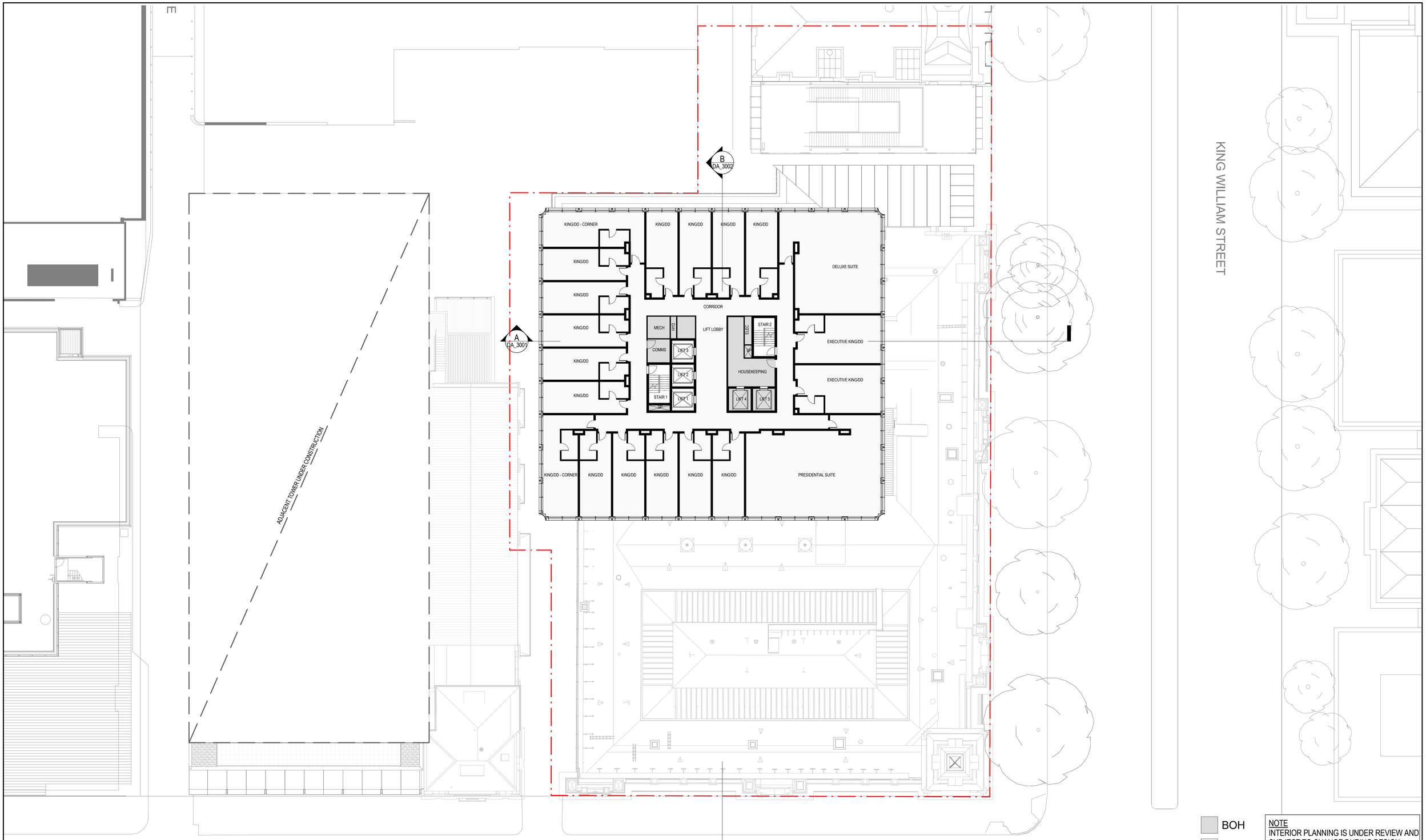
GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1116
LEVEL 14 PLAN

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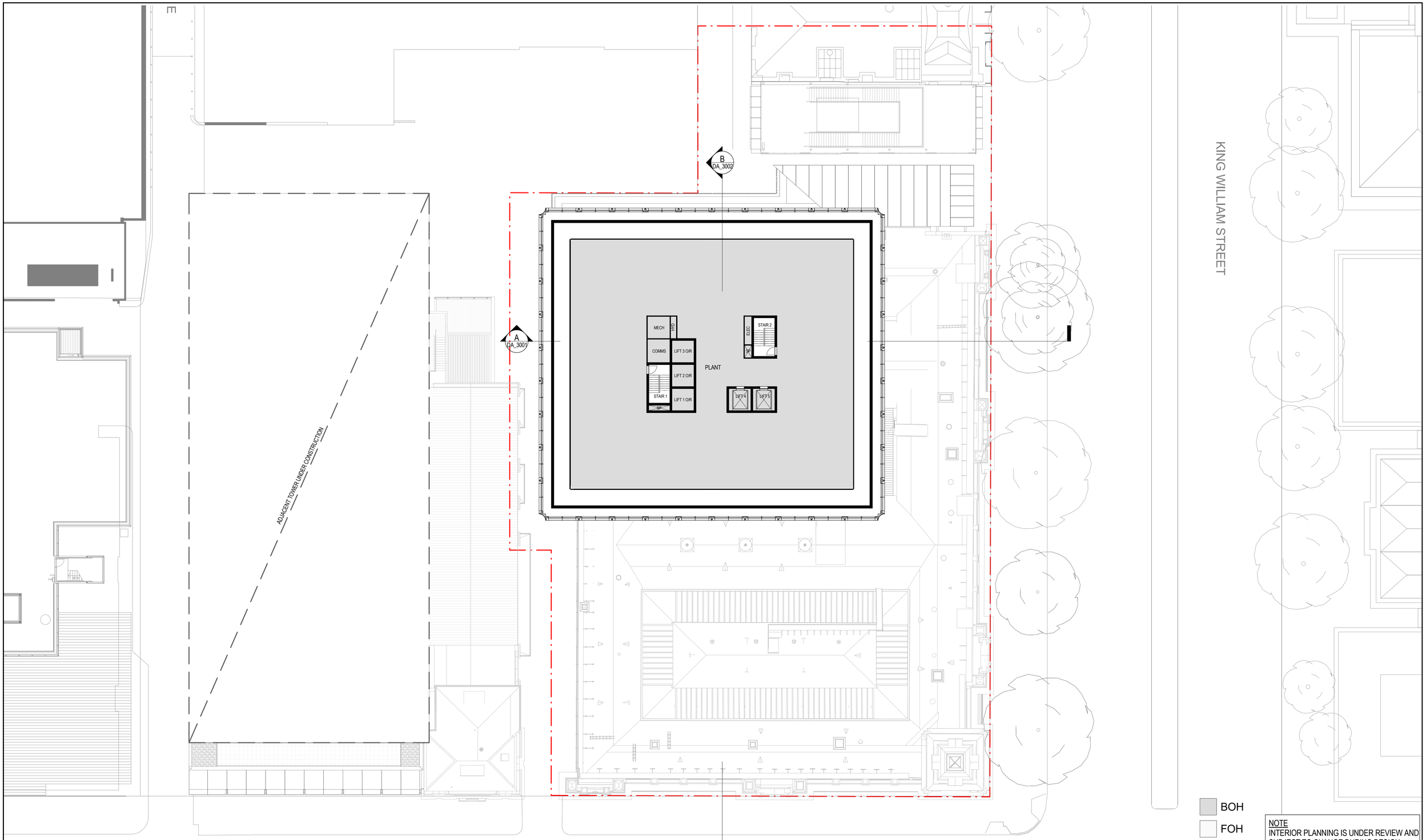
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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| A | Draft DA Issue | 18.08.17 |
| B | Draft DA Issue | 26.09.17 |
| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

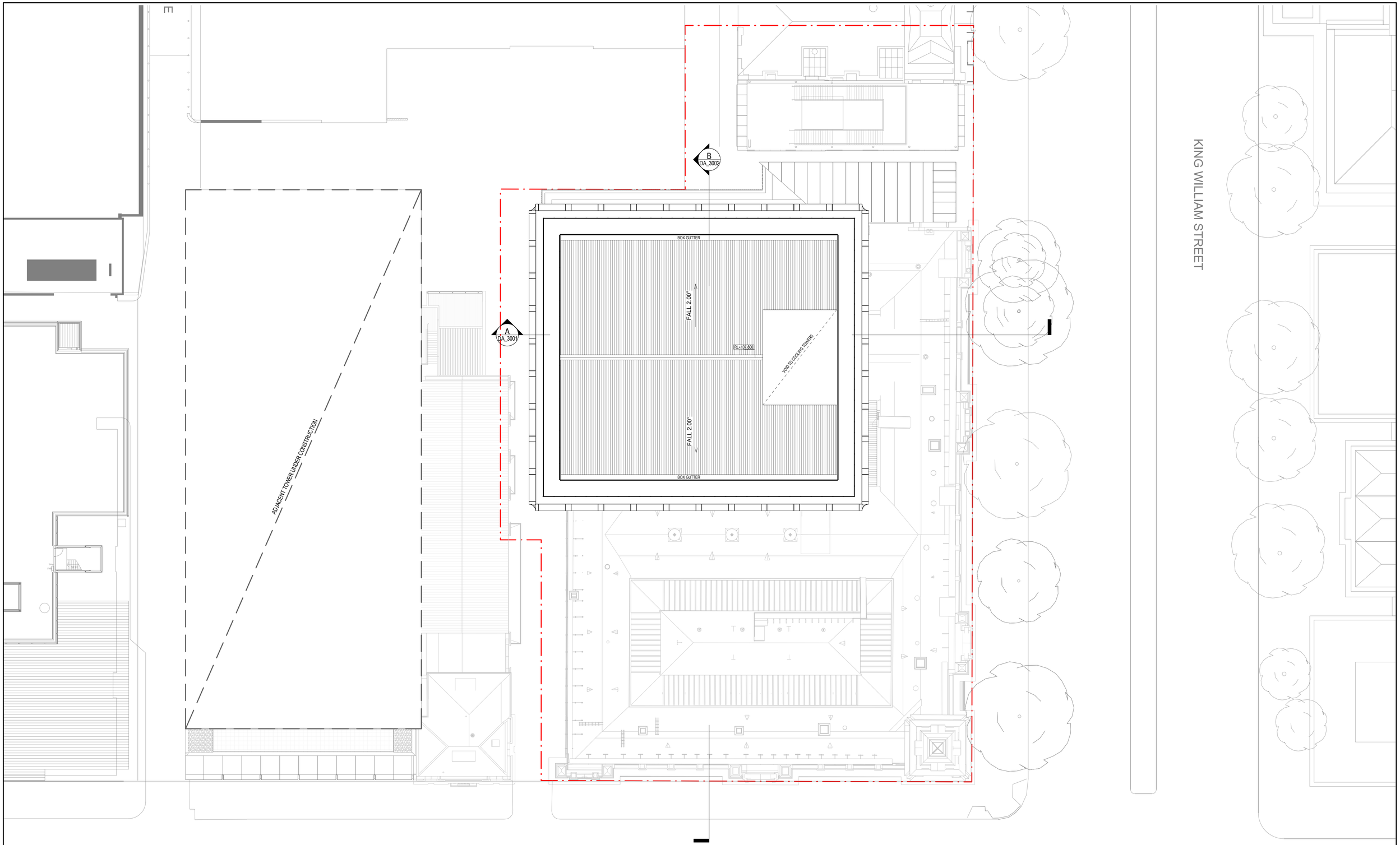
Project Name
GPO HOTEL

Drawing
DA_1117
LEVEL 15 PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1118
ROOF PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




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Scale
1 : 200 @ A1

Client
GREATON

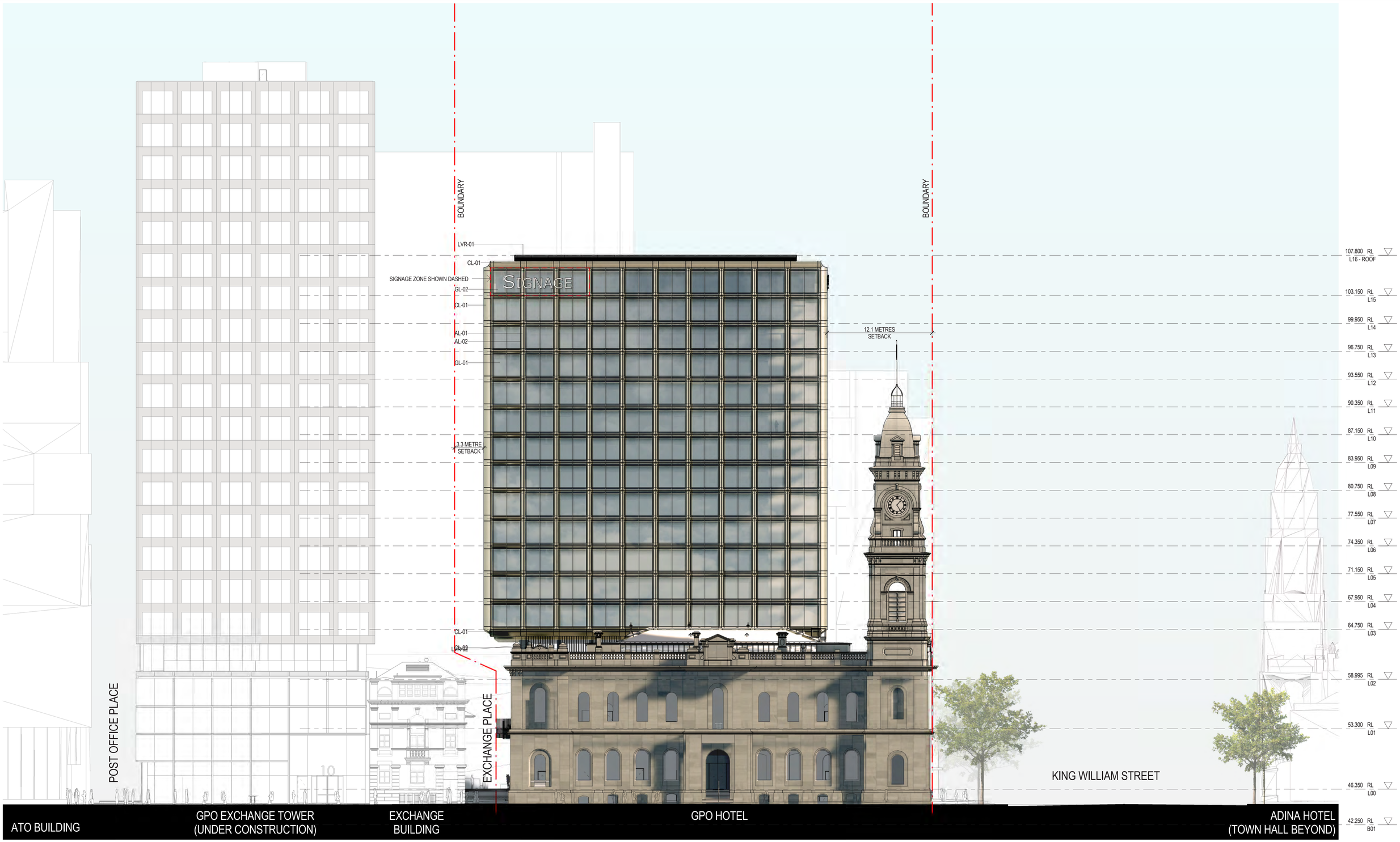
Project Name
GPO HOTEL

Drawing
DA_2001
EAST ELEVATION

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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| B | Draft DA Issue | 26.09.17 |
| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

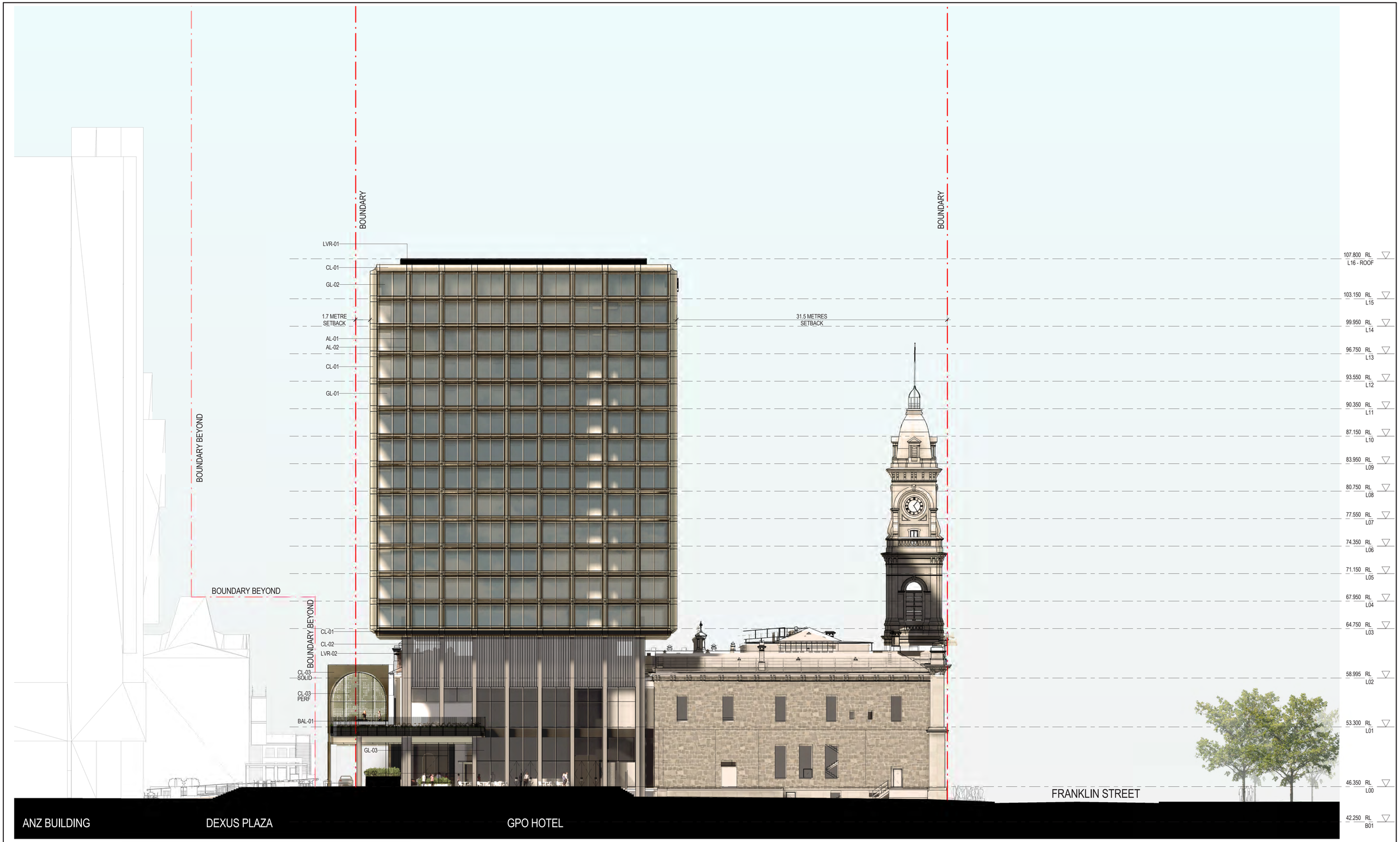
Project Name
GPO HOTEL

Drawing
DA_2002
SOUTH ELEVATION

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_2003
WEST ELEVATION

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm




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| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

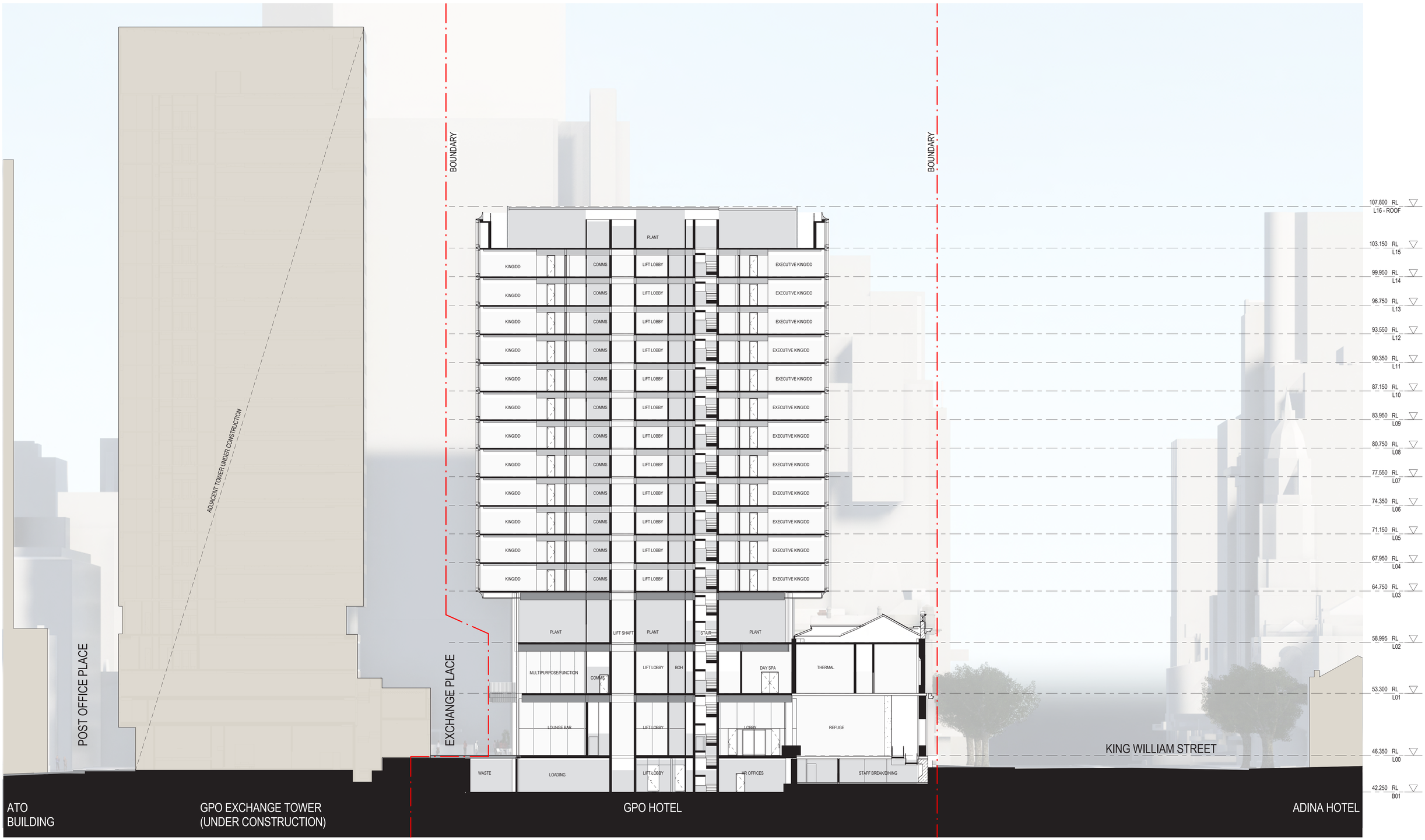
Project Name
GPO HOTEL

Drawing
DA_2004
NORTH ELEVATION

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

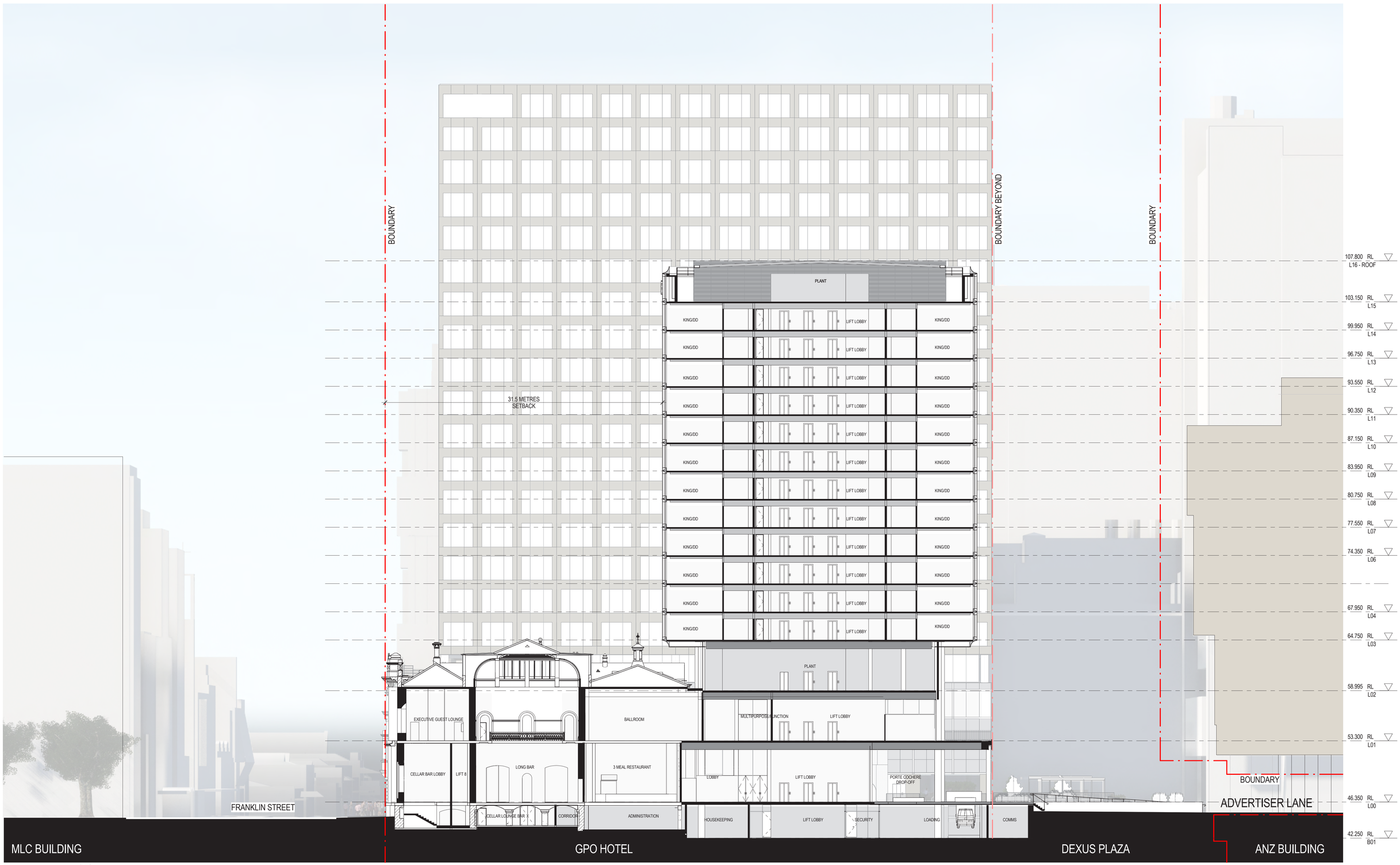
Project Name
GPO HOTEL

Drawing
DA_3001
SECTION A

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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Scale
1 : 200 @ A1

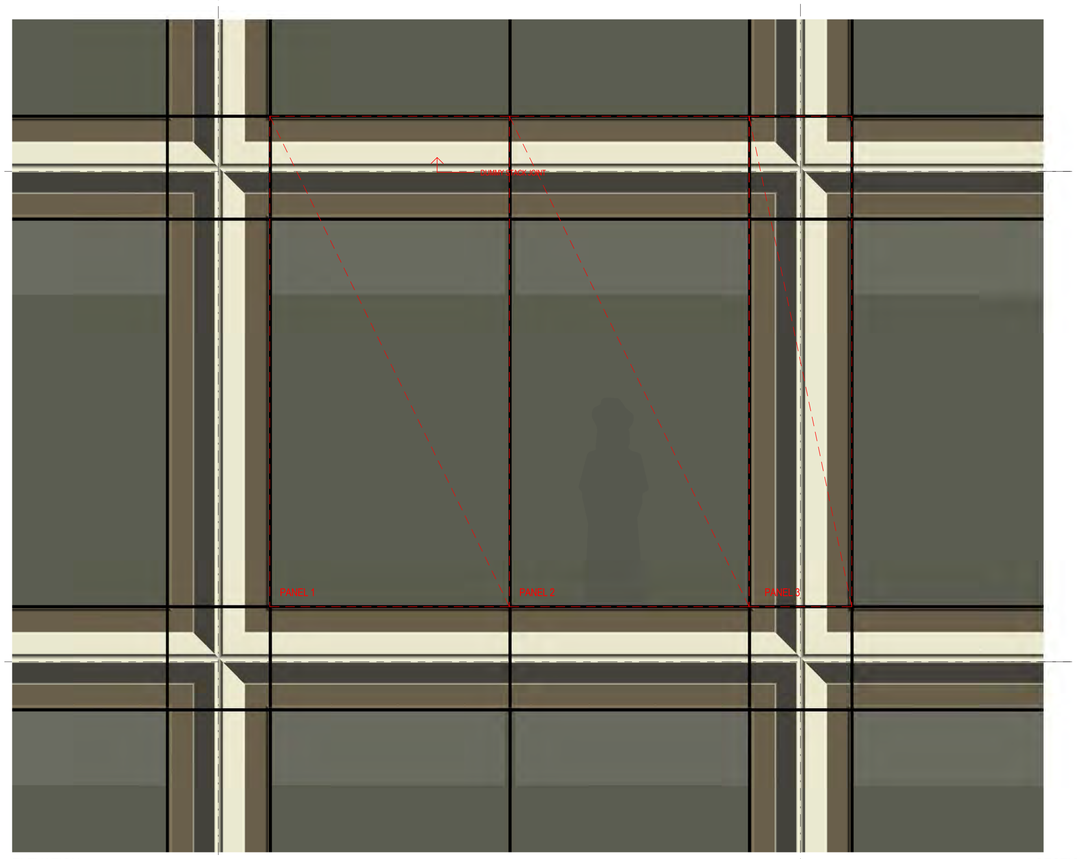
0 4 8 16m
1:200

Client
GREATON

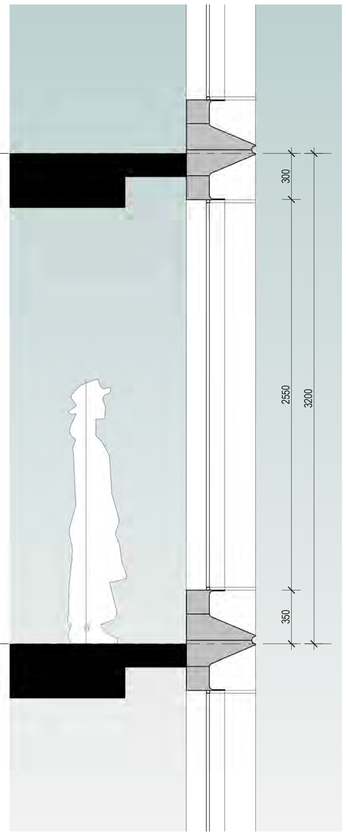
Project Name
GPO HOTEL

Drawing
DA_3002
SECTION B

GREATON




ELEVATION
1 : 20




SECTION
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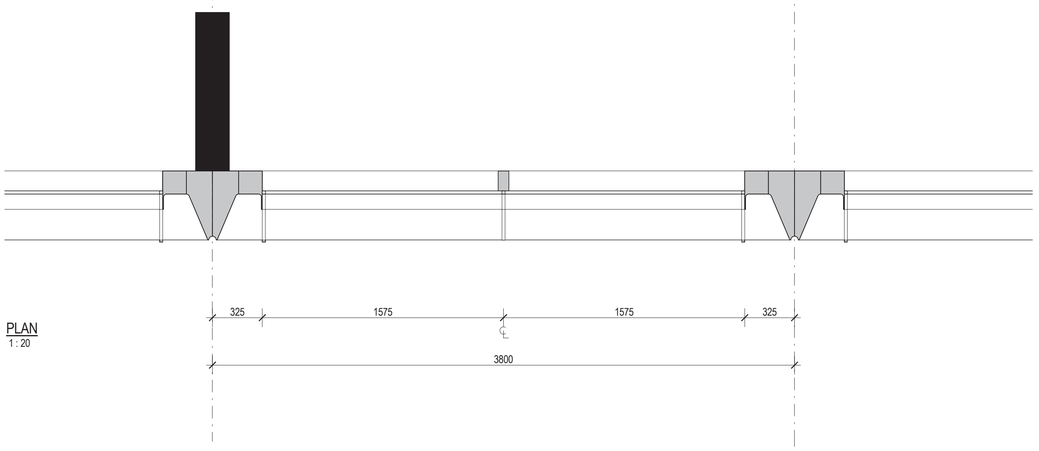
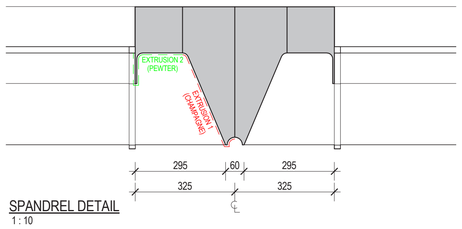
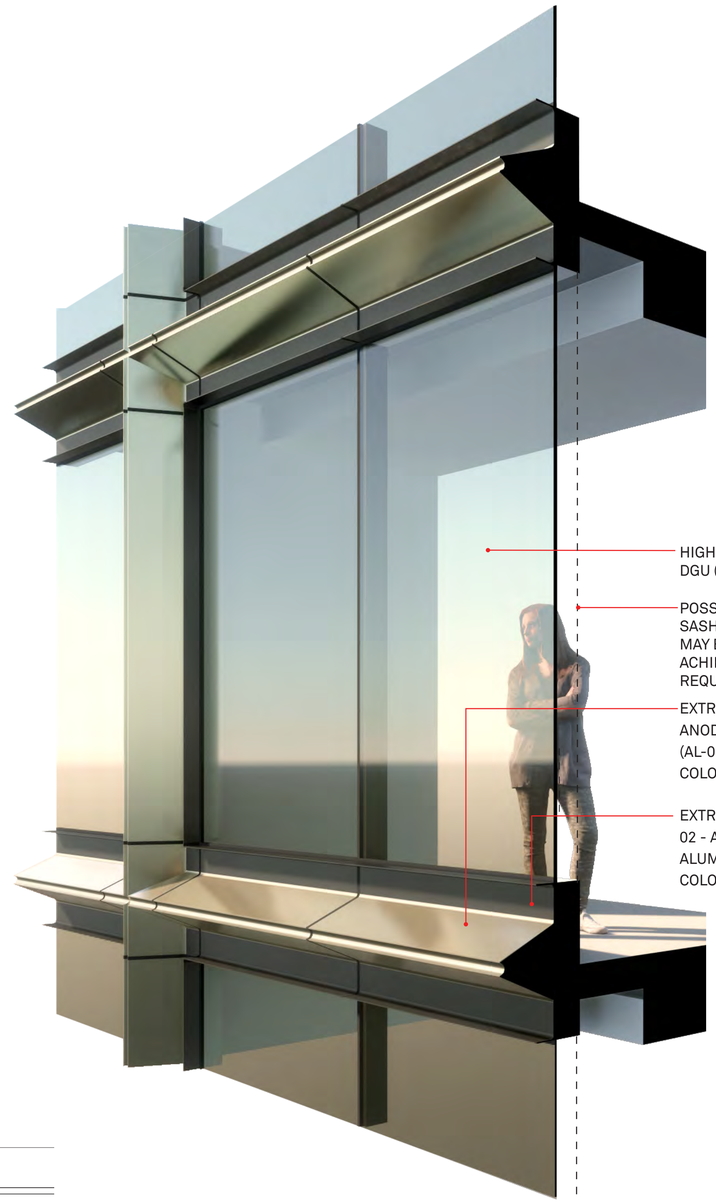



PLAN
1 : 20




SPANDREL DETAIL
1 : 10




| | |
|---|---|
| BAY AREA | 12.16M² |
| SPANDREL AREA | 4.13M² |
| VISION GLASS AREA | 8.03M² |
| % VISION GLAZING | 66.0% |
| REFLECTIVITY | 20% MAX |
| U VALUE TARGET | 2.5-3.0W/M².K |

PRELIMINARY GLAZING MAKEUP
DGU - 8MM HEAT STRENGTHENED / 12 AIR / 11.52MM
HEAT STRENGTHENED LAMINATE)

POSSIBLE INTERNAL JOCKEY SASH (6MM MONOLITHIC TOUGHENED GLASS) MAY BE REQUIRED TO ACHIEVE ACOUSTIC REQUIREMENTS.

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Scale
As indicated @ A1

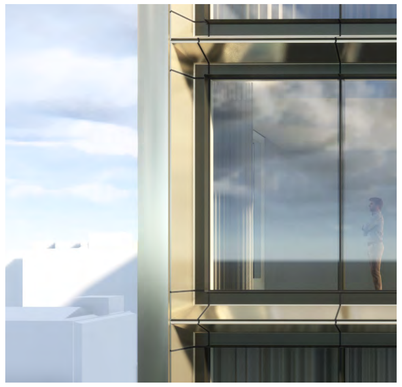
Client
GREATON

Project Name
GPO HOTEL

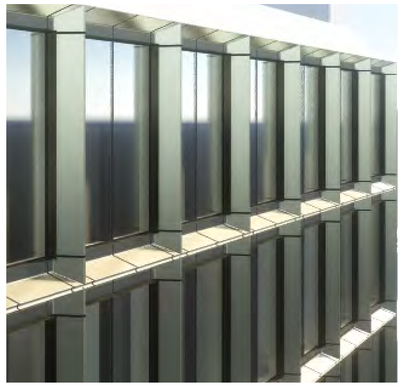
Drawing
DA_4001
TOWER FACADE CONCEPT

0 400 800 1600mm
1:20

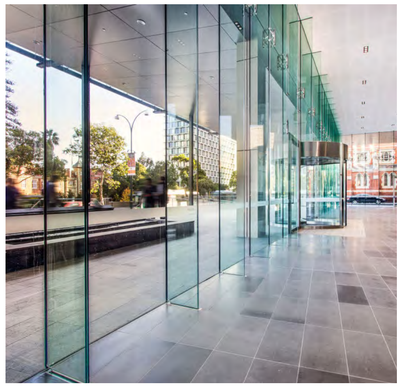
GREATON



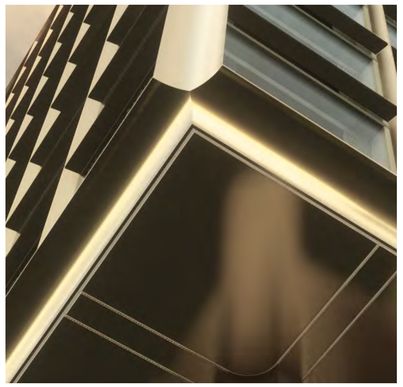
## GL-01
HIGH PERFORMANCE DOUBLE GLAZED UNIT.
COLOUR: CHAMPAGNE TINT
LOCATION: LEVELS 03-14



## GL-02
FALSE FACADE TO CONCEAL ROOF PLANT
COLOUR: CHAMPAGE (TO MATCH TOWER GLAZING)
LOCATION: LEVEL 15



## GL-03
HIGH PERFORMANCE GLAZING
COLOUR: CLEAR (LOW IRON)
LOCATION: PODIUM GLAZING (LEVELS 00 & 01)



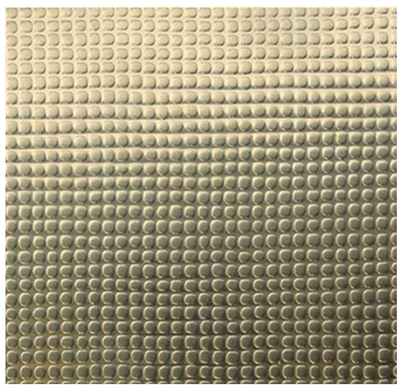
## CL-01
ANODISED ALUMINIUM CLADDING
COLOUR: CHAMPAGNE
LOCATION: PROFILED EDGE OF TOWER



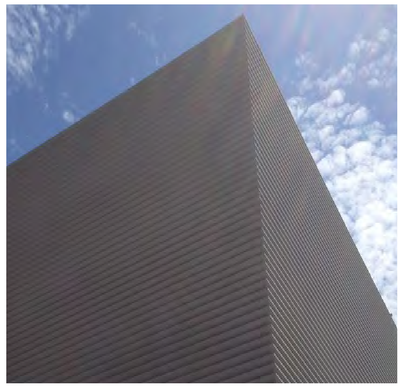
## CL-02
ANODISED ALUMINIUM CLADDING
COLOUR: PEWTER
LOCATION: PODIUM COLUMNS



## CL-03
ANODISED ALUMINIUM CLADDING
SOLID + CUSTOM PERFORATION, DETAIL TO BE PROTOTYPED
LOCATION: KING WILLIAM STREET INFIL + ENTRY



## CL-04
TEXTURED METAL CLADDING
COLOUR: CHAMPAGNE
LOCATION: TOWER SOFFIT



## LVR-01 PLANT (LEVEL 15) LOUVRES
ANODISED ALUMINIUM LOUVRES
COLOUR: PEWTER
LOCATION: LEVEL 15 PLANT



## LVR-02 PLANT (LEVEL 02) LOUVRES
ANODISED ALUMINIUM VERTICAL LOUVRES
COLOUR: PEWTER
LOCATION: LEVEL 2 PLANT



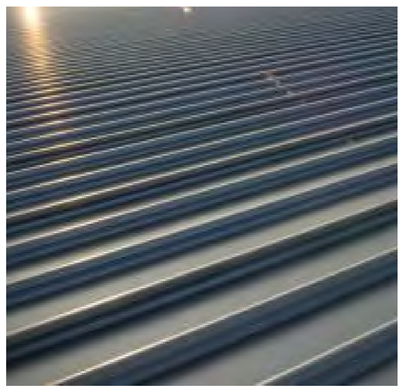
## AL-01
ANODISED ALUMINIUM CUSTOM EXTRUSION
COLOUR: CHAMPAGNE
LOCATION: TOWER SPANDREL PROJECTION



## AL-02
ANODISED ALUMINIUM CUSTOM EXTRUSION
COLOUR: PEWTER
LOCATION: TOWER SPANDREL REVEAL



## BAL-01
VERTICAL BLADE BALUSTRADE
COLOUR: PEWTER
LOCATION: LEVEL 01 TERRACE AND POOL DECK



## RT-01 TOWER ROOF SHEET
ALUMINIUM ROOF SHEET
COLOUR: PEWTER
LOCATION: LEVEL 15 ROOF



## PAV-01
STONE / CONCRETE PAVER, VARIOUS SIZES + PATTERN
COLOUR: GREY TONES
LOCATION: PORTE COCHERE / PLAZA



## FLR-01
FEATURE CONCRETE FINISH
COLOUR: LIGHT GREY + EXPOSED AGGREGATE
LOCATION: LEVEL 01 TERRACE AND POOL DECK

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| D | Development Application | 15.12.17 |

Scale
NOT TO SCALE

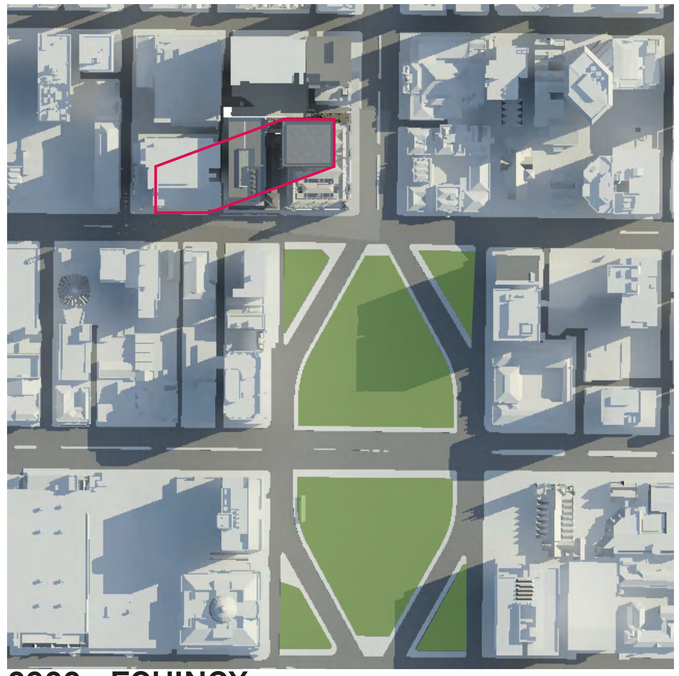
Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_6001
MATERIALS SCHEDULE

GREATON

Original Sheet Size A1- 841 x 594mm



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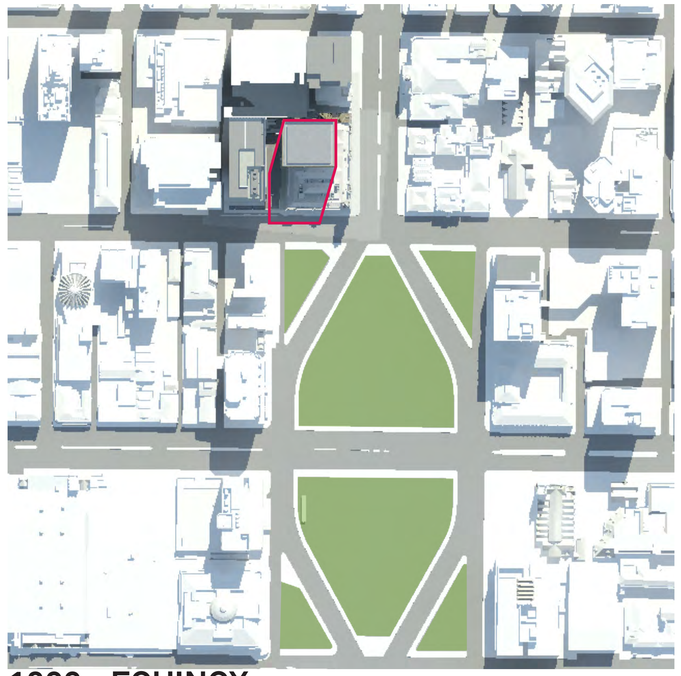

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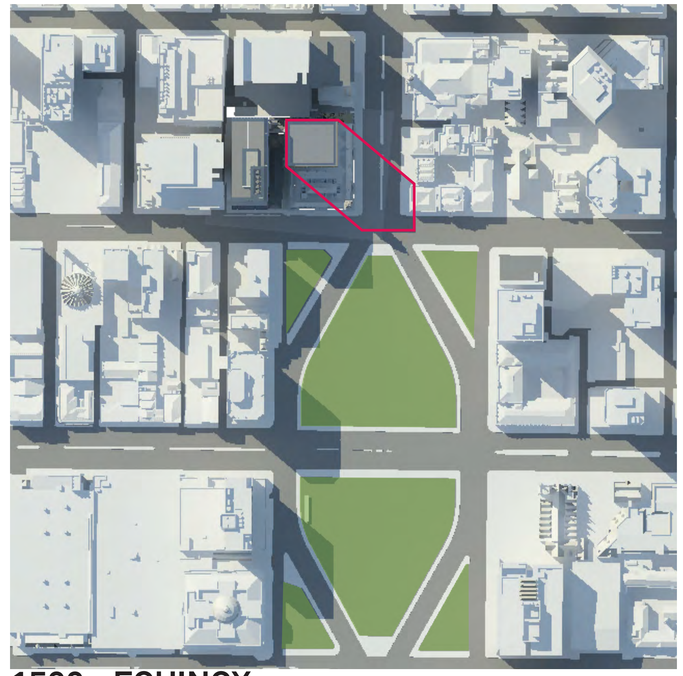
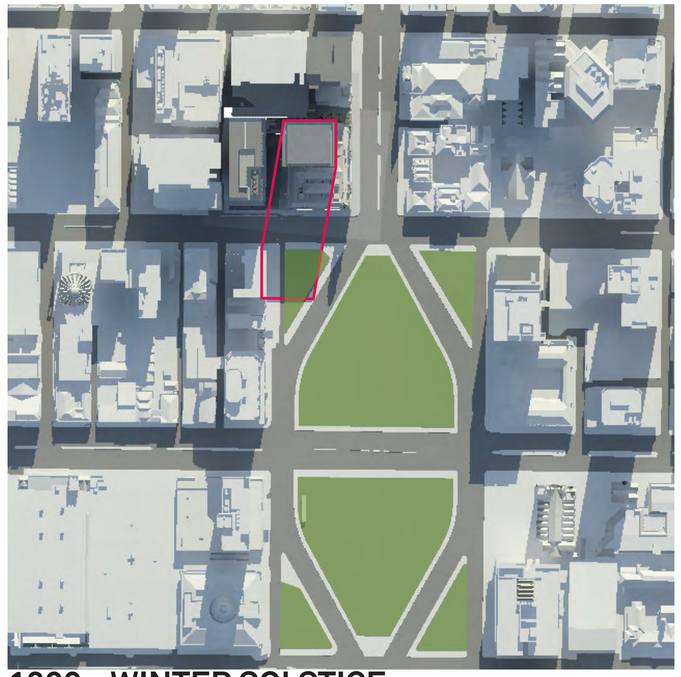


1500 - EQUINOX



0900 - WINTER SOLSTICE



1200 - WINTER SOLSTICE



1500 - WINTER SOLSTICE

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| | Revision | Date |
|---|---|---|
| A | Draft DA Issue | 18.08.17 |
| B | Draft DA Issue | 26.09.17 |
| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
NOT TO SCALE

Client
GREATON

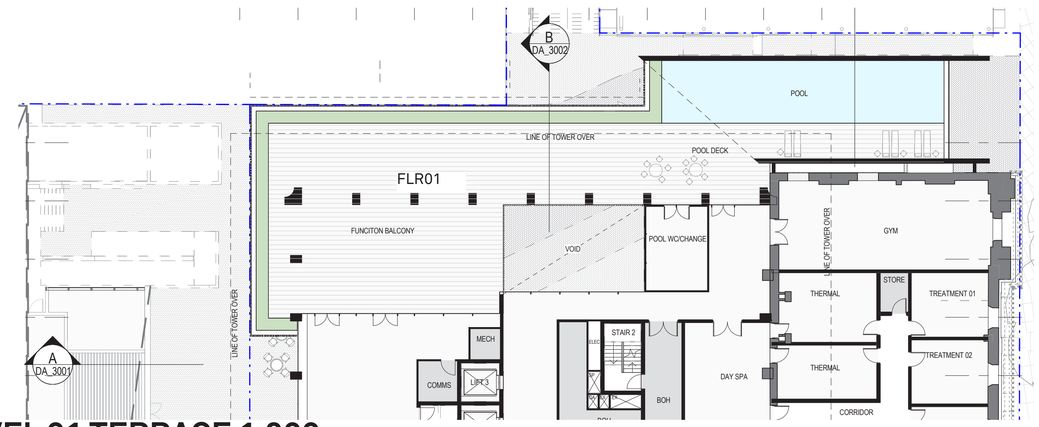
Project Name
GPO HOTEL

Drawing
DA_6010
SUN SHADOW DIAGRAMS

GREATON




## PUBLIC REALM 1:200




## LEVEL 01 TERRACE 1:200

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## LANDSCAPE FINISHES

| | |
|---|---|
| PAV01_A | STONE / CONCRETE PAVER_TYPE A |
| PAV01_B | STONE / CONCRETE PAVER_TYPE B |
| PAV01_C | STONE / CONCRETE PAVER_TYPE C |
| ACC01 | ACC CONCRETE FLAGSTONES_EXISTING |
| ACC02 | ACC CONCRETE FLAGSTONES_NEW |
| FLR01 | FEATURE CONCRETE FINISH |
| BIT01 | BITUMEN_EXISTING |
| BIT02 | BITUMEN_NEW |
| CON01 | CONCRETE PAVING_EXISTING |

| | Revision | Date |
|---|---|---|
| A | Draft DA Issue | 18.08.17 |
| B | Draft DA Issue | 26.09.17 |
| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

## PLANT PALETTE

LOCATION: PLAZA + L01 TERRACE PLANTERS











**ZAMIA FURFURACEA _** CARDBOARD PALM



**GLEDITSIA TRIACANTHOS 'SUNBURST'_** HONEY LOCUST

**ASPIDISTRA NUTANS _** CAST IRON PLANT





**KNIPHOFIA 'LITTLE MAID' & 'ICE QUEEN' _** TORCH LILY





**SANSIEVIERA SP. _** MOTHER IN LAW'S TONGUE



**IPOMOEA SWEET CAROLINE _** SWEET POTATO



**OPHIOPOGON JANPONICUS 'BLACK' _** MONDO GRASS



## PAV01

STONE / CONCRETE PAVER, VARIOUS SIZES + PATTERN
COLOUR: GREY TONES
LOCATION: PORTE COCHERE / PLAZA



## FLR01

FEATURE CONCRETE FINISH
COLOUR: LIGHT GREY + EXPOSED AGGREGATE
LOCATION: LEVEL 01 TERRACE AND POOL DECK

| Scale | Client | Project Name | Drawing |
|---|---|---|---|
| 1 : 200 @ A1 | GREATON | GPO HOTEL | DA_8001<br>LANDSCAPE PLAN |

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

# DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

**COUNCIL:** City of Adelaide

**APPLICANT:** Greaton Development Pty Ltd

Postal Address: Level 2, 31 Franklin Street

Adelaide, Australia, 5000

**Owner:** Australian Postal Corporation of Adelaide SA 5000 and

Postal Address: The Trust Company (Australia) Ltd of L15/20 Bond Street, Sydney NSW 2000

**BUILDER:** To Be Determined

Postal Address:

Licence No:

**CONTACT PERSON FOR FURTHER INFORMATION**

Name: Stephen Holmes

Telephone: 08 7231 1889 [work] 0413 807 348 [Ah]

Fax: Nil [work] [Ah]

**EXISTING USE:** Post Office and shop

**FOR OFFICE USE**

Development No:

Previous Development No:

Assessment No:

| | |
|---|---|
| ☐ Complying | Application forwarded to DA |
| ☐ Non Complying | Commission/Council on |
| ☐ Notification Cat 2 | / / |
| ☐ Notification Cat 3 | Decision: |
| ☐ Referrals/Concurrences | Type: |
| ☐ DA Commission | Date: / / |

| | Decision required | Fees | Receipt No | Date |
|---|---|---|---|---|
| Planning: | | | | |
| Building: | | | | |
| Land Division: | | | | |
| Additional: | | | | |
| **Development Approval** | | | | |

**DESCRIPTION OF PROPOSED DEVELOPMENT:** 5-star international hotel and associated hospitality and retailing offer

**LOCATION OF PROPOSED DEVELOPMENT:** 141 King William Street, Adelaide

House No: 141 Lot No: Street: King William Street Town/Suburb: Adelaide

Section No [full/part] Lot 812 DP115895 (whole of) Hundred: Adelaide Volume: CT 6197 Folio: 303

Section No [full/part] Lot 810 DP93115 (whole of) Hundred: Adelaide Volume: CT 6185 Folio: 94

**LAND DIVISION:** Lot 813 DP115895 (portion of) Adelaide Volume: CT 6197 Folio: 304

Site Area [$m^2$] Reserve Area [$m^2$] No of existing allotments

Number of additional allotments [excluding road and reserve]: Lease: **YES** ☐ **NO** ☐

**BUILDING RULES CLASSIFICATION SOUGHT:** Present classification:

If Class 5,6,78 or 9 classification is sought, state the proposed number of employees: Male: Female:

If Class 9a classification is sought, state the number o persons for whom accommodation is provided:

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

**DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY?** **YES** ☐ **NO** ☒

**HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID?** **YES** ☐ **NO** ☒

**DEVELOPMENT COST** [do not include any fit-out costs]: $ 90M

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

**SIGNATURE:** Dated: 19 / 01 /2018

| | | | |
|---|---|---|---|
| PURPOSE: | DIVISION | AREA NAME: | ADELAIDE |
| MAP REF: | 6628/41/M | COUNCIL: | THE CORPORATION OF THE CITY OF ADELAIDE |
| LAST PLAN: | | DEVELOPMENT NO: | 020/D006/12/001/42520 |

RE-APPROVED:
STEVE ANDREWS
21/09/2016

DEPOSITED:
DEAN WATSON
01/12/2016

# D93115

SHEET 1 OF 18

41086_text_01_v19_Version_19

AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
1ST FLOOR 11 KING WILLIAM ST
KENT TOWN SA 5067
PH: 81301666
FAX: 83620099

AGENT CODE: ALSY

REFERENCE: A062804LTO-CP(F)

SURVEYORS CERTIFICATION: I MARK ANTONY PETER WILLIAMS , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 19th day of February 2016 21st day of September 2016 Mark Antony Peter Williams Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 6122 | 319 | | ALLOTMENT(S) | 800 | D | 86151 | ADELAIDE | | |
| CT | 6123 | 250 | | LOT(S) | 2 | C | 23886 | ADELAIDE | | |
| CT | 6084 | 529 | | COMMON PROPERTY | - | C | 23886 | ADELAIDE | | |
| CT | 6124 | 864 | | LOT(S) | 1 | C | 23886 | ADELAIDE | | |
| CT | 5991 | 316 | | ALLOTMENT(S) | 751 | D | 73294 | ADELAIDE | | |
| CT | 6084 | 524 | | ALLOTMENT(S) | 804 | D | 86151 | ADELAIDE | | |
| CT | 6084 | 525 | | ALLOTMENT(S) | 807 | D | 86151 | ADELAIDE | | |

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | 800 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Q3 IN D86151 | | LOT 1 IN C23886 | RTC 10637007 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | LOT 2 IN C23886 MARKED C. COMMON PROPERTY IN C23886 MARKED GR | RTC 10240347 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | LOT 2 IN C23886 MARKED C. COMMON PROPERTY IN C23886 MARKED GR | RTC 10240347 |
| EXTINGUISH | 751 IN D73294 | LONG | EASEMENT(S) WITH LIMITATIONS | P IN D73294 | | (800 MARKED Q2. S IN D86151) | RTC 10479946 |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | 801 IN D86151 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | AXX | | LOT 2 IN C23886 MARKED C. COMMON PROPERTY IN C23886 MARKED GR. 768 MARKED D | RTC 11617017 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | LOT 2 IN C23886 MARKED C. COMMON PROPERTY IN C23886 MARKED GR | TG 10240348 |
| EXTINGUISH | 800 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | S IN D73294 | | 751 IN D73294 | RTC 10479946 |
| EXTINGUISH | 804 IN D86151 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | MM | | 809 MARKED BL | RTC 10637007 |
| EXTINGUISH | 804 IN D86151 | LONG | EASEMENT(S) | FF1 | | 809 MARKED BL | RTC 10637007 |
| EXTINGUISH | 800 IN D86151 NOW CONTAINED IN LOT 2 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 IN D86151 | | LOT 1 IN C23886. 768. 810. 811 | RTC 10637007 |
| EXTINGUISH | 804 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Q1 | | 809 MARKED BL | RTC 10637007 |
| EXTINGUISH | 804 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | BC6 | | 809 MARKED BL | RTC 10637007 |
| EXTINGUISH | LOT 2 IN C23886 | SHORT | EASEMENT(S) WITH LIMITATIONS | B | FOR EAVES AND GUTTERS | 809 MARKED BL | RTC 10637007 |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | GA1 | | ENVESTRA (SA) LTD. | RTC 10637007 |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | LOT 1 IN C23886. LOT 2 IN C23886 EXCEPT C. 811 | RTC 10637007 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | 810 | RTC 11617017 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | AL1 | | | RTC 11617017 |
| EXISTING | | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | AXX | | 809 EXCEPT BL | RTC 11617017 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY AND EASEMENT(S) WITH LIMITATIONS | EL1 | | | RTC 11617017 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | EE | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 11494100 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | EH. EY | | | RTC 11494100 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | ES.ES1.ET.EW.EX | | | RTC 11494100 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | EU | | | RTC 11494100 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | EV | | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER.EZ | FOR DRAINAGE PURPOSES | | RTC 11494100 |
| EXISTING | 809. 810. COMMON PROPERTY IN C23886 | LONG | EASEMENT(S) | Z | | LOT 1 IN C23886 MARKED XZ. 811 MARKED XZ | GRO NO 99 BOOK 411 |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 809. 810. COMMON PROPERTY IN C23886 | LONG | RIGHT(S) OF WAY | Z | | LOT 1 IN C23886 MARKED XZ. 768 MARKED Y. 811 MARKED XZ | GRO NO 99 BOOK 411 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | T 986729 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | BG | | | T 986729 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | GRO NO 99 BOOK 411. GRO NO 147 BOOK 436 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 | | 768 EXCEPT D. LOT 1 IN C23886. LOT 2 IN C23886 EXCEPT C. 810. 811 | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | H9 | | LOT 2 IN C23886 EXCEPT C | RTC 10637007 |
| EXISTING | 809. LOT 2 IN C23886 | SHORT | EASEMENT(S) WITH LIMITATIONS | A | FOR EAVES AND GUTTERS | 768 EXCEPT D | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | AL3 | | | TG 11683434 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | BC1 | | LOT 1 IN C23886. LOT 2 IN C23886 EXCEPT C | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | ST3 | | 768 EXCEPT D | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) | W3 | | 810 | RTC 10240347 |
| EXISTING | 809. 810 | SERVICE | EASEMENT(S) | FEE | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809. 810 | SERVICE | EASEMENT(S) | FEE | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 810 | LONG | EASEMENT(S) | ZZ | | 809 MARKED Y. 768 MARKED D | GRO NO 99 BOOK 411 |
| EXISTING | 810 | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | (809 EXCEPT AC. BL) | RTC 10240347 |
| EXISTING | LOT 2 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | Q4 | | 768 MARKED D. 809 EXCEPT BL. COMMON PROPERTY IN C23886 MARKED GR | RTC 10637007 |
| EXISTING | 810 | LONG | RIGHT(S) OF WAY | ZZ | | 809 MARKED Y. 768 MARKED D | GRO NO 99 BOOK 411 |
| EXISTING | 811 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | MM | | LOT 1 IN C23886 | RTC 10637007 |
| EXISTING | 811 | LONG | EASEMENT(S) | FF1 | | LOT 1 IN C23886 | RTC 10637007 |
| EXISTING | 811 | LONG | EASEMENT(S) WITH LIMITATIONS | BC6 | | LOT 1 IN C23886 | RTC 10637007 |
| EXISTING | 810 | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | (809 EXCEPT AC. BL) | RTC 10240347 |
| EXISTING | 810 | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | (809 EXCEPT AC. BL) | TG 10240348 |
| EXISTING | LOT 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | FF2 | | LOT 2 IN C23886 EXCEPT C | RTC 10637007 |
| EXISTING | LOT 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | G2 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | LOT 2 IN C23886 | SHORT | EASEMENT(S) WITH LIMITATIONS | B | FOR EAVES AND GUTTERS | LOT 1 IN C23886 | RTC 10637007 |
| EXISTING | LOT 2 IN C23886 | SERVICE | EASEMENT(S) WITH LIMITATIONS | G1 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | LOT 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | GG.JJ.JJ1.LL.RA1. | | LOT 2 IN C23886 EXCEPT C | TG 11817874 |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| | | | | RA2.RD1.RD2 | | | |
| EXISTING | LOT 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | JJ.LL.ST.ST1. ST2 | | LOT 2 IN C23886 EXCEPT C | RTC 10637007 |
| EXISTING | LOT 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | RA1.RA2 | | LOT 2 IN C23886 EXCEPT C | TG 11817873 |
| EXISTING | LOT 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | GG | | LOT 2 IN C23886 EXCEPT C. 811 | RTC 10637007 |
| EXISTING | LOT 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | ST1 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | LOT 2 IN C23886 | LONG | EASEMENT(S) | F1 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | LOT 2 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | ST4 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR GAS SUPPLY PURPOSES | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR SEWERAGE PURPOSES | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR WATER SUPPLY PURPOSES | | RTC 11494100 |
| EXISTING | LOT 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | Q1 | | 811 | RTC 10637007 |
| EXISTING | 811 | LONG | EASEMENT(S) WITH LIMITATIONS | Q1 | | LOT 1 IN C23886 | RTC 10637007 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | 810 | AQ 3100950 |

D93115

SHEET 7 OF 18

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EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | LOT 1 IN C23886. 811 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | JJ1 | | LOT 2 IN C23886 EXCEPT C | RTC 10637007 |
| VARY FROM | 800 IN D86151 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C4 IN D86151 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| VARY TO | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C41 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| NEW | 809 | LONG | EASEMENT(S) | E | FOR FIRE SERVICES | 768 | |
| NEW | 768 | SHORT | EASEMENT(S) | ST7 | FOR DRAINAGE PURPOSES | 809 | |
| NEW | 768 | SHORT | EASEMENT(S) | ST7 | FOR DRAINAGE PURPOSES | 809 | |
| PROPOSED | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | CE | VEHICLE ACCESS | 768 | |

ANNOTATIONS:

SECTION 90(C) OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN
PORTION OF ALLOTMENT(S) 809 MARKED R EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED X EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H2 EXISTS BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H4 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 49.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H8 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 48.15 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H9 EXISTS BELOW A LEVEL OF 41.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H11 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED Q2 EXISTS BELOW A LEVEL OF 44.10 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W1 EXISTS ABOVE A LEVEL OF 46.21 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W2 EXISTS ABOVE A LEVEL OF 64.10 METRES AHD AND BELOW A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS
PORTION OF ALLOTMENT(S) 809 MARKED W3 EXISTS BELOW A LEVEL OF 40.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W4 EXISTS BELOW A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H15 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H16 EXISTS BELOW A LEVEL OF 37.80 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H17 EXISTS BELOW A LEVEL OF 40.40 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H19 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H21 EXISTS ABOVE A LEVEL OF 40.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H22 EXISTS ABOVE A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H25 EXISTS BELOW A LEVEL OF 52.00 METRES AHD (VIDE CROSS SECTIONS)

PORTION OF ALLOTMENT(S) 809 MARKED H26 EXISTS BELOW A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED Q1 EXISTS BELOW A LEVEL OF 40.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED Q5 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED H7 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED H10 EXISTS BELOW A LEVEL OF 51.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H1 EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H2 EXISTS ABOVE A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H3 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H5 EXISTS ABOVE A LEVEL OF 49.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H6 EXISTS ABOVE A LEVEL OF 41.90 METRES AHD AND BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H7 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H8 EXISTS ABOVE A LEVEL OF 48.15 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H10 EXISTS ABOVE A LEVEL OF 51.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF COMMON PROPERTY IN C23886 MARKED W5 EXISTS ABOVE A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H10 EXISTS ABOVE A LEVEL OF 51.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF COMMON PROPERTY IN C23886 MARKED W5 EXISTS ABOVE A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
ALLOTMENT(S) 768 EXISTS BELOW A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF APPURTENANCE IN LOT 2 IN C23886 MARKED C EXISTS BETWEEN 48.15 METRES AHD AND 49.50 METRES AHD
PORTION OF APPURTENANCE IN COMMON PROPERTY IN C23886 MARKED GR EXISTS ABOVE 108.00 METRES AHD
PORTION OF APPURTENANCE 809 MARKED BL EXISTS BETWEEN 40.00 METRES AHD AND 44.90 METRES AHD
PORTION OF APPURTENANCE 768 MARKED D EXISTS BELOW 44.10 METRES AHD
PORTION OF ALLOTMENT 809 MARKED H12 EXISTS ABOVE A LEVEL OF 4.27 METRES ABOVE FOOTPATH LEVEL (VIDE CROSS SECTIONS)
ALLOTMENT(S) 811(CT 6084/524). 810(CT 6084/525). LOT 1 IN C23886(CT 6110/402) DO NOT FORM PART OF THIS DIVISION
PORTION OF ALLOTMENT 810 MARKED Y1 EXISTS ABOVE A LEVEL OF 40 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 810 MARKED Y1 EXISTS BELOW A LEVEL OF 46.21 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 810 MARKED Y2 EXISTS ABOVE A LEVEL OF 40 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 810 MARKED Y2 EXISTS BELOW A LEVEL OF 64.10 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 810 MARKED Y3 EXISTS ABOVE A LEVEL OF OF 40 METRES AHD (VIDE CROSS SECTIONS)
ALLOTMENT 811 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
ALLOTMENT 811 EXISTS ABOVE A LEVEL OF 40.00 METRES AHD (VIDE CROSS SECTIONS)
PLAN HEADING IS INCORRECT AND SHOULD BE DIVISION, EASEMENT AND REDESIGNATION OF PARCELS
EASEMENT CE DOES NOT FORM PART OF THE DIVISION

| EASEMENT LIMITATION(S) SCHEDULE | |
|---|---|
| IDENTIFIER | HEIGHT LIMITATION |
| ST7 | LOWER LIMIT 38.80 METRES AHD (VIDE CROSS SECTIONS)<br>UPPER LIMIT 45.87 METRES AHD (VIDE CROSS SECTIONS) |
| E | LOWER LIMIT 44.90 METRES AHD (VIDE CROSS SECTIONS)<br>UPPER LIMIT 49.50 METRES AHD (VIDE CROSS SECTIONS) |
| CE | LOWER LIMIT 44.90 METRES AHD (VIDE CROSS SECTIONS)<br>UPPER LIMIT 49.50 METRES AHD. 48.15 METRES AHD (VIDE CROSS SECTIONS) |

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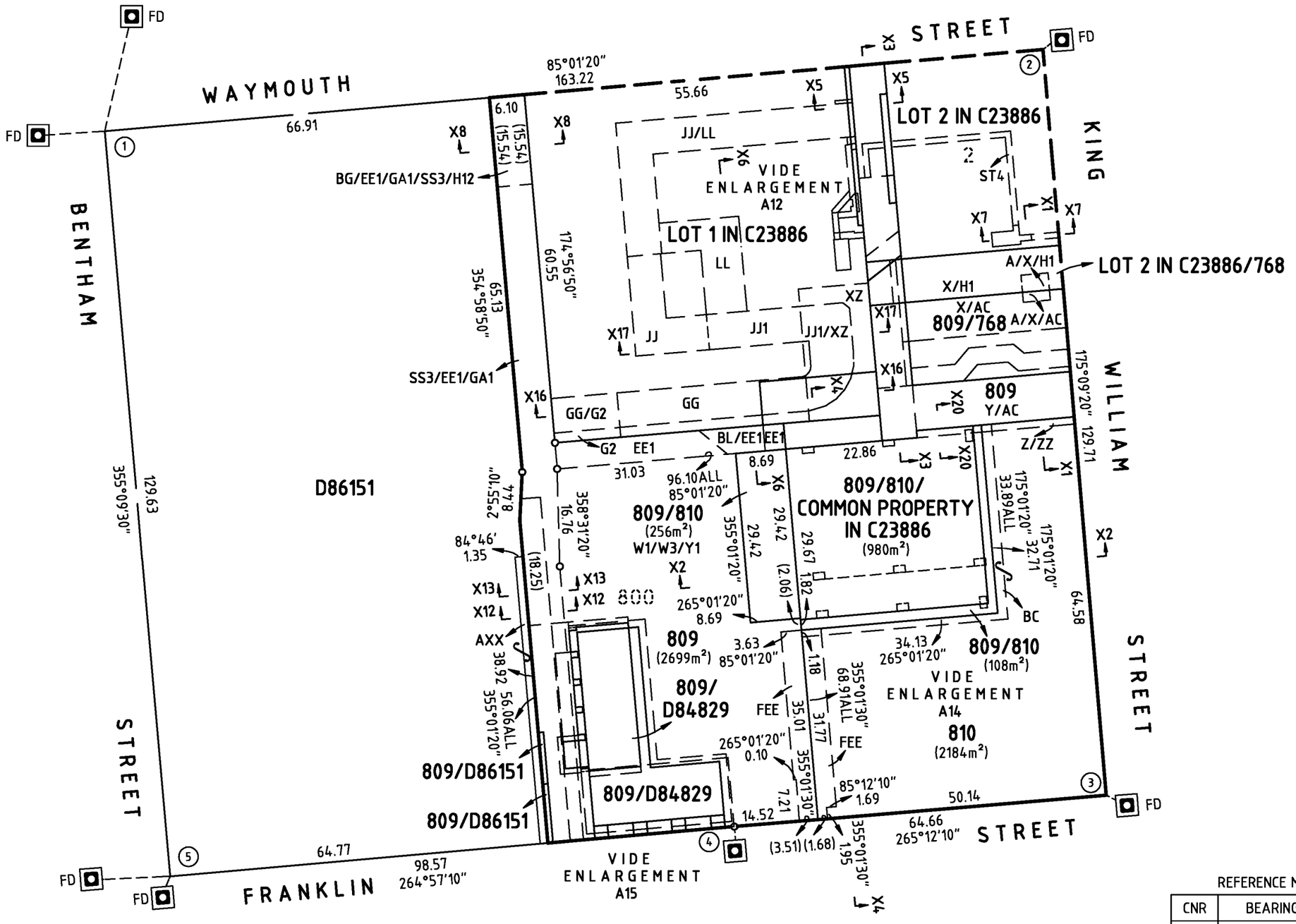
SHEET 10 OF 18

41086_pland_2_V08_Version_19

BEARING DATUM: M 94 ZONE 54
DERIVATION: 6628/13302 - 6628/13309




SCHEDULE OF AREAS

| ALLOTMENT NO. | TOTAL AREA |
|---|---|
| 809 | 5785m² |
| 810 | 3528m² |
| 811 | 153m² |
| 768 | 604m² |

N

0 7.5 15 22.5 30 37.5
SCALE METRES

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|---|---|---|---|---|
| 1 | 191°28'20" | PM FD | 20.36 | 6628/37577 |
| 1 | 88°12' | PM FD | 11.60 | 6628/13302 |
| 2 | 220°05' | PM FD | 0.86 | 6628/13309 |
| 3 | 310°10' | PM FD | 0.86 | 6628/13334 |
| 4 | 354°54' | PM FD | 0.61 | 6628/13332 |
| 5 | 40°03' | PM FD | 0.86 | 6628/13331 |
| 5 | 82°12'40" | PM FD | 12.29 | 6628/42610 |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SHEET 11 OF 18

41086_pland_3_V07_Version_19

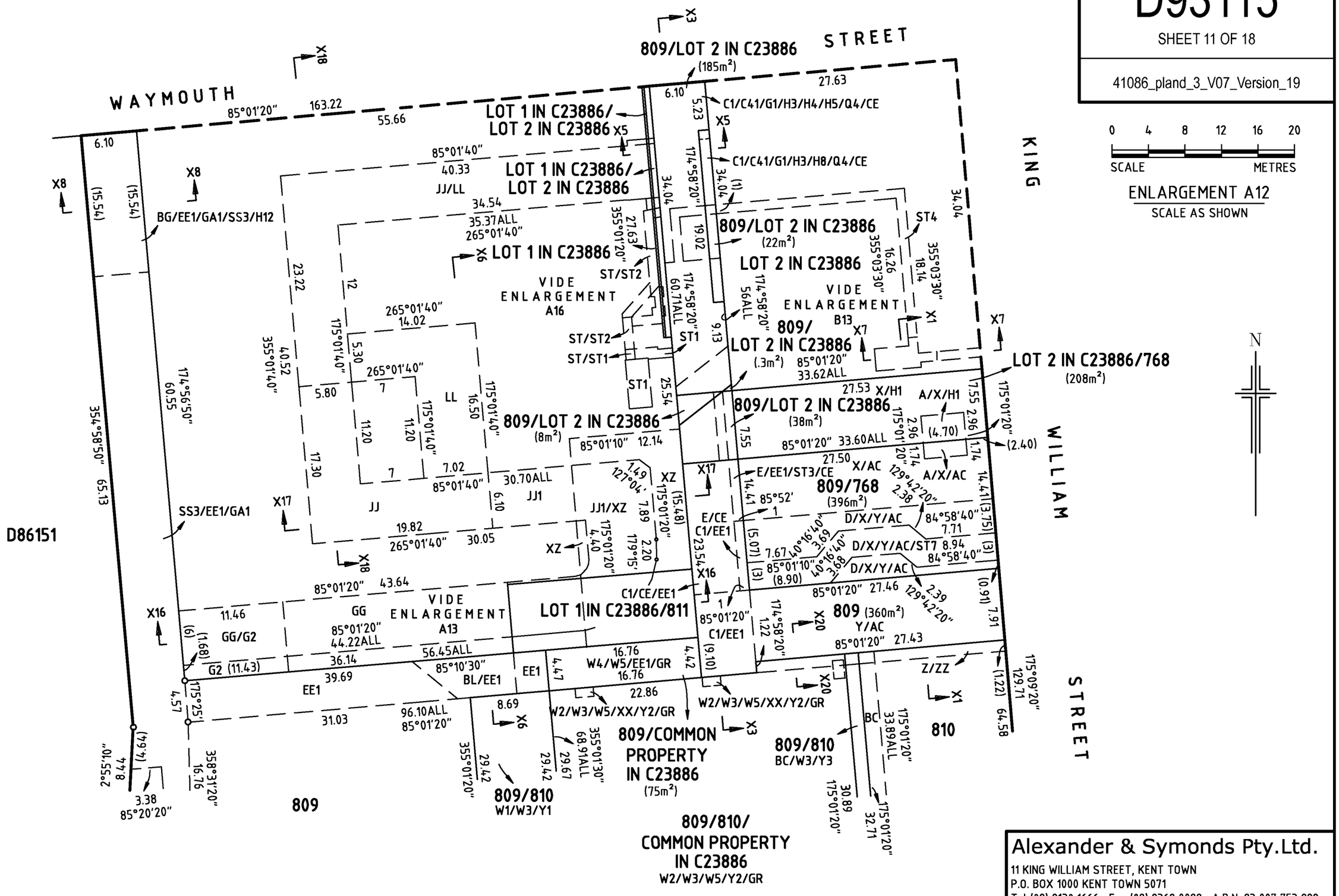
0 4 8 12 16 20

SCALE METRES

ENLARGEMENT A12

SCALE AS SHOWN

N





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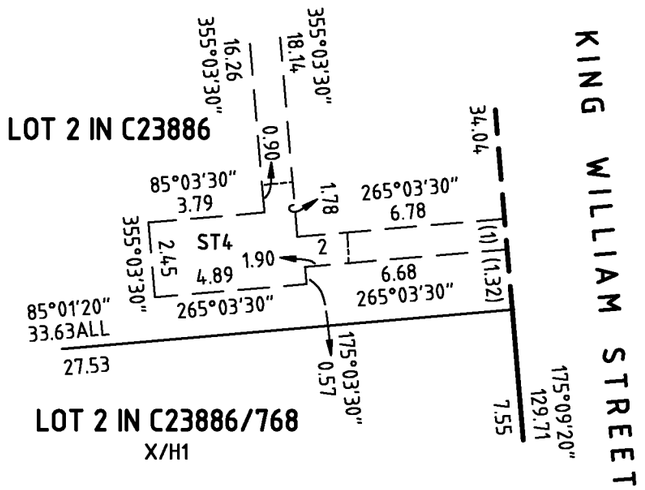
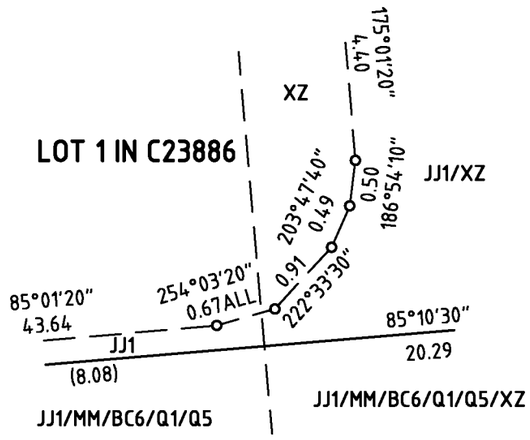
41086_pland_4_V07_Version_19




ENLARGEMENT B13

NOT TO SCALE




ENLARGEMENT C13

NOT TO SCALE

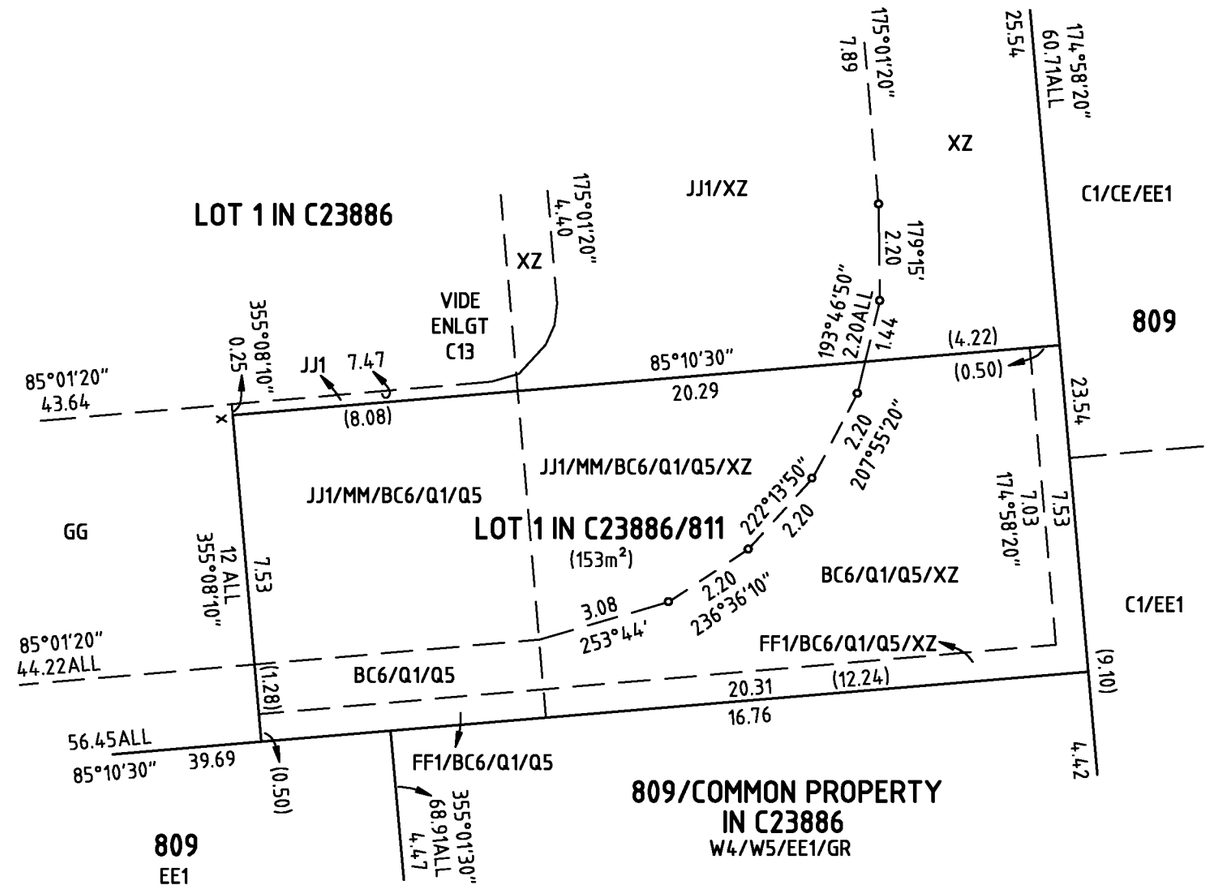
N

0 1.5 3 4.5 6 7.5

SCALE METRES

ENLARGEMENT A13

SCALE AS SHOWN





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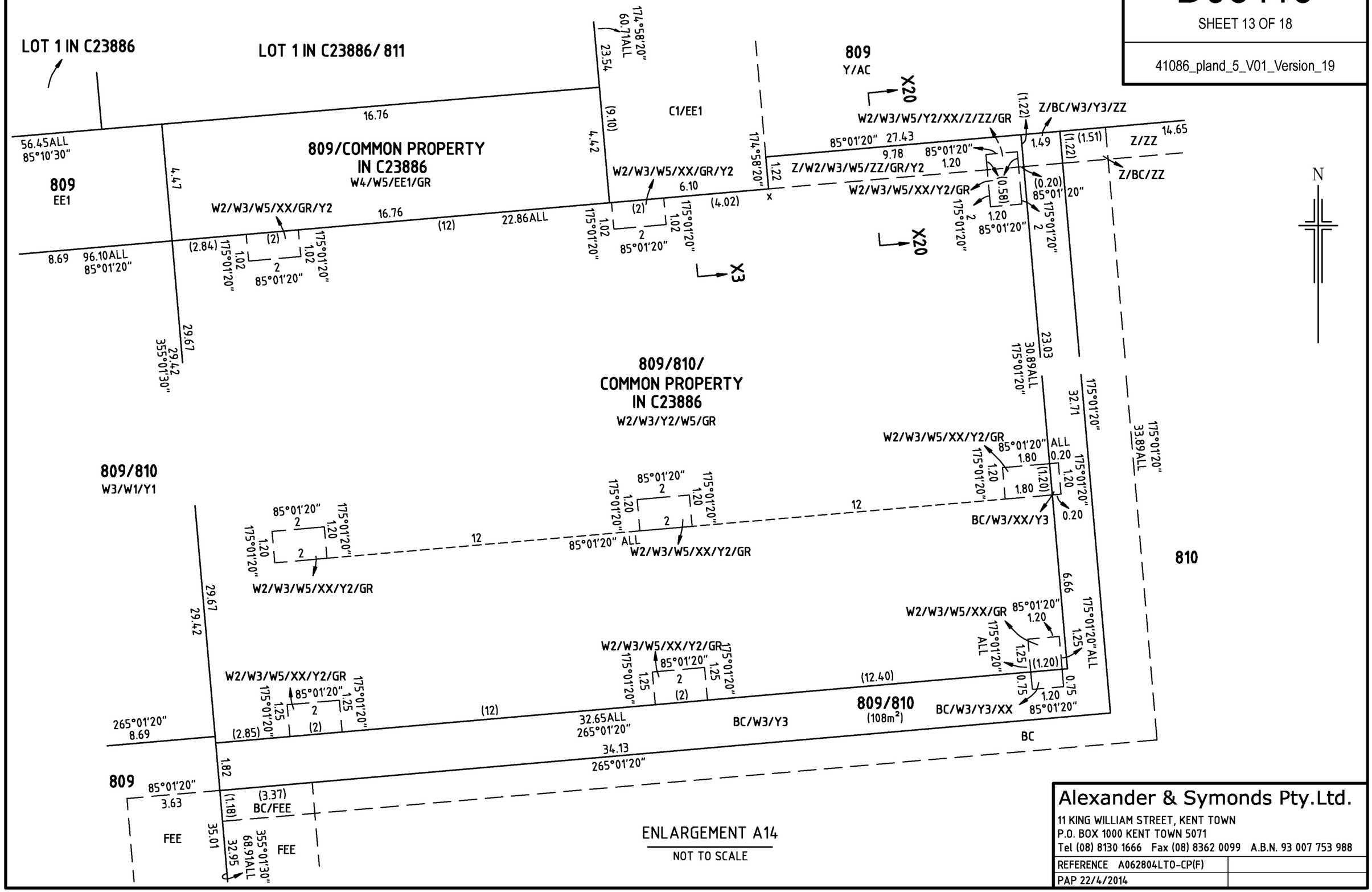
SHEET 13 OF 18

41086_pland_5_V01_Version_19





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SHEET 14 OF 18

41086_pland_6_V01_Version_19

0 2.5 5 7.5 10 12.5

SCALE METRES

## ENLARGEMENT A15

SCALE AS SHOWN

N

## ENLARGEMENT C15

NOT TO SCALE

## ENLARGEMENT B15

NOT TO SCALE

SS3/EE1/GA1 — 85°01'20" — 17.18ALL — 10.25 EV/EZ — 13.20ALL EV/ES/EZ — 85°01'20" 9.05 — 10.70ALL 85°01'20" — 175°01'20" — 355°01'20" — 85°01'20" — 84°57'10" — 175°01'20" ALL (14.50) — 85°01'20" 3.90ALL — EE/EL1/ER/EU — EE/EL1/ER/EU/SS3/EE1/GA1 — EE/EL1/ER/EU/SS3/ EE1/GA1/AL1 — EE/EL1/ER/EU/EY /SS3/EE1/GA1 — EE/EL1/ER/EU/EY — EE/EL1/ER/ES/EU/EY/SS3 — 3.66ALL 85°01'20" — EE/EL1/ER/ES/EU/SS3/AL1 — H17/ER/EE/EH/H15 — EE/EL1/ER/ES/EU/SS3 — 809/D84829 (13m²) H17/ER/EE/EH/H15/SS3 — EE/EL1/ER/EU/SS3/EE1/GA1 — EE/EL1/ER/EU — EE/EL1/ES/ER/EU — EX — X21 — 809 — 809/D84829 (28m²) — 809/D84829 H16/EW/H22 — 809/D84829 (0.30m²) ES/H19/H22 — 809/D84829 H17/ET/H22 (6m²) — 809/D84829 H15/H16/EW/AL3 — ES/H19/H22 — H16/EW/H22/AL3 — 24.20ALL 84°57'10" — H15/H16/EZ/EW/AL3 — 809/D84829 H16/EW/H22 — 809/D84829 (1m²) H17/ET/H22

SS3/EE1/GA1 — SS3/EE1/ GA1/AL1 — (18.25) — 355°01'20" — 56.06ALL — AXX — EE/EL1/ER/EU/SS3/GA1/AL1/EE1 — EE/EL1/ER/EU/SS3/GA1/EE1 — VIDE ENLARGEMENT C15 X21 — D86151 — 809/D86151 (8m²) GA1/EE/EL1/ER/EU/SS3/H26/AL1/EE1 — 809/D86151 (9m²) GA1/EE/EL1/ER/EU/SS3/H25/AL1/EE1 — X10 — X9 — X11 — 809 — 809/D84829 H16/EW/H22 (217m²) — 809/D84829 H16/EW/H22/AL3 — 809/D84829 H15/H16/EW/AL3 (254m²) — 809/D84829 H15/H16/EW — 809/D84829 H15/H16/EZ/EW/AL3 — 809/D84829 H16/EW/H22/AL3 — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 (5m²) — EE/EL1/ES/ER/EU — EE/EL1/ER/EU/ SS3/GA1/EE1 — EE/EL1/ER/EU — EE/EL1/ER/EU — ES — AL3 — ES/AL3 — VIDE ENLARGEMENT B15 — 809/D84829 H15/H16/EW/AL3 — 809/D84829 H16/H21/EW/AL3 — 809/D84829 H16/H21/EW/AL3 — 809/D84829 H16/H21/EW/AL3 — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 (5m²) — 809/D84829 H16/H21/EW/AL3 (5m²) — FRANKLIN STREET — 64.77 — 98.57 264°57'10" — 64.66 265°12'10"


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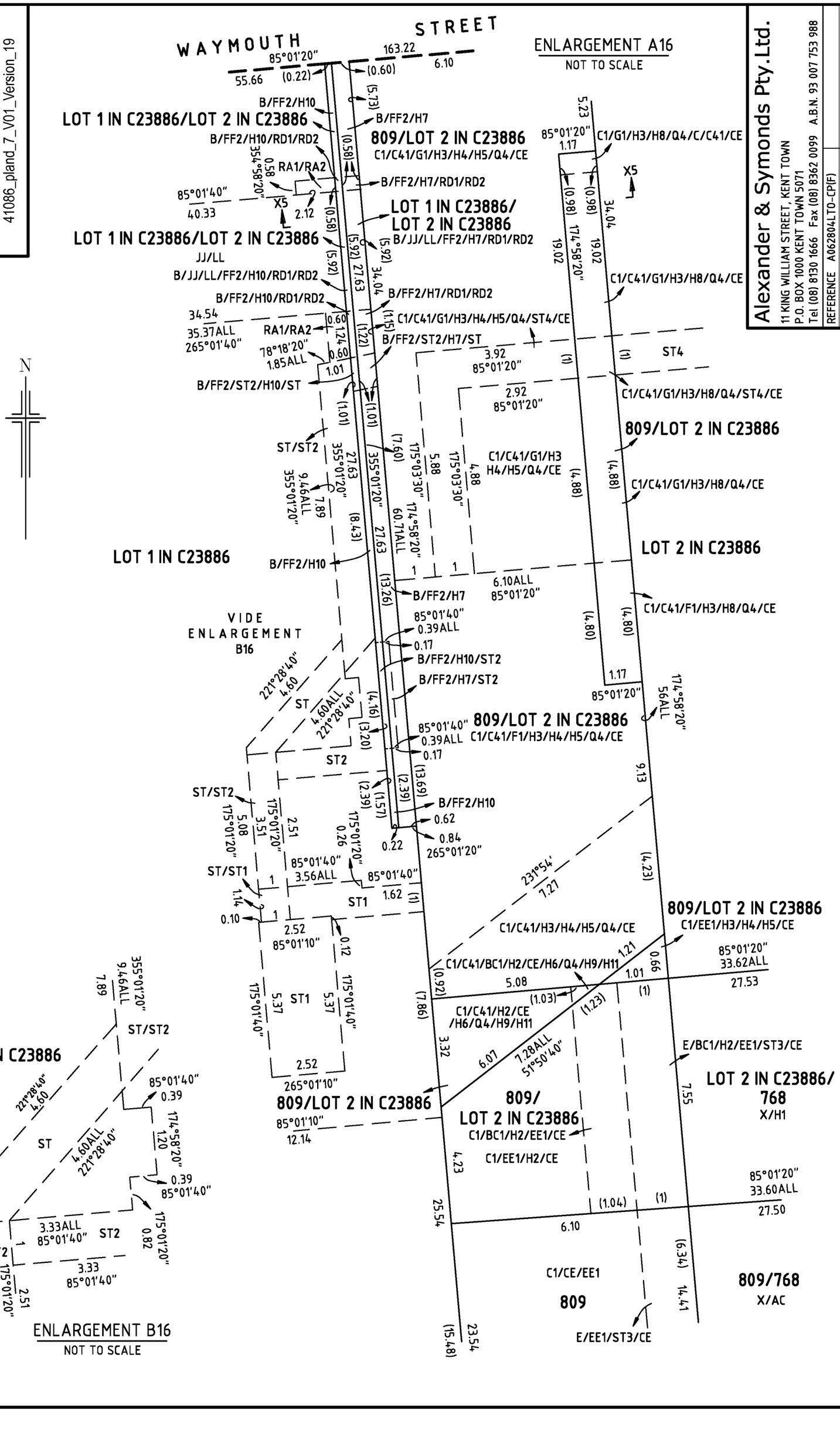
## ENLARGEMENT A16

NOT TO SCALE



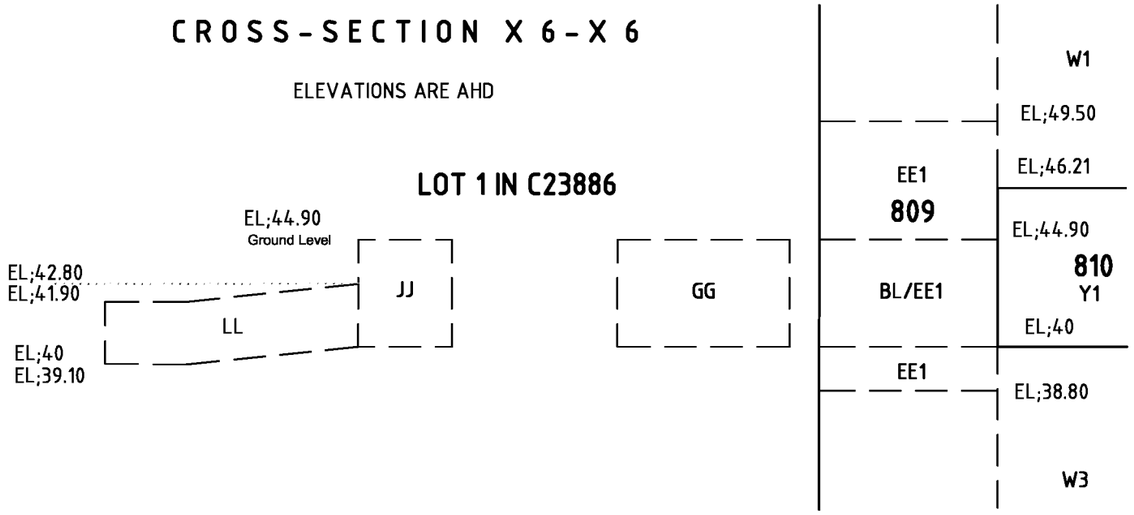
# D93115

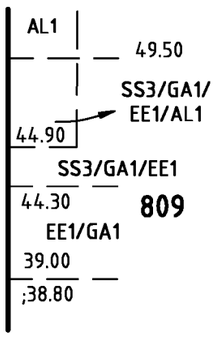
SHEET 16 OF 18

41086_pland_8_V01_Version_19

## CROSS-SECTION X 6-X 6

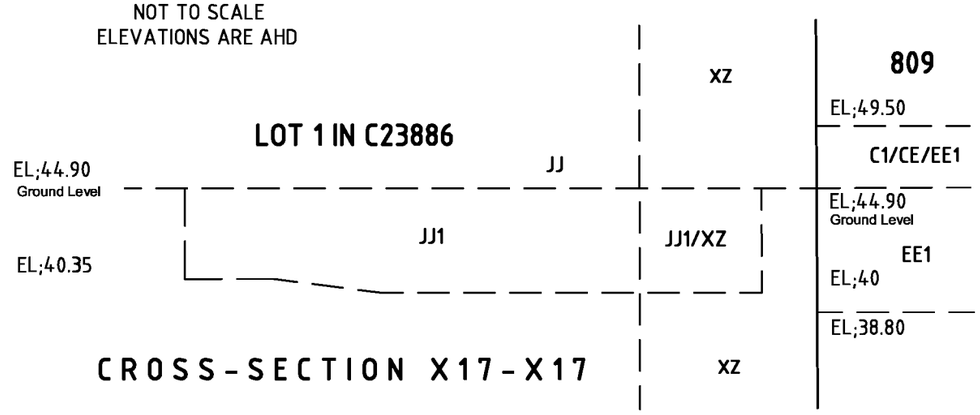
ELEVATIONS ARE AHD




## CROSS-SECTION X 13 - X 13

NOT TO SCALE
ELEVATIONS ARE AHD




## CROSS-SECTION X17-X17

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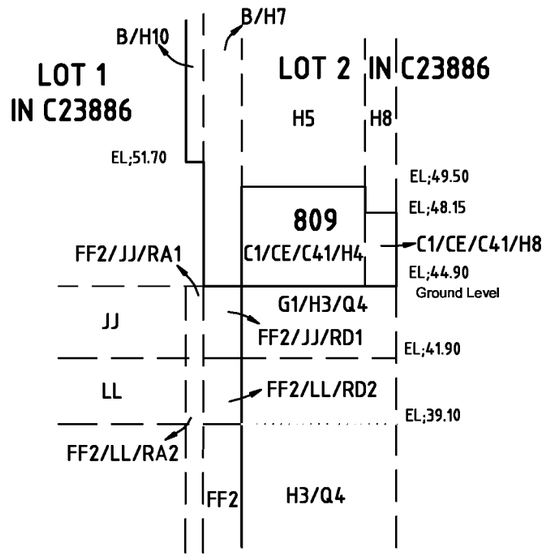
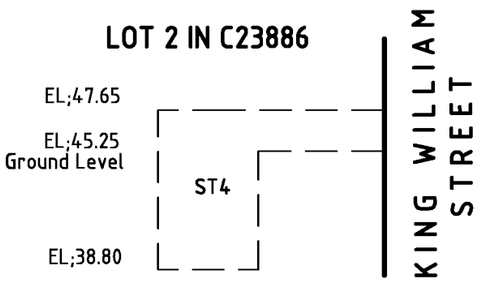
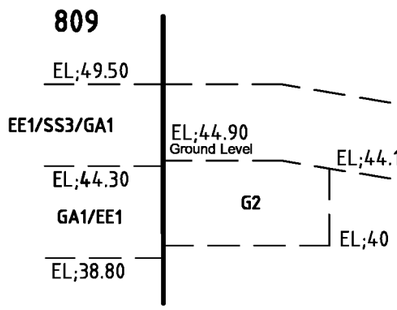


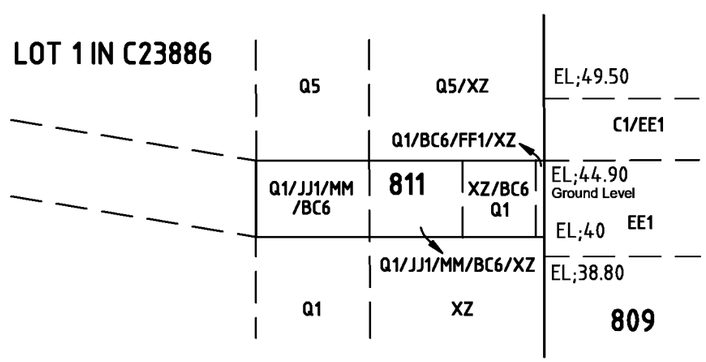

## CROSS-SECTION X5-X5




## CROSS-SECTION X7-X7

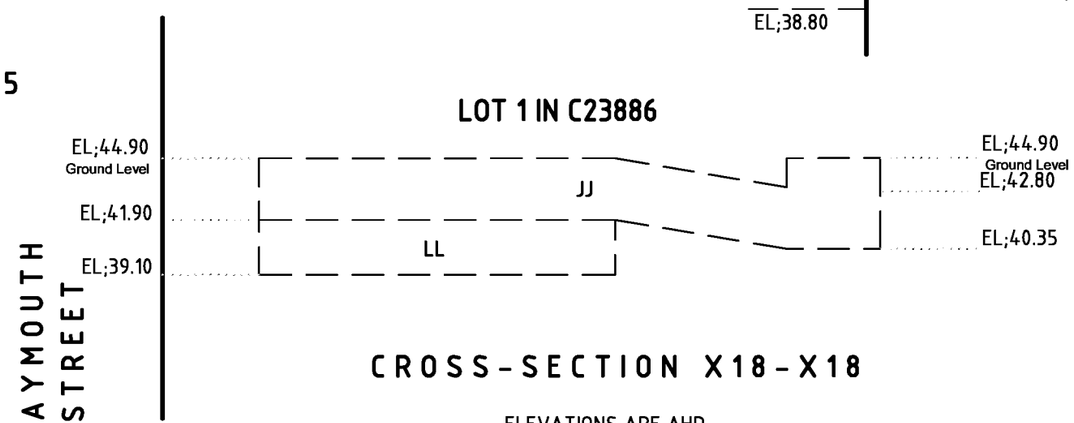
NOT TO SCALE
ELEVATIONS ARE AHD




## CROSS-SECTION X16-X16

NOT TO SCALE
ELEVATIONS ARE AHD




## CROSS-SECTION X18-X18

ELEVATIONS ARE AHD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SHEET 17 OF 18

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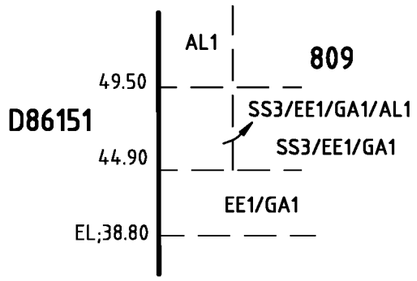
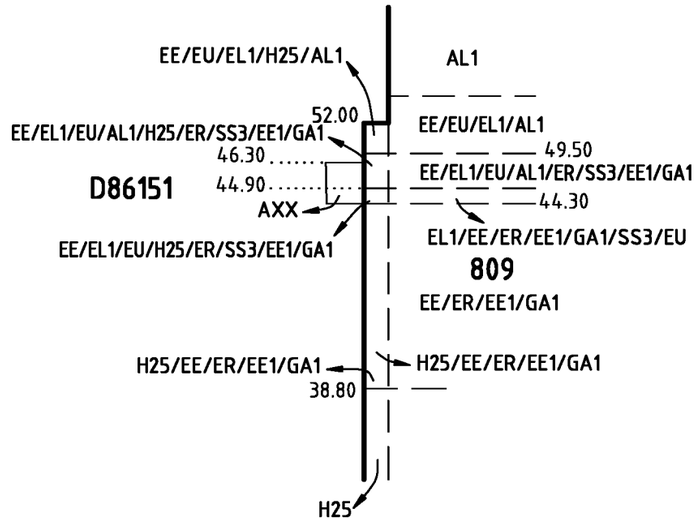



CROSS-SECTION X 12 - X 12

NOT TO SCALE

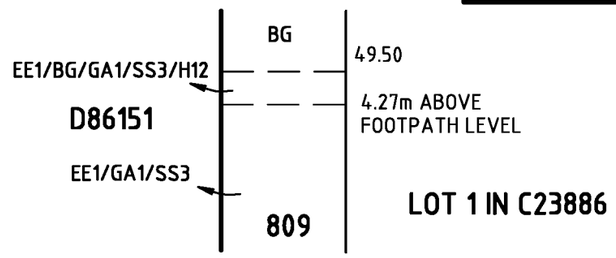
ELEVATIONS ARE AHD




CROSS-SECTION X 11 - X 11

NOT TO SCALE

ELEVATIONS ARE AHD




CROSS-SECTION X 8 - X 8

NOT TO SCALE

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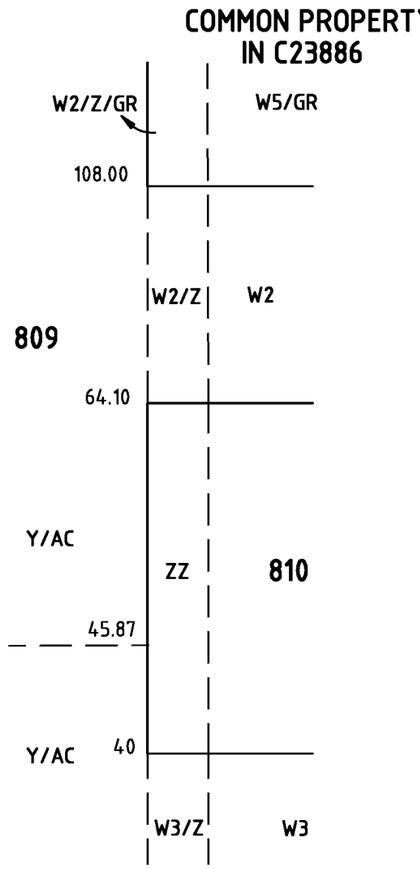
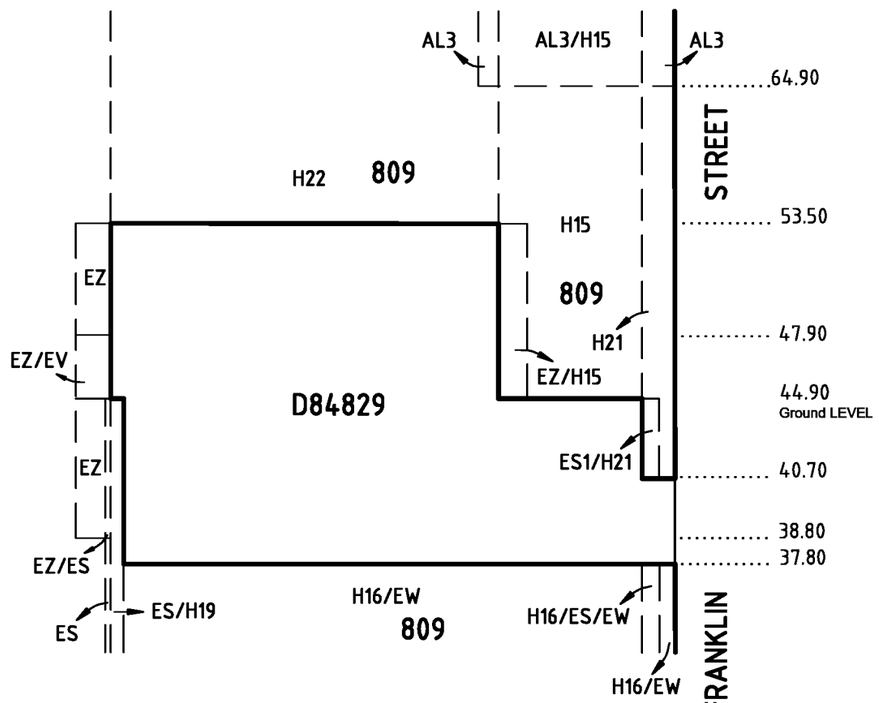



CROSS-SECTION X 20 - X 20

NOT TO SCALE

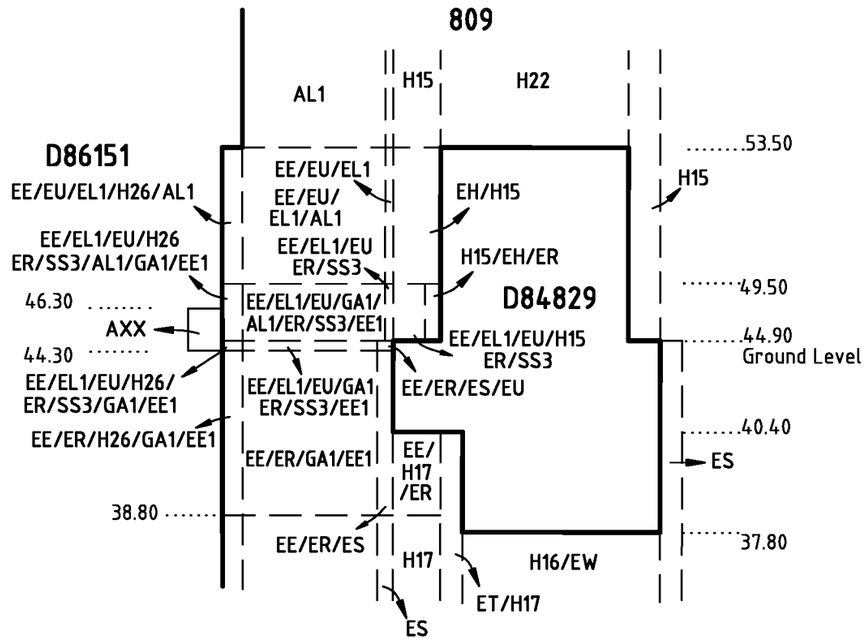
ELEVATIONS ARE AHD




CROSS-SECTION X 10 - X 10

NOT TO SCALE

ELEVATIONS ARE AHD




CROSS-SECTION X 9 - X 9

NOT TO SCALE

ELEVATIONS ARE AHD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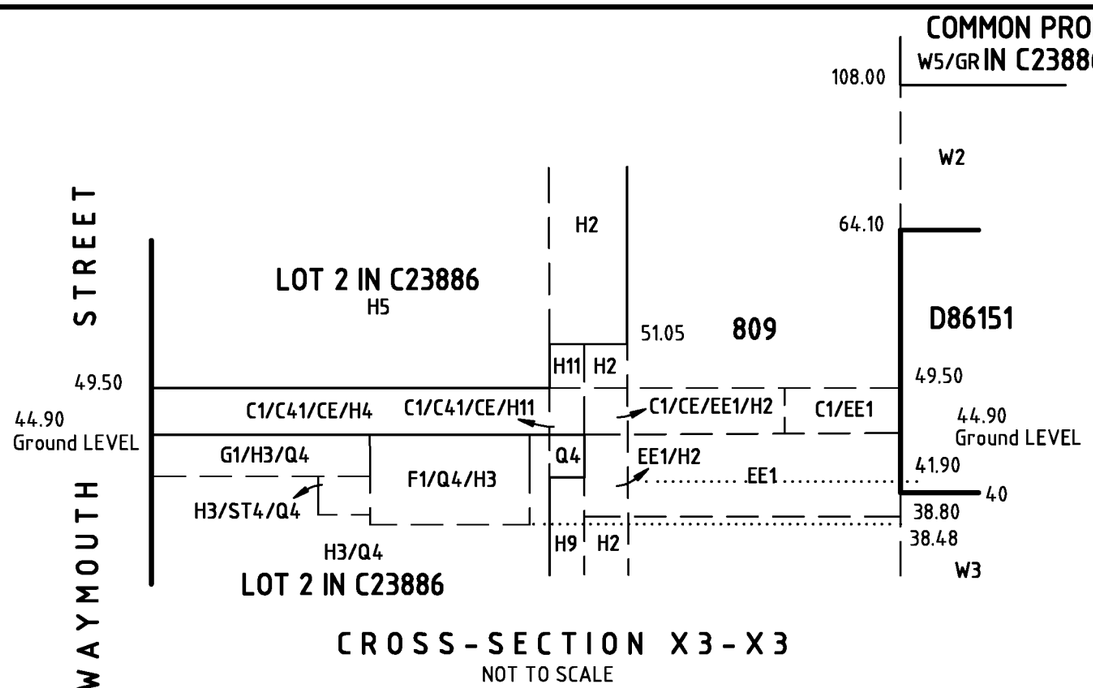
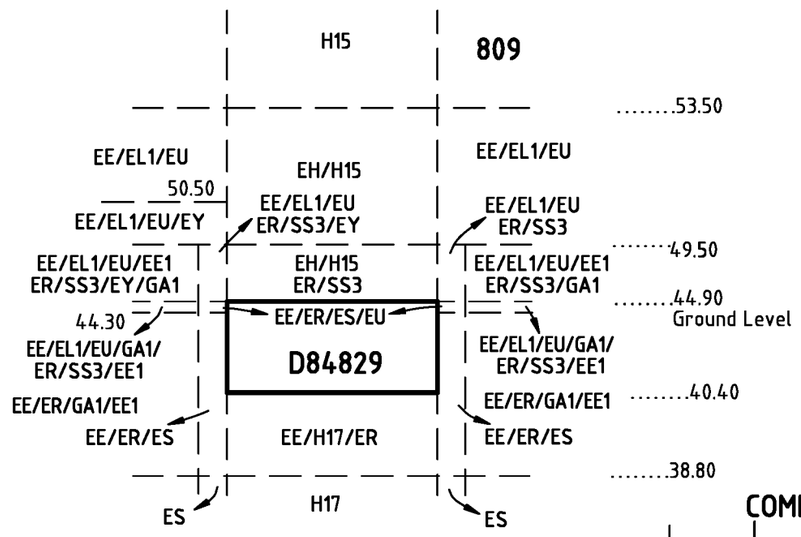
41086_pland_10_V01_Version_19




CROSS-SECTION X3-X3

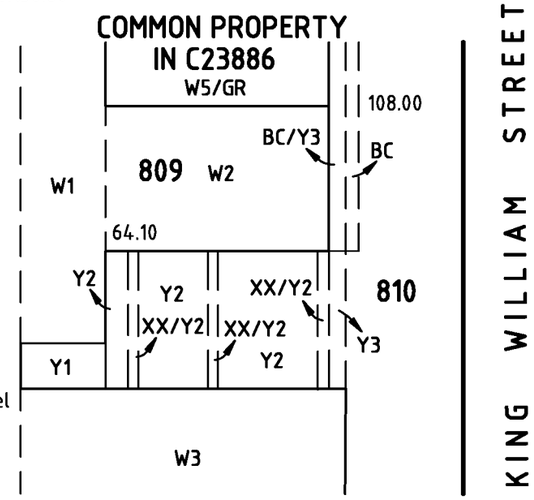
NOT TO SCALE

ELEVATIONS ARE AHD




CROSS-SECTION X21-X21

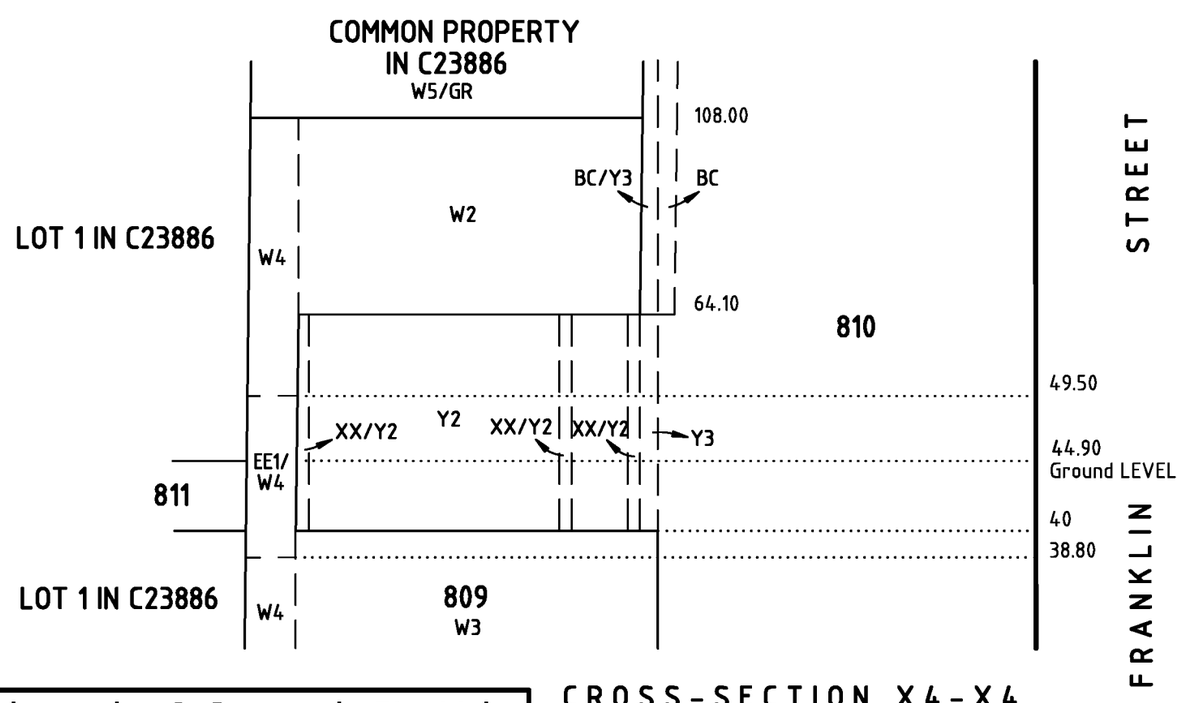
ELEVATIONS ARE AHD




CROSS-SECTION X2-X2

NOT TO SCALE

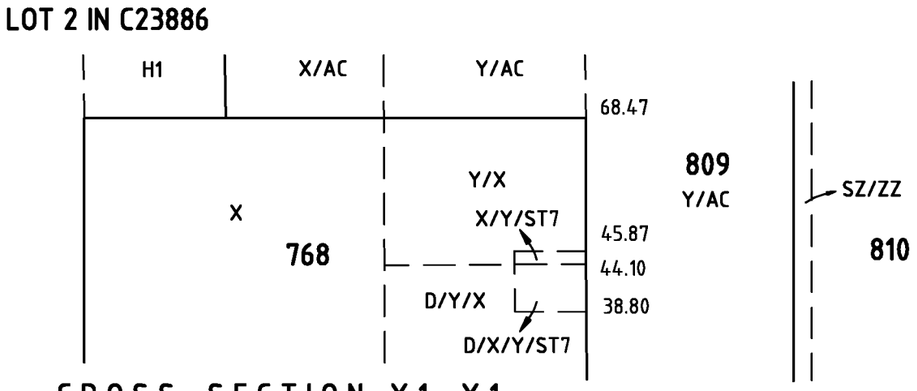
ELEVATIONS ARE AHD




CROSS-SECTION X4-X4

NOT TO SCALE

ELEVATIONS ARE AHD




CROSS-SECTION X1-X1

NOT TO SCALE

ELEVATIONS ARE AHD


Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988


| | |
|---|---|
| REFERENCE A062804LTO-CP(F) | |
| PAP 22/4/2014 | |

# Certificate of Title - Volume 6197 Folio 303

**Parent Title(s)** CT 6087/722, CT 6195/499

**Creating Dealing(s)** RTC 12774233

**Title Issued** 27/09/2017 **Edition** 1 **Edition Issued** 27/09/2017

## Estate Type

FEE SIMPLE

## Registered Proprietor

THE TRUST COMPANY (AUSTRALIA) LTD. (ACN: 000 000 993)
OF L 15 20 BOND STREET SYDNEY NSW 2000

## Description of Land

ALLOTMENT 812 DEPOSITED PLAN 115895
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

THE WITHIN LAND IS LIMITED TO REDUCED LEVELS A.H.D. AS DESCRIBED ON D115895

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W3 ON D115895 (RTC 10240347)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Z ON D115895 (GRO NO.99 BOOK 411)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED A ON D115895 FOR EAVES AND GUTTERS (RTC 10637007)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BC1 ON D115895 (RTC 10637007)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BKK ON D115895 (RTC 12774233)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED E ON D115895 (APD 12562193)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED H9 ON D115895 (RTC 10637007)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED ST3 ON D115895 (RTC 10637007)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED Z ON D115895 (GRO NO.99 BOOK 411)

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED C1 ON D115895 (RTC 10637007)

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED CE ON D115895 (TG 12773716)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D115895 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BM ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED C41 ON D115895 FOR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ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED ZZ ON D115895 APPURTENANT ONLY TO THE LAND MARKED Y ON D115895 (GRO NO.99 BOOK 411)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BC ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED AC AND BL ON D115895 (RTC 10240347)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BK ON D115895 (RTC 12774233)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED Q4 ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED BL ON D115895 (RTC 10637007)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED ST7 ON D115895 FOR DRAINAGE PURPOSES (APD 12562193)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED XX ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED AC AND BL ON D115895 (TG 10240348)

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED ZZ ON D115895 APPURTENANT ONLY TO THE LAND MARKED Y ON D115895 (GRO NO.99 BOOK 411)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED AXX ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED BL ON D115895 (RTC 11617017)

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 10603427 | LEASE TO AUSTRALIAN POSTAL CORPORATION COMMENCING ON 14/07/2005 AND EXPIRING ON 12/07/2104 OF PORTION |
| 11513934A | PARTIAL SURRENDER OF LEASE 10603427 |
| 12335836 | ENCUMBRANCE TO AUSTRALIAN POSTAL CORPORATION |

## Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes**

APPROVED FILED PLAN FOR LEASE PURPOSES FX54575
APPROVED FILED PLAN FOR LEASE PURPOSES FX54918

**Administrative Interests**

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

CONFIRMED IN SA HERITAGE REGISTER 24/07/1980


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| | |
|---|---|
| **Product** | Register Search (CT 6185/94) |
| **Date/Time** | 08/05/2017 02:14PM |
| **Customer Reference** | |
| **Order ID** | 20170508008514 |
| **Cost** | $27.75 |

REAL PROPERTY ACT, 1886
South Australia

**The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.**

# Certificate of Title - Volume 6185 Folio 94

**Parent Title(s)** CT 6084/525

**Creating Dealing(s)** AP:D 12562193

**Title Issued** 21/12/2016 **Edition** 1 **Edition Issued** 21/12/2016

## Estate Type

FEE SIMPLE

## Registered Proprietor

AUSTRALIAN POSTAL CORPORATION
OF ADELAIDE SA 5000

## Description of Land

ALLOTMENT 810 DEPOSITED PLAN 93115
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

THE WITHIN LAND IS LIMITED TO REDUCED LEVELS A.H.D. AS DESCRIBED ON D93115

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Z ON D93115 (GRO NO.99 BOOK 411)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED ZZ ON D93115 (GRO NO.99 BOOK 411)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BC ON D93115 (RTC 10240347)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED XX ON D93115 (TG 10240348)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED Y1 ON D93115 (RTC 10240347)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED Z ON D93115 (GRO NO.99 BOOK 411)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED ZZ ON D93115 (GRO NO.99 BOOK 411)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D93115 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D93115 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED SS3 ON D93115 (RTC 11617017)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED W3 ON D93115 (RTC 10240347)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED BG ON D93115 (AQ 3100950)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED C1 ON D93115 (RTC 10637007)



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| | |
|---|---|
| **Product** | Register Search (CT 6185/94) |
| **Date/Time** | 08/05/2017 02:14PM |
| **Customer Reference** | |
| **Order ID** | 20170508008514 |
| **Cost** | $27.75 |

# Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 10265339 | LEASE TO THE TRUST CO. (AUSTRALIA) LTD. (ACN: 000 000 993) COMMENCING ON 14/07/2005 AND EXPIRING ON 13/07/2104 TOGETHER WITH CERTAIN RIGHTS VARIED BY RTC 10637007 |
| 10603427A | UNDERLEASE OF LAND IN LEASE 10265339 TO AUSTRALIAN POSTAL CORPORATION COMMENCING ON 14/7/2006 AND EXPIRING ON 12/7/2104 |

# Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes** NIL

**Administrative Interests**

CONFIRMED IN SA HERITAGE REGISTER 24/07/1980

COMMONWEALTH HERITAGE PLACE 22/06/2004



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# Certificate of Title - Volume 6197 Folio 304

**Parent Title(s)** CT 6069/458, CT 6195/499

**Creating Dealing(s)** RTC 12774233

**Title Issued** 27/09/2017 **Edition** 1 **Edition Issued** 27/09/2017

## Estate Type

FEE SIMPLE

## Registered Proprietor

THE TRUST COMPANY (AUSTRALIA) LTD. (ACN: 000 000 993)
OF L 15 20 BOND STREET SYDNEY NSW 2000

## Description of Land

ALLOTMENT 813 DEPOSITED PLAN 115895
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

THE WITHIN LAND IS LIMITED TO REDUCED LEVELS A.H.D. AS DESCRIBED ON D115895

## Easements

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED AL1 ON D115895 (RTC 11617017)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BG ON D115895 (T 986729)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BK ON D115895 (RTC 12774233)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED GA1 ON D115895 TO ENVESTRA (SA) LTD. (RTC 10637007)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED BG ON D115895 (T 986729)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED SS3 ON D115895 (RTC 10637007)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED SS3 ON D115895 (RTC 11617017)

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED BG ON D115895 (AQ 3100950)

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED BG ON D115895 (GRO NO.99 BOOK 411 AND GRO NO.147 BOOK 436)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D115895 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED FEE ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BM ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR


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WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED EE1 ON D115895 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED BKK ON D115895 (RTC 12774233)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED Y1 ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED BL ON D115895 (RTC 10240347)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED AXX ON D115895 APPURTENANT TO THE WITHIN LAND EXCEPT THAT PORTION MARKED BL ON D115895 (RTC 11617017)

# Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 10603427 | LEASE TO AUSTRALIAN POSTAL CORPORATION COMMENCING ON 14/07/2005 AND EXPIRING ON 12/07/2104 OF PORTION |
| 11513934A | PARTIAL SURRENDER OF LEASE 10603427 |
| 12335836 | ENCUMBRANCE TO AUSTRALIAN POSTAL CORPORATION |

# Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

### Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX54575
APPROVED FILED PLAN FOR LEASE PURPOSES FX54918

### Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

CONFIRMED IN SA HERITAGE REGISTER 24/07/1980


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| | | | | | |
|---|---|---|---|---|---|
| PURPOSE: | DIVISION | AREA NAME: | ADELAIDE | RE-APPROVED: PETER STENCHLIK 30/08/2017 | D115895 |
| MAP REF: | 6628/41/M | COUNCIL: | THE CORPORATION OF THE CITY OF ADELAIDE | DEPOSITED: SANDY BEAGLEHOLE 31/08/2017 | SHEET 1 OF 11 |
| LAST PLAN: | | DEVELOPMENT NO: | 020/D030/16/001/49434 | | 57654_text_01_v10_Version_10 |

AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
1ST FLOOR 11 KING WILLIAM ST
KENT TOWN SA 5067
PH: 81301666
FAX: 83620099

AGENT CODE: ALSY

REFERENCE: A091316LTO1(A)

SURVEYORS CERTIFICATION: I Mark Antony Peter Williams , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 7th day of March 2017
30th day of August 2017 Mark Antony Peter Williams Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 6087 | 722 | | ALLOTMENT(S) | 762 | D | 84829 | ADELAIDE | | |
| CT | 6195 | 499 | | ALLOTMENT(S) | 809 | D | 93115 | ADELAIDE | | |

OTHER TITLES AFFECTED: CT 6069/458

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | | SHORT | EASEMENT(S) | ST7 | FOR DRAINAGE PURPOSES | 813 | APD 12562193 |
| EXTINGUISH | | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | 812 | RTC 10240347 |
| EXTINGUISH | | LONG | EASEMENT(S) WITH LIMITATIONS | Q4 | | 813 | RTC 10637007 |
| EXTINGUISH | 813 | LONG | EASEMENT(S) WITH LIMITATIONS | EE IN D93115 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 11494100 |
| EXTINGUISH | | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | 813 | RTC 10240347 |
| EXTINGUISH | | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | 813 | TG 10240348 |
| EXISTING | 812 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C41 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | 812 | LONG | EASEMENT(S) | E | | | APD 12562193 |

D115895

SHEET 2 OF 11

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EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | | SHORT | EASEMENT(S) | ST7 | FOR DRAINAGE PURPOSES | 812 | APD 12562193 |
| EXISTING | 812. 813 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 812. 813 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | 812. 813 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 813 | LONG | EASEMENT(S) WITH LIMITATIONS | GA1 | | ENVESTRA (SA) LTD. | RTC 10637007 |
| EXISTING | 813 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | | RTC 10637007 |
| EXISTING | 813 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | 812 | RTC 11617017 |
| EXISTING | 813 | LONG | EASEMENT(S) WITH LIMITATIONS | AL1 | | | RTC 11617017 |
| EXISTING | | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | AXX | | 812 EXCEPT BL. 813 EXCEPT BL | RTC 11617017 |
| EXISTING | 812 | LONG | EASEMENT(S) | Z | | | GRO NO 99 BOOK 411 |
| EXISTING | 812 | LONG | RIGHT(S) OF WAY | Z | | | GRO NO 99 BOOK 411 |
| EXISTING | 813 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | T 986729 |
| EXISTING | 813 | LONG | EASEMENT(S) WITH LIMITATIONS | BG | | | T 986729 |

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 813 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | AQ 3100950 |
| EXISTING | 813 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | GRO NO 99 BOOK 411. GRO NO 147 BOOK 436 |
| EXISTING | 812 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 | | | RTC 10637007 |
| EXISTING | 812 | LONG | EASEMENT(S) WITH LIMITATIONS | H9 | | | RTC 10637007 |
| EXISTING | 812 | SHORT | EASEMENT(S) WITH LIMITATIONS | A | FOR EAVES AND GUTTERS | | RTC 10637007 |
| EXISTING | 812 | LONG | EASEMENT(S) WITH LIMITATIONS | BC1 | | | RTC 10637007 |
| EXISTING | 812 | LONG | EASEMENT(S) WITH LIMITATIONS | ST3 | | | RTC 10637007 |
| EXISTING | 812 | LONG | EASEMENT(S) | W3 | | | RTC 10240347 |
| EXISTING | 812. 813 | SERVICE | EASEMENT(S) | FEE | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 812. 813 | SERVICE | EASEMENT(S) | FEE | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | | LONG | EASEMENT(S) | ZZ | | 812 MARKED Y | GRO NO 99 BOOK 411 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | (813 EXCEPT BL) | RTC 10240347 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | Q4 | | 812 EXCEPT BL | RTC 10637007 |
| EXISTING | | LONG | RIGHT(S) OF WAY | ZZ | | 812 MARKED Y | GRO NO 99 |

D115895

SHEET 4 OF 11

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EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION BOOK 411 |
|---|---|---|---|---|---|---|---|
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | (812 EXCEPT AC. BL) | RTC 10240347 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | (812 EXCEPT AC. BL) | TG 10240348 |
| EXISTING | 812 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | CE | | | TG 12773716 |
| NEW | 813 | LONG | EASEMENT(S) WITH LIMITATIONS | BK | | 812 | |
| NEW | 813 | SERVICE | EASEMENT(S) WITH LIMITATIONS | BM | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| NEW | 812 | LONG | EASEMENT(S) WITH LIMITATIONS | BKK | | 813 | |

ANNOTATIONS:

PORTION OF ALLOTMENT 812 MARKED X EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H2 EXISTS BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H4 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 49.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H8 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 48.15 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H9 EXISTS BELOW A LEVEL OF 41.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H11 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED W2 EXISTS ABOVE A LEVEL OF 64.10 METRES AHD AND BELOW A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED W3 EXISTS BELOW A LEVEL OF 40 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED W4 EXISTS BELOW A LEVEL OF 108 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 812 MARKED H28 EXISTS ABOVE A LEVEL 0F (59.98 - 62.09) METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H12 EXISTS ABOVE A LEVEL OF 4.27 METRES ABOVE FOOTPATH LEVEL (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H25 EXISTS BELOW A LEVEL OF 52.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H26 EXISTS BELOW A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H27 EXISTS ABOVE A LEVEL OF 46.21 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H29 EXISTS ABOVE A LEVEL OF 46.21 METRES AHD AND BELOW A LEVEL 0F (59.98 - 62.09) METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT 813 MARKED H30 EXISTS BELOW A LEVEL OF (59.98 - 62.09) METRES AHD (VIDE CROSS SECTIONS)
PORTION OF APPURTENANCE 813 MARKED BL EXISTS BETWEEN 40.00 METRES AHD AND 44.90 METRES AHD
SECTION 90C OF THE REAL PROPERTY ACT APPLIES TO THIS PLAN

| EASEMENT LIMITATION(S) SCHEDULE | |
|---|---|
| IDENTIFIER | HEIGHT LIMITATION |
| BK | SEE CROSS SECTION X2-X2 |
| BKK | SEE CROSS SECTION X2-X2 |
| BM | LOWER LIMIT 40.00 METRES AHD (SEE CROSS SECTIONS)<br>UPPER LIMIT 48.21 METRES AHD (SEE CROSS SECTIONS) |

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

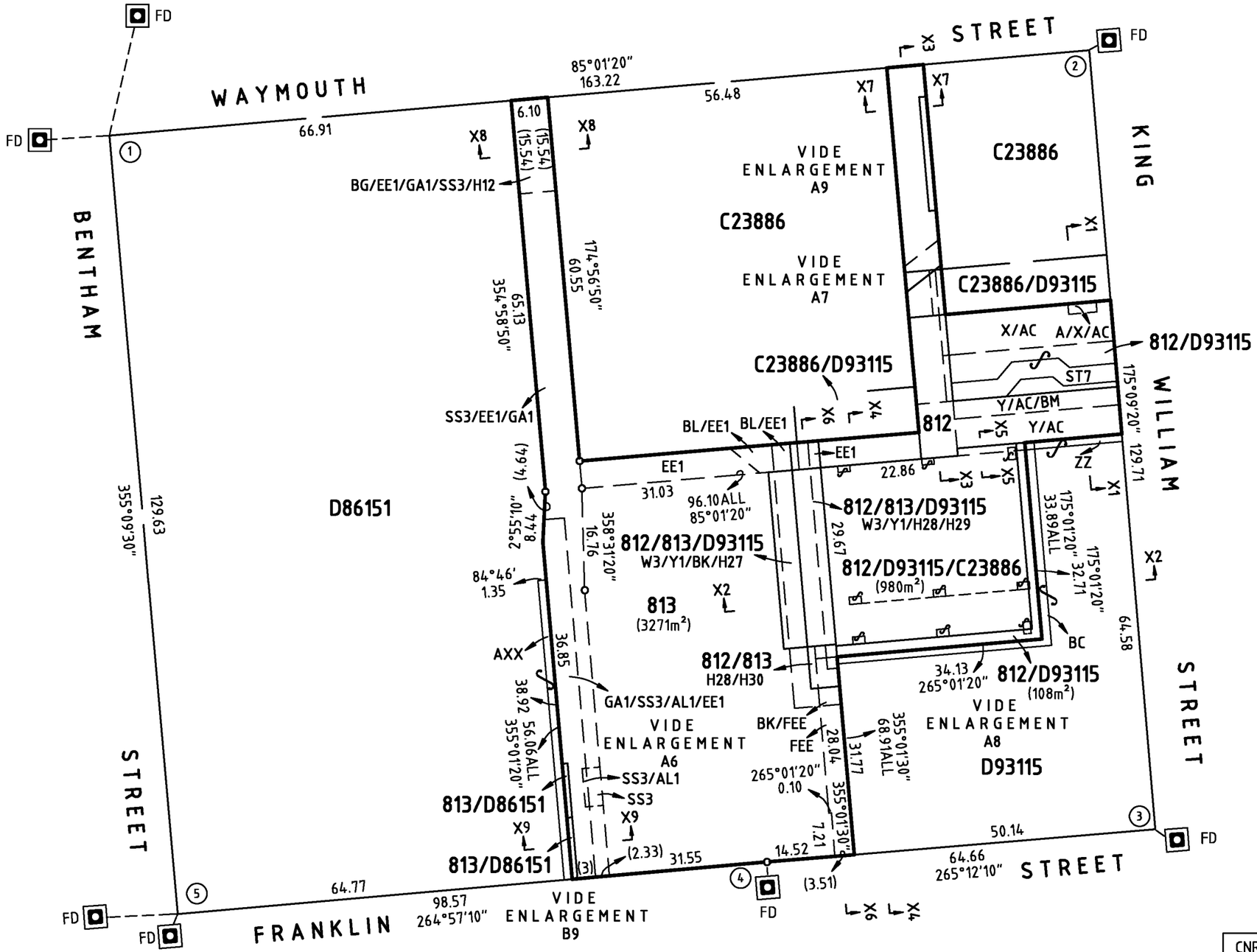
| | |
|---|---|
| REFERENCE A091316LT01(A) | |
| PAP 22/2/2017 | |

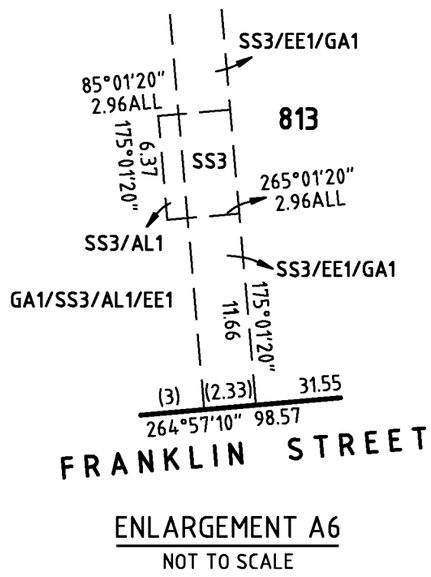
# D115895

SHEET 6 OF 11

57654_pland_2_V04_Version_10

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: 6628/13302 - 6628/13309




ENLARGEMENT A6
NOT TO SCALE

SCHEDULE OF AREAS

| ALLOTMENT NO. | TOTAL AREA |
|---|---|
| 812 | 2483m² |
| 813 | 3577m² |

0 7.5 15 22.5 30 37.5
SCALE METRES

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|---|---|---|---|---|
| 1 | 191°28'20" | PM FD | 20.36 | 6628/37577 |
| 1 | 88°12' | PM FD | 11.60 | 6628/13302 |
| 2 | 220°05' | PM FD | 0.86 | 6628/13309 |
| 3 | 310°10' | PM FD | 0.86 | 6628/13334 |
| 4 | 354°54' | PM FD | 0.61 | 6628/13332 |
| 5 | 40°03' | PM FD | 0.86 | 6628/13331 |
| 5 | 82°12'40" | PM FD | 12.29 | 6628/42610 |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| | |
|---|---|
| REFERENCE A091316LT01(A) | |
| PAP 22/2/2017 | |

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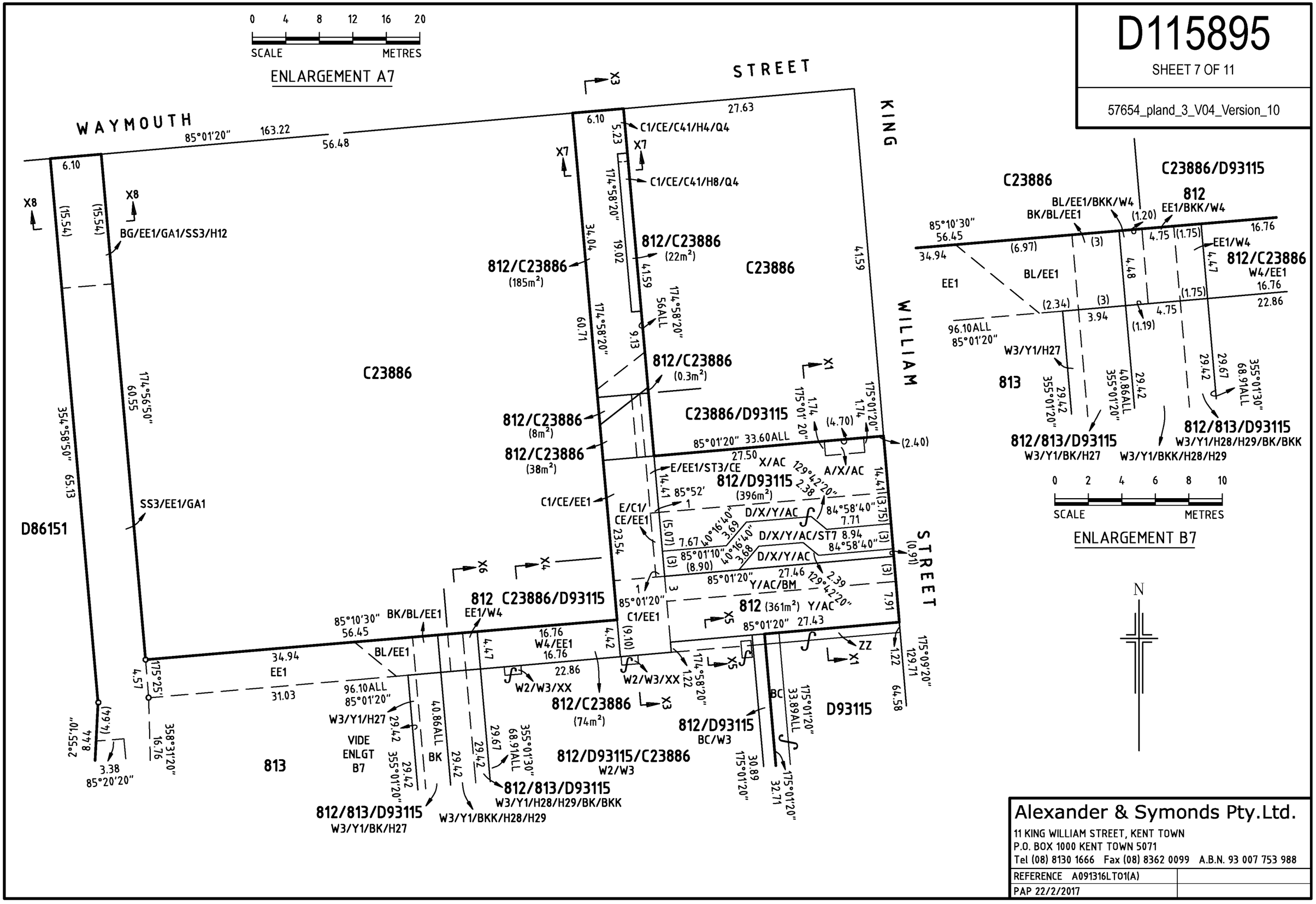
SHEET 7 OF 11

57654_pland_3_V04_Version_10





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REFERENCE A091316LT01(A)

PAP 22/2/2017

# D115895

SHEET 8 OF 11

57654_pland_4_V02_Version_10

C23886
BL/BKK/EE1/W4

812
EE1/W4/BKK
(21m²)

C23886/D93115

812
Y/AC

C1/EE1

812/C23886
W4/EE1
(74m²)

BL/EE1
BK/BL/EE1

EE1/W4

W2/W3/XX

Z/W2/W3/ZZ

Z/BC/W3/ZZ

BC/ZZ

ZZ

812/813/D93115
W3/Y1/H28/H29/BK/BKK
(140m²)

W3/Y1/BKK/H28/H29

812/D93115/C23886
W2/W3
(980m²)

813

W3/Y1/
BK/H27

812/813/D93115
W3/Y1/H27
(116m²)

BM/H28/
H30/BKK

BM/H28/H30

BKK

BK

BKK/FEE
/H28/H30
(3.63)

FEE/H28/H30

812/813
(33m²)

BK/FEE

812/D93115
(108m²)

BC/W3

BC

BC/W3/XX

D93115

ENLARGEMENT A8

NOT TO SCALE


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|---|---|
| REFERENCE A091316LT01(A) | |
| PAP 22/2/2017 | |

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SHEET 9 OF 11

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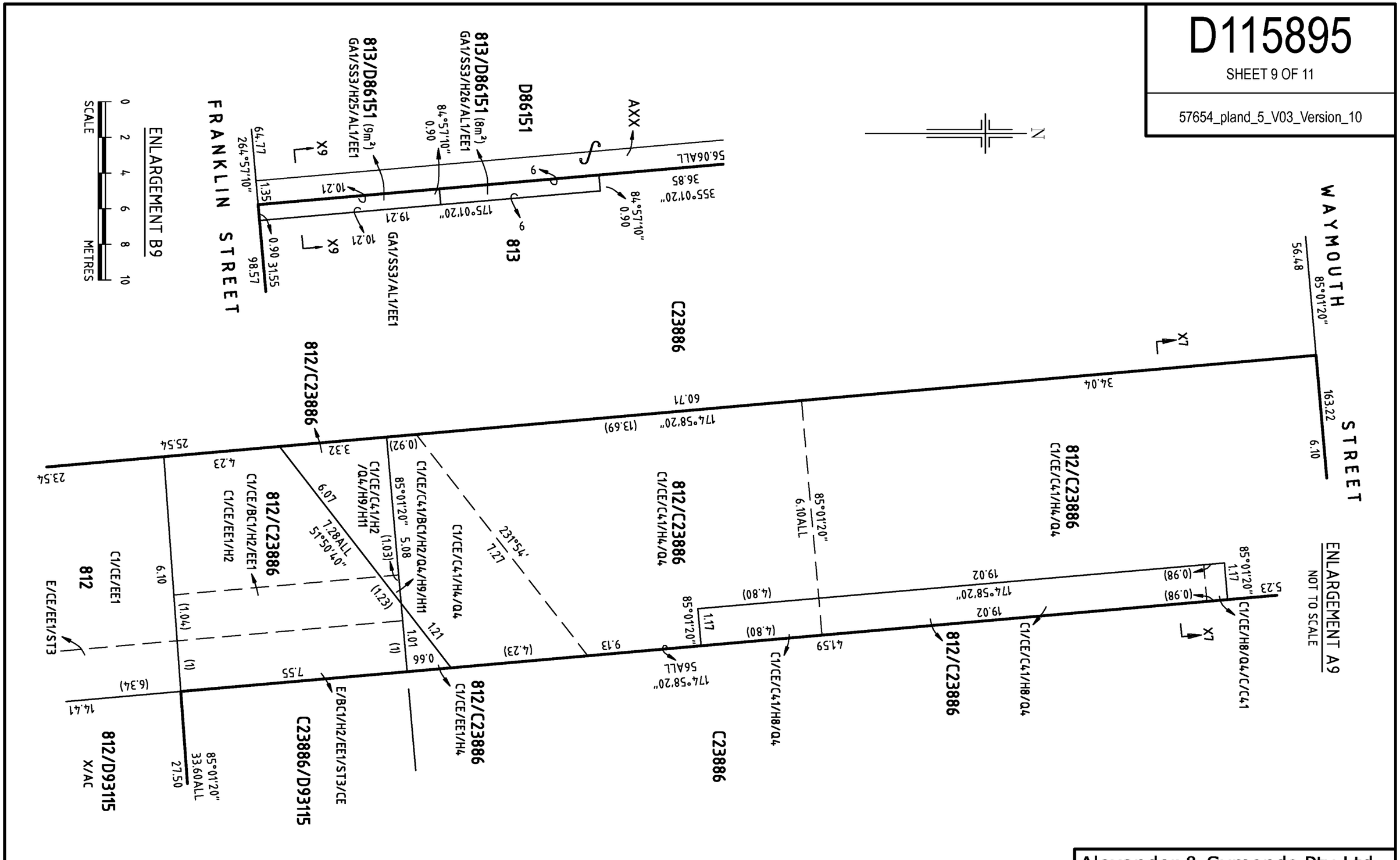



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REFERENCE A091316LT01(A)

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# D115895

SHEET 10 OF 11

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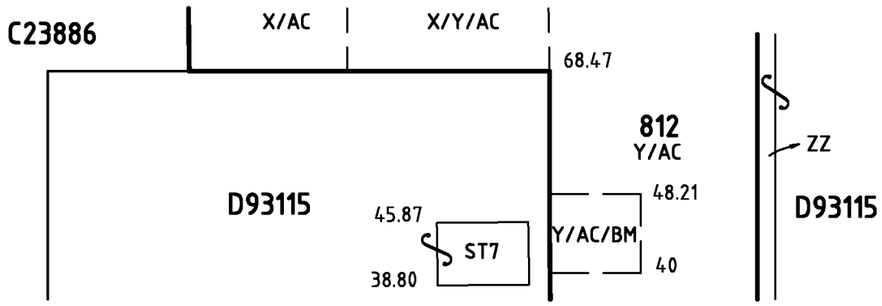
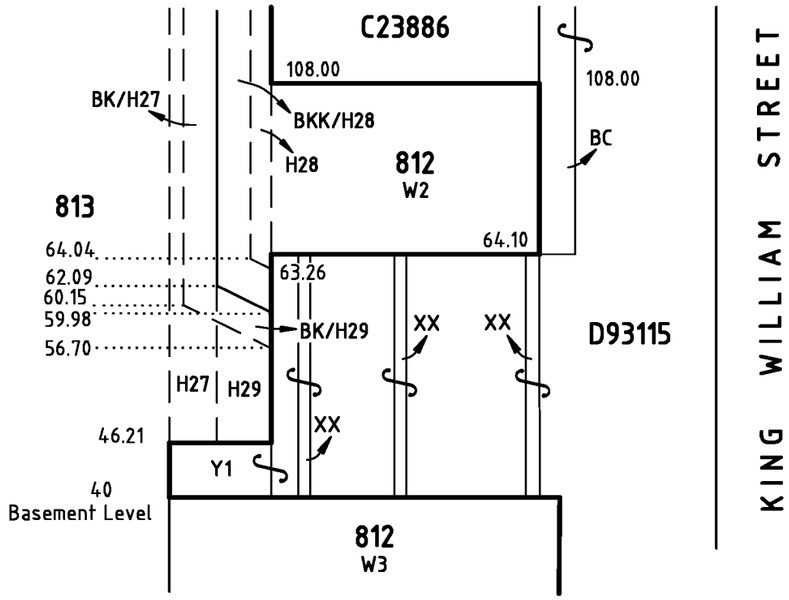



CROSS-SECTION X1-X1

NOT TO SCALE
ELEVATIONS ARE AHD

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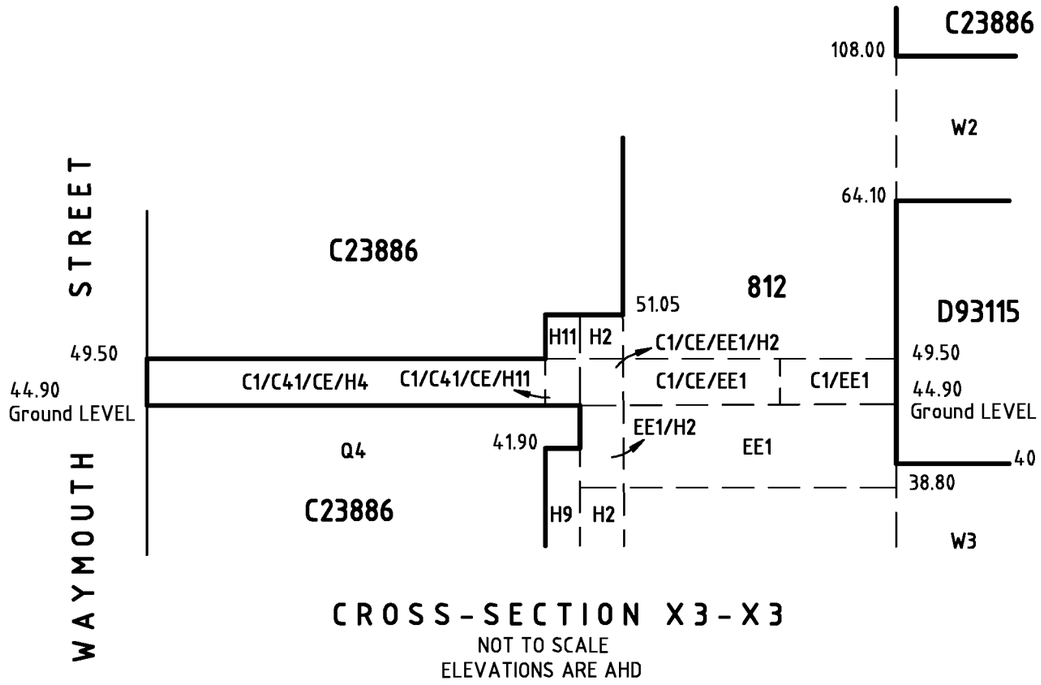


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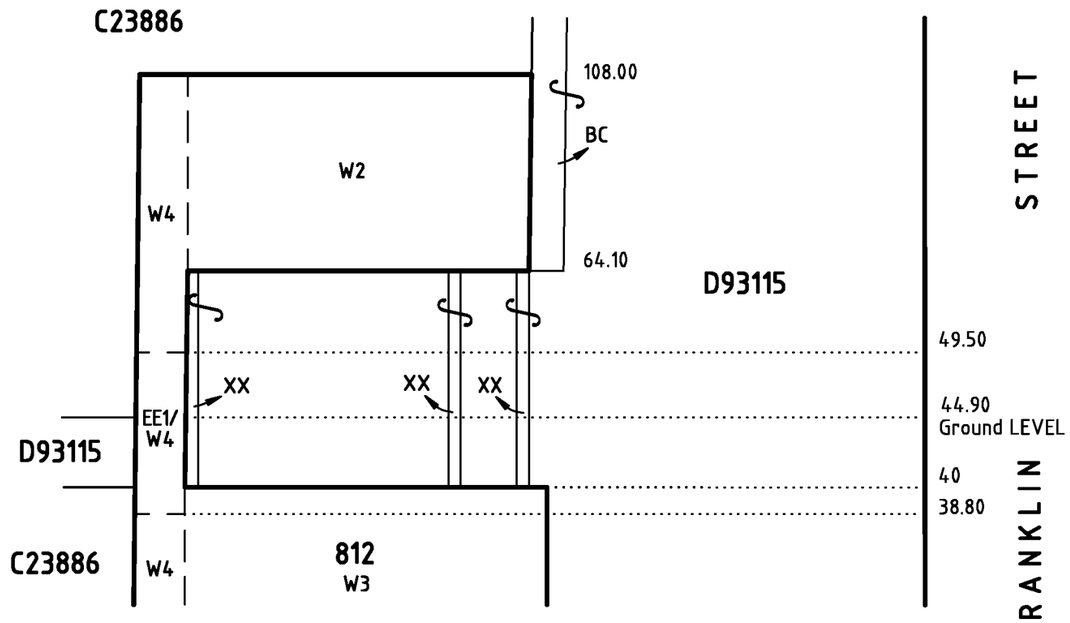


CROSS-SECTION X4-X4

NOT TO SCALE
ELEVATIONS ARE AHD


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| | |
|---|---|
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| PAP 22/2/2017 | |

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SHEET 11 OF 11

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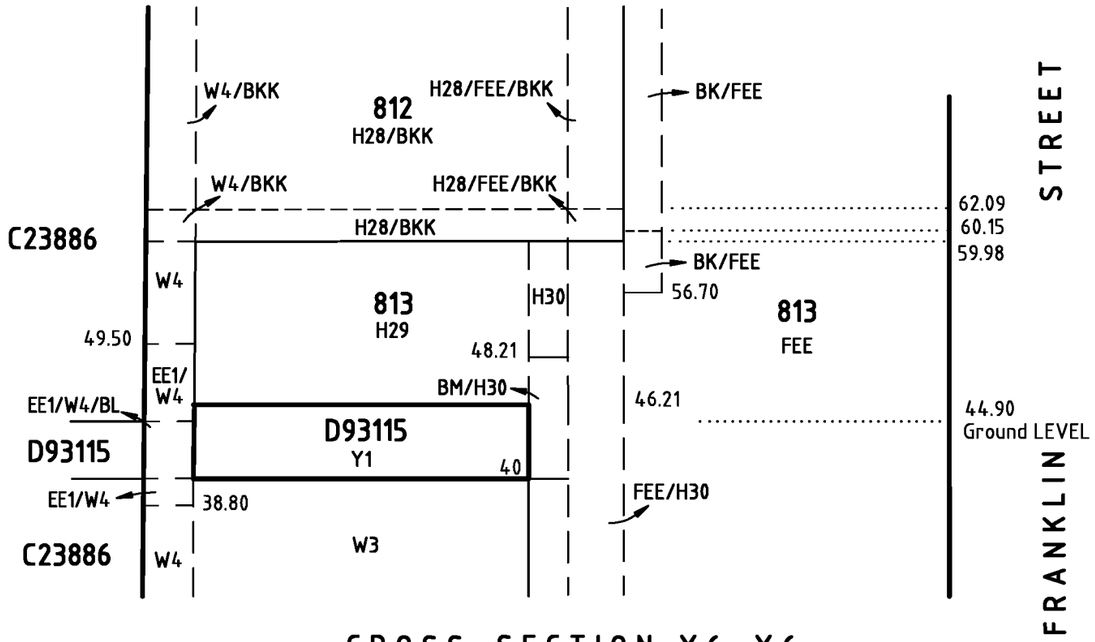


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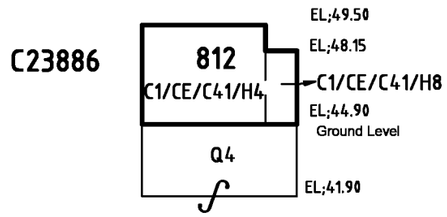
ELEVATIONS ARE AHD

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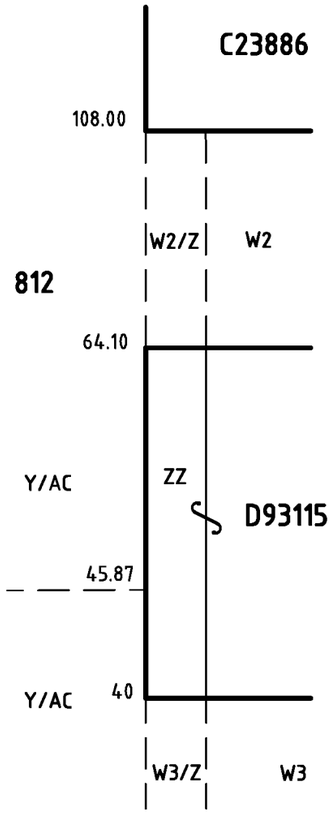


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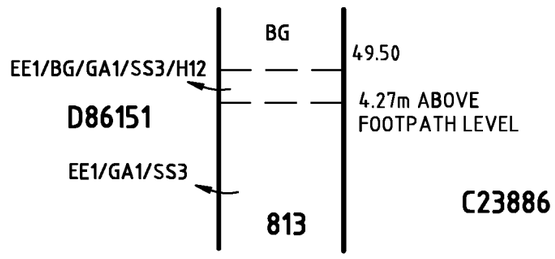
ELEVATIONS ARE AHD

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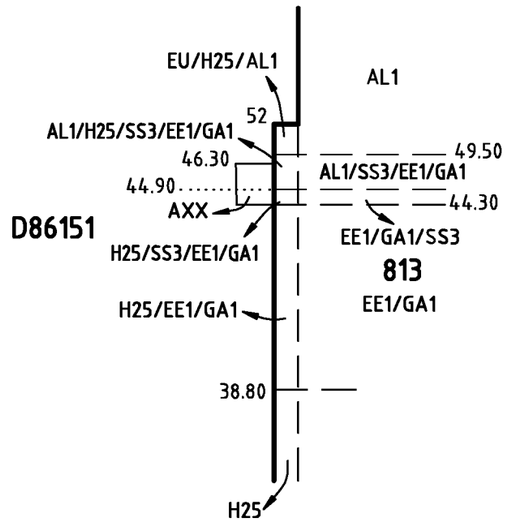


CROSS-SECTION X9-X9

NOT TO SCALE

ELEVATIONS ARE AHD


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| | |
|---|---|
| REFERENCE A091316LT01(A) | |
| PAP 22/2/2017 | |

Government of South Australia

# DEVELOPMENT REGULATIONS 2008
## Form of Declaration (Schedule 5 clause 2A)

**To:** Department of Planning, Transport and Infrastructure
Attention: State Commission Assessment Panel

**From:** Greaton Development Pty Ltd

**Date of Application:** 19 / 01 /2018

**Location of Proposed Development:** 141 King William Street, Adelaide

House No: 141 Lot No: _____ Street: King William Street

Town/Suburb: Adelaide

Section No (full/part): _____ Hundred: _____

Volume: _____ Folio: _____ Whole of Allotment 812 in DP 115895, CT 6197/303
Whole of Allotment 810 in DP 93115, CT 6185/94
Portion of Allotment 813 in DP 115895, CT6197/304

**Nature of Proposed Development:** 5-star international hotel and associated hospitality and retailing offer

I Nicho Teng **being the applicant for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.**

**Signed:** _____ **Date:** 19 /01 / 2018

Government
of South Australia

**Note 1**

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

a) an internal alteration of a building; or
b) an alteration to the walls of a building but not so as to alter the shape of the building.

**Note 2**

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

**Note 3**

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

**Note 4**

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

**Note 5**

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at **sa.gov.au/energy/powerlinesafety**

**Note 6**

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

HOLMES DYER



# GPO Hotel

## Development Application

Prepared for:
Greaton Development Pty Ltd

Date:
19 January 2018

create • manage • deliver | land • cities • communities

HOLMES DYER

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Document Control

| Revision | Description | Author | Date |
|---|---|---|---|
| v1 | Draft | S Holmes | 24.10.2017 |
| v2 | Final | S Holmes | 19.01.2018 |
| | | | |
| | | | |

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# 1 - SUMMARY

# 1. Summary

## 1.1. Application Details

| | |
|---|---|
| Address | 141 King William Street, ADELAIDE |
| Proposal | Redevelopment of the existing Heritage listed GPO Building; and<br>Demolition of the existing five storey offices to the north of the site and construction of a new 15 storey tower for hotel. |
| Certificate of Title | Whole of Allotment 812 in Deposited Plan 115895 Certificate of Title 6197 Folio 303;<br>Whole of Allotment 810 in Deposited Plan 93115, Certificate of Title 6185 Folio 94; and<br>Portion of Allotment 813 Deposited Plan 115895 Certificate of Title 6197 Folio 304. |
| Site Footprint (at ground level) | c. 4,000m$^2$ |
| Local Government Authority | City of Adelaide |
| Development Plan | Adelaide (City) Development Plan - Consolidated 20 June 2017. |
| Zone | Capital City |
| Policy Area | Central Business Policy Area 13 |
| Existing Use | Australian Post Office |
| Relevant Authority | State Commission Assessment Panel (SCAP) |
| Public Notification | Category 1 |
| Owner | Greaton Development Pty Ltd |
| Applicant | Greaton Development Pty Ltd |
| Contact Person | Stephen Holmes, Holmes Dyer, (mobile) 0413 807 348 |
| Proposed Commencement Timing | December 2019, with a six (6) month contingency period |
| Required Approval Timeframes | Three (3) year commencement period<br>Five (5) year completion period |

# 2 – Introduction

# 2. Introduction

## 2.1. Proposal Overview

The proposal is for the development of a 5-star international hotel and associated hospitality and retailing offer on the GPO site, located at 141 King William Street, at the corner of King William Street and Franklin Street and fronting Victoria Square.

The development will involve the:

- Retention of the substantive whole of the heritage listed 1872 and 1893 General Post Office Building (GPO);
- Demolition of the existing five storey offices to the north (1921 and 1926 additions) of the GPO building;
- Adaptive reuse of the retained GPO structure for restaurants, bars, lounges, cellars, ballroom, meeting rooms, wellness centre, other hotel functions and retailing; and
- Construction of a new 15 level tower at the rear of the GPO which will accommodate:
  - Hotel reception;
  - Lobby and lounge bar;
  - *Porte cochere;*
  - Function space;
  - Day spa;
  - 285 guest rooms over the entry and function spaces at ground and first floor levels; and
  - Plant room at second floor level. An enclosed roof top plant room is located at the top of the tower.

The hotel is predicted to be the highest quality hotel offer in Adelaide and can be expected to represent a major attraction for local, interstate and international guests. The hotel will be a significant contributor to international awareness of Adelaide and can be expected to generate significant visitation and economic activity for the State.

It provides for an ideal activation of a substantially disused and soon to be totally vacated Commonwealth and State Heritage listed building. It not only provides for 24/7 activation of the site, it provides for public accessibility to much of the significant heritage fabric of the building, and uses the ground proportions and void spaces of the former post office in a manner few other land uses could emulate.

It also provides a usefulness and accessibility to basement areas which provide rustic character settings for the enjoyment of hotel patrons and visitors.

## 2.2. Purpose

This report sets out in detail the attributes of the proposal, both in written and graphic form, provides a description of the operation and functioning of the hotel and evaluates the proposal against the relevant provisions of the Adelaide (City) Development Plan, with the intention of providing the assessing authority with all the information necessary to determine this application.

This report should be read in conjunction with the associated architectural plans and drawings, the expert reports appended to this document, and the application form accompanying this proposal.

## 2.3. Proponent

Greaton Development Pty Ltd is a leading property business covering residential apartments, retail, serviced apartments and commercial activities across Sydney and Adelaide. It is currently developing in excess of $1.2 billion in projects.

## 2.4. Operator

The operator is a 5-star hotel provider with a significant portfolio of properties and strong reputation for high quality hotel services contributing to annual revenue of around $20 billion. With representation in most countries in the world the operator has an extensive global reach through its millions of loyalty members and luxury brands.

# 3 – Application Process

# 3. Application Process

## 3.1. Decision by State Commission Assessment Panel

As part of the proponents' commitment to achieving the highest quality design for the proposed development, the proponent participated in the pre-lodgement service for developments over $10 million in the City of Adelaide, determined by the State Commission Assessment Panel. This includes the statutory Government Architect referral and Design Review Panel (DRP) process through the Office for Design and Architecture South Australia (ODASA) (refer to Section 3.2 below). The assessment process for this proposal accords with the pre-lodgement service and has involved design review prior to lodgement.

## 3.2. Design Review Panel

The Design Review Panel (DRP) is made up of architects, landscape architects and other design professionals with extensive industry experience. It assists the Government Architect in forming independent advice to proponents and the State Commission Assessment Panel (SCAP) on the design quality of development proposals. The Government Architect chairs the DRP and issues a recommendations report to the proponent within 10 working days of each session.

## 3.3. Heritage Application

The subject site includes the Commonwealth and State Heritage listed Adelaide General Post Office building. The redevelopment of the site will involve demolition of certain structures at the rear of the building, the adaptive reuse of the GPO building for hospitality and retail use, and the construction of a hotel tower at the rear of the site.

This development activity will occur predominantly over two land titles, the first being the title upon which the GPO proper broadly sits (Allotment 810 in CT 6185/94), which is in the ownership of the Commonwealth (specifically, Australian Postal Corporation of Adelaide SA 5000) and the second being the title within which the hotel tower is located (Allotment 812 in CT 6197/303), which will be in the ownership of the proponent.

The inter-relationship of the titles is complex in that there is a three-dimensional interplay between titles (refer to Section 5.1 and Appendix 1). This raises jurisdictional questions that were apparently satisfied in the previous office tower proposal for the subject site, which essentially identified development occurring on the Australia Post site as being the responsibility of the Commonwealth, while the State would provide advice in respect of the contextual relationship of the new tower to its heritage surrounds and wider townscape.

The proponent proposes to respect this jurisdictional position established in the previous proposal and, accordingly, provides within this proposal a heritage assessment which addresses matters of State interest. That said, it is the intention of the proponent to provide to the State Heritage Branch for their information full details

of the heritage assessment which is to be submitted to the Commonwealth as soon as that becomes available. This is currently anticipated approximately four (4) weeks after the date of this proposal.

## 3.4. Previous Proposals

In 2015, the then Development Assessment Commission (now State Commission Assessment Panel (SCAP)) approved construction of a 15-storey office building above the existing GPO Building, a new archway building, retail tenancies, alterations to the Telephone Exchange building, a ground level piazza space and associated site works and loading dock.

The previously approved office building is of the same general dimensions and identified proportions to the current proposal.

It is submitted that a 5-star hotel is a higher use of the site and will bring significant additional benefits particularly in terms of social and tourism potential of the site (see Section 4).

# 4 – Need for the Proposal

# 4. Need for the Proposal

## 4.1. Proposal Objectives

The proponent seeks to deliver high-quality lifestyle experiences and prides itself on creating social richness in its communities. Equally the operator is a recognised global corporate citizen guided by extensive social, environmental and economic policies that seek to add value to the communities in which its properties are located. The proposal is put forward with the following objectives:

- To develop a 5-star international up-scale hotel that represents the highest quality hotel offer in South Australia;
- To develop tourist accommodation, retail and hospitality services at a scale and capacity to meet the forecast demand from local, interstate and international markets for the South Australian tourism offer;
- To preserve and promote the functional, cultural and amenity value of the significant State heritage listed Adelaide GPO building for an appreciative future generation;
- To develop a built form of a scale and amenity that frames Victoria Square, and reinforces King William Street as the City's principal north-south boulevard; and
- To develop a safe and visually interesting pedestrian-level public realm that adds to day and evening vibrancy.

## 4.2. Proposal Benefits

### 4.2.1. Economic and Tourism Implications

#### 4.2.1.1. South Australian Context

Total tourism expenditure in South Australia increased from $3.9 billion in 2005 to $6.3 billion in the latest available data for the year to March 2017; a growth of 62 per cent for the period. Growth was fuelled by a 19% increase in international tourism expenditure, well above the national average of 12%. Key drivers of this include:

- Increased investment by the State in the tourism sector - allowing for substantially increased international marketing;
- International aviation capacity into Adelaide Airport reporting strong growth, most recently from Qatar Airways and China Southern; and
- Strong investment in tourism assets, such as Adelaide Oval, the Adelaide Convention Centre, and a hotel building boom has supported a revitalization of Adelaide.

Domestic tourism expenditure also benefited from these stimulus factors with a strong recovery to local intrastate markets as well as continued growth in expenditure from interstate visitors.

#### 4.2.1.2. Overnight Visitation to Adelaide

The visitor economy is worth $3.3b to Adelaide, including:

- 2.9 million overnight visitors per year;
- 15.8 million visitor nights;
- 56% Interstate, 32% Intrastate, 13% International visitors; and
- Direct employment of 20,400 people.

#### 4.2.1.3. City of Adelaide Economic Development

Adelaide is planning to:

- Be one of the world's smartest cities with a globally connected and opportunity rich economy;
- Be the first capital city in Australia to construct a transformational Ten Gigabit City Network;
- Be the world's first carbon neutral city; and
- Move from the fifth most liveable city in the world to the most liveable.

Adelaide was ranked *"the most competitive city to do business in Australia"* in KPMG's biennial Competitive Alternatives Report. The City is positioning itself globally to attract business, events, tourism and visitation.

#### 4.2.1.4. Tourism Value of the Operator

The operator's resorts are regularly regarded among the best of 'up-scale' and 'upper-up-scale' hotels and resorts across the world.

The hotel group presents a new hotel offer for Adelaide that will be recognised around the world. With millions of loyalty members worldwide, it has a brand and reputation that will progress Adelaide's global economic agenda, and is likely to attract new or increased visitation, as opposed to simply taking a share of existing overnight visitation, and increase Adelaide's share of overnight visitation by interstate and international markets.

The increased visitation from international markets also presents the potential to generate significant exposure for the State's tourism products and services.

#### 4.2.1.5. Forecast Tourism Spend

Total national tourism spend, which includes spend by international visitors, plus overnight and day trip spend by Australian residents, is forecast to increase 4.7% to $126.2 billion in 2017–18, and is forecast to further increase by 4.6% to $131.9 billion in 2018–19. Over this period, the most rapidly growing spend segment will be international travel.

With regard to the international spend segment, in 2016/17 the top five contributors to spend in Australia were China, the US, the UK, New Zealand and Japan. Visitors from these countries contributed just over half (53%) of the total international spend for 2016/17. Visitors form these countries also accounted for just over half of all international visitor arrivals.

By 2026–27, the five largest inbound markets in terms of visitor spend are forecast to be China, the US, the UK, NZ and India, which collectively will contribute over 58% of inbound visitor spend. China's dominance is set to continue, and is expected to account for 46% of the increase in spend between 2016–17 and 2026–27.

At March 2017, South Australia had recorded 2.7 million international visitors spending $7.3 billion in the local economy. 2017/18 visitor night growth rates for South Australia are forecast to increase 4.8% to 34 million nights. This is made up of a 2.7% increase in domestic nights and a 9% increase in international nights.

#### 4.2.1.6. Accommodation Forecast

In 2015–16, the Australian accommodation sector continued to perform well according to the ABS Survey of Tourist Accommodation. Accommodation demand (room nights occupied) increased 3.7% (or 2.1 million nights) to 59.8 million nights for the period between 2015-16. This increase in demand saw room occupancy increase to 66%.

According to Deloitte Access Economics' (DAE) Tourism and Hotel Market Outlook 2017, strong growth in tourism demand is expected to continue to deliver positive results for the accommodation sector. According to DAE:

- Room nights occupied will increase by 2.7% per year to December 2019; and
- Room occupancy is expected to reach 70.8% by December 2019.

The South Australian Tourism Plan 2020 identifies a potential occupancy rate for Adelaide accommodation of 76.5% by the year 2020.

An average annual accommodation spend of $20.8M is likely to support up to 32 full time and up to 98-part time and casual staff in hotel operations, and associated retail, hospitality and wellbeing services at an estimated 60 FTE.

#### 4.2.1.7. Economic Impacts of the Proposal

At an 80% occupancy rate for the 285-guest room hotel, the proposal could generate an increase in overnight visitation of approximately 125,000 visits per annum, resulting in an increased spend in overnight accommodation of some $20.8M per annum.

Based on an indicative average daily spend by international and domestic markets, the annual visitation attracted by the hotel has the potential to generate an additional total annual retail spend of $24.9M.

This additional spending could result in the improved performance of existing retail outlets or support for up to 4,980m$^2$ of additional retail floorspace in the locality. With 746m$^2$ of restaurants, cafes and retail proposed within the development, an additional 4,234m$^2$ of retail floorspace could be supported beyond the site.

Based on a South Australian Tourism Industry estimate that every $160,000 of tourism expenditure supports one additional directly employed person, an annual spend of $24.9M could be expected to support 155 employees.

The proposal will also contribute significantly to the local economy through the construction phase. Construction costs, including fit-out, for the GPO site are estimated to be $130M. Based on a development cost of $130M:

- Total direct employment, including consultants, is estimated at 384 jobs per annum during the design and construction period; and

- Total direct and indirect employment over the construction period is estimated at 780 jobs per annum during the design and construction period.

Direct State and Federal taxes derived from a development spend of $130M is around $8.1M, while direct and indirect taxes amount to some $18.6M.

The State Government is actively investing in the attraction of national and international conventions as a component of its strategy to grow the visitor economy for Adelaide. The potential role of conventions as a local economic driver is benefited by the renowned health and medical research precinct, the enhancement of the Adelaide Riverbank Precinct for national and international conferences, and the close proximity of lucrative international markets of South East Asia. The South Australian Convention Bureau, with support of the State Government's convention investment fund, has established a strategy to attract global events of 800 plus delegates to the Adelaide Convention Centre and Riverbank Precinct.

The proposed development provides for a mix of first floor function and event space options. The operator of the proposed GPO development has a global brand and audience that also presents potential to capitalise on Adelaide's convention and event based economic agenda. It also presents a unique function and event offer to local markets for business, fundraising, weddings, and major social occasions.

The Hilton Hotel and the Adelaide Town Hall are both within close proximity to the proposed development, and both currently offer a mix of quality convention and event spaces of similar capacity to the proposed development. The Adelaide Town Hall, for example, can cater for up to 650 people in its Auditorium, or 250 in its Banquet Hall. Similarly, the Hilton Hotel can cater for up to 750 people in its Ballroom or 250 people in its Balcony function space.

It is therefore anticipated that the proposed GPO development has the potential to cater for functions and events of a similar scale to the surrounding offer, but below the scale of conventions targeted for the Adelaide Convention Centre and Riverbank Precinct. If the function and event spaces of the proposed development hosted, on average, one event per week, there is potential for the proposal to generate a further spend of $2.4M per annum in convention and event based spending.

Based on the SA Tourism figure of 1 FTE generated by every $160,000 spend in tourism, this additional spend generated by the proposal's function and event spaces could generate a further 15 FTE in the local tourism sector.

### 4.2.2. Social Implications

The operator has strong policies on inclusion and diversity for employment and guest experiences, including a formal diversity and inclusion program for guests and employees, and initiatives tailored to the needs of regions; such as the provision of hospitality employment training targeting youth and the disadvantaged, and supplier diversity policies.

The operator has a history of awards for programs and initiatives that target and enhance the wellbeing of hotel guests, staff, and the broader community. This has included:

- In house training program for chefs;
- Children's programs, services and facilities; and

- Fitness equipment within rooms and partnerships to promote physical activity.

In line with the existing operations of hotels around the world, the GPO site will be developed to offer services and facilities for guests that are also accessible by the broader community.

### 4.2.3. Environmental Implications

As a global brand, the operator is committed to finding innovative ways to do more with less to drive sustainability efforts and build resilience. Globally, this has included initiatives such as:

- Sustainable meeting spaces and services;
- Sustainable menus;
- Waste minimisation/resource recovery;
- Environmental/resource consumption performance reporting;
- Electric vehicle charging stations; and
- Investment in environmental initiatives.

The operator has strong policies that support green and sustainable practices as an integrated part of the design and operations of its hospitality business. This includes features to conserve natural resources, enhance indoor environmental quality, and reduce and recycle waste wherever possible.

The operator is an active member of externally recognised environmental programs and certifications such as:

- The US Green Building Council and LEED Accreditation Program;
- The Centre for Environmental Leadership in Business;
- Conservation International;
- The International Tourism Partnership; and
- Energy Star Rated Products - for hotel brands worldwide.

As part of this commitment, the operator has documented strategy, goals and performance reporting for environmental sustainability including in the areas of:

- Energy and water conservation;
- Waste and recycling;
- Green procurement;
- Guest education initiatives to conserve and preserve natural resources; and
- Social responsibility and conservation activities.

## 4.3. Consequences of Not Proceeding

Not proceeding with this project carries significant tourism, economic, and employment consequences. The positive impacts of the project underpin the attainment of aspirations and targets espoused within:

- South Australia's Strategic Plan;
- 30 Year Plan for Greater Adelaide 2017 Update; and
- South Australian Tourism Plan 2020 (as contained in Target 4 of South Australia's Strategic Plan).

The proposed project, proponent and operator also present a new built form and service offer that contributes to the scale, amenity and reputation of Adelaide.

### 4.3.1. Tourism Consequences

The State has made the following commitments through its primary planning strategies:

> *South Australia's Strategic Plan Target 4. Tourism Industry: Increase visitor expenditure in South Australia's total tourism industry to $8 billion and on Kangaroo Island to $180 million by 2020.*
>
> *30 Year Plan for Greater Adelaide 2017 Update Policy Theme: The Economy and Jobs: Policy 63: Provide for sustainable tourism development across Greater Adelaide by facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.*

By not proceeding with the proposed development Adelaide, Greater Adelaide and South Australia will miss the opportunity:

- For Adelaide's global exposure to over 100 million loyalty members;
- To increase Adelaide's share of interstate and international markets; and
- To generate an increase in visitor nights by 125,000 per annum, and the subsequent $20.8M spend on accommodation.

### 4.3.2. Investment and Economic Consequences

The State has made the following commitments through its primary planning strategies:

> *South Australia's Strategic Plan Target 35. Economic growth: Exceed the national economic growth rate over the period to 2020.*
>
> *South Australia's Strategic Plan Target 38. Business investment: Exceed Australia's ratio of business investment as a percentage of the economy by 2014 and maintain thereafter.*

By not proceeding with the proposed development Adelaide, Greater Adelaide and South Australia will miss the opportunity:

- For $130M of private investment directly into the State;
- To generate $24.9M in retail, food and beverage expenditure on average per annum supporting potential additional retail floor space of 4,980m$^2$;
- To generate direct and indirect State and Federal taxes of $18.6M; and

- To generate additional tourism spend of $2.4M per annum in convention and event based spending.

### 4.3.3. Employment Consequences

The State has made the following commitments through its primary planning strategies:

> *South Australia's Strategic Plan Target 47. Jobs: Increase employment by 2% each year from 2010 to 2016.*

By not proceeding with the proposed development Adelaide, Greater Adelaide and South Australia will miss the opportunity to generate:

- Construction phase direct employment of 384 jobs per annum, and direct and indirect employment of 780 jobs per annum;
- Indirect ongoing employment in the tourism industry of 155 FTE; and
- Further ongoing employment in the tourism sector of 15 FTE arising from convention and event based employment.

### 4.3.4. Heritage Reuse Consequences

The State has made the following commitments through its primary planning strategies:

> *30 Year Plan for Greater Adelaide 2017 Update Policy Theme: Heritage*
>
> *Policy 35: Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.*
>
> *30 Year Plan for Greater Adelaide 2017 Update Policy Theme: Climate Change*
>
> *Policy 114: Encourage the provision of electric vehicle charging points in new higher-density developments, large public and private car parks, activity centres and employment lands.*

By not proceeding with the proposed development Adelaide, Greater Adelaide and South Australia will miss the opportunity:

- To provide an ideal use for the GPO Building to protect its heritage value (at a State and Commonwealth level) and preserve that value for future generations;
- To showcase for the enjoyment of the present community the historic fabric and rich history associated with the building;
- To repurpose the significant State heritage building including for value adding activities within the City; and
- To ensure a significant heritage building does not remain underutilised and is maintained to a condition to ensure its ongoing conservation.

### 4.3.5. City of Adelaide Consequences

The State has made the following commitments through its primary planning strategies:

> *30 Year for Greater Adelaide 2017 Update Policy Theme: Adelaide City Centre*

*Policy 13: Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers.*

*Policy 15: Deliver an overall city form that expresses taller buildings within the centre, lower buildings towards the southern residential precincts and some additional height along the terraces and around the four city squares.*

*Policy 16: Reinforce key city boulevards, such as King William, Grote and Wakefield Streets through taller, contemporary buildings that create a sense of entry and frame these important streets.*

*Policy 18: Create vibrant and distinctive laneways, each with their own individual character, with small bars, restaurants, shops and cafes that contribute to city vibrancy.*

By not proceeding with the proposed development Adelaide will miss the opportunity:

- For the development of a unique tourism offer that reinforces the primacy of the City;
- For built form of the scale and amenity to add visual interest, frame Victoria Square, and reinforce King William Street as the principal north-south boulevard for the City;
- For further activation and creation of distinct and vibrant laneways within a currently underutilised part of the City centre; and
- To accommodate an innovative proponent that will work enthusiastically with the State and the City to develop a built form and function that contributes to carbon neutrality, liveability and a smart city.

# 5 – The Site and Locality

# 5. The Site and Locality

## 5.1. Site Details

The Adelaide GPO is located at 141 King William Street, on the corner of King William Street and Franklin Street. The subject site of the proposed development is bounded as follows (see Figure 1):

- North – Post Office Lane;
- East – King William Street;
- South – Franklin Street; and
- West – Exchange Place.

The subject site has frontages to all bounding roads/lanes, most prominently an estimated 75m frontage to King William Street, and about a 50m frontage to Franklin Street. The long axis of the property runs north-south in parallel to King William Street.

The site contains an internal laneway 'Exchange Place' accessed off Franklin Street.

The main footprint of the site has a total area of approximately 4,000m$^2$.

*Figure 1.* ***Subject Site (boundary at ground floor level)***



The subject site is described as:

- Whole of Allotment 812 in Deposited Plan 115895 Certificate of Title 6197 Folio 303;
- Whole of Allotment 810 in Deposited Plan 93115, Certificate of Title 6185 Folio 94; and
- Portion of Allotment 813 Deposited Plan 115895 Certificate of Title 6197 Folio 304.

The subject land allotment boundaries have a number of height limitations and the various easements and Rights of Way have associated upper and lower height limits as shown on the relevant Deposited Survey Plans (see Appendix 1).

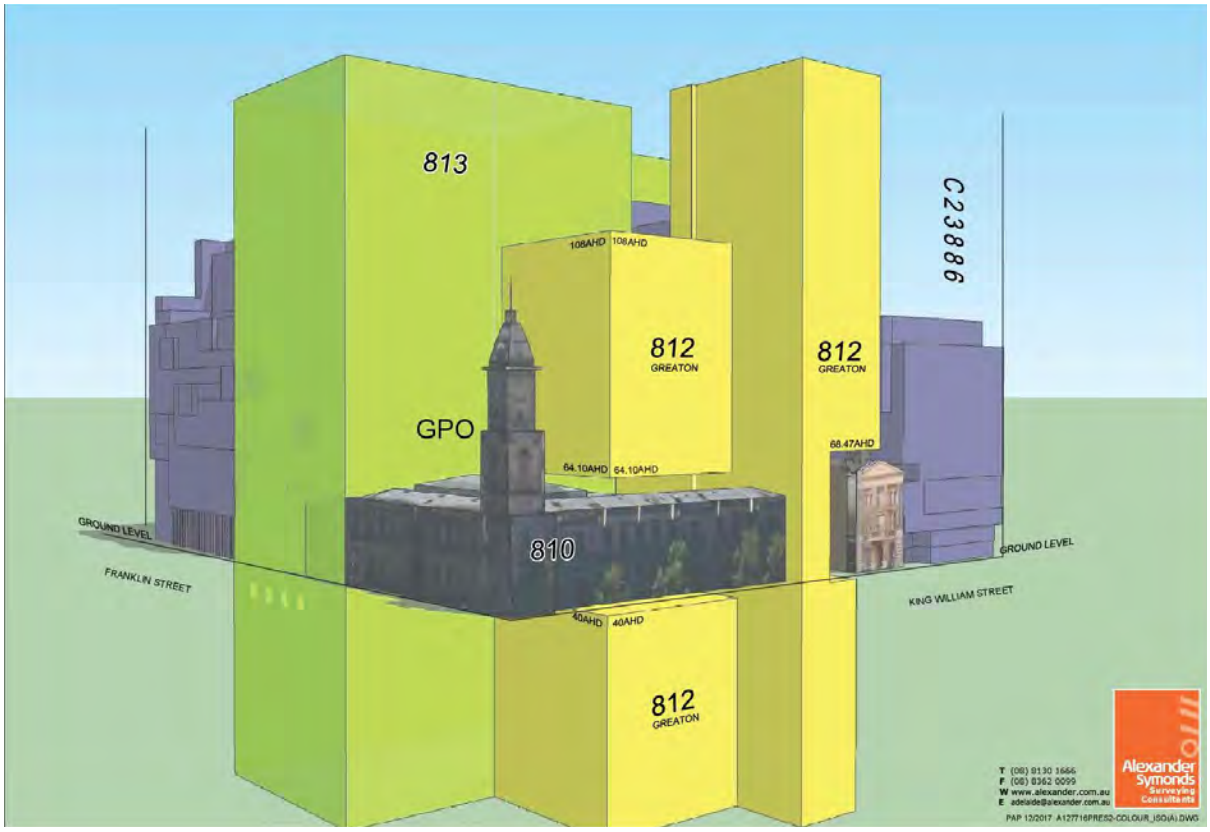
The site is subject to easements for drainage, electricity supply, water supply, sewerage purposes, rights of support, light and air, and for eaves and gutters, as well Right(s) of Way, and Right(s) of Way with Limitations. The subject land has together with Free and Unrestricted Right(s) of Way and easements for support, drainage, light and air, vehicular and pedestrian access.

Australia Post GPO Heritage Building allotment 810 is subject to a 99 year lease that is to be transferred as part of the proposal.

The CT arrangements are complex with the ground level boundary plane alignments changing with various non-vertical angular, horizontal and vertical boundary alignment steps. Allotment 812 contains non-vertical angular boundary alignments and vertical steps into airspace to ensure a minimum distance of 3 metres exists from the external outer face of the proposed 15 level hotel overhang tower to the common adjoining boundary with allotment 813. Light and air easements BK and BKK registered on Certificate of Titles 6197 Folio 303 and Certificate of Title 6197 Folio 304 maintain the minimum BCA setback requirement.

The CT arrangements are shown in Figure 2 overleaf.

*Figure 2.* *Model of Certificate of Title*




Copies of Certificates of Title can be referenced in Appendix 1.

Further, the proposal plans included in Appendix 2 show CT boundaries in the context of the proposed built form.

### 5.1.1. Existing Land Uses

The site is currently used by Australia Post as a post office and shop. However, the vast majority of the site is vacant. Australia Post intend to relocate from the site in October 2019, rendering the whole building vacant.

The GPO Building is sited at the south-east corner of the site and is separated from the Medina Grand - Adelaide Treasury Hotel by King William Street and from commercial and office developments to the south by Franklin Street.

An internal laneway 'Exchange Place' runs parallel to the western boundary on the site for a distance of around 40 metres and separates the GPO building from the Telephone Exchange Building immediately west of the subject site.

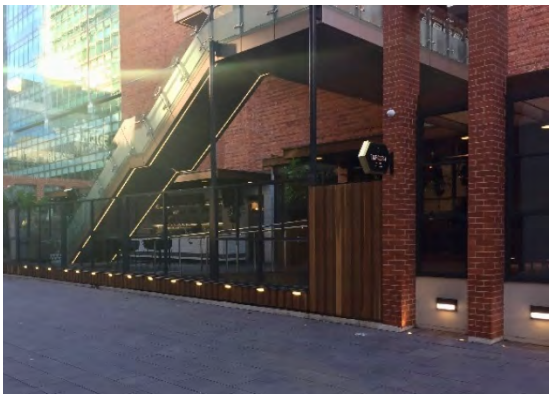
Immediately north of the site is Electra House restaurant and beer garden, and further north along King William Street is Central City Tower 2 (Ernst and Young Building). To the north-west is Dexus Plaza, and an existing ramp with access to underground car parking and Central City Tower 1 (ANZ Building) with ground floor café uses separated from the subject site by Dexus Plaza.

Immediately west of the site is the Telephone Exchange Building which is separated from Central City Tower 8 (ATO Building) by Post Office Place.

Central City Towers 1, 2 and 8 comprise tall buildings (Tower 8 is in the order of 20 levels) in proximity of the proposed development.

Surrounding land uses are shown in Figure 3 below.

*Figure 3.* ***Photographs of the Surrounding Land Uses***



*Electra House north of the subject site.*



*North of the subject site showing the access between Electra House and Dexus Plaza with City Central Towers 1 and 2 in the background.*



*Paved northern section adjacent GPO Building looking toward King William Street.*



*The existing car park ramp north of the subject site.*



Looking south to Franklin Street along Post Office Place.



View of City Central Tower 8 from Dexus Plaza.

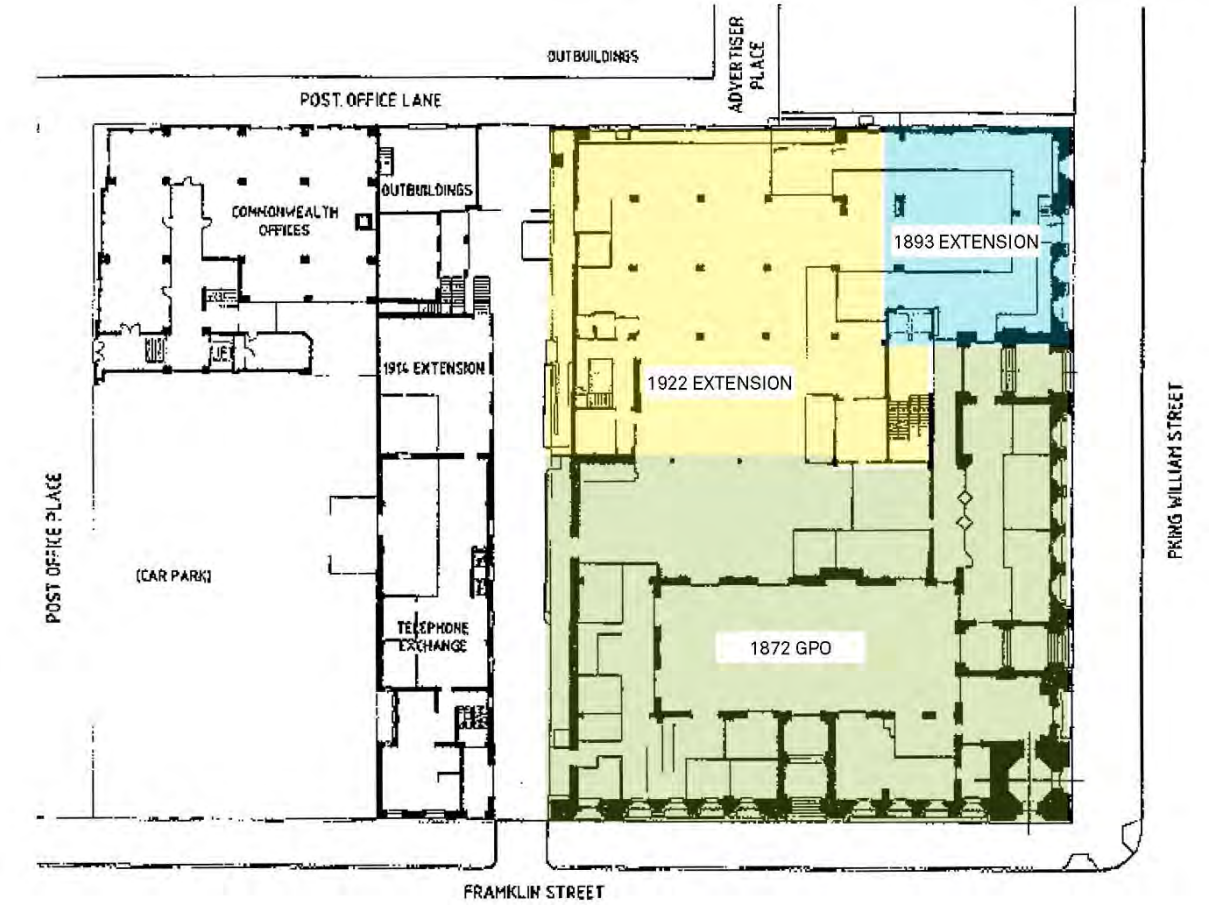
### 5.1.2. Existing Built Form

Most of the site comprises buildings with no set-back to the street frontage, or pavement.

The main built form is the GPO Building sited toward the intersection of Franklin and King William Streets.

The GPO Building is a State Heritage Place and is described in the Adelaide (City) Development Plan to include the Adelaide General Post Office (GPO), including the original 1872 building, and remaining 1893 extensions. More recent building extensions are away from the King William and Franklin Street frontages (refer to Section 6.3 regarding the Heritage Impact Assessment for the proposed development). Figure 4 below shows the relevant periods of construction.

*Figure 4.* *GPO Building, Periods of Construction*




The description of the existing built form by Lovell Chen, Architects and Heritage Consultants, is summarised below.

#### 5.1.2.1. Exterior

The original 1872 sections of the Adelaide GPO building comprise a two-storey building with a large basement. It was constructed in the Victoria Free Classical idiom in Glen Ewin freestone with carved Bath limestone ornaments. The clock tower, christened Victoria Tower, is located on the corner of Franklin Street and King William Street and rises in three distinct sections above the parapet of the GPO building (Figure 5a). The 1893 extension along King

William Street adopts the style, form and detail of the original building with differences in the colour of the stonework providing the key distinction between the two building programs (Figure 5b). The 1922-26 addition comprises five-storeys plus partial basement constructed of rendered brickwork. A fragment of the 1893 wing survives to the west of the 1920s additions.

*Figure 5.* ***Existing (Exterior) Built Form***



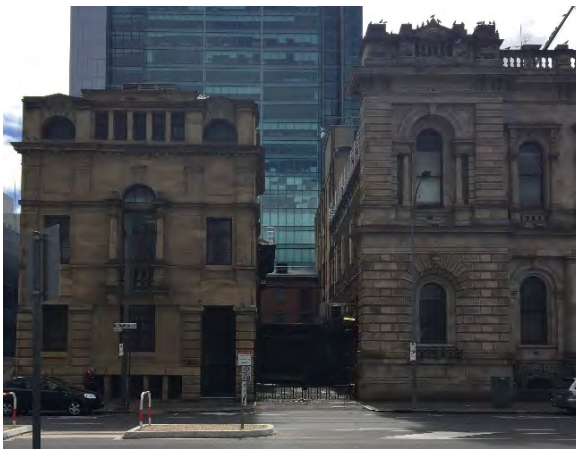
*a) Adelaide GPO, viewed from Victoria Square to the south-east*



*b) Adelaide GPO, east elevation, as viewed from King William Street with 1920s additions indicated*



*c) GPO Building and clock tower looking east along Franklin Street.*



*d) Telephone Exchange Building (west) and GPO Building viewed from Franklin Street separated by 'Exchange Place.'*



*e) Looking north along King William Street adjacent GPO Building.*



*f) View of north face of buildings looking over Dexus Plaza.*



*g) View of north face of GPO Building*




*h) View of GPO Building entry from King William Street*

#### 5.1.2.2. Interior

The basement level of the GPO Building is characterised by load-bearing stone walls with slate flagstone flooring. A large central space mirrors the extent of the public hall above and originally served as the Telegraph Stores and Packing Department. A series of smaller stores are located off this central space. The original planning of the basement largely survives. Basement areas are generally unadorned although timber-framed sash windows to footpath lights remain.

The ground floor of the original GPO is entered via entrance halls on Franklin Street and King William Street which lead to the double height public hall, the main public space in the building. The public hall retains a substantial amount of original fabric despite some alterations to its early form. The areas surrounding the public hall have undergone a series of modifications as the program of the building has altered. These rooms have predominantly served as offices, stores and back of house areas.

The first floor of the GPO is also predominantly occupied by offices, with a mezzanine gallery located above the public hall. A roof lantern provides light into the public hall.

The additions of 1922-26 comprise an unarticulated rendered brick volume. Internally, it provides open office spaces which retain late-twentieth-century fitouts. The building was accessed from a remodelled entry on the King Willian Street frontage. Some intact 1920s fabrics associated with a lift and stair case survives at ground floor level.

### 5.1.3. Site Characteristics

The subject site is occupied by either building or a paved pedestrian area on the northern site of the site.

An engineering survey of the site is included in Appendix 3.

Existing stormwater drainage from the site drains either:

- To a Council catch pit located on King William Street;
- Via a series of grated inlet pits to an underground pipe that ultimate connects to the underground stormwater pipe in Advertiser Place; or
- To an underground pipe located in Post Office Lane, which ultimately connects to the Council system in Post Office Place.

### 5.1.4. Site History

JBS&G was engaged to complete a targeted due diligence soil investigation, which comprised collation of historical site information and targeted soil investigations for the subject site in 2014. This report is included as Appendix 4.

A search of the SA EPA Site Contamination Index for the Adelaide Area shows a potentially contaminating activity has not been recorded for the site.

Soil borehole logs indicate that fill materials are present on site. No PID levels were recorded above 10 ppm, which indicates that there is a low probability of volatile contamination at the site.

Observations of general soil condition are generally typical of the shallow soil profile located within the Adelaide CBD.

The report recommends that based on the results of targeted soil analytical testing and proposed use of the site, further investigations and characterisation of soils be undertaken at the appropriate stage before Building Rules consent is granted.

An Environmental Consultant has been engaged by the proponent to advise on future requirements in relation to site history investigations.

## 5.2. Locality

The subject site is located in the heart of the City within what is predominantly a commercial and civic precinct with examples of key office buildings such as Deloitte Australia and the Advertiser Building, and the Adelaide Town Hall diagonally opposite the site (north-east) on King William Street.

There are examples of new buildings (such as Deloitte Australia) juxtaposed against older character and heritage buildings, and examples of adaptive reuse of buildings for contemporary use, such as the Treasury Hotel.

Buildings in the immediate vicinity of the subject site, including Central City Towers 1, 2 and 8 are taller than the proposed development.

Dramatic height differences existing between new and existing buildings in the locality.

### 5.2.1. Roads and Public Access

The subject site has two active street frontages to King William Street (east) and Franklin Street (south).

King William Street is a two-way arterial road, with two lanes running each way and the Glenelg-Adelaide tram line running through the centre. The kerbside lane on King William Street is approximately 6.5m wide which means there is sufficient space for a vehicle to pass a bus, parked vehicle, or left turning vehicle without encroaching into the next lane.

In addition to forming the major road through Adelaide CBD connecting the north to the south, King William Street services a large number of Adelaide Metro bus routes. King William Street is a high concentration public transport route and a large proportion of city-bound buses from the northern and southern suburbs pass through the area.

Two bus stops are located near the site:

- V1 is located directly in front of the GPO building and the proposed access and egress point, and services 19 bus routes; and
- V2, which services 29 bus routes, is located in front of Electra House, adjacent the proposed acces egress point for the subject site.

Each stop has an average interval of two minutes between arrivals during peak times. Although a high level of bus activity is apparent in the area, a survey of the two bus stops over 20 minutes during peak travel time (5.15pm to 5.35pm) observed a maximum queue of two buses.

The recent tram extension from Victoria Square north to the Entertainment Centre has increased the prominence of this stretch of road abutting the subject site.

Currently outside of the GPO Building, fronting King William Street, there is:

- Two 15-minute parking spaces;
- A ten-minute loading zone during off peak times (9am-4pm weekdays and 8am – 12pm Saturday);
- 15-minute parking and a mail zone;
- A no stopping zone extending along King William Street for 20 metres from the corner of Franklin Street; and
- Existing queuing zone for buses across the proposed hotel entry.

The City of Adelaide is also served by a network of bicycle lanes which converge in central Adelaide including around the subject site.

### 5.2.2. Pedestrian Connections and Public Realm

The subject site falls within the "core pedestrian area" identified in the Adelaide (City) Development Plan. Post Office Place to the west of the site provides an existing pedestrian link for the site, with existing and proposed pedestrian links south of the site (including to the Central Market). An extensive network of connections north of Post Office Place link through to key Adelaide destinations including Rundle Mall, North Terrace, and further to the Riverbank Precinct. Recent Government policy has included activation of these linkages and the associated laneways including the Market to Riverbank link which includes Bentham Street, west of the site. Further, Council's transport strategy, *Smart Move: The City of Adelaide's Transport and Movement Strategy 2012-2022*, identifies King William Street for increased placemaking and opportunities for pedestrian activities.

There is a high level of pedestrian activity near the site. There are pedestrian actuated crossings on both Pirie Street (scramble crossing) and Flinders Street, providing access across King William Street. In addition, there is a high level of pedestrian activity associated with public transport in the area due to bus routes on King William Street and the nearby tram stop at Pirie Street.

A pedestrian survey to inform the proposed development identifies that, on a typical weekday between 5:10pm and 5:40pm, 532 pedestrians can be expected to walk across the proposed site access and egress point within half an hour.

Victoria Square is located diagonally opposite the site at the south-east corner, and is identified in the Adelaide (City) Development Plan as being an area of indigenous cultural significance as a major meeting area, and the location where the Aboriginal Flag was first flown in 1971.

Victoria Square provides a key entertainment and cultural space for passive recreation and as a major/special event venue within the City with capacity for more than 30,000 people. All squares located within the City of

Adelaide are identified as major event spaces although Victoria Square has the largest identified capacity and has recently undergone significant upgrade. Other major event spaces exist east (and west) of the subject site within the Adelaide Parklands and north of central Adelaide associated with the Riverbank Precinct.

More broadly, the locality is surrounded by the Adelaide parklands with its range of natural, cultural and recreational landscapes, and is accessible to the River Torrens Linear Park that runs through the centre of Adelaide.

### 5.2.3. Neighbouring Heritage Items

A concentration of Heritage Places exists within the City of Adelaide and near the subject site as identified in the Adelaide (City) Development Plan.

This includes State Heritage items at all four corners of where King William Street intersects Franklin Street at Victoria Square, and other notable places as follows:

- Adjacent the subject site (north) at 131 King William Street is Electra House, comprising the former Citizens' Life Assurance Co, then Mutual Life and Citizens' Assurance Co. Ltd [MLC] and then Eastern Extension Australasia and China Telegraph Co. Building;
- Adjacent the subject site (west) is the Telephone Exchange Building, comprising the former Telephone Exchange (1907) and its 1914 extension;
- Directly opposite the site at 141-160 King William Street is the Medina Grand - Adelaide Treasury Hotel, comprising the former Treasury Building, including former Cabinet Room and Courtyard;
- Diagonally opposite the site (north-east) at 128-138 King William Street is the Adelaide Town Hall Complex, comprising of Town Hall, Prince Alfred, Eagle and Gladstone Chambers;
- Victoria Square (at the north-east triangle fronting Franklin Street) is the John McDougall Stuart Monument; and
- Victoria Square (at the north-west triangle fronting Franklin Street) is the Captain Charles Sturt Monument.

The Medina Grand - Adelaide Treasury Hotel, and Electra House provide good examples of the adaptive reuse of heritage buildings in the vicinity.

The are no local heritage places adjacent or immediately surrounding the subject site.

# 6 – Proposal in Detail

# 6. Proposal in Detail

## 6.1. Overview of Proposal

The proposed works include the demolition of 1922-26 additions in the north-western section of the site and a small remnant of the 1893 additions to the GPO to its west. With the exception of this isolated fragment, the Victorian sections of building are to be retained in their entirety.

The proposed demolition will allow the construction of a new 15-storey hotel tower in the north-western corner of the site. The new tower will be elevated above a three-storey base constructed on the footprint of the earlier building. These three levels comprise a reception area at ground floor with a *porte cochere* to its north (level 00); conference facilities above with access to an elevated deck to the north and to an elevated pool at first floor level of the portal structure (level 01); and a plant area at third floor level (level 02). This section of the building would abut the original fabric reproducing, reasonably precisely, the volume of the lower three storeys of the demolished building. While connections between the hotel spaces and the original GPO will require some works to original fabric this will be limited in terms of their extent. Above this level, the thirteen upper floors will adopt a broader footprint cantilevering out to the north, south, east and west. The upper levels of the tower are to be set back 31.5 metres from Franklin Street and 12.1 metres from the King William Street boundary.

The new tower will take the form of a refined cuboid element hovering above the grounded form of the GPO. Ornamental detail is to be limited to expressed framing and window detailing arranged as a grid across the four façades. A substantial framing section at the intersections of corners, parapets and soffit will define the volume of the tower while a regular grid of, more modest, window frames across all four facades will result in even articulation across all four elevations. The tower glass and anodised aluminium colour selections will be understated in terms of their tone and palette and reflecting the hues of the freestone and limestone to the GPO facades. Framing extrusions will adopt a 'champagne' colour while extrusions to windows will be drawn from the 'pewter' colour palette.

A new portal structure is to be constructed on currently-vacant land to King William Street immediately to the north of the GPO. This building will present a simple cuboid volume allowing vehicle passage to reception areas beneath a swimming pool at first floor level. A vaulted structure above the pool will largely be concealed by the portal's exterior skin of anodised aluminium cladding - perforated to a custom detail. However, the permeable skin will allow the vaulted form of the interior and its relationship with the arched entries of the GPO to be evident. The structure will provide a robust insertion into the King William streetscape, abutting the northern wall of the GPO in a location occupied by the Criterion Hotel until the relatively recent past.

The balance of the GPO building is to be restored and refurbished as bars, restaurants, retail and other spaces in support of the hotel. Internal and external conservation works to the Victorian sections of the GPO are to be undertaken in conjunction with the redevelopment.

Protection against damage from seismic activity will be incorporated into the building as part of its refurbishment. These matters are discussed in greater detail below.

Plans, elevations and related design documents are included in Appendix 2.

### 6.1.1. Hotel Services and Facilities

The hotel operator will be responsible for all functions within the GPO Hotel inclusive of the food and beverage offerings within the heritage building. The exception to this may be the retail at ground level which could be sub-let by the operator.

The hotel services and facilities proposed are as outlined below at each level:

- Basement: loading, services plant, waste, housekeeping, staff areas and administration, staff bike store, storage generally, kitchen support and cellar bar and lounge.
- Ground: *porte cochere*, lobby, reception, concierge, lobby lounge bar, retail, restaurant, long bar and lounge areas, main kitchen and support spaces.
- Level 01: ballroom, function, pre-function, banquet kitchen and support spaces, meeting suite, executive guest lounge, day spa, gym, pool deck and terrace.
- Level 02 (tower): services plant.
- Levels 03 – 14 (tower): hotel suites, typically 25 suites per level.
- Level 15 (tower): services plant.

Hotel operations is proposed 24 hours per day with public access encouraged through ground level areas.

### 6.1.2. Public Access

The ground level areas of the proposed development are designed specifically to increase the retail and hospitality offering in the CBD for both guests and the general public. This includes public access, including a primary DDA access from King William Street, to the lounge areas, retail offering, and restaurant.

A key ambition of the proposal is to strengthen the north-south connection through the site via Exchange Place and Dexus Plaza, which adjoins the northern site boundary. Connections to Advertiser Lane, Post Office Lane, Post Office Place and through the GPO building will also be provided.

### 6.1.3. Signage

Whilst signage will be the subject of a subsequent development application, two areas have been identified as likely signage zones at level 15 on the South and East elevation.

Figures 6 and 7 overleaf are indicative of the proposed signage location and nominal signage zone size and will be subject to hotel operator coordination and approval.

*Figure 6.* *Signage Location*

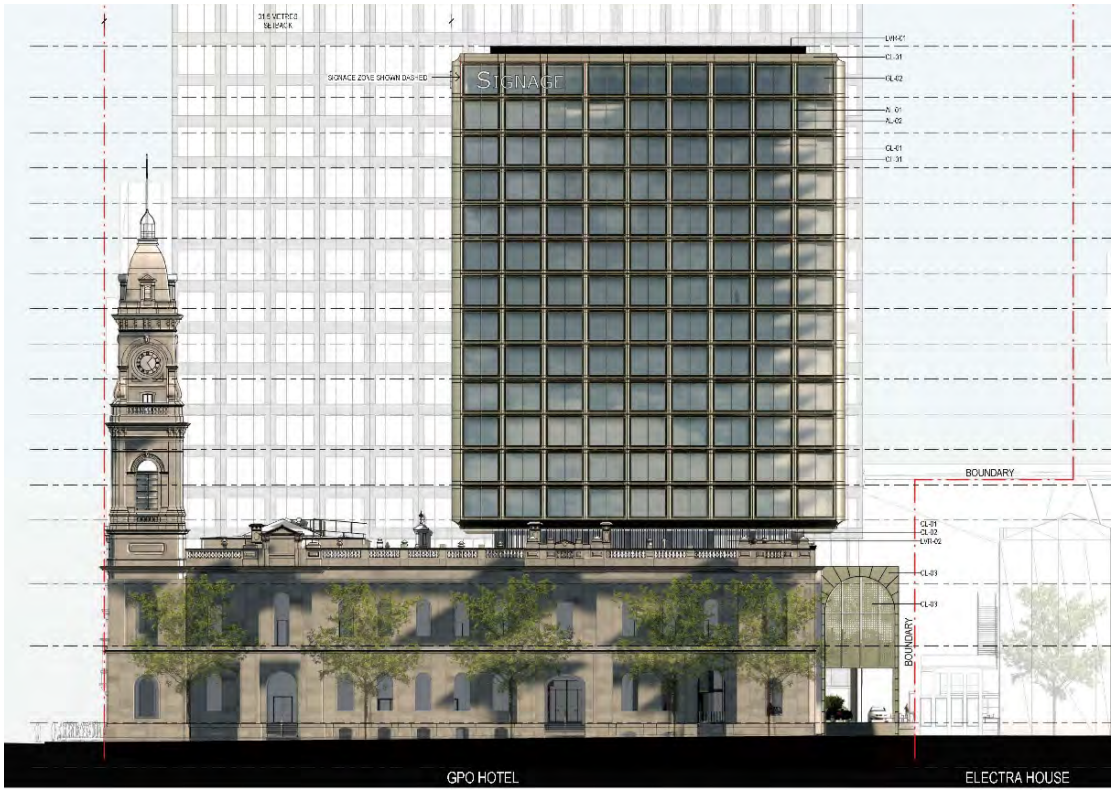





*Figure 7.* *Nominal Signage Zone Size*




No application for signage is made as part of this current development application.

## 6.2. Design Philosophy

In October 2014, Village Well were commissioned to prepare an Adelaide GPO precinct 'Place and Positioning Report'. The Vision arrived at for the Adelaide GPO precinct follows:

- Uniquely Adelaide;
- The heart and soul;
- Uncovering the heritage layers;
- Vibrant and alive well into the night;
- Intimate and eclectic; and
- Moments of surprise and discovery.

With reference to this vision, together with consideration of the GPO context and planning policies, a set of guiding principles was developed specifically for the proposed GPO Hotel development. They are:

- Breathe new life into the distinctive and significant heritage fabric of Adelaide's GPO;
- Strengthen and revitalise public access connection between CBD and Central Market Precincts;
- Frame the north-west corner of Victoria Square; and
- Create a serene backdrop to compliment the GPO by way of an understated and delicately articulated tower façade.

The design intent for the site seeks to respond to the Vision and guiding principles and has had specific regard to its context. As such, the proposed development will make a positive contribution to the urban environment at a micro and macro level, responding in a respectful manner to the significant heritage buildings and reinvigorate activity in the north-western corner of Victoria Square.

### 6.2.1. Principles of Good Design

This section of the report provides a summary of how the proposal responds to ODASA's Principles of Good Design. Design context is discussed in further detailed throughout the report.

**Context:** *Good design is contextual because it responds to the surrounding built and natural environment and contributes to the quality and character of a place.*

The subject site sits on a prominent corner with the proposed development actively addressing both King William Street boulevard and Franklin Street providing a contemporary frame to Victoria Square. The design responds positively to the civic nature of the precinct and architectural expression of nearby tower buildings. The heritage listed GPO Building is largely preserved with a simple and elegant building addition that rests quietly above the heritage GPO (refer also to Section 6.2.3).

**Inclusivity:** *Good design is inclusive because it creates places for everyone to use and enjoy, by optimising social opportunity and equitable access.*

The proposal includes strong pedestrian linkages to the public realm and more active frontages for retail and food/beverage at ground floor level. Care and attention has been paid to sight lines and activation across the site to ensure the comfort and safety of visitors and the general public (refer also to Sections 6.5 and 6.6).

**Durability:** *Good design is durable because it creates buildings and places that are fit for purpose, adaptable and long-lasting.*

Reuse of the heritage listed GPO building provides an ideal utilisation of the grand spaces of the GPO Building for a luxury hotel, that will assist in preserving the heritage features and values of the building. The design includes careful selection of materials befitting of the local context and GPO Building including tones and colour palette for the tower complementary to the heritage façade (refer also to Section 6.2.5).

**Value:** *Good design adds value by creating desirable places that promote community and local investment, as well as enhancing social and cultural value.*

The proposal is for a 5-star luxury hotel which is expected to support investment in the local economy including attraction of interstate and international spend. Adaptive reuse of the heritage listed GPO building will assist in enhancing and preserving a key heritage asset for the broad enjoyment of the community and visitors (refer also to Section 4.2).

**Performance:** *Good design performs well because it realises the project potential for the benefit of all users and the broader community.*

The building performs on a number of levels, notably in delivering an increase in tourist accommodation and a range of hotel facilities that can be expected to support the local economy, and is designed to improve the activation, pedestrian permeability and surveillance of the site and surrounding locality.

**Sustainability:** *Good design is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.*

The proposed building and all associated services will be designed to achieve high outcomes in relation to ESD (see Section 6.2.8), with emphasis on:

- Reduction of energy through passive and active design initiatives;
- Reduction of potable water use;
- High indoor environment quality;
- Low VOC materials and finishes;
- Access to natural light; and
- Provision of natural ventilation opportunities.

The proposal will attract increased tourism spend and support local job creation. As well as providing direct opportunities for entertainment and leisure, in support of health and wellbeing, the hotel operator has strong policies around social responsibility (see Section 4.2).

### 6.2.2. Design Review Panel Process

The proponent has participated in the Design Review Panel process conducted by ODASA. This has involved submission of concepts and discussion at two Panel meetings.

Issues under discussion have included:

- Strengthening the north-south connection through the site including consolidated access arrangements to unlock the potential for this space and holistic treatment of the public realm;
- A shared use zone associated with the *porte cochere* to be informed by Exchange Place and the wider public realm;
- Consideration of the interaction with the existing pedestrian ramp, basement ramp, and adjacent stairs located north of the subject site, and paving and external finishes with an overall view to deliver an integrated outcome for the precinct;
- Management of traffic and pedestrian movements and integration of footpath finishes as it relates to King William Street, including ongoing collaboration with the Adelaide City Council;
- Minimising new interventions to the heritage façade;
- An appropriate architectural statement and design response at the *porte cochere* entry portal off King William Street, including consideration of sight lines and the interface with Electra House;
- The relationship between the proposed pool deck and function balcony and further review of terrace planning;
- Attention to solar access given the scale of adjacent buildings, materials, external reflectivity, solar loading, and privacy;
- Use and maintenance of landscaping;
- Visual impacts of internal room finishes and plant from aerial and long range perspectives, and visual consistency including appropriate architectural expression of the proposed framing elements; and
- Signage be designed, located and informed by key vistas, viewing angles and the proposed hotel tower's detailing and composition.

The status of the design as discussed with the Design Review Panel is reflected in the Architectural Drawings contained in Appendix 2.

### 6.2.3. Urban Design Context

Central Adelaide is a city of squares contained within an extensive ring of parklands. These form a clear and defined threshold that is crossed on entering and leaving the city. The site sits immediately to the north of Victoria Square, Adelaide's pre-eminent Square. It has access to uninterrupted views to the south and east.

The gridded street pattern promotes a hierarchy of streets with two main boulevards – Grote and Wakefield Streets running east-west and King William Street running north-south. The developments existing civic character addresses the King William Street Boulevard with a Franklin Street frontage opening onto Victoria Square.

The site sits to the northern edge of Victoria Square, one of three main civic precincts within the city. Its civic neighbours include significant local and state government buildings as well as judicial buildings.

The visual mass and height of Adelaide's CBD is primarily located to the north of the site with some additional towers fronting Victoria Square. The Square is framed by tall buildings around most of its perimeter. At the northern end the visual pattern is one of heritage buildings in the foreground against a backdrop of contemporary towers.

The design responds in a positive manner to the precedents set by existing buildings that address Victoria Square and is strongly informed by the civic nature and planning principles of the Victoria Square Precinct and the architectural expression of nearby tower buildings.

The heritage GPO building is largely preserved with the hotel tower elevated over and respectfully offset from the clock tower to the corner of the site fronting Victoria Square. The towers facade is consistent on all four sides and is designed to provide a serene backdrop to the heritage building. The end result is a simple and elegant building addition that quietly rests above the heritage GPO.

### 6.2.4. Built Form

Setbacks for the hotel tower have been generated by heritage considerations. The Franklin Street setback of 29 metres is a radial setback from the centre point of the GPO clock tower and 31.5 metres from the Franklin Street boundary. The King William Street setback of 12.1 metres allows the GPO heritage façade to remain prominent in the King William Street streetscape.

The height of the tower reflects the vertical extent of the GPO site boundary, limited in height to preserve sightlines to Victoria Square and the Adelaide Hills for buildings to the north. The proposed tower height allows for 12 levels of hotel accommodation and a top level dedicated to plant.

The tower's accommodation levels making up the singular orthogonal form appears to 'float' over a three-level podium containing the public spaces. The tower is expressed as a singular gridded 'cube' viewed in the round. Structure is concealed within the podium footprint and the load transfer of the tower is managed at level 2 containing the services plant which acts as a transition level to levitate the tower well above the heritage roof line of the GPO. The resultant structural columns of the podium do not encroach within the confines of the GPO Heritage Building

Ground and level 1 are aligned with existing levels of the GPO building to enable seamless integration of the hotels functions. These floors are of significant height befitting and matching in with the spatial volumes of the heritage building.

The podium faces the precincts plaza and is sympathetic to the adjoining Telephone Exchange Building in both scale and material treatment. A pre-function terrace and pool deck extends to the north at level 1 and provides an inherit *porte cochere* and shelter to the ground plane within the public realm.

### 6.2.5. Façade Design

Adelaide's GPO Heritage Building will stand proudly within the CBD longer than most of its surrounding commercial neighbours. As such the style and quality of the tower addition must acknowledge and evoke the same sense of permanent quality of the GPO Heritage Building. The tower and lower heritage pieces should be viewed as synonymous to each other despite their respective vintages for years to come.

Surrounding the GPO site are predominantly commercial office towers. The new hotel tower will express its hotel use through its facade articulation, reflecting a residential typology and distinguishing itself amongst it CBD neighbouring buildings.

The proposed facade design draws from Victoria Square's exemplar 1960's modernist buildings with strong and regular expressed grids which is further reinforced and supported by the internal hotel accommodation planning.

The existing GPO building has richly articulated elevations. It is robust, strong in presence exhibiting majestic classical architecture of its time. In response, the tower in its own way, is the antithesis of the monastic heritage building, adopting a contemporary singular form with a timeless simple geometry. The tower is light, elegant and graceful and provides a serene backdrop to the heritage building.

The tower design is based around two key elements:

1. An edge framing detail to highlight the towers singular form, which is viewed in the round, and serves to resolve all corners, parapet and soffit.
2. Facade articulation to reflect hotel use, frame the view and provide richness through depth, shadow of its detailed extrusions.

The façade design embraces the simplicity the hotel planning. A regular grid of 3.8m is proposed in all directions allowing even articulation on all four elevations. The tower façade is proportioned into 3.2m high by 3.8m wide modules. The modules repeat on all four elevations and wrap the soffit and roof line, again reinforcing the language of a singular object.

Each module consists of three curtain wall panels incorporating high performance double glazed units to the extent of vision area. This extent may also include an internal glazed jockey sash in areas when increased acoustic criteria is required.

Environmental performance criteria is a key driver in the façade's composition. The glass coatings, with maximum external reflectivity of 20%, and double-glazed units appropriately address the issues of light penetration to the interior whilst minimising internal glare. Façade modules are portioned 66% glass / 34% spandrel to align with

National Construction Code Section J requirements. This removes the need for sun shading elements projecting from the façade enabling the simplicity and regular character of the tower to remain undiluted.

Privacy for the western elevation between the GPO hotel and adjacent office building may be addressed with an offset ceramic frit pattern on the surface of the DGU and internal jockey sash to prevent direct views into and out of the rooms whilst allowing oblique views and access to natural light.

The spandrel area is consistent at 750mm wide in both vertical and horizontal orientation. This width is made up of two elements: A frame and an inner rim or perimeter – akin to that of 'a picture frame and its inner matt board'. This concept is key in expressing the residential typology, providing a frame for the window both externally and internally. Both elements are proposed as custom made die aluminium extrusions. The frame extrusion extends 300mm beyond the outer face of the glazing and the inner rim aligned with the glazing.

The detailed heritage façade expresses a range of colour tones and textures in its stone cladding. The tower glass and anodised aluminium colour selections will be complimentary in both tone and palette – glazing and frame extrusion within the 'champagne' range and the inner rim extrusion within the 'pewter' range.

### 6.2.6. King William Street Entry

The model of the Bazaar can inform the experience of entering the precinct – clear portals and thresholds into a vibrant world beyond. By way of historic reference, we note that the original heritage building main portal entrance from King William Street was originally a gateway leading into a court yard to the rear of the building. This served the building for many years until it was filled in by the early 20th century building addition to the rear.

This historical use provides a key reference point for a proposed portal infill to King William Street. We note heritage advice which seeks a complimentary addition to the streetscape that echoes the scale and articulation of the heritage GPO and surrounding context. The proposed portal will be a contemporary interpretation reflecting the language of the portal entrances displayed in the heritage building. The orthogonal insertion to King William Street will reintroduce 'lost' built form in the streetscape. Design of the proposed interior arch form is proportional to the existing heritage arches though larger in scale, as is the design of the cladding jointing and panelisation (see Figure 8 overleaf).

*Figure 8.* *Entry Portal, King William Street*



Reference to the portal entry, as a contemporary gateway, is a response befitting its purpose leading into the hotel *porte-cochere*. The form fulfils the following:

- A bold statement announcing the hotel to King William Street - considering that the *porte-cochere* and entrance are inboard to the site and well off the Street;
- A form that acts as an arbour allowing the pool deck to be discretely contained within it;
- The desire to provide shade and screening to the pool area; and
- Closing the gap in the streetscape with a delicate balance of solidity, lightness, articulation along with providing a memorable identity for the hotel operator brand.

The scale of the portal entrance is necessary to hold its prominence in the street and to be in proportion to the grandeur of the heritage building. Whilst it reflects the traditional archway vault, it is nonetheless a contemporary interpretation. The entrance links to the heritage building through its form and the new tower materiality.

The gateway is enclosed to the street at the upper level to strengthen its presence. The space within however is semi enclosed and will be constructed with structural steel portal frames clad with two layers of panelised custom perforated aluminium cladding which allows breeze, sun and filtered dappled light to bathe over the pool during the day and subtle illumination of the space at night. The detailing will be elegant, sophisticated and minimal. It will require further prototyping and testing to ensure the experiential ambitions and qualities of the space are realised.

### 6.2.7. Public Realm Statement

The Adelaide City Council (ACC) is encouraging development to reinforce Adelaide's city grid and permeate its large city blocks with a series east-west and north-south links and laneways and where possible leading into open courtyards or mid-block spaces. East-west permeability is largely well serviced but ACC is encouraging better north-south permeability. The design of the public realm for the GPO Hotel and the office tower development adjacent, inclusive of the Telegraph Building, will further strengthen north-south permeability with accessible pathways provided between Franklin Street and Waymouth Street via Exchange Place, Advertiser Lane and Post Office Place. These movement pathways are a significant contribution to strengthen the connection between the CBD and Central Market precincts.

The GPO building is characterised by solid masonry facades with large solid to void ratios. This, coupled with a ground floor level set above the street, presents difficulties in enabling an active and engaging street frontage. The building does however possess several grand portals serving as pedestrian entries. These offer key opportunities to create defined portals and act as unique thresholds into the precinct in a similar fashion to the entries to a Middle Eastern bazaar.

The focus of activation for the public realm is therefore predominantly within the site in lieu of the main street frontages. Open space already exists adjacent to the site – the Dexus Plaza to the north and Victoria Square to the south. The proposal aims to strengthen connections to these open spaces by way of strong pedestrian links.

Within the midblock of the GPO development, the associated *porte cochere* spaces and adjacent Dexus Plaza to the north of the site are to match the existing GPO ground floor level and Telephone Exchange Building. This maximises the frontage with level access and visually expands the existing plaza space between the precincts buildings. Level changes are kept to a minimum but are resolved through discreet combinations of steps, ramps and passenger lifts where necessary.

The public realm has been designed to maximise opportunities for activation. Existing and future movement patterns have been placed to inform the more active frontages, being retail and food/beverage. There is a natural heart to the site located at the intersection of the major thoroughfares which is central to the precincts midblock and concentrated around the large inner plaza space.

The hotel's ground floor and hotel lounge bar connects to both Advertiser Lane to the north and opening out into Exchange Place to the west. The hotel pre-function terrace and pool deck at level 1 enjoys a northern aspect overlooking the central plaza below which further activates and animates the edges of the plaza.

Strong movement pathways are provided from the central King William Street heritage entry portal directly through the Hotel lobby and on to Exchange Place or Advertiser Lane. The hotel operation will be 24 hours, 7 days a week inviting continuous night and day activities.

Post Office Place is proposed as the service lane entry for the hotel development via a single width ramp down to the basement level loading area. The staff entrance leads directly to basement level via an existing basement ramp located in Exchange Place, off Franklin Street.

The public realm is to be as open as possible, free of obstructions and with only soft landscaping planters used to direct pedestrian travel. The ground plane will be treated simply and demarcated between pedestrians and

vehicles with a shift of tone and pattern within the paving in-lieu of painted lines, barriers, kerbs or level changes. Where necessary, bollards or similar devices will be used to protect the building fabric and major entrance ways.

### 6.2.8. Sustainability

The proposal has been designed with regard for ecologically sustainable design (ESD). The ESD Intent Report prepared by Bestec Pty Ltd is included in Appendix 5.

A summary of key sustainability initiatives are provided below.

#### 6.2.8.1. Passive Design Elements

Solar Penetration and Glazing

- Provision of facade design that encourages high levels of day light penetration and views to outside while mitigating solar heat gain and glare in summer through the use of partial external shading.
- Provision of a high level of day light penetration into common area spaces throughout to improve the well-being of the occupants.
- Provision of energy efficient, low external reflectivity, and double glazing to all fenestration.

Materials

- Selection of timber materials sourced from certified environmentally responsible managed forests.
- Selection of paints, sealants and finishes with low Volatile Organic Compound (VOC) content to minimise off-gassing and associated potential adverse health effects.
- Selection of composite engineered wood products with low formaldehyde content, again to minimise off-gassing and associated potential adverse health effects.

#### 6.2.8.2. Mechanical, Electrical and Hydraulic

Indoor Air Quality

- Provision of ventilation systems that minimise ingress of outdoor air pollutants into the building, are easy and safe to maintain and clean, prior to occupation of the building.
- Provision of mechanical ventilation to common area air conditioning systems at a rate 50% greater than the minimum standard to the ground floor only.
- Provision of exhaust systems to exhaust pollutants directly to the outside and minimise contaminants to building occupants and users.

Energy and Lighting Controls

- Provision of high efficiency LED fittings to ensure minimum lighting comfort.
- Provision of localised lighting control via local light switches and power outlets for task lights/lamps.
- Reducing light pollution by limiting the use of light sources which are directed towards the sky and spill into adjacent areas surrounding the site.

- Building lighting control system to provide motion detection and daylighting controls to luminaires within common area corridors and amenities. Lighting circuits to be zoned to suit functional spaces and incorporate time scheduling.
- External lighting systems controlled by time clock and photocell and incorporating high efficiency luminaires (>65 lumens/watt).
- Provision of sub-metering to common areas and substantive base building loads for energy management and control.
- Lift services designed to minimise energy consumption including timer systems and LED lighting.

Water Efficiency

- Provision of water efficient sanitary and tap ware fixtures and fittings in accordance with Water Efficiency Labelling Scheme (WELS).
- Provision of 4.5/3 litre dual flush water efficient WC suites.
- Natural gas fired domestic hot water plant to serve accommodation and common areas.
- Forced circulation domestic hot water flow and return pipe work loop to prevent long draw off times at fixtures and subsequent water and energy wastage.
- Thermal insulation of all main domestic hot water flow and return pipe work.
- Water sub-metering to all apartments and to base building plant and equipment for water and energy consumption management and control.

Refrigerant and Air-conditioning Systems

- The use of refrigerants with zero ODP to minimise impact on the ozone layer through accidental leakage.
- High efficiency water cooled chillers and air conditioning systems.

Building Management

- Review of the building systems for commissionability, controllability, maintainability, operability and safety during design and prior to construction.
- Implementation of a building commissioning plan to ensure compliance with the design specification and “fit for purpose” operation.
- Provision of comprehensive electronic Operations and Maintenance manuals and a Building Log Book to ensure all relevant information is available to the facilities management team post-construction.
- Provision of Building User Information guides for each of the major building systems, with access via a web portal for end users.

## 6.3. Heritage

Lovell Chen has prepared a Heritage Impact Assessment (HIA) for the proposed development. The assessment notes that the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the *Australian Postal Corporation Act 1989* and the *South Australian Heritage Places Act 1993* all apply at the subject site and the approvals jurisdiction is not clear. The current proponent proposes to respect the jurisdictional position established in previous applications relating to the subject site and accordingly provides a heritage impact assessment to the State Commission Assessment Panel (SCAP) which addresses matters of state interest.

In summary, the following statutory heritage controls apply:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) – the Adelaide GPO is included on the Commonwealth Heritage List (CHL) as place ID 105518. Approval under the EPBC Act for the proposed works will be sought through a separate referral to the Federal Department of the Environment and Energy (DE&E).
- *Heritage Places Act 1993* - the Adelaide GPO is included on the South Australian Heritage Register (SAHR) as place ID 10860.
- *Australian Postal Corporation Act 1989* – there are complexities associated with the interaction of various Acts (jurisdictions) with respect to the subject site that suggest the proposed works are exempt from the state legislation. However, in the interest of completeness the HIA includes assessment in terms of potential state heritage impact.

The Aboriginal Affairs and Reconciliation Division, Department of Premier and Cabinet has advised that the Central Archive has no entries for Aboriginal sites within the GPO site. In accord with Section 20 of the *Aboriginal Heritage Act (SA) 1998*, any Aboriginal sites, objects or remains, discovered on the land, will be reported to the relevant Minister.

The assessment report concludes that the proposed adaptation of the GPO for reuse as a hotel provides a good fit for the location and the specific physical features of the building. The GPO currently provides large public spaces that are readily adapted to alternative public uses and the extent of physical intervention required to allow its conversion into a hotel is generally modest. Where a greater degree of change is proposed, notably in the north-eastern sections of the site, works will result in no loss of significant fabric. The proposed hotel tower will form a new landmark but will adopt an independent presence on the site allowing the Victorian volumes of the GPO to King William and Franklin Streets to survive as the pre-eminent built form on the site. Conservation and seismic protection works will ensure the survival of the building into the future. On these bases, the proposal is seen as a positive outcome in heritage terms. Further, the proposal is consistent with the objectives of the *Heritage Places Act 1993* and is consistent with conservation policies and Council's relevant development policies.

A summary of the key heritage impacts follows. The full assessment report is included in Appendix 6.

### 6.3.1. Heritage Management Plan

The heritage impact assessment has made reference to previous assessments of the site where relevant, and has considered the conservation policies as set out in an updated Heritage Management Plan (HMP) dated 2016 for the Adelaide GPO.

Based on the assessment by Lovell Chen, the proposed development is largely consistent with the HMP and conservation policy (see Appendix 6).

### 6.3.2. Demolition

The redevelopment of the site will involve demolition of certain structures at the rear of the subject site, that is the full extent of the 1922-26 tower and a small remnant section of the 1893 north wing to the extent that it is included in the extent of the GPO title. These buildings are both identified as being of little or no significance in the 2016 Heritage Management Plan for the Adelaide GPO.

The existing four-storey office tower is a later addition to the subject site which required the demolition of the central sections of a two-storey wing constructed along the northern boundary of the site in 1893. The assessment by Lovell Chen is that the remnant sections of the 1893 wing has lost its context and association with the principle building volume of the GPO as a consequence of the construction of the office tower. It survives as an outlying fragment of the earlier wing and its role as a part of the GPO is no longer legible. The surviving structure is of no intrinsic value retaining no notable features, equipment or decorative detailing. Consequently, its demolition will give rise to no impacts on the identified significance of the GPO.

On this basis, the proposed demolition of the elements as proposed would have a negligible impact on the state heritage values of the Adelaide GPO. Further, it is noted that the demolition of these elements has been supported by the Heritage Branch of DEWNR in the recent past in response to another, broadly similar development proposal for the site.

The demolition also facilities the adaptive reuse of the GPO building for hospitality and retail use, and the construction of a hotel tower at the rear of the subject site. The demolition provides the potential for a new built form to be developed that is more in keeping with the Desired Character of the Capital City Zone, and supports the preservation and promotion of the GPO Building and clock tower.

### 6.3.3. Adaption

The interior of the GPO (including the original 1867-72 building and later 1891-3 additions) are to be adapted to a range of new uses supporting the proposed hotel development. The original GPO building will be adapted to hospitality and commercial uses. Two new circulation spaces will be introduced into the building, one adjacent to the Franklin Street entry and one in the western sections of the 1867-72 building. Both will include a lift and stairs. Beyond these interventions, the development will largely retain and reuse the existing arrangement of spaces.

Lovell Chen advise that the greater part of the proposed works will have no impact on the significance of the interiors of the building. Commentary in the HIA is focussed on works which would affect early spaces or fabric, a summary of which is provided below.

### 6.3.3.1. Basement Level

The southern sections of the basement level are to be used as a lounge bar. This will utilise the central space of the basement, formerly the Telegraph Stores and Packing Department, along with smaller rooms located around the building edge to King William Street and Franklin Street. Existing spaces will typically be 'enlarged' through the removal of modern lightweight partitions in these areas revealing the original arrangement of spaces. The remainder of the basement level will serve as a back-of-house area, including kitchen support in the western section of the 1867-72 building, and staff facilities and plant areas in the 1893 additions. As noted vertical circulation to the ground floor areas above would be provided by a new stairwell/lift located in an area immediately to the west of the Franklin Street entry and in the back-of-house areas in the western section of the building.

The assessment of heritage impacts includes:

- Original basement walls will generally remain intact however, it is proposed to alter the original north wall of the basement. Removal of this wall is not seen to raise any heritage issues (for reasons detailed in the HIA).
- An existing stair in the back-of-house area to the west of the Postal Hall will be demolished and replaced. Construction of a new stair and lift in this area will result in the loss of some original fabric.
- A new lift and stair well are to be constructed in an area immediately to the west of Franklin Street entry. While some original fabric will be lost, this will have negligible impact on the significance of this space.
- The original arrangement of small offices arranged around the central hall has largely been lost however, the proposal will, to a limited extent, re-create the original space.
- Some new partitions will be constructed in the basement space, while these works will affect an understanding of the original space, they are limited in extent, will not affect original fabric and are readily reversible.

### 6.3.3.2. Ground Floor Level

The ground floor level is to be adapted for uses in support of the hotel. A long bar is to be constructed within the two-storey space of the Postal Hall with associated back-of-house services located in areas to the west along Exchange Lane. Private bars and lounges are to be introduced into the existing spaces to Franklin and King William Streets. A restaurant will occupy a much-altered letter-sorting space between the Long Bar and reception area in the new tower. Retail premises will be created in the existing spaces along King William Street. These will be accessed from the reception areas of the hotel and no new entries directly from the street are required. Existing spaces will generally be refurbished for this purpose.

No substantial heritage issues at ground floor level are raised by the HIA.

### 6.3.3.3. First Floor Level

The first floor of the original GPO building will provide for a range of ancillary hotel uses including a ballroom, executive suite and meeting rooms. These will utilise existing spaces arranged around the first-floor

void/mezzanine above the existing Postal Hall. The kitchen services for the ballroom will be located in existing offices spaces to the west of the void/mezzanine. The northern sections of the 1893 extension will be used as a part of the hotel's spa and gym. Above the public hall on the ground floor the existing gallery will be retained and used as circulation space.

The new circulation arrangements in areas to the west of the Postal Hall will result in the loss of some original fabric. The impacts of these changes on the character fabric or significance of the GPO will be particularly modest. It is noted that the removal of a number of non-original partitions in spaces to Franklin Street will increase the legibility of the form of the original rooms in this area.

### 6.3.4. Retention

The original sections of the GPO Building to King William and Franklin Streets and the additions of 1893 along the King William Street frontage are to be retained intact. The later tower is to be demolished and a new, taller tower constructed on the same footprint. In terms of the visual impacts of the new development, it is recognised that the proposed hotel building will be of considerably greater height than the GPO Building and will be visible from a number of local vantage points.

The HIA considers the heritage impacts from key view corridors and generally concludes that new built elements are appropriate in the heritage context, including:

- Substantial setbacks mitigate against heritage impacts (albeit the setback to King William Street is less than the Heritage Management Plan envisaged but in any case, does not create an unacceptable outcome as the proposed setback, façade design and the limited impacts on original fabric combine to produce a satisfactory outcome);
- The hotel tower reads as a separate, self-contained element and scale and form will distinguish the new structure from the heritage building;
- The clock tower's historical role as a visual marker will remain; and
- The eastern façade remains the pre-eminent element in views from King William Street.

Further, the proposed new portal structure along King William Street is considered to reintroduce 'lost' built form in this section of the street.

### 6.3.5. Conservation Initiatives

Initial investigations have identified the following conservation works (subject to final confirmation following detailed assessment):

- Conservation works to exterior stonework;
- Reinstatement of parapet urns evident in early images of the building but removed in the interwar period;
- Protection works to parapets;
- Preparation and painting of joinery; and
- Roof works as required.

### 6.3.6. Seismic Assessment

Wallbridge Gilbert Aztec has completed a preliminary seismic assessment of the existing GPO Building. The new tower building will be independent of the original building and therefore is not part of the assessment.

The complete report is included in Appendix 7.

Based on the assessment a series of indicative retrofit details have been identified (Figure 9 overleaf).

*Figure 9.* *Indicative retrofit details*

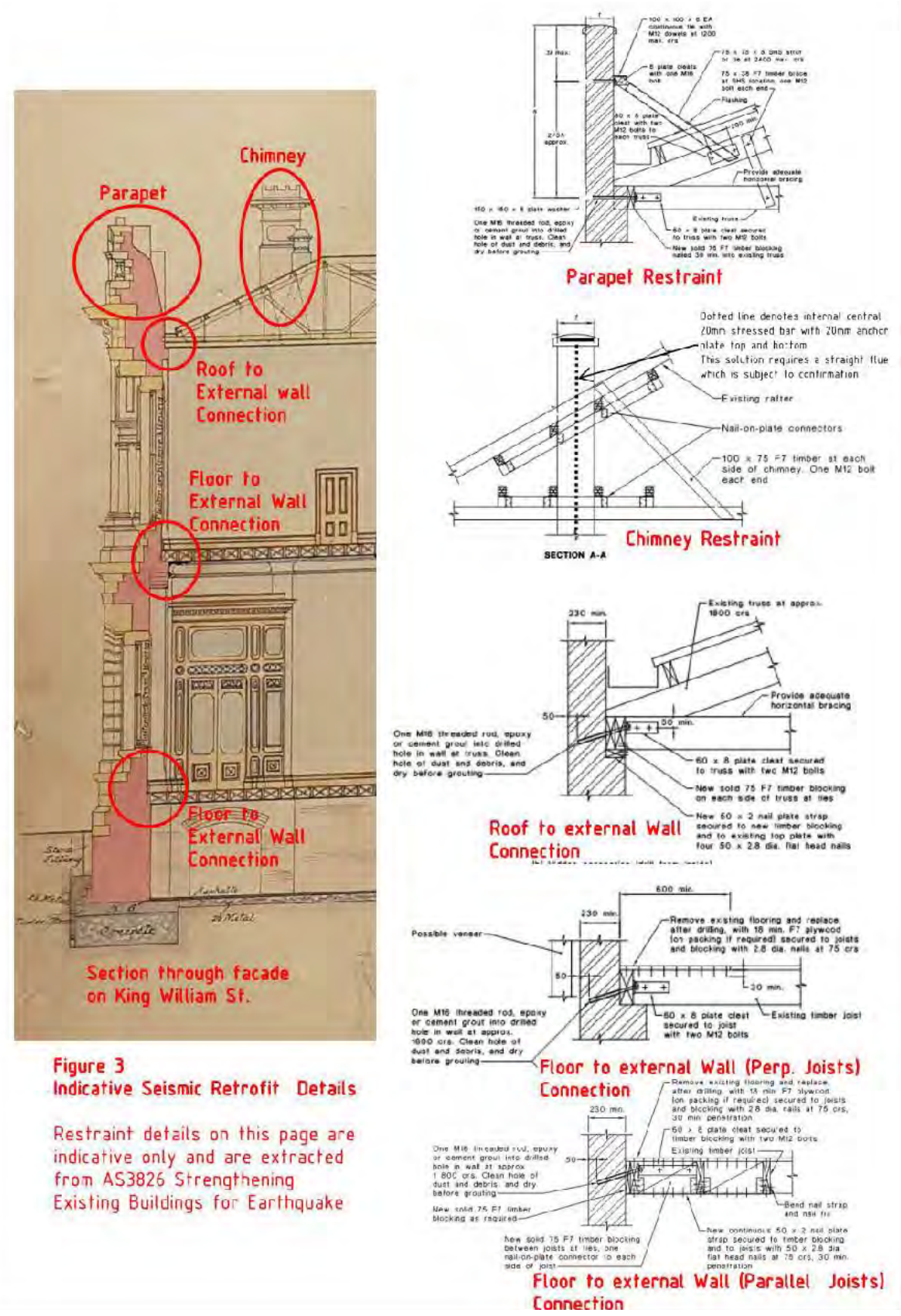



**Figure 3**
**Indicative Seismic Retrofit Details**

Restraint details on this page are indicative only and are extracted from AS3826 Strengthening Existing Buildings for Earthquake

As part of the heritage impact assessment, Lovell Chen notes that it is proposed to modify the existing structural junctions to render them more resistant to seismic activity, ground motion, or soil failure due to earthquakes. With improving understanding of seismic demand on structures the need for seismic retrofitting to heritage buildings is now well-accepted.

It is proposed to provide additional structural support/reinforcement at connections between existing building elements. This will take three broad forms.

1. Parapet restraint achieved using steel sections to tie the upper sections of the existing parapets to the existing rood structure. Works will affect the rear faces of parapets only;
2. A similar approach will be used to restrain the upper sections of timber chimney stacks; and
3. Floor restraint will be achieved by creating a rigid joint between existing floor joists; this will require the removal and like-for-like replacement of some original flooring.

While these works will affect early fabric - notably remnant floors - they will not be visible from any usual vantage points and are seen as an essential mechanism through which to safeguard the future of the building in the event of earthquake. On this basis, they are seen to be an appropriate intervention into the fabric of the building.

## 6.4. Traffic and Parking

Walbridge Gilbert Aztec (WGA) was engaged to provide advice in respect of the parking and traffic arrangements for the proposed development as summarised in this section of the report.

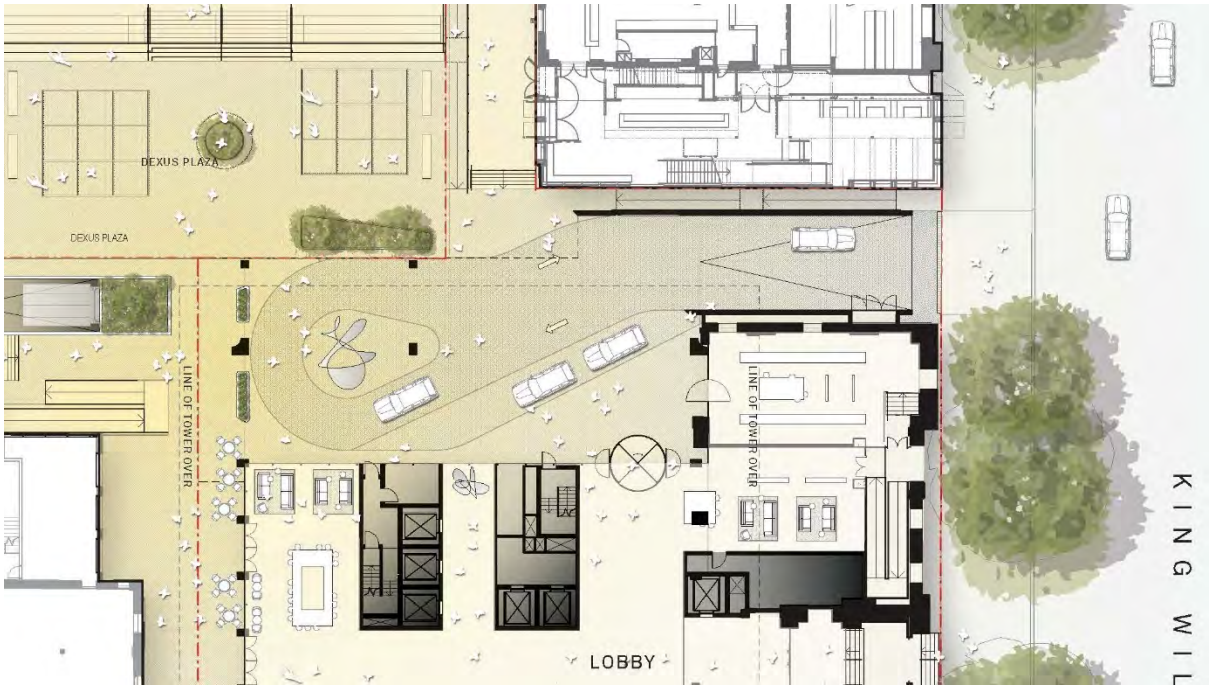
The full traffic assessment report is included as Appendix 8.

Overall, the assessment finds the development proposal is not expected to cause any significant adverse parking or traffic impacts in the surrounding area.

### 6.4.1. Access, Parking, Porte Cochere and Valet Parking Arrangements

A porte cochere, bounded by Electra House to the north and the GPO building to the south, is the primary access and egress point for the proposed development. The access and egress point faces King William Street, which carries an estimated two-way annual average daily traffic count of 25,000 vehicles per day. The porte cochere arrangement is shown in Figure 10 overleaf.

*Figure 10.* *Porte Cochere Arrangement*




The two proposed pick up and drop locations for the development are:

1. *Porte cochere* via the laneway between the GPO and Electra House; and
2. Kerbside drop off along King Willian Street near Bus Stop VI.

The loading bay access is proposed off Post Office Place at basement level.

The assessment by WGA identifies that:

- Pick up and drop off will yield approximately 50 vehicles per hour. Of these it is assumed that 30 vehicles per hour will arrive via the *porte cochere*, and the remainder at the kerbside drop off along King William Street;
- Turn paths for access and egress via the *porte cochere* is sufficient for two standard passenger vehicles to pass each other as they exit and enter the access;
- The expected capacity of the *porte cochere* is 80 vehicles per hour servicing a likely demand of 30 vehicles per hour;
- The proposed access and egress point achieves specified sight distance requirements for access driveways;
- Sight triangles at the proposed access driveway maximise visibility and meet the requirements for pedestrian safety;
- With consideration of the high pedestrian activity in this location, analysis to determine delays for vehicles accessing and egressing the site was undertaken to ensure that no conflicts or delays are experienced by pedestrians and existing King William Street traffic, as follows:
  - » Total average delay of 3.2 seconds for pedestrians;

  - Average delay of 15 seconds for left in – 1 vehicle in queue; and
  - Average delay of 77 seconds for vehicles exiting – 1 vehicle in queue.
  - Given the wide kerbside lane the momentary queue of 1 vehicle accessing the site will not impede traffic flow along King William Street.
- The width of the kerbside lane allows for moving vehicles to pass parked vehicles, buses, or vehicles entering the *porte cochere*, without having to encroach into the next lane; and
- The proposed access will require the relocation of a fire hydrant and an Adelaide Metro bus stop (see Section 6.4.2 below).

To ensure the *porte cochere* functions efficiently, the Hotel Operator will apply standard operating procedures for valet parking. The standard operating procedures are detailed in the full traffic assessment report contained in Appendix 8. In general terms, the operating procedure redirects hotel (human) resources to the *porte cochere* facility during periods of high demand to ensure that vehicles are removed efficiently. The operating procedure generally triggers when three cars are in the parking station without an available attendant. A further heightened response is again triggered when six or more cars require attention. This same operating procedure is used and proven effective at interstate hotels.

Based on the assessment by WGA, the expected capacity of the *porte cochere* is adequate and vehicles accessing the site will not impede traffic flow along King William Street.

Further, the assessment by WGA demonstrates a vehicular access can be provided via King William Street, as is a functional requirement for the proposed development, without unduly restricting pedestrian movements. A crossover in the proposed location is unlikely to set a precedent for this section of King William Street due to the continuous frontage of surrounding buildings and can be accommodated without interrupting the continuous nature, levels or materials of the footpath.

Given the proposed function of the *porte cochere* and three vehicle parking spaces for rapid removal of vehicles from the area by valets, it is submitted that the area does not constitute “car parking” for the purposes of the planning assessment.

### 6.4.2. Bus Stop and Drop Off Arrangements in King William Street

Along King William Street, in front of the proposed access and egress point for the *porte cochere*, there is an existing bus stop and shelter (Stop V1 King William Street), fire hydrant and lighting pole. Both the bus stop and fire hydrant will require relocation.

The assessment by WGA is that:

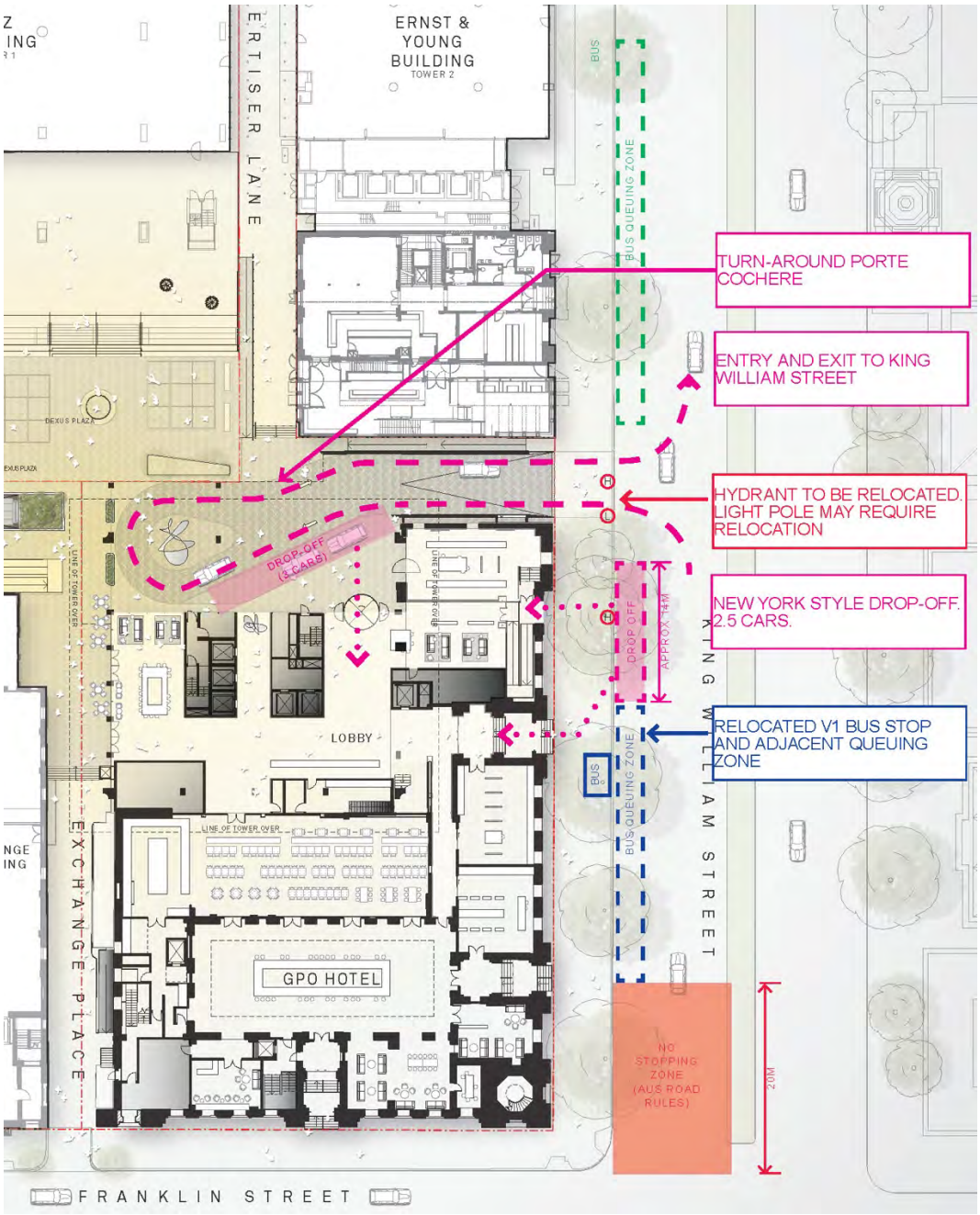
- There are no bus stops along the kerb to the south and the existing Australia Post loading zones would no longer be required therefore the bus stop could be relocated;
- Relocation of the fire hydrant should be possible given another is in close proximity of the site;
- In order to allow for the access and egress into the *porte cochere*, and maintain several parks for the kerbside drop off, bus stop V1 could be relocated 20 metres south on King William Street;

- The relocated bus stop could accommodate two buses without queuing back in the King William and Franklin Street intersection; and
- DPTI has been approached about the relocation of the bus stop and not precluded the possibility subject to more detailed information.

The proposed arrangements are shown in Figure 11 below.

No taxi rank is proposed as part of the development, and any issues arising in relation to taxi ranking along either King William or Franklin Streets will be actively managed by the operator.

*Figure 11. Proposed Relocation Arrangements*



### 6.4.3. Bicycles and Facilities

A dedicated staff bicycle storage area for a minimum of 20 wall hung bicycle racks is provided at basement level with associated end of trip facilities including on-site shower and changing facilities.

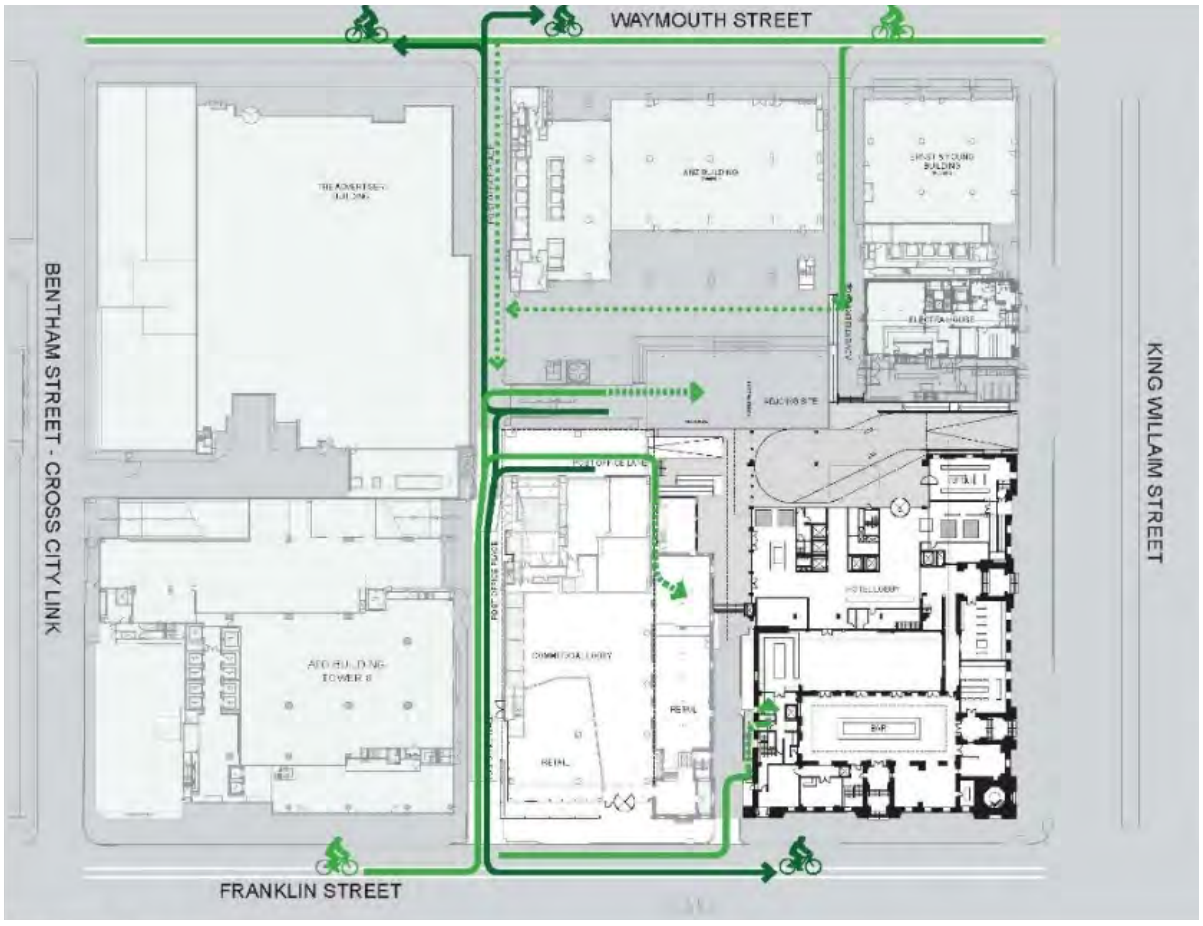
This includes a ramped bicycle access/entry to the building from Exchange Place and internally from ground level.

Secure storage is also proposed at the northern end of Exchange Place for 10 guest rental bikes, available in association with hotel recreation facilities.

Public access bicycle storage racks are also available north of the *porte cochere* adjacent Advertiser Lane.

Bicycle access and movement for the site is shown in Figure 12 below.

*Figure 12.* *Bicycle Access*




### 6.4.4. Servicing Areas

The loading bay access is proposed from Post Office Place to the west of the site. Turn path analysis undertaken using a Medium Rigid Vehicle illustrates that there is sufficient space for a vehicle to travel through the site without encountering any obstructions. The vehicle will enter the site from either the north or south and exist the site to the south. Turn path diagrams are included in Appendix 8.

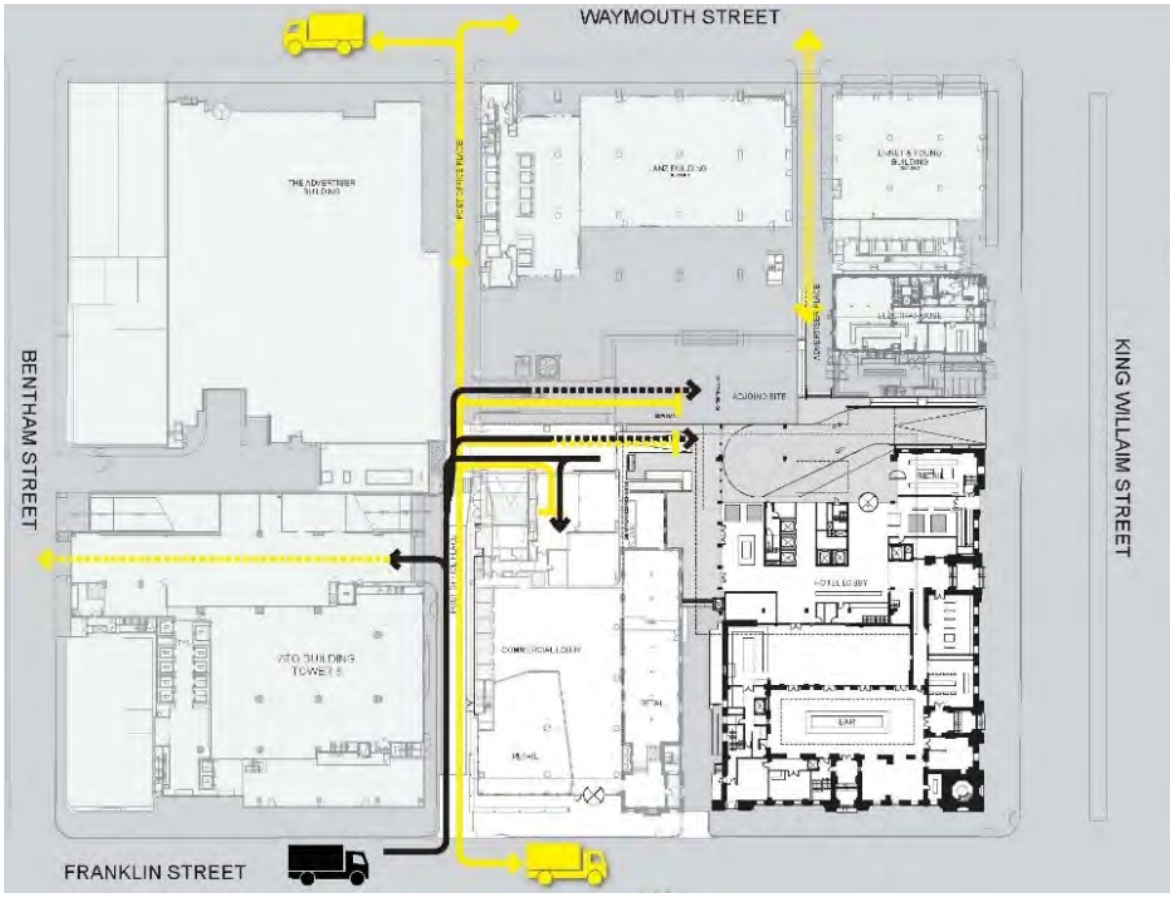
Due to site constraints, vertical clearance to the loading bay is limited to 3.5 metres or a Small Rigid Vehicle (SRV). Rawtec Waste Management advise that if horizontal clearance or turning clearance can be provided for Medium Rigid Vehicles (MRV) then typical rear lift waste vehicles can access and egress this facility due to their reduced vertical clearance requirement of 3.4 metres. This still enables economical waste disposal as these vehicles can accommodate waste bins up to 1,100L in capacity.

The collection vehicles expected for waste collection at the proposed development would generally be:

- Rear-lift trucks for collection of routine wastes and co-mingled recycling; and
- Pan-tech or flat-bed trucks for collection of at-call waste streams if required.

Figure 13 below illustrates proposed loading access arrangements.

*Figure 13. Loading Access*

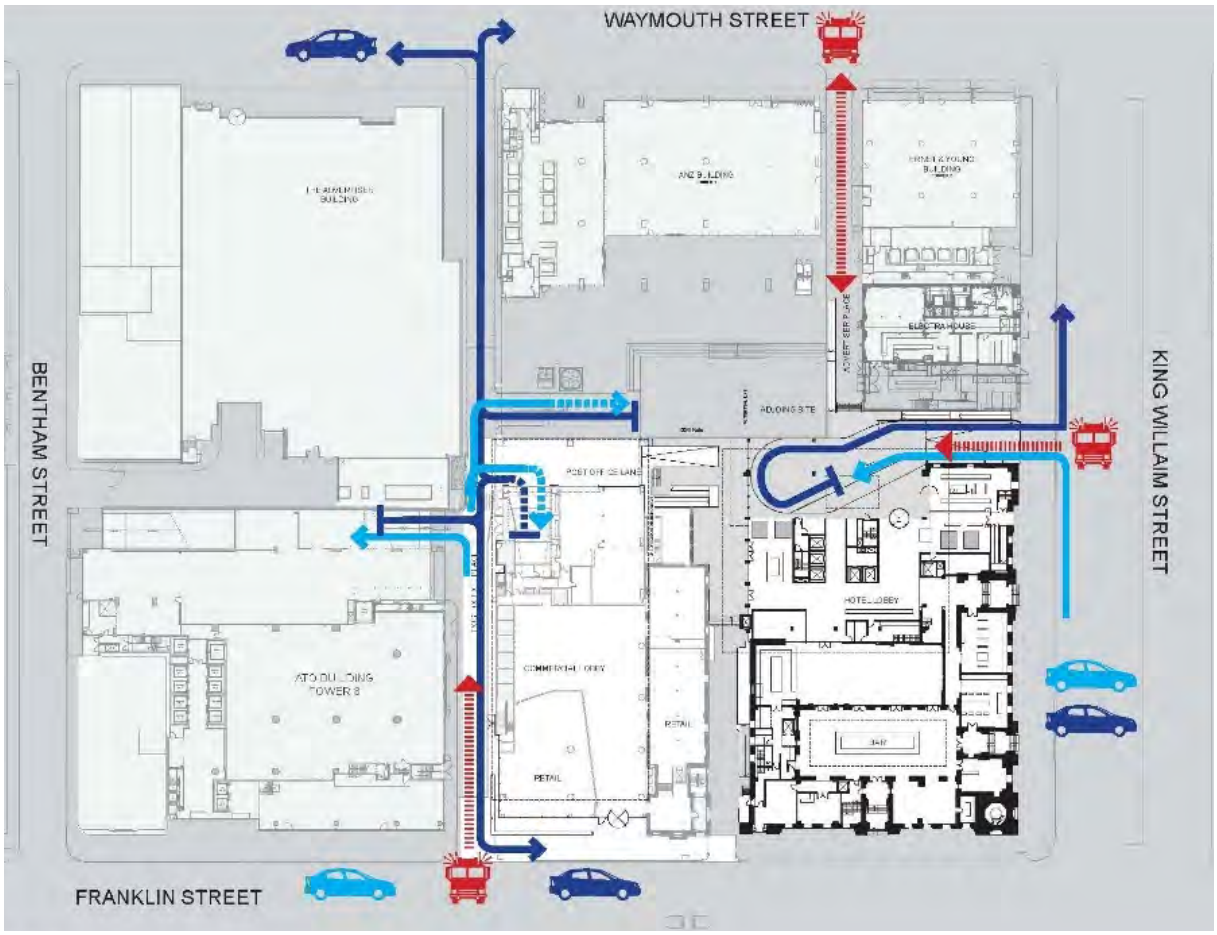



## 6.4.5. Emergency Vehicle Access

The proposed development provides a primary access point for emergency vehicles via King William Street (see Figure 14 overleaf). Emergency access would be from the existing road frontage and/or via the *porte cochere* access.

No provision has been allowed to accommodate MFS fire units to undertake turns within the *porte cochere*. Therefore, access would be drive forward in and reverse out if access is required to this zone.

*Figure 14.* *Vehicle Access Arrangements*




## 6.5. Pedestrian Linkages

The proposed development provides a high level of permeability (see Figure 15 overleaf).

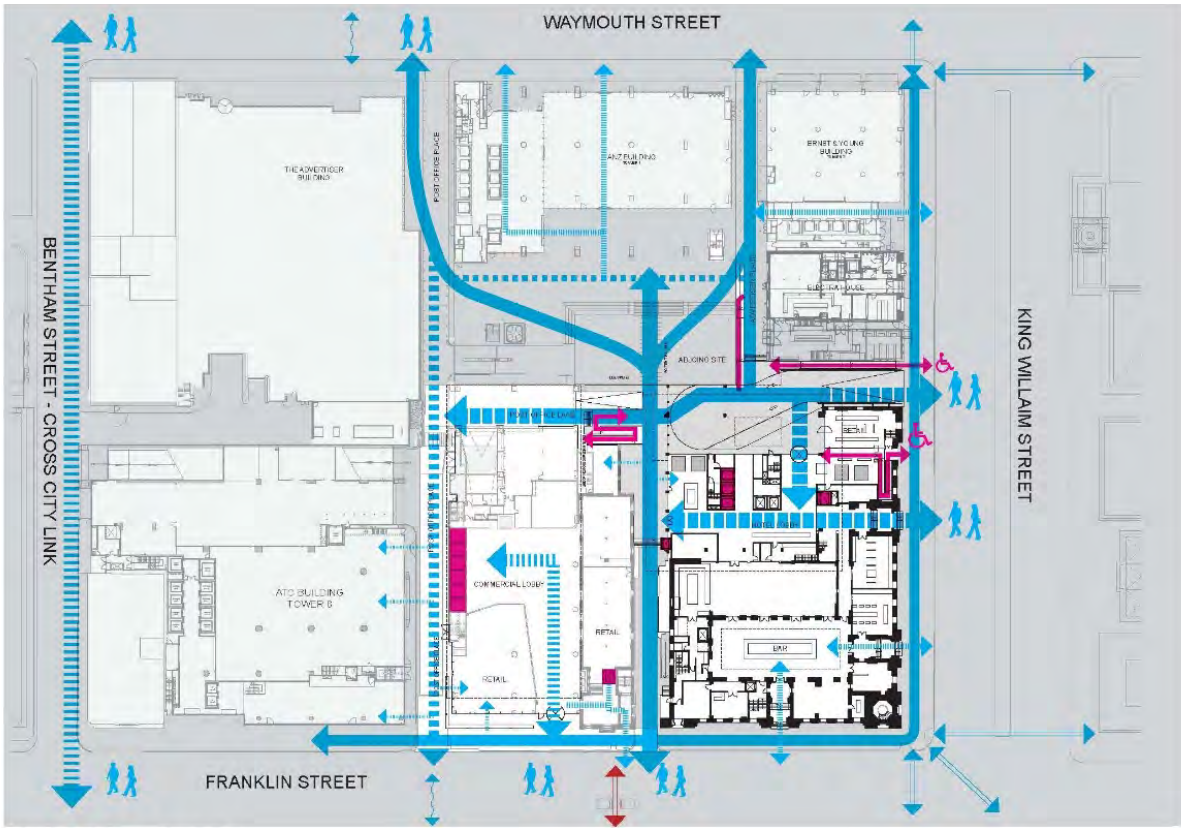
The proposed design of the public realm facilitates continuous access for pedestrians across the length and width of the site, including:

- Access from Franklin Street to Waymouth Street via Exchange Place and Advertiser Place;
- Access from King William Street to Post Office Place via Post Office Lane; and
- Access through internal spaces.

The primary DDA access to the GPO Building will be via ramps at the north-east corner along King William Street with wheelchair access to the building also available from the *porte cochere*, Post Office Place and the northern end of Exchange Place.

The proposed design also facilitates linkages into laneways and pedestrian paths beyond the site connecting to the broader pedestrian network in central Adelaide, including strengthening public access connection between the CBD and Central Market Precincts.

*Figure 15.* ***Pedestrian Accessibility***




## 6.6. Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design has been integrated into public realm (street interface) and semi-public realm (internal spaces) of the proposal. The site of the proposed hotel is located at the northern extent of Victoria Square; a recently redeveloped event space and activated public plaza. It has two street frontages and proposes clear entry portals from both Franklin Street and King William Street. Deliveries and access for operating purposes will remain via the existing rear lane – Post Office Place.

The design and operation of the building seeks to contribute to the sense of safety and activity of the city through five key principles as described below:

1. Access, Movement and Sightlines

   Including legible pedestrian routes and wayfinding, clear sightlines that allow people to see and be seen, and obvious and accessible entrances.

2. Surveillance

   Including design and landscape treatments that prevent concealment and maximise passive surveillance of guests and visitors by passing pedestrians and vehicles, and from nearby buildings.

3. Ownership and Territoriality

   Including the creation of a visible delineation between public and semi-public spaces, and providing private presence on the public realm through design features and materials and/or concierge services that reduce ambiguity and instil a sense of ownership and improved proprietary.

4. Activation

   Providing for/facilitating a level of human activity at ground and balcony level appropriate to location reduces the risk of crime and enhances the sense of safety.

5. Management and Maintenance

   Including the quality of the building and landscape features, visible care for amenity and maintenance, and rapid response to malfunction or vandalism that demonstrates a 'presence' and deters inappropriate behaviour.

A CPTED assessment was completed by Holmes Dyer Pty Ltd and is included as Appendix 9.

The assessment concludes that the proposed development benefits from the existing GPO building which abuts the public realm, has obvious entry portals, and multiple street level windows for passive surveillance of the public realm, as is consistent with CPTED principles.

Additional ground level activation including retail and hospitality offering and the *port cochere*, appropriately incorporate CPTED.

On the basis of this assessment, the following is noted:

- Signage and lighting will form an important design element for the effective activation of Exchange Place and its legibility as a genuine and safe access point to the proposed development;
- Any proposed hard or soft landscaping of internal spaces should seek to maintain low/ground vegetation, and/or single trunk tree species with lifted canopy;
- The separation of vehicles and pedestrians at the *porte cochere* should be designed to maintain visibility of pedestrians at all times; and
- Any new bus shelter at the King William Street frontage should ideally be clear perspex or similar to maintain the open nature of the streetscape and the visibility of pedestrians.

## 6.7. Waste Management

A comprehensive waste management system will be designed into the building to enable good waste management practices across the various uses on the site.

The Waste Management Plan (prepared by Rawtec Pty Ltd) is included at Appendix 10.

The Waste Management Plan demonstrates that successful management of waste can be achieved at the site.

Waste and recycling services for the development will be managed by a commercial waste collection contractor(s) as a combination of routine and at-call collection services. Waste collection will occur from the development's off-street loading area by a rear-lift waste and recycling collection vehicle(s).

Where appropriate, the timing of waste collection services will be coordinated with adjacent land uses to minimise any potential for disruption.

### 6.7.1. Construction and Demolition

During site works and construction, waste will be managed in accord with a construction environment management plan (CEMP).

The CEMP will consider the EPA Guideline 1095/16: Construction Environmental Management Plans and other relevant legislation, including regard for the *Environment Protection (Waste to Resources) Policy 2010* which seeks to recycle and reuse wastes where possible. The CEMP will apply to contractors, sub-contractors and all parties working on or visiting the construction site.

Construction waste will be managed by a commercial waste collection contractor(s).

### 6.7.2. General Waste

General waste will be collected by cleaners and/or staff and transferred via hallways and a goods lift(s) to the basement waste room.

An allowance of 22,600 litres per week of general waste is allocated for the development. This includes an allowance for all land uses within the proposed development.

Waste will be stored on site in a dedicated waste room (in the basement area) in bins of varying size but typically 1,100L in capacity for general waste. Collection will be undertaken by a contractor three times per week.

### 6.7.3. Organics (Food) Recycling

Organics (food) waste will be collected by cleaners and/or staff and transferred via hallways and a goods lift(s) to the basement waste room.

An allowance of 9,400 litres per week of organics (food) recycling is allocated for the development. This includes an allowance for all land uses within the proposed development excepting meeting areas.

Waste will be stored on site in a dedicated waste room (in the basement area) in bins of varying size but typically 660L in capacity for organics (food) waste. Collection will be undertaken by a contractor three times per week.

### 6.7.4. Organics (Green) Recycling

Landscape services and maintenance will be undertaken by contract arrangements which include that it will be the contractor's responsibility to take green waste generated by landscaping activities off-site, to be recycled and/or disposed of at an appropriate location (e.g. composter).

### 6.7.5. Recyclables

A dedicated system will be provided for co-mingled recycling. An allowance of 9,200 litres per week of co-mingled recycling is allocated for the development. This includes an allowance for all land uses within the proposed development.

A dedicated system for cardboard recycling will be provided. An allowance of 6,300 litres per week for cardboard recycling is allocated for the development. This includes an allowance for function areas, food and beverage areas (including kitchens) and retail spaces.

Waste will be collected by cleaners and/or staff and transferred via hallways and a goods lift(s) to the basement waste room.

Co-mingled recycling and cardboard recycling will be stored on site in a dedicated waste room (in the basement area) in bins of varying size but typically 1,100L in capacity. Collection will be undertaken by a contractor two times per week.

A dedicated paper recycling system will be provided for administration and office areas including a general stream and confidential stream. An allowance of 330 litres per week of paper recycling is allocated for the development. Waste will be stored in administration and office areas in 240 litre waste storage bins before being transferred to a dedicated waste room (in the basement area). Collection will be undertaken by a contractor on a fortnightly collection schedule.

### 6.7.6. Hard and E-waste

Hard waste will be temporarily stored within land uses, and managed by a pull-in/pull-out collection service during retrofitting or maintenance activities. This could be arranged by users in conjunction with building services, to ensure that collection via the dedicated waste room and loading zone, is undertaken at an appropriate time.

E-waste will be temporarily stored within land uses before being dropped off at an appropriate external location or collected by an appropriate collection company. Some items may be managed through external collection contractor.

### 6.7.7. Hazardous and Liquid Waste

Beyond the construction phase, hazardous waste is expected to be minimal.

Where required, hazardous waste will be stored in appropriate receptacles and removed by an at-call specialist collection contractor.

Non-hazardous liquid waste generated from the hotel operations will be collected by at-call specialist contactors. Grease from kitchen arrestors and the like, will be collected by an accredited contractor with regular maintenance of storage facilities.

### 6.7.8. Waste Area Management

A dedicated waste room of around 50m$^2$ will be provided at basement level with direct access to vehicle loading areas.

The waste room will have capacity for around 25 waste and recycling bins, with collection of approximately 12 bins per week, to cater for the total estimated weekly waste to be generated by the proposed development (10,600 litres per week).

The use of a dedicated waste storage room will minimise odour and amenity impacts, and reduce safety risks for staff and hotel users.

### 6.7.9. Waste Management System

Storage, transfer pathways and collection details for all waste and recycling streams will general involve the following steps:

1. User storage - generally in bins of 40 to 80 litres except for large quantities of cardboard which will be taken directly to the waste room;
2. Transfer pathways – cleaners will take waste and recyclables from all rooms/areas to the Waste Room using cleaner's trolley via the hotel's goods lift, corridors and pathways;
3. Aggregation and storage – cleaners will dispose of waste and recycling items into the bins provided in the waste room;
4. Bin presentation – presented for collection in the waste room; and
5. Bin collection – by waste contractor from the loading area adjacent the waste room, as follows:
    - » Drive down the driveway;
    - » Reverse the collection vehicle into designated loading area;
    - » Collect the bins directly from the waste room;
    - » Empty the bins into the collection vehicle;
    - » Return the empty bins to the bin storage room; and
    - » Exit in a forward direction.

## 6.8. Stormwater Management and Hydrology

Wallbridge Gilbert Aztec (WGA) was engaged to provide an assessment of existing stormwater drainage and prepare a methodology for managing stormwater from the proposed development.

The full stormwater management report is provided in Appendix 3.

WGA understand Council's requirements for stormwater drainage to be:

- For traditional downpipe drainage, stormwater discharge to the street kerb and gutter is preferred, with a maximum 15 l/s allowable per outlet. The footpath crossing shall be via a checker plate drain. No stormwater detention is required.
- Where a siphonic downpipe system is proposed, stormwater detention storage is required to reduce the post-development 1 in 100-year flow rate to the pre-development 1 in 20 year flow rate.

- Finished floor levels of new development shall be no lower than the existing surface level at the property boundary.

To achieve this, the development proposal will involve:

- New (replacement) stormwater pits being installed in the *porte cochere* area to collect surface runoff from this area. This new system will connect to the existing underground stormwater drain in Advertiser Place to replicate the existing system.
- A grated strip drain being installed at the base of the new ramp up from King William Street. This will connect to the existing 150mm diameter pipe crossing the footpath to the Council catch pit.
- New underground system being installed to collect the runoff from the new roof and the northern section of the existing roof, and connected to the *porte cochere* drain.
- Stormwater runoff from the basement car parking area access ramp (from Post Office Lane) being collected in a grated strip drain and discharged to the new drainage system via a stormwater pump station located in the basement. The construction of the car parking ramp will likely impact the existing drain in Post Office Lane and a section of this pipe will need to be removed.

A copy of the indicative stormwater drainage layout is included in Appendix 3.

## 6.9. Civil Infrastructure

Bestec Pty Ltd has provided advice about the services to the site including:

- Potable water;
- Electricity;
- Gas;
- Telecommunications;
- Fire Water; and
- Waste Water.

### 6.9.1. Potable Water

The site is currently serviced for potable water and a water main is available adjacent to the site in King William Street to service the proposed development.

### 6.9.2. Electricity

The site is currently serviced for electricity via cabling in King William Street.

Electrical conductors and main switchboards sustaining emergency equipment operating in the emergency mode will be separated from the remainder of the building to comply with the requirements of the BCA. Emergency lighting will be provided in accord with Australian Standards.

### 6.9.3. Gas

The existing gas infrastructure located with the Telephone Exchange Building, west of the site, will be relocated to the north face of the GPO Building.

### 6.9.4. Telecommunications

The site will have access to telecommunications via NBN or equivalent.

### 6.9.5. Fire Water

Liaison has occurred between consultants acting for the proponent and the South Australian Metropolitan Fire Serve (SAMFS). Subsequently, the proposed Fire Protection Services provisions will comprise:

- Automatic fire sprinkler system throughout;
- Combined fire sprinkler and fire hydrant system water supply and riser infrastructure, configured as two pressure stages;
- Water storage tanks and fire pumps located in the Level 02 plant area;
- Fire hydrants located at each floor level within each fire stair;
- Sprinkler system control valves at each floor level, within one of the hotel tower fire stairs;
- Smoke detection system to occupied areas, guestrooms, paths of egress, fire stairs, corridors and lobbies, electrical equipment rooms and switchboard cupboards, lift shafts, air handling plant as required for initiation of building fire mode operation;
- Emergency Warning and Intercommunication System (EWIS);
- Portable fire extinguishers; and
- Stair pressurisation system including relief provisions (internal shaft).
- Booster assembly will be located off King William Street on the north face of the GPO Building.
- A fire control room will be provided and located in the vicinity of the *porte cochere* entrance.
- Fire pumps and tanks are located in the level 2 plantroom (in the new tower podium).

### 6.9.6. Waste Water

The site is currently serviced by SA Water for waste water and a sewer main is available adjacent to the site in King William Street to service the proposed development. The sewer extends south down King William Street to a sewer main in Franklin Street.

## 6.10. Noise

BESTEC Pty Ltd was engaged to provide acoustic engineering services during the design and construction stages of the proposed development.

The Preliminary Design Report, included in Appendix 11 includes the proposed acoustic design criteria, the results of the continuous noise survey and preliminary recommendations for acoustic treatment to achieve design criteria.

In summary:

- A continuous noise survey was conducted on site in order to determine the existing noise levels impacting on the proposed development.
- The Operator Design Standards and other relevant Standards and Regulations were reviewed and acoustic design criteria considered appropriate were nominated for review and discussion.
- Continuous and intermittent design sound levels were nominated.
- Glazing types will be provided, as follows:
  - Northern façade:
    - Level 4 (first guestroom level) to Level 10 - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
    - Level 11 – Level 14 - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.
  - Eastern and Southern façades - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
  - Western façade - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.
- Sound insulation between the guestrooms and the adjoining spaces will be provided, as follows:
  - Floor - construction of the floor/ceiling system separating the guest rooms – 150mm concrete topping (2400kg/$m^3$) on BONDEK steel pan with flush plasterboard ceiling offset from the BONDEK by 100mm cavity with either of the following ceiling constructions:
    - Option 1 – ceiling constructed of 2 layers of 13mm fire rated plasterboard installed on rubber isolation clips. Joists spacing – 1200mm;
    - Option 2 – ceiling constructed of 1 layer of 13mm fire rated plasterboard installed on rubber isolation clips and cavity infill of 50mm, 16kg/$m^3$ glasswool. Joists spacing – 1200mm;

    In order to achieve the criterion for impact sound insulation (IIC>50) – acoustic underlay able to achieve $L_{nTw} < 50$ (based on test results) will be required under the hard floor finishes (tiles or timber).

» Walls

- Between the guestrooms – 2 layers of 13mm fire rated plasterboard to each side of double row 64mm steel studs offset from each other by minimum 20mm air space with cavity infill of 75mm, 12kg/$m^3$ extending from slab to slab.
- Between guestroom and public corridor – 2 layers of 13mm fire rated plasterboard to one side and 1 layer of 13mm fire rated plasterboard to the other side of 64mm steel staggered studs in minimum 92mm steel track with cavity infill of 75mm, 12kg/$m^3$ glasswool extending from slab to slab.

- Acoustic treatment of engineering services plant will be undertaken.
- Noise associated with the use of the pool deck will be mitigated if and as required.

### 6.10.1. Clock Tower

From the southern and eastern façade, the intermittent noise levels from the sound of the GPO clock chiming during the day are in the range of 80dBA – 85dBA.

This is taken into account in the proposed acoustic design for intermittent noise at the northern, eastern and southern facades of the proposed development.

### 6.10.2. Accommodation

Based on a review of relevant noise standards, BESTEC Pty Ltd considers noise intrusion for guest rooms should achieve:

- Continuous noise: 40dBA (day time) / 35dBA (night time)
- Intermittent noise: $L_{Amax}$ 50dBA (day time / night time) for short term events like emergency vehicle sirens and low flying helicopters.

The nominated maximum noise level resulting from short term events is higher than the World Health Organisation criterion for sleep disturbance ($L_{Amax}$ 45dBA), however, based on the assessment the intermittent noise criterion of $L_{Amax}$ 50dBA is acceptable.

The report recommends that sound insulation in terms of Weighted Sound Reduction Index with Spectrum Adaptation Term ($R_W+C_{tr}$) for guest rooms should be not less than $R_W+C_{tr}$ 50. To achieve impact insulation class (ICC) of IIC>50 acoustic underlay able to achieve $L_{nTw}$ < 50 (based on test results) will be required under the hard floor finishes. Sound installation between guestroom walls and guestroom / public corridor walls will be provided in order to achieve Weighted Sound Reduction Index $R_W$ 50. Acoustic separation between hydraulic services and guestrooms will achieve airborne sound insulation requirement of Weighted Sound Reduction Index with Spectrum Adaptation Term $R_W+C_{tr}$ 40 if the adjacent room is habitable.

Guest rooms will be treated with double glazing with specified “air space” to minimise noise intrusion, and floors and walls will be acoustically designed to achieve the selected acoustic design criteria.

All gaps and interfaces along the junctions and joints of linings of building elements will be sealed with an appropriate acoustic grade sealant.

The report includes recommendations that will be incorporated into building design to achieve recommended criterion.

### 6.10.3. Hotel Activities

Based on a review of relevant noise standards, BESTEC Pty Ltd considers criteria for continuous noise intrusion for hotel activities, as follows:

- Meeting rooms.....40dBA
- Executive guest lounge .....40dBA
- Multi-purpose function .....40dBA
- Retail.....45dBA
- Gymnasium and spa.....<50dBA
- Treatment rooms.....45dBA

Based on the assessment, a secondary laminated glass offset from the existing glazing is proposed for the public spaces within the hotel.

Assessment of noise associated with the proposed pool deck reveals that the noise emissions will comply with the night time criterion for environmental noise.

### 6.10.4. Surrounding Land Uses

The report identified that continuous noise levels from surrounding land uses incident at the proposed hotel facade are driven by traffic along King William Street (during work days) and by noise associated with Electra House (Thursday – Saturday Nights) with noise levels measured at the façade on Level 2 of the existing GPO Building between 70dBA and 75dBA.

The intermittent noise levels incident at the proposed hotel are driven by the following sources:

- Southern and eastern façade, the sound from the GPO clock chiming during the day (in the range of 80dBA to 85dBA); and
- Northern façade, the sound of emergency vehicles, buses taking off, and noise from Electra House (in the range of 80dBA to 85dBA and occasionally reaching 90dBA.

Noise levels would have also included noise from aircraft, emergency vehicles sirens and the sound from the Adelaide Town Hall clock.

Based on the assessment, BESTEC Pty Ltd recommend the following design sound levels for the acoustic design of the building envelope:

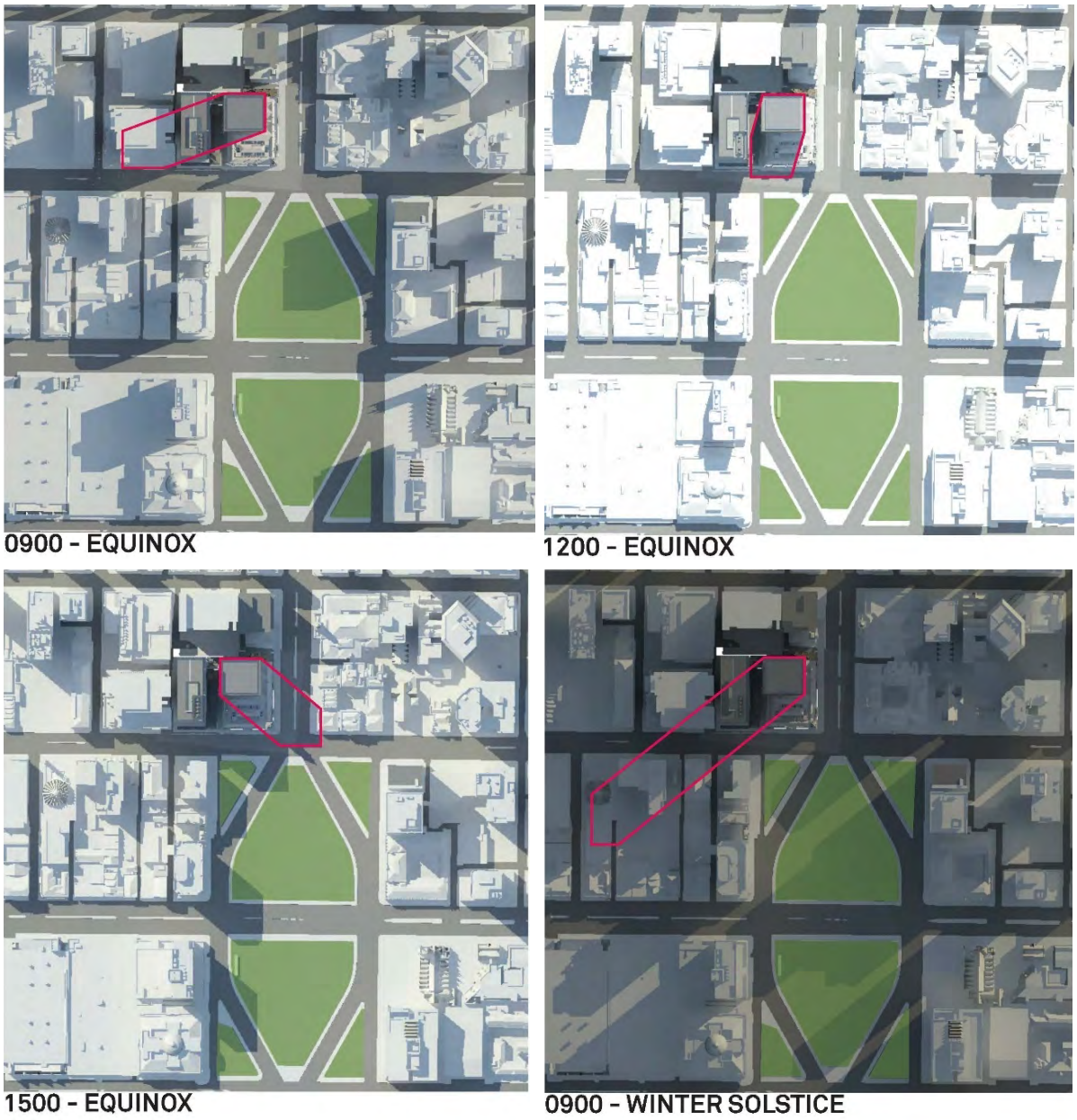
- Continuous noise $L_{Aeq}$ 75dBA at the façade or Level 2 (existing building); and
- Intermittent noise $L_{Amaz}$ 85dBA at the northern, eastern and southern façade of the proposed hotel.

The appended report includes recommendations that will be incorporated into building design to achieve recommended criterion.

## 6.11. Shadowing

The main shadowing from the proposal will be south of the proposed development (refer to Figure 16 below). In the middle of winter the development performs well with solar access to Victoria Square. During winter, tall buildings surrounding Victoria Square generally cast shadow over the Square in the morning and afternoon (noting the shadow cast over the Square at 3pm on the Winter Solstice is overlapped by shadows cast by other buildings and would exist in part without the proposed development). During the Equinox, shadowing of Victoria Square by the proposed development is minimal to non-existent.

*Figure 16. Shadow Diagrams*





1200 - WINTER SOLSTICE



1500 - WINTER SOLSTICE

An assessment of shadowing north of the proposed development (from surrounding buildings) shows solar penetration to the *porte cochere*.

Provisions for hotel rooms to be provided with natural light, include:

- Setback from the northern boundary and to any future development on the western boundary;
- Guest room configuration will seek to focus natural light on living spaces;
- The height of glazing will be used to achieve the area of natural light required by the BCA; and
- The width of light and air easement on the western side has been sized to achieve relevant BCA requirements.

## 6.12. Wind Environment and Exposure

An environmental wind assessment for the proposed development has been undertaken by MEL Consultants.

The assessment is based on a desktop review of site plans, against a series of criteria as detailed in the full environmental wind assessment report included in Appendix 12.

The assessment identified that the most frequent winds in the Adelaide Region come from the southwest, west-southwest, and west wind directions, with secondary strong winds coming from the west-northwest through northwest, to north. East and south sector winds are relatively light and infrequent.

The proposed development has buildings of similar height or taller immediately to the north (ANZ) and west (ATO). There would be a gap to the northwest over the Advertiser building, but on the north side and further to the west along Waymouth Street there are several tall buildings that would be expected to provide wind blockage through the gap.

The buildings along the south side of Franklin Street up to King William Street are at least half the height of the proposed development and would provide shielding for the south-westerly wind directions.

There would be limited exposure to the relatively light and infrequent east and south sector wind directions, but the proposed tower is protected from these wind directions by setbacks.

In undertaking the assessment, MEL Consultants has considered the wind conditions for the East Face (King William Street), South Face (Franklin Street), West Face (Exchange Place), North Face (Post Office Lane), and Level 1 Terrace of the proposed development and expect the wind conditions for all to be within relevant criterion.

The wind conditions may increase in Post Office Lane due to the effective narrowing of the lane arising from the proximity of the proposed tower to the tall building to the north, however, the effect of the narrowing is not expected to significantly increase wind conditions.

Based on the assessment, the proposed development would have good shielding from the surrounding buildings of the Adelaide CBD for the prevailing wind directions. Additionally, the proposed hotel tower would be located at the north-west corner of the site and set well back from King William and Franklin Streets.

# 7 – State Planning Framework

# 7. State Planning Framework

## 7.1. State Strategic Plan

South Australia's Strategic Plan (the Plan) is framed by six key focus areas:

1. Our Community;
2. Our Prosperity;
3. Our Environment;
4. Our Health;
5. Our Education; and
6. Our Ideas.

Each focus area has a set of targets that are monitored and reported on as a measure of the Plan's implementation. The proposed development of the GPO Building as an up-scale hotel offer contributes to the achievement of the Plan's achievement of Target 4, Target 35, Target 38 and Target 47 under the focus area 'Our Prosperity'.

*Target 4. Tourism Industry: Increase visitor expenditure in South Australia's total tourism industry to $8 billion and on Kangaroo Island to $180 million by 2020.*

It is anticipated that the upscale hotel product offer will increase Adelaide's share of international and interstate markets. The hotel group has over 100 million global loyalty members and is likely to attract an increase in overnight visitation of approximately 125,000 visits per annum, resulting in an increased spend in overnight accommodation of some $20.8M per annum.

*Target 35. Economic growth: Exceed the national economic growth rate over the period to 2020.*

Given the construction value and scale of the proposed development, the total project economic impact is estimated at:

- Direct State and Federal taxes of $8.1M and direct and indirect taxes of $18.6M; and
- Increased retail spend of $24.9M.

*Target 38. Business investment: Exceed Australia's ratio of business investment as a percentage of the economy by 2014 and maintain thereafter.*

The proposed redevelopment of the GPO building will contribute $130M of investment into the State's economic infrastructure.

*Target 47. Jobs: Increase employment by 2% each year from 2010 to 2016.*

The employment impacts of the project at a construction value of $130M is estimated at 384 direct jobs per annum over the construction period, 780 indirect and direct jobs per annum over the construction period, and up to 155 additional jobs in the tourism sector.

## 7.2. The 30 Year Plan for Greater Adelaide 2017 Update

The 30-Year Plan for Greater Adelaide describes the State's plan for how Adelaide should grow to become more liveable, competitive and sustainable. The plan is guided by six targets, which are underpinned by 14 policy theme areas and 122 policies.

The City of Adelaide is the heart of South Australia's civic, cultural and commercial life, and the 30 Year Plan includes a specific policy platform and targets for the City centre, and Adelaide is supported by other key policies such as reinforcing the primacy of the centre of Adelaide through increased residential density and infill development in proximity to the CBD and on transport routes with ease of access to the CBD.

The proposed development has strong alignment to the 30 Year Plan. Relevant themes and policies are summarised in Table 1 below.

*Table 1.* *30 Year Plan, Relevant Themes and Policies*

| Policy Theme: Adelaide City Centre | |
|---|---|
| Policy 13:<br>Strengthen the primacy of the Adelaide City centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide. Enhance its role as the centre for peak legal, financial and banking services, specialty health and medical services, higher education, the arts, and high-quality specialty retailers.<br>Policy 15:<br>Deliver an overall city form that expresses taller buildings within the centre, lower buildings towards the southern residential precincts and some additional height along the terraces and around the four city squares.<br>Policy 16:<br>Reinforce key city boulevards, such as King William, Grote and Wakefield Streets through taller, contemporary buildings that create a sense of entry and frame these important streets.<br>Policy 18:<br>Create vibrant and distinctive laneways, each with their own individual character, with small bars, restaurants, shops and cafes that contribute to city vibrancy. | The proposed development supports the Adelaide City Centre Policy Theme Area and subsequent policies by:<br>- Value adding to the tourism focus of Adelaide;<br>- Providing for taller built form framing Victoria Square;<br>- Providing a contemporary frame to the King William Street boulevard; and<br>- Creating a new laneway with interfacing bars, retail and dining. |
| **Policy Theme: Heritage** | |
| Policy 35:<br>Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit. | The proposed development is predicated on the contemporary reuse of a significant State heritage asset with the specific aim of encouraging activity and increased visitation for the City. |

| Policy Theme: The Economy and Jobs | |
|---|---|
| Policy 63:<br><br>Provide for sustainable tourism development across Greater Adelaide by facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities. | The proposed development will result in a global retail accommodation brand being prominently positioned within the City of Adelaide. |

## 7.3. South Australian Tourism Plan 2020

The South Australian Tourism Plan 2020 fits within the Australia-wide approach of Tourism 2020. It is focussed on achieving the South Australian tourism industry's full potential of $8 billion in tourism expenditure and 10,000 additional jobs by 2020.

To reach its expenditure potential, the plan focusses on five priority action areas:

1. Driving demand;
2. Working better together;
3. Supporting what we have;
4. Increasing the recognition of the value of tourism; and
5. Using events to grow visitation.

The development proposal strongly accords with priority action areas 1 and 3, as follows:

- Through its world-wide brand and international marketing, the hotel group presents an opportunity to increase overall tourism expenditure, and particularly international and interstate visitor expenditure in SA (action area 1); and
- The proposed development has significant potential to reinforce Adelaide's role as a strong 'hub' through additional room occupancy, and will support increased air travel through Adelaide's airport (action area 3).

In addition, the Plan identified two other areas for priority action which can be influenced across Government:

1. The total cost of doing business.
2. Investment in public infrastructure.

These latter priority areas talk specifically to the need to improve the environment for tourism operators including through planning processes, and collaboration across government and industry to provide leadership in tourism.

# 8 – City of Adelaide Development Plan

# 8. City of Adelaide Development Plan

## 8.1. Structure and Priority of the Development Plan

The subject site is located within the Central Business Policy Area 13 of the Capital City Zone pursuant to the Adelaide (City) Development Plan (Development Plan), Consolidated 20 June 2017. The Development Plan is clear in its intent that the Central Business Policy Area 13 provisions take precedence over the Capital City Zone provisions which, in turn, take precedence over the City-wide provisions. Within this hierarchy, the Desired Character of the Central Business Policy Area 13 carries the greatest weight, followed by the Desired Character for the Capital City Zone.

This report reviews the relevant Policy Area provisions in the first instance, followed by the Zone provisions and then the Council-wide provisions.

Given the volume of provisions in the Development Plan, only those deemed to be of immediate relevance to this application are considered. Reference to material from the Development Plan is in *italics*. Where appropriate within the section headings, Objectives and Principles of Development Control have been grouped.

The following Map Overlays contained in the Development Plan have been considered as part of this assessment:

- Map Adel/1 (Overlay 1) City Road Network;
- Map Adel/1 (Overlay 2) Pedestrian Network;
- Map Adel/1 (Overlay 2A) Primary Pedestrian Area;
- Map Adel/1 (Overlay 3) Bicycle Network;
- Map Adel/1 (Overlay 4) Public Transport Network;
- Map Adel/1 (Overlay 5) Airport Building Heights;
- Map Adel/1 (Overlay 12) Special Events Parks;
- Map Adel/1 (Overlay 13) Proposed Lighting Framework; and
- Map Adel/1 (Overlay 14) Indigenous Cultural Significance.

## 8.2. Central City Policy Area 13

### 8.2.1. Desired Character

The role of the Policy Area is identified as being of State importance. The Desired Character for the Policy Area states the following (*emphasis added*):

> *"The Central Business Policy Area is the pre-eminent economic, governance and cultural hub for the State. This role will be supported by educational, hospitality and entertainment activities and increased opportunities for residential, student and tourist accommodation."*

The nature of development envisaged within the Policy Area includes buildings of architectural merit that are imposing, of the highest design quality, and have enduring appeal, as follows (*emphasis added*):

> *Buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality. A wide variety of design outcomes of enduring appeal are expected. Complementary and harmonious buildings in individual streets will create localised character and legible differences between streets, founded on the existing activity focus, building and settlement patterns, and street widths.*

In the priority of statements within the Development Plan, this is the most critical statement. It is most significant for the GPO development because the Desired Character specifically seeks hospitality, entertainment activities and tourist accommodation, which are the primary land uses of the proposed development. Moreover, the Desired Character seeks innovative design approaches, stylish and evocative architecture, tall and imposing buildings, hard street edges and the highest design quality.

The proposed development demonstrates innovation in its perching of a contemporary structure over a significant heritage building, the architecture is stylish and refined, providing an appropriate foil to the surrounding heritage structure. The building is tall while the combination of old and new structures is imposing and continues to deliver a hard edge to the street.

The architecture is undoubtedly of the highest design quality, befitting this significant location on Adelaide's principal north-south boulevard of King William Street.

### 8.2.2. Objectives

The objectives of the Policy Area reinforce the Desired Character and thus are also supportive of the proposed development of the subject site. The Policy Area Objectives are:

*Objective 1:* *A concentration of employment, governance, entertainment and residential land uses that form the heart of the City and central place for the State.*

*Objective 2:* *Development of a high standard of design and external appearance that integrates with the public realm.*

*Objective 3:* *Development that contributes to the Desired Character of the Policy Area.*

The proposal accords with Policy Area Objectives 1 to Objective 3 in that:

- It reinforces the employment and entertainment offering within Adelaide City;

- Has been designed to a high standard including specific reference and regard to the existing public realm and state heritage value (and listed building) of the subject site; and
- Contributes to Desired Character (refer to Section 8.2.1).

### 8.2.3. Principles of Development Control

Principles of Development Control state the following:

*PDC 1* *Development should contribute to the area's role and function as the State's premier business district, having the highest concentration of office, retail, mixed business, cultural, public administration, hospitality, educational and tourist activities.*

*PDC 2* *Buildings should be of a height that ensures airport operational safety is not adversely affected.*

*PDC 3* *To enable an activated street level, residential development or similar should be located above ground floor level.*

PDC 1 reinforces the desire for hospitality and tourist activities and includes retail within the list of functions sought for the locality and, hence, the proposal accords with the land use intent of the Policy Area.

The height of the proposed building approximates the height of the Obstacle Limitation Surface (OLS) in this area and therefore meets the standards set for airport operational safety. More significantly, however, the subject site is surrounded by taller buildings, as well as a 22-level building approved immediately adjacent to the subject site, and, therefore, cannot possibly impact on airport safety.

## 8.3. Capital City Zone

### 8.3.1. Desired Character

The Desired Character for the Capital City Zone is strongly supportive of the proposed development. The Zone is envisaged as the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities.

The Zone encourages non-residential land uses facing the street at ground floor level that contribute to street vibrancy, and generate high levels of pedestrian activity such as shops, cafés and restaurants, licensed entertainment premises, nightclubs and bars, particularly where street level activation is maintained during the day and evening.

The Zone includes provision for high-scale development that frames the streets, but maintains an interesting pedestrian environment and human scale at ground floor levels through frequent openings in building façades, and continues to provide visual interest after hours by being well lit and having no external shutters. It also seeks a sense of enclosure for laneways and an intimate, welcoming and comfortable pedestrian environment.

The Zone supports new development that:

- Positively contributes to the character of the immediate area;

- Promotes the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike;
- Integrates sustainable systems into buildings and the surrounding landscape design to improve environmental performance and minimise energy consumption; and
- Facilitates contemporary juxtapositions that provide new settings for heritage places.

The Zone envisages King William Street as the City's principal north-south boulevard, and Franklin (and Flinders) Streets as important entry points to the City, and seeks due consideration of height, bulk and massing of new form, particularly in forming a continuous edge that frames Victoria Square and increases ground level activity.

The proposal meets these character statements in the following way:

- The proposal includes employment, tourism and entertainment facilities;
- The proposal involves day, evening and late-night activation;
- It will provide licensed entertainment premises and bars;
- It maintains street level activation during the day and evening, through street front shops, bars and dining facilities at ground level, and continuous activity of patrons arriving and departing from the hotel;
- The project delivers a high scale development of 15 levels;
- The high street walls of the existing GPO building remain intact;
- An interesting pedestrian environment and human scale is created around the proposed built form through:
    - The two-storey façade of the GPO building;
    - The creation of interesting and accessible pedestrian linkages through the public realm and building;
    - The intimately scaled Exchange Place laneway which will be activated by the lobby bar, and seamless transition of the hotel *porte cochere* into Dexus Plaza to the north;
- The existing GPO Building predominates the building articulation and fenestration. It is without verandas, balconies and awnings. The openings and ornate detailing of these facades will not be altered. The façade of the new tower will be setback 31.5m from Franklin Street and 12.1m from King William Street, but will not be viewed from the immediately surrounding streets. From a distance, it will provide an elegant, refined, and simple glass backdrop to the heritage façade of the GPO building;
- The tower structure is setback from the street wall providing views to the sky for pedestrians along King William Street;
- The presence of shops, cafes and restaurants at ground level will generate pedestrian activity and will be well lit at night, providing visual interest and security;

- The proposal responds appropriately to its surrounds, providing appropriate deference to the heritage listed GPO building but delivering a contemporary design which sits comfortably among the tall glass buildings surrounding the site;
- The new building is fit for purpose, being specifically designed as a 5-star hotel, while the reuse of the GPO building provides an ideal utilisation of the grand spaces of the GPO building; few other uses being able to both use the spaces and display them for broad public appreciation;
- The ground plane provides for extensive pedestrian connectivity in both an east-west and north-south direction. The spaces will be well designed, utilising high quality materials, and will link in with surrounding plaza areas developed by others. Lines of sight along laneways and from the staffed hotel lobby and concierge will optimize surveillance and security;
- Emphasis on sustainable building systems include:
    - The openness of the *porte cochere* and its northern outlook to Dexus Plaza provides for access to natural light and ventilation. Full length and width windows to the hotel tower will deliver ample access to natural light;
    - In this case, the heritage building creates the setting for the new building; its position and lightness being subservient to the heavy mass and street presence of the GPO building;
    - Views to the GPO building remain uninterrupted from King William Street, Franklin Street, and Victoria Square, and the landmark clock tower will remain prominent from all of those viewpoints. The existing backdrop of contemporary glass towers will now include the proposed GPO hotel tower, but this does not materially change the backdrop to the GPO;
- The framing of Victoria Square will be improved by the construction of the hotel tower;
- The building architecture is stylish and refined, befitting its location and setting on King William Street behind the imposing structure of the GPO building;
- The provision of a comprehensive, safe and convenient movement network throughout the City will be enhanced significantly by the well-lit, active and surveilled laneways and internal movement corridors that hitherto have been unavailable to the public.

In summary, the proposal supports the Zone Desired Character in that the proposed development provides for upscale tourist accommodation that maintains street level activation during the day and evening through street facing retailing and licenced hospitality services.

The built form provides a high scale frame for Victoria Square, while at the same time sense of enclosure for laneways, and an intimate and comfortable pedestrian environment that provides visual interest during the day and evening.

The building and public realm design integrates sustainability and safety features, while presenting a contemporary and sympathetic built form complementary to the existing built heritage fabric. It also adds to the function of King William Street as a principal north-south boulevard, and Franklin Street as an important entry point into the City.

### 8.3.2. Objectives

Seven of the eight objectives for the Capital City Zone are of relevance to this proposal. They are as follows:

*Objective 1: The principal focus for the economic, social and political life of metropolitan Adelaide and the State.*

*Objective 2: A vibrant mix of commercial, retail, professional services, hospitality, entertainment, educational facilities, and medium and high density living.*

*Objective 4: City streets that provide a comfortable pedestrian environment.*

*Objective 5: Innovative design approaches and contemporary architecture that respond to a building's context.*

*Objective 6: Buildings that reinforce the gridded layout of Adelaide's streets and respond to the underlying built-form framework of the City.*

*Objective 7: Large sites developed to their full potential while ensuring a cohesive scale of development and responding to a building's context.*

*Objective 8: Development that contributes to the Desired Character of the Zone.*

Most of the objectives reinforce commentary in the Desired Character and have therefore already been addressed in the preceding paragraphs. Objectives 6 and 7 introduce slightly different issues. The proposal accords with these objectives by providing a rectilinear building that aligns with the prevailing grid of both the adjacent streets and the retained heritage building, and by delivering an optimum floor space outcome, achievable within the constraints of existing height limits, and retention of the heritage building.

### 8.3.3. Principles of Development Control

Note that Principles of Development Control (PDC) 3, 4, 12, 13, 16, 19, 20, 21, 22, 23, 24, 25, 30, 31, 32, 36 and 37 are not considered relevant to this assessment.

PDCs 1, 2 and 5 speak to Land Use and Form and Character envisaged in the Zone.

All of the proposed land uses within the development are specifically envisaged by PDC 1. While the proposed development will not typically be closed during the day (as per PDC 2), the development has been designed for activation at the street level including a retail and hospitality offer. Retailing, hotel, function, licensed entertainment and restaurant uses deliver street activation during the day and evening in accord with the intent of PDC 2. Development is consistent with Zone Desired Character (refer to Section 8.3.1). The proposal is therefore considered to accord with PDC 1 and PDC 5 and does not offend PDC 2.

*Design and Appearance*

*PDC 6 Development should be of a high standard of architectural design and finish which is appropriate to the City's role and image as the capital of the State.*

*PDC 7 Buildings should achieve a high standard of external appearance by:*

*(a) the use of high quality materials and finishes. This may be achieved through the use of materials such as masonry, natural stone, prefinished materials that minimise staining, discolouring or deterioration, and avoiding painted surfaces particularly above ground level;*

*(b) providing a high degree of visual interest though articulation, avoiding any large blank facades, and incorporating design features within blank walls on side boundaries which have the potential to be built out;*

(c) *ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and*

(d) *ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.*

*PDC 8* *Buildings should present an attractive pedestrian-oriented frontage that adds interest and vitality to City streets and laneways.*

The proposal delivers the highest standard of architectural design and quality of materials and finishes and provides exceptional visual interest through the controlled contrast between heritage building and contemporary tower, in accordance with PDCs 6 and 7. A vibrant public realm (PDC 7 (c)) and pedestrian-oriented frontage (PDC 8) is provided through a combination of high activity land uses and through the indoor-outdoor connection created between the hotel lobby and external plaza area and laneway (Exchange Place).

*PDC 9* *The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.*

*PDC 10* *Providing footpath widths and street tree growth permit, development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.*

*PDC 11* *Buildings should be positioned regularly on the site and built to the street frontage, except where a setback is required to accommodate outdoor dining or provide a contextual response to a heritage place.*

In response to PDC 9, it is not possible for ground level to be level with the footpath because the existing GPO Building is set some six steps above street level and cannot be modified given its heritage status. The proposal does not seek to provide verandahs, balconies and awnings to the King William Street and Franklin Street facades given their heritage significance. The internal *porte cochere* is extensively sheltered by the hotel tower above, as is much of the northern half of Exchange Place, providing for significant pedestrian shelter and outdoor dining opportunities. The proposal therefore meets its obligations under PDC 10. The existing GPO building is built to the street frontage and therefore accords with PDC 11.

*PDC 14* *Buildings, advertisements, site landscaping, street planting and paving should have an integrated, coordinated appearance and should enhance the urban environment.*

*PDC 15* *Building façades should be strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways.*

The design concept for the site is totally integrated, from the building design and materials to the landscape and paving to the signage of the building. The quality, integration and design of all elements enhance the urban environments in accord with PDC 14. The building façade along the street frontages is a strongly modelled existing heritage façade in accord with PDC 15. The hotel tower is glazed with expressed aluminium transoms and mullions providing a grid pattern reflective of floor levels and room divides. All façades present equally, while corner details seamlessly transition the facades from one plane to the other using the same materials as the transoms and mullions.

*The Squares (Victoria, Hindmarsh and Light)*

*PDC 17 Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Squares and create a focus for leisure.*

*PDC 18 Buildings fronting the Squares should:*

*(a) provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a minimum of 75 percent of the landscaped part of each Square at the September equinox; and*

*(b) reinforce the enclosure of the Squares with a continuous built-form with no upper level set-backs.*

In accord with PDC 17, outdoor eating and drinking facilities are provided off the lobby bar in Exchange Place which links to Victoria Square. While most of the ground floor frontage to Victoria Square will be restaurants and bars, the direct linkages to the footpath area in this location are severely limited by the existing heritage building structure.

The proposed development does not prohibit sunlight access to 75% of the landscaped part of Victoria Square at the September equinox and therefore meets PDC 18 (a). Refer to the shadow diagrams provided in Appendix 2.

The proposal assists with the enclosure of Victoria Square with the existing GPO structure built along the street boundary and providing a solid edge to the Square which is equivalent in height to a four-storey building and this meets PDC 18 (b).

*Movement*

*PDC 26 Pedestrian movement should be based on a network of pedestrian malls, arcades and lanes, linking the surrounding Zones and giving a variety of north-south and east-west links.*

*PDC 27 Development should provide pedestrian linkages for safe and convenient movement with arcades and lanes clearly designated and well-lit to encourage pedestrian access to public transport and areas of activity. Blank surfaces, shutters and solid infills lining such routes should be avoided.*

*PDC 28 Development should ensure existing through-site and on-street pedestrian links are maintained and new pedestrian links are developed in accordance with Map Adel/1 (Overlay 2A).*

The proposal delivers extensive pedestrian linkages by way of external laneways and internal arcades in accord with PDC 26. In line with PDC 27, the proposal delivers safe and convenient pedestrian linkages through ample lighting, surveillance by hotel staff, activation by patrons, avoidance of concealment opportunities and use of glazing to facilitate views between inside and outside spaces, as sought by PDC and as further discussed in Sections 6.5 and 6.6).

Map Adel/1 (Overlay 2A) identifies an existing pedestrian link along Post Office Place and an extensive network of connections north of Post Office Place linking through to key Adelaide destinations including Rundle Mall, North Terrace, and further to the Riverbank Precinct, and seeks pedestrian linkages south of the site (including to the Central Market).

The proposed development provides a high level of permeability. The proposed design of the public realm facilitates continuous access, for pedestrians across the length and width of the site, and connection into laneways and pedestrian paths beyond the site, including:

- Access from Franklin Street to Waymouth Street via Exchange Place and Advertiser Place;
- Access from King William Street to Post Office Place via Post Office Lane; and
- Access through internal spaces.

*PDC 29 Car parking should be provided in accordance with Table Adel/7.*

Car parking requirements under Table Adel/7, as sought by PDC 29 are zero for the proposed development. The proposal provides no permanent car parking. Temporary spaces (3) are available in the port cochere and commercial vehicle waste removal and delivery vehicle spaces (2) are available in the basement.

We note that vehicle access points are not precluded by PDC 30 because this provision only relates to multi-level carparks and thus, is not applicable to this proposal.

There is effectively no car parking in the terms envisaged by PDC 32 and therefore it is arguably not relevant to this proposal. That said, the proposal creates an active street frontage to the degree available due to the heritage building and encloses and screens the *porte cochere* to the hotel.

*Advertising*

*PDC 33 Other than signs along Hindley Street, advertisements should use simple graphics and be restrained in their size, design and colour.*

*PDC 34 In minor streets and laneways, a greater diversity of type, shape, numbers and design of advertisements are appropriate provided they are of a small-scale and located to present a consistent message band to pedestrians.*

*PDC 35 There should be an overall consistency achieved by advertisements along individual street frontages.*

The operator has design standards and policies for signage that accords with PDCs 33 to 35, specifically:

- Signage will be designed to complement and reinforce the architectural and functional features of the property and the brand (PDC 33);
- Design standards that:
  - » Outline minimum requirements to be achieved without exception; and
  - » Provide for overall consistency across the broad range of signage types such as directional, wayfinding, information, property identity, and traffic regulation (PDCs 34 and 35);
- Detailed specifications regarding style, colour and size of signage (PDC 34);
- Fonts generally in a neutral tone (PDC 33); and
- External entrances to restaurants and entertainment lounges will provide discrete street signage on the exterior of the building (PDC 33).

### 8.3.4. Procedural Matters

The proposal is neither complying (PDC 38) nor non-complying (PDC 39) and is therefore for consideration on-merit.

As a development which is neither adjacent to land in the City Living Zone or the Adelaide Historic (Conservation) Zone, the proposal constitutes Category 1 Development and will not require public notification (PDC 40 (a)).

## 8.4. Council-wide Provisions

### 8.4.1. Living Culture

The proposed development accords with all three objectives and PDC 1 in the Living Culture section of the Council-wide provisions which state:

*Objective 1: The City of Adelaide as the prime meeting place and cultural focus for the people of metropolitan Adelaide and the State.*

*Objective 2: The City of Adelaide as a major focus for tourism, conventions, leisure, entertainment, sport and recreation, education, cultural development and the arts.*

*Objective 3: Development that enhances the public environment and provides interest at street level.*

*PDC 1 Development should, where appropriate, integrate public art into the design of new or refurbished building sites in a manner which is integrated with and commensurate in scale with, the new or refurbished buildings. For the purpose of enhancing the public environment, public art should:*

*(a) demonstrate artistic excellence and innovation in design;*

*(b) be made of high quality materials;*

*(c) enhance the setting of new development;*

*(d) be integrated into the design of the building and the surrounding environment;*

*(e) consider any existing public art works; and*

*(f) not hinder sight lines or create entrapment spots.*

The proposal delivers a major focus for tourism, conventions, leisure and entertainment, and a central and unique tourism and meeting destination adjacent Victoria Square, designed for visual appeal and street level interest. The proposal presents an innovative design utilising quality finishes and materials, and proposes a scale commensurate with the existing townscape, and delivers a building which is an artwork in itself.

### 8.4.2. Environmental

#### 8.4.2.1. Crime Prevention Through Urban Design

The proposal strongly accords with Objective 24 which states:

*Objective 24: A safe and secure, crime resistant environment that:*

*(a) ensures that land uses are integrated and designed to facilitate natural surveillance;*

*(b) promotes building and site security; and*

*(c) promotes visibility through the incorporation of clear lines of sight and appropriate lighting.*

PDCs 82, 84 and 85 generally seek to promote the safety and security of the community in the public realm and within development including integration of security features in building design.

The proposed development has integrated CPTED principles into the design and operation of the building and landscape (See Section 6.6).

The proposal strongly accords with PDCs 82, 84 and 85 (PDCs 83 and 86 are not relevant), and demonstrates the following key features:

- Complementary land uses and a mix of day and night activities that promote surveillance (Objective 24, PDC 82);
- Clear sight lines along laneways and across plazas (Objective 24);
- Fenestration fronting the surrounding streets (PDC 82);
- Active street frontages and laneways with retailing and hospitality (PDC 82);
- Public plazas visible from the hotel foyer and concierge (PDC 82);
- Utilisation of CCTV (PDC 82);
- Introduction of clear wayfinding signage both internally and externally (PDC 82);
- Avoidance of concealment or entrapment spaces (PDC 82);
- Extensive lighting of outside areas (PDC 82) and as is consistent with being an area designated as a precinct of Higher Coverage / Amenity / Safety for public lighting, in associated with Victoria Square and King William Street, as shown on Map Adel/1 (Overlay 13) Proposed Lighting Framework;
- Restriction of access to adjoining buildings (PDC 84); and
- Light spill from shops and hospitality areas onto streets and laneways (PDC 85).

#### 8.4.2.2. Operating Hours and Associated Activities of Licensed Premises

Objective 25 and PDCs 87 and 88 speak specifically to the location, design and operation of licensed premises and entertainment venues to reinforce the desired character of the locality and to manage behaviour and activities of users.

The proposal accords with Objective 25 and PDCs 87 and 88 in that the proposed development maintains street level activation during the day and evening through street facing retailing and licenced hospitality services, relevant to the Desired Character of the Capital City Zone.

#### 8.4.2.3. Noise Emissions

The proposal accords with Objectives 26 and 27 which states:

> *Objective 26: Development that does not unreasonably interfere with the desired character of the locality by generating unduly annoying or disturbing noise.*
>
> *Objective 27: Noise sensitive development designed to protect its occupants from existing noise sources and from noise sources contemplated within the relevant Zone or Policy Area and that does not unreasonably interfere with the operation of non-residential uses contemplated within the relevant Zone or Policy Area.*

PDCs 91 to PDC 94 generally seek to ensure development with the potential to emit significant noise achieves noise attenuation and minimises noise disturbance (PDCs 89 and 92 are not considered relevant to the proposed development). PDC 95-PDC 99 generally seek to ensure noise sensitive developments include noise attenuation measures so as to minimise disturbance to occupants.

The proposal accords with Objective 26 and 27, and PDCs 91, 93, 94 and 96 to 99 (PDC 100 is not relevant to the proposed development). PDC 95 references the World Health Organisation criterion of $L_{Amax}$ 45dBA which is widely accepted as being conservative (refer to Appendix 11). The proposed criterion is for intermittent noise of maximum A-weighted noise level $L_{Amax}$ of 50dBA in a bedroom within the nearest noise sensitive development. Specifically, the following measures are included as part of the proposed development:

- The maximum music noise levels in guest rooms will be limited to the noise levels in accord with mechanical services noise criteria from the Hotel Operator Design Standard and to an overall level of 40dBA, with a maximum overall exceedance of 5dBA (or 8dBA in any octave band level), with an overall music noise criterion of 45dBA (PDC 91);
- Airborne noise associated with engineering services will be controlled by design of appropriate attenuators, duct lagging and acoustic enclosures (PDC 93);
- Plant noise intrusion to the communal roof deck space will be assessed (and controlled as required) (PDC 93);
- Vibration and structure borne noise will be controlled by design of appropriate vibration isolators (double deflection mounts, spring isolators etc) (PDC 93);
- Penetrations of building elements for mechanical and/or electrical services will be properly caulked and sealed around the ductwork and cabling to ensure the intended acoustic rating of the partition is retained.
- Waste storage will be via a waste storage room internal to the proposed development which will minimise any possible disturbance. Waste collection activities will not occur after 10.00pm, or before 7.00am Monday to Saturday, or before 9.00am on a Sunday or public holiday in accord with PDC 94;
- The proposed development will be designed to achieve $L_{Amax}$ 50dBA in a bedroom within the nearest noise sensitive development which is above the limit of 45dBA sought by PDC 94, however, based on the research results reviewed in the Acoustic Report, Noise Intrusion Section (see Appendix 11), it is unlikely to cause sleep disturbance as per the intent of PDC 94;
- Hotel functions (retail, lobby, gymnasium and treatment rooms, executive guest lounge, meeting rooms, multipurpose function rooms and private bar), will be treated with double glazing with specified “air space” to minimise noise intrusion (PDCs 95-99);
- Guest rooms will be treated with double glazing with specified “air space” (including between guest rooms and public corridors) to minimise noise intrusion, and floors and walls will be treated with sound insulation to achieve appropriate acoustic design criteria (PDCs 95-99);
- All gaps and interfaces along the junctions and joints of linings of building elements will be sealed with an appropriate acoustic grade sealant (PDCs 95-99); and
- Where required for acoustic integrity a cavity infill and/or ceiling overlay will be provided (PDCs 95-99).

### 8.4.2.4. Waste Management

The proposed development accords with Objective 28 which states:

> *Objective 28: Development which supports high local environmental quality, promotes waste minimisation, re-use and recycling, encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.*

PDCs 101 to 103 generally seek a dedicated on-site area for the collection and storing of waste and recyclable materials (including during construction). PDC 103 (d) encourages development greater than 2000 square metres of total floor area to manage waste waters by incorporating waste water and stormwater re-use including the treatment and re-use of grey water. PDC 104 is slightly different in that it seeks to provide protection from emissions of atmospheric, liquid or other pollutants, and unacceptable levels of smell and odour (from land uses such as restaurants, shops, cafés) which would detrimentally affect the amenity of adjacent properties or its locality.

The proposal strongly accords with Objective 28 and PDCs 101, 102, 103 (a-c), and 104, and demonstrates the following features:

- Waste will be stored on-site in a dedicated waste storage room with separate bins for appropriate separation and recycling of waste collection streams (PDC 101);
- Site works and construction waste will be managed in accord with a construction environment management plan (CEMP) (PDC 102);
- Regularly maintained grease arrestors within kitchen areas (PDC 104);
- Ventilation will be provided throughout the building, including in kitchen areas, by means of natural ventilation and/or mechanical ventilation in accord with the requirements of the BCA and AS 1668.2 (PDC 104).

While stormwater and grey water reuse is not proposed (PDC 103 (d)), the operator has strong policies supporting water conservation, and general waste and recycling across hotel activities which target the favourable "avoid, reduce" end of the waste hierarchy.

### 8.4.2.5. Micro-Climate and Sunlight

The proposed development accords with Objectives 33 and 34, which state:

> *Objective 33: Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.*

> *Objective 34: Protection from rain, wind and sun without causing detriment to heritage places, street trees or the integrity of the streetscape.*

The proposed development accords with relevant provisions, as follows:

- Shadowing diagrams show an appropriate level of solar access for surrounding open spaces and buildings, that includes (PDCs 119 and 120);

- Glass will be selected for its low level of reflection, with a maximum 20% external reflectivity, so as not to result in glare (PDCs 119, 120 and 122);
- The proposed terrace provides shelter to the *porte cochere* and pedestrian areas, as does the entry portals (two) off King William Street which includes an 8-metre-deep portal zone which is available as a waiting area, and the entry portal off Franklin Street (PDC 123);
- The proposed new tower is set back from King William and Franklin Streets and subsequently the conditions at the street front for pedestrians (and in relation to street trees) are largely consistent with the current conditions (PDC 124); and
- The environmental wind assessment completed by Mel Consultants, expects the wind conditions for the proposed development to be within relevant criterion, and further than there should be no material impact to surrounding conditions arising from the proposed development (PDC 119 and 125);.

### 8.4.2.6. Energy Efficiency

The proposal accords with Objective 30 which states:

*Objective 30: Development which is compatible with the long-term sustainability of the environment, minimises consumption of non-renewable resources and utilises alternative energy generation systems.*

PDCs 106 to 108 generally seek to promote energy efficiency, including consideration of thermal comfort, minimising the need for heating, cooling and lighting, natural ventilation to minimise the need for mechanical ventilation and lighting systems, orientation and shading, thermal mass, insulation and building materials and finishes. PDC 108 (g) and PDC 109 promote distributed energy generation such as solar panels. PDC 110 and 111 speak to the adaptive reuse of existing and buildings and design of new buildings to be adaptable. PDC 112 is slightly different in that it promotes selection of internal materials with regard to internal air quality and low toxic/emission products.

The proposed development accords with relevant provisions, as follows:

- Energy efficiency measures will be provided in accord with Section J of the BCA including consideration of roof and ceiling construction and insulation, wall construction and insulation, glazing, sealing, mechanical systems, lighting, and hot water supply (PDCs 106 to 108);
- Windows will be treated with double glazing (PDC 106 to 108);
- The operator also has documented energy efficiency policies in the areas of heating, ventilation and air conditions (HVAC), renewable energy, insulation and glazing, solar access, energy efficient lighting, sensors and light levels which accord with Objective 30 and PDC 106 to 108;
- Provisions will be made for natural lighting and natural ventilation throughout the building, to reduce requirements for mechanical ventilation. Mechanical services and artificial lighting will have features that facilitate the efficient use of energy. (PDC 107).
- Refurbishment of an existing heritage building, ensuring the efficient repurposing of resources in accord with PDC 110;

- Design of the hotel tower would enable future adaptation to residential apartments (if required) in accord with the intent of PDC 111 that new buildings should be readily adaptable to future alternative uses;
- Initiatives for indoor environmental air quality are proposed in accord with PDC 112 including:
  - » Selection of paints, sealants and finishes with low Volatile Organic Compound (VOC) content to minimise off-gassing and associated potential adverse health effects; and
  - » Selection of composite engineered wood products with low formaldehyde content, again to minimise off-gassing and associated potential adverse health effects.

While solar panels are not proposed, the roof orientation does not prohibit installation at a time in the future and therefore it is considered that the proposal does not offend PDC 108 (g) or PDC 109.

### 8.4.2.7. Stormwater Management

Objectives 35 to 38 generally seek to maximise the use stormwater and to protect stormwater (and receiving waters) from pollution. PDC 126 and 127 support these objectives and together with PDC 128 seek to protect downstream receiving waters from high levels of flow. PDC 129 deals more specifically with measures to prevent certain contaminants for entering stormwater and PDC 130 to the affects of development on the quality or hydrology of groundwater. Objective 39 and PDC 131 are specific to preventing or minimising the risk of downstream flooding and adverse affects from any concentrated stormwater discharge.

The proposed development generally accords with relevant Objectives and PDCs in that:

- The entire site for the development will remain impervious, noting that the current site is occupied by either building or pavement and hence there is no change because of the proposed development;
- Stormwater initiatives include reducing peak stormwater flows and contamination of the waterways through the introduction of pollutant traps and flow management practices (Objectives 35 to 39);
- Stormwater drainage and discharge rates will be in accord with the Adelaide City Council's requirements for stormwater drainage (PDCs 126 to 128);
- Most of the site will comprise buildings with rainfall runoff from the roof discharging directly to the Council stormwater system with limited potential for surface water contamination (PDC 129);
- Wastewater from air conditioning units, cooling towers and compressors will not be designed to discharge into any stormwater drainage system (PDC 129);
- There is an existing basement level in the GPO Building and a surrounding underground carpark. No additional use proposed through the development is expected to cause deleterious impacts on the quality of hydrology of groundwater (PDC 130);
- To ensure the effective disposal of stormwater, the proposed development will connect to the existing underground network of stormwater pipes for discharge to the Council system (see Appendix 3) (Objective 39 and PDC 131).

#### 8.4.2.8. Infrastructure

Objectives 40 and 41 generally seek to minimise the visual impact of infrastructure facilities and ensure the provision of services and infrastructure are appropriate for the intended development and the desired character of the Zone or Policy Area.

> *PDC 132 Provision should be made for utility services to the site of a development, including provision for the supply of water, gas and electricity and for the satisfactory disposal and potential re-use of sewage and waste water, drainage and storm water from the site of the development.*

The proposed development accords with Objectives 40 and 41 and PDCs 132 to 135, as follows:

- A concealed roof top plant room is located at the top of the tower and is suitably screened from public view; and a plant room is proposed on level 2 of the tower and has been designed as an integral part of the development (PDC 133);
- Infrastructure and utility services, including provision for the supply of water, gas and electricity will use common trenches or conduits were possible (PDC 134);
- The development has adequate access to utilities and services in accord with PDC 135, including:
  - electricity supply;
  - water supply;
  - drainage and stormwater systems;
  - effluent disposal systems;
  - formed all-weather public roads;
  - telecommunications services; and
  - gas services.

The potential re-use of sewage and wastewater, drainage and stormwater, as envisaged in PDC 132, is not specifically proposed.

### 8.4.3. Heritage and Conservation

The proposed development strongly accords with Objectives 43 and 44, which state:

> *Objective 43: Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.*
>
> *Objective 44: Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.*

Relevant to the proposal are PDCs 136, 137, 142 and 144 that make provision for the conservation and protection of heritage places, as follows:

- The proposal seeks to preserve and promote the functional, cultural and amenity value of the significant State heritage listed Adelaide GPO building (Objective 43 and PDC 136);

- The proposed use is beneficial from a heritage viewpoint in that the original public hall and mezzanine gallery will remain accessible public spaces and their role as grand public spaces will remain legible into the future (Objective 44);
- Re-development of the GPO Building seeks to retain and conserve, with a small number of exceptions, the elements of heritage value as identified in Table Adel/1 (PDC 136 and 137), and as identified in the Heritage Management Plan for the Adelaide GPO 2016;
- The proposed demolition is limited to fabric of little or no heritage significance. Where alternatives are proposed they typically affect later fabric or affect original fabric to a limited extent only (Objective 43 and PDCs 136 and 137);
- The proposed works are to be undertaken with a view to facilitating the preservation of the building through adaptation to a new and sustainable use (Objective 44 and PDC 137);
- The proposed tower and portal element utilise materials, finishes, setbacks and scale to present a complementary juxtaposition between contemporary and heritage built form design and function (PDCs 136 and 142);
- The proposed development presents an attractive opportunity to repurpose the significant State heritage building for value adding activities within the City (Objective 44 and PDCs 136 to 142);
- Demolition of parts of the building and construction of a 15-storey tower that will facilitate adaptation to a new use, and ensure the ongoing conservation of those elements of the built form that are if heritage value, (PDC 137 and PDC 142), including:
    - » Deliberate design of the tower building to respect heritage elements and provide contrasting and complementary built form of a scale appropriate to its location and significance of the GPO Building;
    - » Setback of the tower from the heritage facades along King William and Franklin Streets, reading as a secondary detached element;
    - » The portal will necessarily be situation on King William Street, adjacent to the GPO Building, however its scale and form will allow it to be understood as a separate and relatively modest element within the King William Street streetscape; and
    - » High quality materials and finishes consistent with the luxury brand of the hotel operator and that will persist as an aesthetic element in the streets and on a high-profile city corner location.
- Signage is to be unobtrusive and limited in terms of its placement on the new GPO Tower and not as part of the heritage facades of the GPO Building and as such is consistent with PDC 144 which seeks to ensure signage on a heritage place is complementary to the heritage place.

In addition, as a tourist development, the proposal is considered to provide opportunity to more broadly support Objectives 42 and 45 which generally seek to acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time, including recognition of sites, items and areas of Aboriginal significance.

In particular, PDC 148 states:

*Aboriginal Heritage*

*PDC 148 Development of, adjacent to, or in close proximity to a place which is of significance to Aboriginal people should respect the historical significance of the area or time and reflect the significance of the item within the locality.*

Victoria Square is identified as being an area of indigenous cultural significant on Map Adel/1 (Overlay 14), as a major meeting area, and the location where the Aboriginal Flag was first flown in 1971. The proposed development frames Victoria Square and provides an opportunity to share with international and interstate visitors, information and experience about the traditional custodians of the land.

### 8.4.4. Built Form and Townscape

The proposed development strongly accords with Objectives 46 to 48 which state (emphasis added):

*Objective 46: Reinforcement of the city's grid pattern of streets through:*

*(a) high rise development framing city boulevards, the Squares and Park Lands*

*(b) vibrant main streets of a more intimate scale that help bring the city to life*

*(c) unique and interesting laneways that provide a sense of enclosure and intimacy.*

*Objective 47: Buildings should be designed to:*

*(a) reinforce the desired character of the area as contemplated by the minimum and maximum building heights in the Zone and Policy Area provisions;*

*(b) maintain a sense of openness to the sky and daylight to public spaces, open space areas and existing buildings;*

*(c) contribute to pedestrian safety and comfort; and*

*(d) provide for a transition of building heights between Zone and Policy Areas where building height guidelines differ.*

*Objective 48: Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.*

The built form provides a high-scale frame for Victoria Square and King William Street, while at the same time maintaining a sense of enclosure for laneways, and an intimate and comfortable pedestrian environment that provides visual interest during the day and evening.

The heritage GPO building addresses the street edge to reinforce the grid pattern, create a continuity of frontage and provide definition and enclosure to the public realm whilst contributing to the interest, vitality and security of the pedestrian environment. The 15-level tower is set back from the street to provide height and scale while maintaining a sense of openness to the sky for ground level uses.

#### 8.4.4.1. Height, Bulk and Scale

The proposed development accords with PDCs 168 to 172 regarding height, bulk and scale (PDC 167 is not considered relevant).

The proposal reflects the function of King William Street; the principal north-south boulevard, and Franklin Street; an important entry point into the City with an appropriate intensity of urban development (PDCs 168 and 169).

The building directly addresses the street and public realm with no setback variation. The State heritage building provides distinct elements across the façade including window and entrance detailing. The proposed tower provides for a more consistent rhythm of building heights fronting King William Street, where previously the height of street façade diminished to Victoria Square. However, the human scale at the street level is protected by retention of the existing GPO heritage building (PDC 170).

The proposed development includes a series of pedestrian links that connect with and reinforce the broader pedestrian network within the City of Adelaide (PDC 171).

The indicative ground level of the subject site is around 44 metres in Australian Height Datum as suggested in Map Adel/1 (Overlay 5) Airport Building Heights. The proposed development reaches height of 107.8 metres (RL) which does not exceed the 100 to 110 Obstacle Limitation Surface (OLS) contours shown on Map Adel/1 (Overlay 5) Airport Building Heights, (PDC 172). The subject site is outside of the designated area for aircraft noise exposure forecast shown on Map Adel/1 (Overlay 6).

Concept Plan Figure CC/1 Adelaide (City) Building Heights shows the subject site is located in an area where no prescribed height limit applies (noting Airport Building Height Restrictions Apply as per Map Adel/1 (Overlay 5)).

### 8.4.4.2. Landscaped Open Space

The proposed development immediately fronts Victoria Square. Guests and visitors have direct access to Victoria Square by pedestrian actuated crossings at the corner of the subject site. The subject site also has relatively close access to the proposed Market to Riverbank Link, and ease of access to the surrounding Adelaide Park Lands via the free Adelaide Tram.

The provision of paved pedestrian spaces, and landscape planters in the north-west corner of the site adjacent Exchange Place, and the level 1 terrace (as well as off-site landscaping immediately north of the site in Dexus Plaza), provides for the amenity and enjoyment of the space as is appropriate in the context of the Policy Area and the Zone and as such accords with PDC 177. The plant palette for the plaza and terrace planters include tall stemmed tree species, as is consistent with the CPTED assessment (refer to Section 6.6).

### 8.4.4.3. Building Set-Backs

The building directly addresses the public realm and street edge with no setback variation. There is continuity of frontage that contributes to definition of public, semi-public and private space and no opportunities for concealment. The heritage façade of the existing building assists in maintaining visual interest at a pedestrian level. The proposed development is therefore considered to accord with PDC 179.

### 8.4.4.4. Composition and Proportion

The proposed tower has been specifically designed to create a serene backdrop to complement the GPO fabric through design of a refined, elegant and contrasting tower that respects the architectural elements of the heritage building and is consistent with the desired character of the locality in accord with PDC 180. Features include:

- GPO Building provides rich modelled elevations, and can be described as both classical and graceful, and sturdy and heavy;

- Contrasting tower which is finely detailed, timeless and classic in its singular form and while maintaining a graceful appearance is elegant and light with simple geometries;
- Edge framing of the tower highlights its singular form, plays on reflections, references the heritage built form, and resolves corners, parapet and soffit; and
- Tower façade articulation that reflects hotel use, frames the view and provide richness through depth and shadow.

#### 8.4.4.5. Articulation and Modelling

The proposed development is consistent with PDCs 182 to 184 and PDC 186 which are generally concerned with the scale, rhythm, proportion and design of the building façade, and design in a manner that is in keeping with the desired character of the locality, as follows:

- The heritage listed GPO Building and clock tower comprise the building facades on the street frontage and the proposed tower is set back from King William and Franklin Streets which protects the existing character of the locality, and street corner (PDC 182);
- The main vehicular entry portal off King William Street complements the existing arched vaults of the heritage façade and provides a more consistent and unbroken street frontage adding to the overall street aesthetic and presence along King William Street (PDC 182);
- The proposed terrace provides shelter to the *porte cochere* and pedestrian areas, as does the entry portal off King William Street and is located in response to the building orientation and surrounding public realm (PDCs 183 and 184); and
- Building services are an integrated part of the design and plant is screened from view (PDC 186).

PDC 185 is slightly different in that it seeks to ensure development does not extend over property boundaries. The CTs for the subject site are complex, with the property boundary to the west different at ground level and extending west generally in line with the overhang of the tower. In effect, the tower which extends further west than the ground floor plane is within the property boundary as shown on the CT. The proposal is therefore considered to accord with PDC 185.

#### 8.4.4.6. Materials, Colours and Finishes

The proposed development accords with PDCs 187 to 190 in relation to materials, colours and finishes of buildings, as follows:

- The proposed tower has been specifically designed to complement, rather than replicate, the existing tones and colour palette of the heritage façade (PDCs 187 and 188);
- The use of quality materials and finishes such as stone/concrete pavers in grey tones in the *porte cochere*/plaza area; light grey exposed aggregate concrete finishes for the level 1 terrace and pool deck; perforated aluminium cladding for the entry portal (subject to prototyping); and anodised aluminium window detailing for the proposed tower, that are easily maintained and will not readily deteriorate, discolour or stain (PDC 189); and

- Low reflexivity glazing with a 20% maximum external reflectivity (PDC 190).

#### 8.4.4.7. Corner Sites

The existing State heritage clock tower of the GPO Building provides an iconic architectural feature on the corner of Franklin Street and King William Street. The existing building addresses the street edge to reinforce the grid pattern and create a continuity of frontage that defines the corner site. The existing architectural form addresses both street frontages. The proposed development of a hotel tower set back from the street carefully contributes to the significance of the corner location without dominating the existing heritage character. The proposed development is therefore considered to accord with PDC 191.

#### 8.4.4.8. Active Street Frontages

Objectives 50 and 51, and supporting PDCs 196 to 198 generally seek development that enhances the public realm and provides a high-quality experience for City residents, workers and visitors, and is designed to provide active street frontages including at a pedestrian and street level to contribute to the liveliness, vitality and security of the public realm and to provide interest and relief to building mass.

The proposed development provides for upscale tourist accommodation that maintains street level activation during the day and evening through street facing retailing and licenced hospitality services. Entrances into the building are clearly legible. Heritage archways and building articulation frame access points and provide visual interest. The ground floor built form and glazing addresses the street edge to reinforce the grid pattern, create a continuity of frontage and provide definition and enclosure to the public realm whilst contributing to the interest, vitality and security of the pedestrian environment. The proposed development is therefore considered to accord with Objectives 50 and 51 and PDCs 196 to 198.

#### 8.4.4.9. Demolition

The redevelopment of the site will involve demolition of certain structures at the north-western corner of the subject site, the adaptive reuse of the GPO building for hospitality and retail use at the south-eastern corner, and the construction of a hotel tower rising from behind the original façade of the GPO building. The demolition provides the potential for a new built form to be developed that is more in keeping with the Desired Character of the Capital City Zone, and supports the preservation and promotion of the GPO Building and clock tower. The proposed development is therefore considered to accord with Objective 53. This application is for a combined demolition and development proposal (in accord with PDC 203).

#### 8.4.4.10. Squares and Public Spaces

The proposed development strongly accords with Objective 58 and PDC 220 which generally seek to ensure that development fronting the City's squares is of a high design standard and reinforces the role of the City's squares.

Specifically, the proposed development:

- Enhances the built form amenity surrounding and provides appropriate pedestrian access to Victoria Square (Objective 58);
- Is of a high design standard and:

- Assists in defining and framing the north-west corner of Victoria Square such that height and scale are more appropriate to the desired character and activities are provided at the ground level (PDC 220);
- Provides for increased passive surveillance of Victoria Square;
- Maintains the grid pattern of the City and the existing pattern and structure of streets and laneways;
- Maintains the continuous edge of built form abutting the street frontage and at a major intersection, and actively addresses the street corner;
- Makes use of the existing Dexus Plaza sited behind the major built form element; and
- Provides ease of pedestrian access and circulation.

### 8.4.5. Transport and Access

#### 8.4.5.1. Access and Movement

The proposed development is in accord with Objective 60 and PDCs 224 and 225 that seek to ensure that development provides for access to and movement within the City that is easy, safe, comfortable and convenient with priority given to pedestrian and cyclist safety and access.

The subject site is located at the corner of roads identified in the Adelaide (City) Development Plan as being either for Primary City Access (Franklin Street) or Secondary City Access (King William Street) in accordance with Map Adel/1 (Overlay 1) City Road Network. The Development Plan generally seeks to limit access points along Primary and Secondary Access roads. Access to the proposed development is via a *porte cochere* arrangement from King William Street. The provision of this access point is fundamental to the operation of the hotel. Assessment of the access point by WGA (see Section 6.4), demonstrates that access can be provided without any significant adverse parking or traffic impacts in the surrounding area.

#### 8.4.5.2. Pedestrian Access

Objectives 61 and 62 seek development that promotes ease of pedestrian access and encourages social interaction. Objective 63 is complementary and seeks to ensure the design and access to buildings and public spaces is safe and convenient for people of all abilities.

The proposed development provides a high level of pedestrian permeability in accord with Objectives 61 to 63 and PDCs 226 to 230 (PDC 231 is not considered relevant) as follows:

- Connectivity of on-site pedestrian links with the broader City network as per Map Adel/1 (Overlays 2, and 2A), including minimising vehicle and service entry points, and pedestrian access at ground level (PDCs 226 and 227);
- The development will strengthen walking routes within the priority pedestrian area for Adelaide City by providing additional public access connection particularly between surrounding land uses including Dexus Plaza and Victoria Square, and the CBD and Central Market Precincts. A level of pedestrian shelter will be

available on Exchange Place, within the *porte cochere*, and as part of the entry portal off King William Street (PDC 228 and PDC 229);

- The height of the terrace over the *porte cochere* is about 6 metres which exceeds the minimum clearance of 3 metres above the existing footpath level (PDCs 230 and 231);
- The primary DDA access to the GPO Building will be via ramps at the north-east corner along King William Street with wheelchair access to the building also available from the *porte cochere*, Post Office Place and northern end of Exchange Place (PDC 232);
- Lift access will be provided to all levels in the GPO Building, with provisions made at basement level where floor level permits to ensure access to most public spaces (PDC 232); and
- Design of access ways, entrances, stairs, ramps, doorways, amenities and hotel rooms, and signage/tactile indicators will be provided to comply with DDA provisions (PDC 232).

### 8.4.5.3. Bicycle Access

Objectives 64 and 65 encourage greater bicycle use for travel to and within the City for employees and visitors, including improved conditions, safety and facilities (bicycle parking).

The proposed development accords with Objectives 64 and 65 and PDCs 233 to 238 in that it:

- Ensures motor vehicles and service vehicles/trucks can leave the site in a forward direction and vehicle access points to the site are clearly identifiable (PDC 233);
- Provides dedicated on-site bicycle parking area for a minimum of 20 wall hung bicycle racks which exceeds the requirements of Table Adel/6 (PDC 234 and 235);
- Provides a ramped access to the building for bicycles via the heritage bike ramp off Exchange Place which minimises any potential conflict with pedestrians and motor vehicles, has suitable passive surveillance and lighting, and connects with on-street bicycle networks (PDC 237 and PDC 238);
- Provides dedicated space for employee bicycle parking and end of trip facilities including on-site shower and changing facilities at basement level with access from ground level and basement level (PDC 238); and
- Secure storage will be provided for guest rental bikes, associated with hotel recreation facilities (PDC 236).

### 8.4.5.4. Traffic and Vehicle Access

Objective 70 seeks adequate off-street facilities for loading and unloading of courier, delivery and service vehicles and access for emergency vehicles. PDCs 241, 242, 244, 247, focus on access which is safe and generally seeks to limit access points and minimise traffic hazards and disruption to street frontages. PDC 248 seeks to reduce the need for vehicles to reverse on to a primary and secondary access road. PDC 243 is somewhat different in that it seeks to ensure sufficient space is provided on-site for the location of construction equipment during the construction phase of the development so as not to rely on Council road reserves. PDCs 245 and 246 are not relevant to the proposed development.

The proposed development accords with Objective 70 and PDCs 241 to 247, as follows:

- The main vehicular access to the proposed development is via the *port cochere* off King William Street, which provides both a set-down/pick up location for up to three vehicles and a valet parking service. The proposed access and egress point for the *porte cochere* meets relevant sightline standards for access driveways and pedestrian safety (PDCs 241, 242, 244, 247, and 248);
- Loading access is provided on site at basement level with access via Post Office Lane / Post Office Place and provision for vehicles to turn (PDCs 241 and 242);
- Emergency vehicles will have access via the *porte cochere* off King William Street (east), Advertiser Place (north), and Post Office Lane (south) (PDC 242);
- The assessment of vehicles accessing and existing the *porte cochere* are not expected to be a significant impediment for pedestrians or to traffic flowing along King William Street (PDC 247);
- All vehicles accessing the proposed development can leave the site in a forward direction (PDC 248); and
- Construction equipment can be located on the development site during construction so as to reduce impact on Council road reserves (PDC 243).

#### 8.4.5.5. Car Parking

There are no on-site car parking requirements arising from Table Adel/7.

The proposed development is centrally located, and pedestrian movements will be likely to comprise a primary method of transport for visitors using the hotel, in addition the site is well located with good access to provisions for transport including:

- Local parking stations within the City;
- Public transport;
- Taxi/uber arrangements; and
- Free City of Adelaide bicycle hire.

### 8.4.6. Economic Growth and Land Use

Objectives 73 to 76 generally seek to enhance the role of the City of Adelaide for a broad range of activities that include but are not limited to employment, cultural activities, as a meeting place, for new enterprises and diversity.

In particular, the proposed development accords with Objective 73 (f) and Objective 74, and PDCs 268 and 269, which state (in part with emphasis added):

> *Objective 73: The role of the City enhanced as:*
>
> > *(f) the gateway to the attractions of South Australia for international and interstate visitors by developing a wide range of visitor accommodation, facilities and attractions, particularly attractions which showcase the particular strengths of South Australia; and*
>
> *Objective 74: A business environment which encourages investment from domestic and foreign sources, business development and employment.*

*PDC 268 Development is encouraged to develop and expand upon the existing or create new tourism activities to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination.*

*PDC 269 Tourist facilities should be compatible with the prevailing character of the area, within close proximity to public transport facilities and well designed and sited.*

Features of the proposal include:

- The proposal supports the vibrancy and reinforces the role of Adelaide City including for leisure, entertainment, retail, hospitality, culture, and community (Objective 73 and PDC 266);
- The proposed development will provide a tourism offering in the City of Adelaide that is not currently available in South Australia (PDC 268);
- The proposal is from a global operator with significant potential to attract investment and grow visitation from international and interstate (Objectives 73 and 74 and PDC 268);
- The proposal fronts and has potential to increase activation of Victoria Square supporting significant recent investment in Victoria Square and extension of the tram line along King William Street (Objectives 75 and 76 and PDC 269);
- The proposed hotel is compatible with and improves the prevailing character of the site, and is well located with regard to public transport (PDCs 266 and 269);
- The development does not unreasonably restrict the future development or use of adjacent sites (PDC 271).

### 8.4.7. Centres and Main Streets

Objective 77 seeks to reinforce the primacy of the CBD for goods and services and as the principle focus for economic, social and political life. The proposed development strongly accords with Objective 77 and PDC 272 which addresses the nature of development and PDC 273 (PDC 273 (e), (f) and (g) are not relevant to the proposal) which addresses the movement of people and goods, as follows:

- The proposed development will provide a tourism offering in the City of Adelaide that is not currently available in South Australia (Objective 77 and PDC 272 (b));
- The proposal includes an expansion of retail and hospitality services available to the community (PDC 272 (a-e));
- The proposal will not adversely impact residential uses (PDC (h));
- The proposal can be delivered with minimal adverse impact on traffic and pedestrian movement, and will effectively improve the pedestrian permeability of the City of Adelaide priority pedestrian area (PDC 272 (g) and PDC 273 (a-c));
- The proposal will frame and activate the north-west corner of Victoria Square (PDC 272 (h));
- The proposal supports an ideal use of the State heritage GPO Building and as such will assist in its physical protection as a heritage assets for the community (PDC 272 (i));

- Signage is appropriate to the desired character of the locality (PDC 272 (j)); and
- Adequate provision is provided for service vehicles and waste collection vehicles to access and economically service the proposed development (PDC 273 (d)).

# 9 – Conclusion

# 9. Conclusion

The proposal is for the development of a 5-star international hotel and associated hospitality and retailing offer on the GPO site, located at 141 King William Street, at the corner of King William Street and Franklin Street and fronting Victoria Square.

The hotel is predicted to be the highest quality hotel offer in Adelaide and can be expected to represent a major attraction for local, interstate and international guests. The hotel will be a significant contributor to international awareness of Adelaide and can be expected to generate significant visitation and economic activity for the State.

It provides for an ideal activation of a substantially disused and soon to be totally vacated Commonwealth and State Heritage listed building. It not only provides for 24/7 activation of the site, it provides for public accessibility to much of the significant heritage fabric of the building, and uses the grand proportions and void spaces of the former post office in a manner few other land uses could emulate.

It also provides a usefulness and accessibility to basement areas which provide rustic character settings for the enjoyment of hotel patrons.

The proposed development has had input from the Design Review Panel as part of the pre-lodgement service for developments over $10 million in the City of Adelaide.

The then Development Assessment Commission (now State Commission Assessment Panel (SCAP)) previously approved construction of a 15-storey office building above the existing GPO Building of the same general dimensions and identified proportions to the current proposal. It is submitted that the current proposal for a 5-star hotel is a higher use of the site and will bring significant additional benefits particularly in terms of social and tourism potential of the site. The site is subject to a separate heritage (and current) application to the Commonwealth Government as part of the GPO Building's heritage listing.

The proposal is consistent with State planning policy and the aspirations and targets espoused within South Australia's Strategic Plan, the 30 Year Plan for Greater Adelaide 2017 Update; and South Australian Tourism Plan 2020.

The proposal strongly accords with the Policy Area and Zone provisions of the Adelaide (City) Development Plan, as well as City-wide provisions and is recommended for consideration for approval.

# Appendix

# Appendix 1. Certificate(s) of Title

# Appendix 2. Proposal Plans

# Appendix 3. Stormwater Management Report

# Appendix 4. Site History Report

# Appendix 5. Sustainability/Energy Efficiency Report

# Appendix 6. Heritage Conservation Reports

# Appendix 7. Earthquake/Structural Assessment

# Appendix 8. Traffic, Parking and Pedestrian Impact Report

# Appendix 9. CPTED Report

# Appendix 10. Waste Management and Minimisation Report

# Appendix 11. Noise Impact Statement

# Appendix 12. Wind Impact Statement

WGA
WALLBRIDGE GILBERT AZTEC

Greaton Group
Level 2 / 31 Franklin Street
Adelaide
SOUTH AUSTRALIA 5000

15th January 2018

Job No. WAD170340

Attention: Mr Bill Couros

Dear Jon,

**GPO HOTEL DEVELOPMENT**

**PRELIMINARY STORMWATER MANAGEMENT REPORT**

## 1. INTRODUCTION

WGA have been engaged by the Greaton Group to undertake the civil and structural design for the proposed new GPO Hotel located on King William Street, Adelaide. This report is intended to outline the preliminary stormwater management design for the proposed works. The final detailed design is still being carried out and as such this advice is preliminary only.

## 2. DEVELOPMENT DESCRIPTION

The proposed development is detailed on the Architectural drawings and involves the construction of a new multi-storey hotel building. There are new pavements to be constructed on the northern side of the site, allowing for pick up and drop off of guests and deliveries. Demolition of the existing structure within the new building footprint will also occur as part of the development.

The entire site of the development will remain impervious, noting that the current site is occupied by either building or a paved pedestrian area on the northern side of the site.

A copy of the relevant Architectural drawings are attached in Appendix A.

## 3. EXISTING STORMWATER DRAINAGE

A Council catch pit is located on King William Street, opposite the paved pedestrian area. There is a 150mm dia pipe entering this pit. It is not clear, from both our site investigation and the engineering survey, how much of the existing site is drained via this 150mm dia pipe.

There are a series of grated inlet pits located in the northern paved area. These pits collect stormwater runoff from this paved area and may also collect a portion of the runoff from the northern side of the building. These pits are connected by underground pipes ranging from 150mm dia to 300mm dia with the system ultimately connecting to the underground stormwater pipe in Advertiser Place.

It is noted that there are a number of downpipes on the northern side of the existing building. It is not known whether the eastern of these downpipes connect to the underground pipes connecting the grated inlet pits or to the catch pit on King William Street. The downpipes on the western side of the northern face connect to an underground pipe located in Post Office Lane, which ultimately connects to the Council system in Post Office Place.

A copy of the Engineering Survey is attached in Appendix B, noting that it has not been updated to include the paving area on the northern side.

## 4. COUNCIL REQUIREMENTS

Adelaide City Council's requirements for stormwater drainage are as follows:

- For traditional downpipe drainage, stormwater discharge to the street kerb and gutter is preferred, with a maximum of 15 l/s allowable per outlet. The footpath crossing shall be via a checker plate drain. No stormwater detention is required.
- Where a siphonic downpipe system is proposed, stormwater detention storage is required to reduce the post-development 1 in 100 year flow rate to the pre-development 1 in 20 year flow rate.
- Finished floor levels of new development shall be no lower than the existing surface level at the property boundary.

## 5. STORMWATER MANAGEMENT METHODOLOGY

The construction of the Porte Cochere drop off area on the northern side of the site will involve lifting the paving levels to suit the proposed finished floor level. This will impact the existing grated inlet pits in this area and as such these pit will be abandoned. It is also likely that the construction work will damage the pits and as such they would need to be replaced.

New stormwater pits will be installed in the Porte Cochere area to collect surface runoff from this area. It is noted that the majority of the pavements will be covered by the roof on the higher levels, however there is still an issue with windblown rain that will require drainage. This new system will connect to the existing underground stormwater drain in Advertiser Place to replicate the existing system.

A grated strip drain will be installed at the base of the new ramp up from King William Street. This will connect to the existing 150mm dia pipe crossing the footpath to the Council catch pit.

The demolition works involved to create the new building footprint will impact the existing downpipe drainage system and as such a new underground system will be installed to collect the runoff from the new roof and the northern section of the existing roof. This new drainage system will connect to the new Porte Cochere drain.

A basement car parking area is proposed as part of the development, with a new ramp installed from Post Office Lane. Stormwater runoff from the ramp will be collected in a grated strip drain and discharged to the new drainage system via a stormwater pump station located in the basement. The construction of the car parking ramp will likely impact the existing drain in Post Office Lane and a section of this pipe will need to be removed.

A copy of the indicative stormwater drainage layout is attached in Appendix C

Should you have any further queries, please contact the undersigned.

Yours faithfully

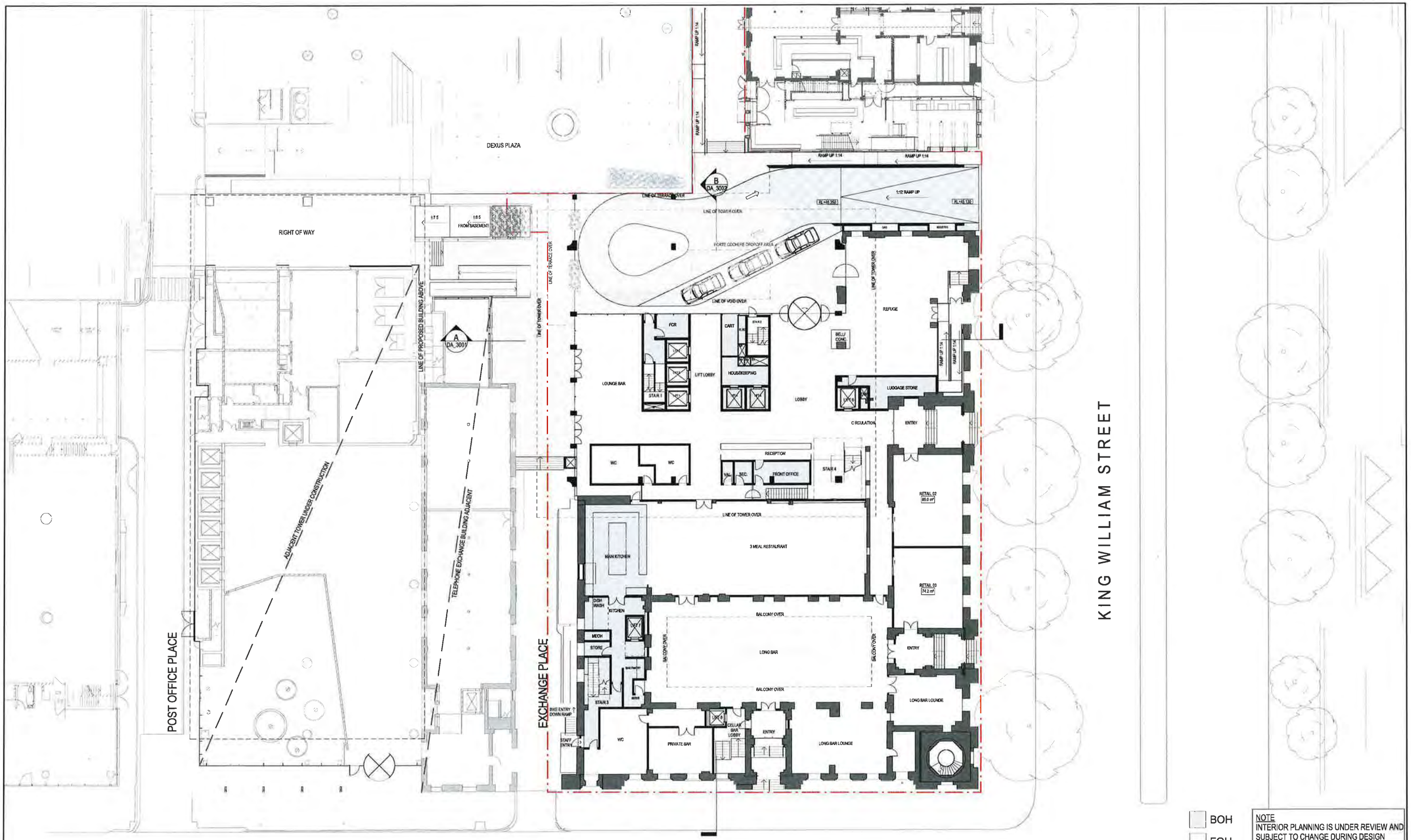
Colin Hill
for
**WALLBRIDGE GILBERT AZTEC**

Appendix A – Architectural Drawings
Appendix B – Engineering Survey
Appendix C – Preliminary Stormwater Sketch

CH:nd

## APPENDIX A

Architectural Drawings




NOTE
INTERIOR PLANNING IS UNDER REVIEW AND SUBJECT TO CHANGE DURING DESIGN DEVELOMENT

NOTES

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| Revision | | Date |
|---|---|---|
| A | Draft DA Issue | 18.08.17 |
| B | Draft DA Issue | 26.09.17 |
| C | Draft DA Issue | 13.10.17 |
| D | Development Application | 15.12.17 |

Scale
1 : 200 @ A1

Client
GREATON

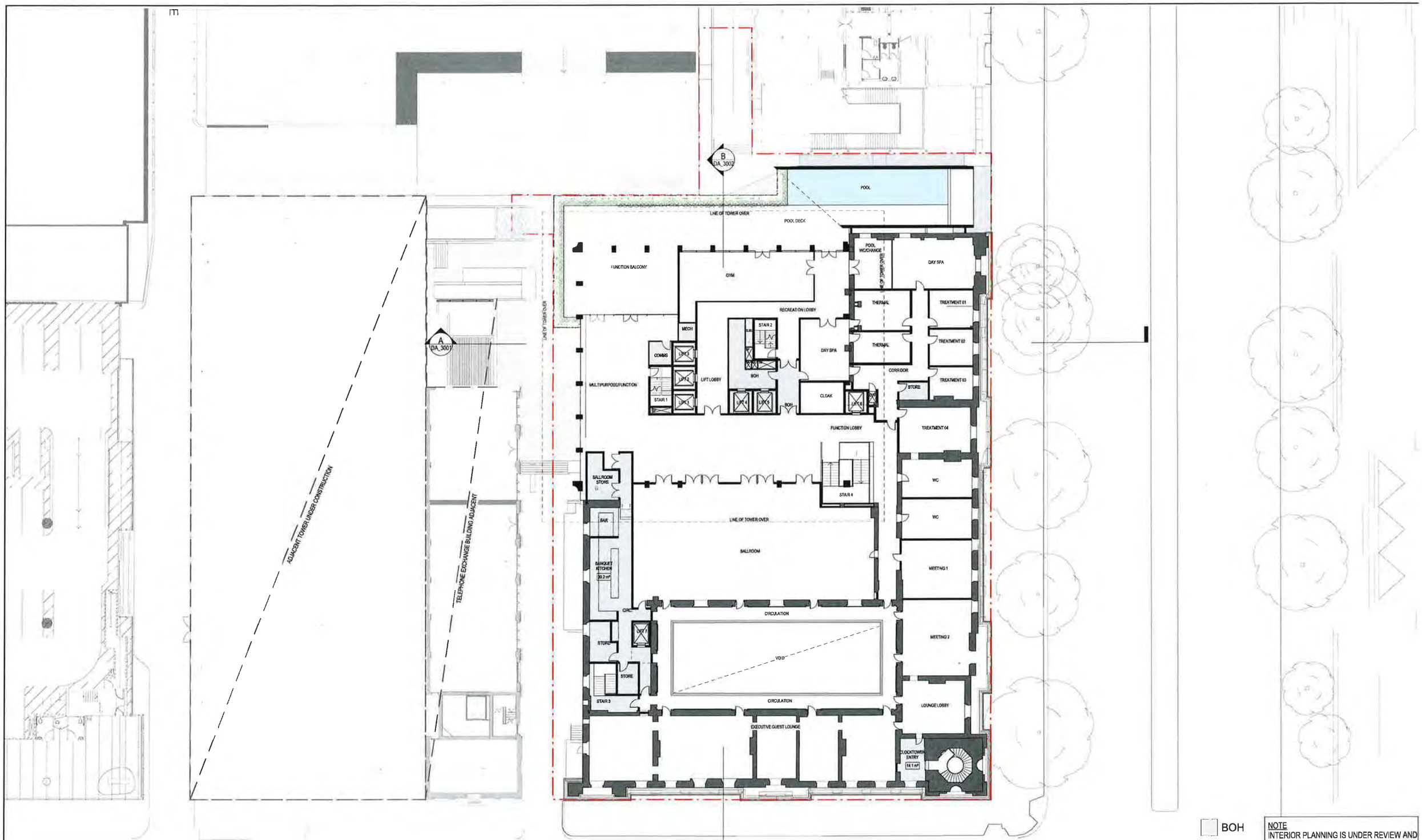
Project Name
GPO HOTEL

Drawing
DA_1102
LEVEL 00 PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

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FOH

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| Revision | | Date |
|---|---|---|
| A | Draft DA Issue | 18 08 17 |
| B | Draft DA Issue | 28 09 17 |
| C | Draft DA Issue | 13 10 17 |
| D | Development Application | 15 12 17 |

Scale
1 : 200 @ A1

Client
GREATON

Project Name
GPO HOTEL

Drawing
DA_1103
LEVEL 01 PLAN

0 4 8 16m
1:200

GREATON

Original Sheet Size A1- 841 x 594mm

## APPENDIX B

Engineering Survey




| REV | DATE | DESCRIPTION | CALC | FIELD |
|---|---|---|---|---|
| A | 18/9/2012 | SOUTH OF ELECTRA HOUSE DETAIL ADDED | MAW | |
| B | 23/04/2013 | ROOF HEIGHTS AND FLOOR LEVELS OF TELEPHONE EXCHANGE BUILDING ADDED | RSW | RSW |
| C | 4/02/2015 | EXCHANGE GROUND FLOOR ADDED | FR | |
| D | 06/02/2015 | DETAIL ADDED ALONG POST OFFICE LANE | CUH | CUH |
| E | 23/11/2016 | UPDATE OF BOUNDARY AND EASEMENTS | MW | |

ADDITIONS, AMENDMENTS AND APPROVALS

Please note that all u/g service data depicted on this plan was located in 2012. The service data shown hereon has been located from information provided by the service authorities. The supplied information was of varying quality & ages and at times is ambiguous. While an attempt has been made to locate relevant services, no guarantee is given as to the completeness or accuracy of the underground service data shown. All services should be verified on site prior to construction or excavation activity.

## LEGEND

47.91TK TOP KERB
47.36WT WATER TABLE

TAP
WATER METER
SPRINKLER (WIRING VALVE)
HYDRANT
DOMESTIC OUTLET
DOWNPIPE
DOMESTIC SUMP
STORMWATER MHOLE
SEP / GRAINING
TEL CONNL PILLAR / PIT
TRAFFIC LIGHT
SIGN / BUS SIGN
LITTER BIN
MAIL BOX / SIGNAL BOX
TICKET MACHINE
ROAD / ELEC. SERVICE
WATER SV / FP
ELEC. / GAS METER
GAS SERVICE
PSM
PEG / TBM
SURVEY MARKS
BOREHOLE
POWER / LIGHT POLE
CABLE MARKER
STONE / WOODEN POLE
POST / BOLLARD
SENSOR MH / IO / MP
UNKNOWN POINT / SERVICE
MAJOR TREE
TREE / SHRUB
EDGE OF VEGETN
ROAD SIGN / HOARD
BOTTOM OF BANK
TOP OF BANK
CHANGE OF GRADE
DRAIN
SEWER PIPE UG
TEL CONN UG
WATER PIPE UG
BUILDING
WALL
GBUILDING
CONCRETE
FENCE
GATE

NOTES:

COORDINATES BASED ON: PROJECT
HEIGHT DATUM BASED ON: AHD
CONTOUR INTERVAL: NA

0 2 4 8 12 16 20 m

1:200

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| | | | |
|---|---|---|---|
| COORDINATES: | PROJECT | SURVEY: | DH / COMPILED |
| HEIGHT DATUM: | AHD | DRAWN: | MAPW 26/4/2012 |
| DATA FILE: | CITY CENTRAL | | |
| FLD/LVL BOOK: | VARIOUS | CHECKED: | JC |


Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABN 93007 753 988

T (08) 8130 1666
F (08) 8362 0099
W www.alexander.com.au
E adelaide@alexander.com.au


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Alexander Symonds Surveying Consultants

# CITY CENTRAL ADELAIDE COMPILED DETAIL SURVEY CORRECT AS OF APRIL 2012

DRAWING No. A026812City Central April 2012

SHEET 1 OF 1

REVISION E



TOWER 1
TOWER 2
FLOOR LEVEL
ELECTRA HOUSE
ORIGINAL BITUMEN
WATER JB
S/WTR M/H
RCP 300
ELEC
TOP OF WALL
FACE OF WALL
GROUND LEVEL
PAVERS
RAMP DOWN TO TOWER 1 BASEMENTS
MAIN CABLE DUCT 1.5m ABOVE FLOOR
SEWER M/H
GRATE
EAVES
TANKS
BUILDING OVER LANEWAY
STAIRS
PLATFORM
ROOF
LIFT
TOILETS
RIDGELINE
Post Boxes
Face of Counter
LIFT WELL
FACE OF MARBLE
TEL

FLOOR LEVEL
TOWER 2
FLOOR LEVEL
ELECTRA HOUSE
FLOOR LEVEL
BITUMEN
ORIGINAL BITUMEN
WATER JB
S/WTR M/H
RCP 300
S/WTR M/H
ELEC
FACE OF WALL
PAVERS
WATER JB
FACE OF WALL
GRATE
S/WTR M/H
RCP 300
ELEC
WATER M/H
ELEC
ELEC
ELEC
ELEC
BUS SHE
GAS M/H
TEL
KING WILLIAM STREET
UNKNOWN JB
TEL
ELEC
EOT
NEWSPAPER BOX
DOORWAY
DOORWAY
RAMP
Post Boxes
Post Boxes
Post Boxes
Face of Counter
LIFT WELL
FACE OF MARBLE
ADMINISTRATION AREA
BUILDING OVER LANEWAY
STAIRS
PLATFORM
LIFT
TOILETS
STAIRS
STAIRS LIFT
PLATFORM
ROOF
ROOF
RIDGELINE
EAVES
59.60VER
59.61VER
48.55VER
49.06VER
49.02VER
49.29VER
49.03VER
TOP OF WALL 61.41
TOP OF WALL 62.37
62.70
TOP OF WALL 61.38
TOP OF WALL 61.93
TOP OF WALL 64.10
TOP OF WALL 61.34
TOP OF WALL 67.17
TOP OF WALL 67.18
TOP OF WALL 62.18
61.44
27.526
265°01'18"
27.502
265°01'20"
27.483
265°52'05"
27.455
265°01'18"
27.426
265°01'25"
27.48
265°01'25"
20.288
265°10'30"
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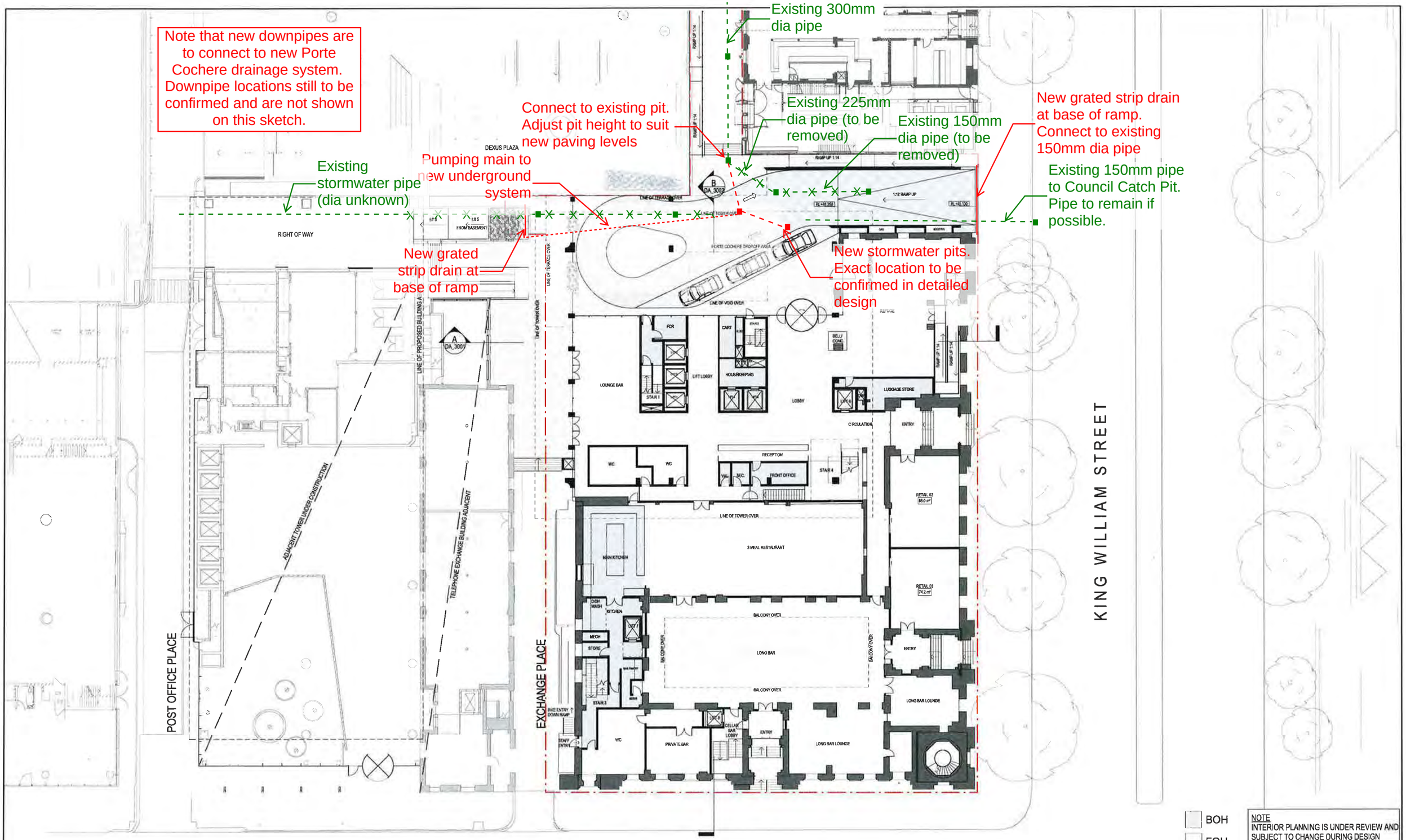
265°01'25"
(12.140)
265°01'10"
(36.500)
265°01'40"
(24.260)
265°01'40"
(2.520)
265°01'40"
(4.700)
265°01'20"
(4.700)
265°01'20"
(4.890)
265°03'30"
(6.680)
265°03'30"
(3.790)
265°03'30"
(1.800)
265°01'20"
(12)
265°01'20"
(2)
265°01'25"
(2)
265°01'25"
(2)
265°01'20"
(2)
265°01'20"
(2)
265°01'20

FACE OF MARBLE
DOORWAY
ADMINISTRATION AREA
COMPUTER ROOM
STAIR WELL
PASSAGEWAY
BASEMENT LEVEL
STAIR LANDING
LIFT
TOILETS
MEN'S TOILETS
PROCESSING
RETAIL AREA
POST OFFICE
INACCESSIBLE
FLOOR LEVEL+
RAILING ON ROOF
RIDGELINE
STAIRS
RAMP
FLOOR LEVEL
REFER TO SCAN DATED APRIL 2012 FOR PARAPET HEIGHTS
ROOF
TEL
TOP OF VENT PIPE
PLATFORM
RAMP TO BE ADDED LATER
BASEMENT
GROUND FLOOR
POINT ON RIDGELINE
TOP OF DUCTING
2ND FLOOR +
1ST FLOOR
EDGE ROOF
S/WTR M/H
ELEC
DBT M/H
JUNCTION BOX
PSM APPRX 6628/13334

## APPENDIX C

Preliminary Stormwater Sketch

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Scale: 1 : 200 @ A1

Client: GREATON

Project Name: GPO HOTEL

Drawing: DA_1102 LEVEL 00 PLAN

# GPO HOTEL DEVELOPMENT
# PRELIMINARY STORMWATER SKETCH PLAN
# 170430-CSK1 REV B JAN 2018

16m

GREATON

Original Sheet Size A1- 841 x 594mm



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BRINGING BUILDINGS TO LIFE

# GPO HOTEL

# ECOLOGICALLY SUSTAINABLE DESIGN INTENT REPORT

## REPORT ISSUE REGISTER

| REVISION | DATE | REVISION DESCRIPTION |
|---|---|---|
| 01 | 04.09.17 | Draft Issue |
| 02 | 14.12.17 | Final |

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## Introduction

The following report outlines the proposed Ecologically Sustainable Design (ESD) design initiatives for consideration for the above development.

The proposed building and all associated services will be designed to achieve high outcomes in relation to Ecological Sustainable Development. These will incorporate emphasis on the reduction of energy through passive and active design initiatives, reduction of potable water use, high indoor environment quality, low VOC materials and finishes, access to natural light and provision of natural ventilation opportunities.

# Ecologically Sustainable Design

The following Ecologically Sustainable Design (ESD) Initiatives are proposed for incorporation into the building design for the development.

## Management

### Commissioning and tuning

Initiatives include:-

- Review of the building systems for commissionability, controllability, maintainability, operability and safety during design and prior to construction.
- Implementation of a building commissioning plan to ensure compliance with the design specification and “fit for purpose” operation.

### Building Information

Initiatives include:-

- Provision of comprehensive electronic Operations and Maintenance manuals and a Building Log Book to ensure all relevant information is available to the facilities management team post-construction.
- Provision of Building User Information guides for each of the major building systems, with access via a web portal for end users.

### Commitment to Performance

Initiatives include:-

- Commitment to End of Life waste performance, including extending the life of the finishes to all common areas to at least 10 years (barring minor wear and tear).

### Metering and Monitoring

Initiatives include:-

- Metering of major energy usages (electricity and natural gas) within the building.
- Metering of major water usages within the building.

### Construction Environmental Management

Initiatives include:-

- Provision of site specific operational waste management systems, including separation of waste streams, a dedicated waste storage area, and access to the waste storage area.

# Indoor Environment Quality

## Indoor Air Quality

Initiatives include:-

- Provision of ventilation systems that minimise ingress of outdoor air pollutants into the building, are easy and safe to maintain prior to occupation of the building.
- Provision of mechanical ventilation to common area air conditioning systems at a rate 50% greater than the minimum standard to the ground floor only.
- Provision of exhaust systems to exhaust pollutants directly to the outside and minimise contaminants to building occupants and users.

## Lighting Comfort

Initiatives include:-

- Provision of high efficiency LED fittings to ensure minimum lighting comfort.
- Provision of general fixed lighting with the independent living units that provide good maintained illuminance values for each room and glare reduction in accordance with AS1680.1:2006.
- Provision of lighting design to improve uniformity of lighting for visual interest in hotel rooms, including at least one wall-washing or wall-mounted light fitting within each hotel room.
- Provision of localised lighting control via local light switches and power outlets for task lights/lamps.
- Provision of a high level of day light penetration into common area spaces throughout to improve the well-being of the occupants.

## Visual Comfort

Initiatives include:-

- Provision of facade design that encourages high levels of day light penetration and views to outside while mitigating solar heat gain and glare in summer through the use of external shading.

# Energy

## BCA Section J Compliance

Initiatives include:-

- Compliance with the Building Code of Australian Section J building fabric and building services requirements.
- Provision of energy efficient glazing.

# Transport

## Sustainable Transport

Initiatives include:-

- Provision of bicycle storage facilities to encourage and promote the use of bicycles by occupants and visitors.

# Water

## Potable Water

Initiatives include:-

- Provision of water efficient sanitary and tap ware fixtures and fittings in accordance with Water Efficiency Labelling Scheme (WELS).
- Recycling of fire protection services pumps flow test water back into the fire water storage tanks to minimise water wastage.

# Materials

## Responsible Building Materials

Initiatives include:-

- Provision of dedicated recycling waste storage area for the segregation of waste products to maximise recycling opportunities and minimise waste sent to landfill.
- Selection of timber materials sourced from certified environmentally responsible managed forests.
- Selection of paints, sealants and finishes with low Volatile Organic Compound (VOC) content to minimise off-gassing and associated potential adverse health effects.
- Selection of composite engineered wood products with low formaldehyde content, again to minimise off-gassing and associated potential adverse health effects.

# Emissions

## Light Pollution

Initiatives include:-

- Reducing light pollution by limiting the use of light sources which are directed towards the sky and spill into adjacent areas surrounding the site.

### Refrigerant Impacts

Initiatives include:-

- The use of refrigerants with zero ODP to minimise impact on the ozone layer through accidental leakage

## Building Services

The following Mechanical, Electrical, Vertical Transportation, Hydraulic and Fire Protection Services initiatives are proposed for incorporation into the building design for the development.

### Mechanical Services

Initiatives include:-

- High efficiency water cooled chillers and air conditioning systems.
- Carbon monoxide monitoring to control the basement service area ventilation systems.

### Electrical Services

Initiatives include:-

- Provision of a high efficiency LED lighting throughout all areas targeting 5W/m² in open plan and common areas.
- Provision of lighting control switches to enable isolation of lights and air conditioning upon departure from accommodation areas..
- Building lighting control system to provide motion detection and daylighting controls to luminaires within common area corridors and amenities. Lighting circuits to be zoned to suit functional spaces and incorporate time scheduling.
- External lighting systems controlled by time clock and photocell and incorporating high efficiency luminaires (>65 lumens/watt).
- Provision of sub metering to common areas and substantive base building loads for energy management and control.

### Vertical Transportation Services

Initiatives include:-

- Permanent magnetic synchronous motors with solid state variable speed drives to minimise energy consumption.
- Regenerative drives to recover energy during braking and return it to the building's power grid for use elsewhere.
- Timer systems on lift car lights and fans to shut them off when the lifts are idle.
- LED lighting in the lift cars to minimise energy consumption.

## Hydraulic Services

Initiatives include:-

- Provision of water efficient sanitary and tap ware fixtures and fittings in accordance with Water Efficiency Labelling Scheme (WELS).
- Provision of 4.5/3 litre dual flush water efficient WC suites
- Natural gas fired domestic hot water plant to serve accommodation and common areas.
- Forced circulation domestic hot water flow and return pipe work loop to prevent long draw off times at fixtures and subsequent water and energy wastage.
- Thermal insulation of all main domestic hot water flow and return pipe work.
- Water sub-metering to all rooms and to base building plant and equipment for water and energy consumption management and control.

## Fire Protection Services

No ESD initiatives are applicable to the Fire Protection Services design on this project.



# ADELAIDE GENERAL POST OFFICE

## CONSERVATION MANAGEMENT PLAN

MARCH 2007

**Bruce Harry & Associates**
Architects and Heritage Consultants
6/72 Carrington Street
Adelaide SA 5000

PROJECT NO.1009

## ACKNOWLEDGEMENTS

This Conservation Plan was commissioned by Caversham Property Developments Pty Ltd and has been prepared by Bruce Harry & Associates, Architects and Heritage Consultants.

The principal authors are Margaret Heathcote, B.Sc.Arch, Dip. Arch, Master of Cultural Heritage and Bruce Harry, B.Arch,. Grad, Dip., Bus. Admin., FRAIA, FAICD, assisted by Angela Spiliopoulos B. Arch and Kevin O'Sullivan B. Arch.; computer generated base drawings were mostly prepared by Stig Simon Sandstrom, B Arch. The assistance of National Archives of Australia Adelaide office, State Records SA, the State Library of South Australia, and Woods Bagot Pty Ltd is also gratefully acknowledged.

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## EXECUTIVE SUMMARY

Town Acre 237 was part of a civic zone identified by Adelaide's Surveyor Colonel William Light in 1836 and has been associated with the development and delivery of postal, telegraph and telephone services in Adelaide since 1848. At first merely part of a Police, Courts and Postal complex, the Post Office became the dominant user of the site with the construction of the Adelaide GPO in 1872. The 1872 GPO building and 1893 extensions were designed as (and largely remain) a use specific communications service complex. The prominent clock tower, a landmark structure at the corner of King William/Franklin Streets, was a deliberate statement of the new GPO's civic importance and an imposing element in the civic townscape of Victoria Square. The Adelaide GPO subsequently became the focus of the development of communications in the 19th century between South Australia, other Australian colonies, Britain and the rest of the world, and reached its height as a monopolistic South Australian institution in the early 20th Century

Consequently, the Adelaide GPO is of high historical and social significance for its long association with the colonial postal service and the later development of telegraph and telephone services in South Australia. It was the historic hub for international telegraph communication from Australia, conducted over the Overland Telegraph line, a project which was the entrepreneurial vision of SA Postmaster General, Sir Charles Todd - a significant person in the development of the Adelaide GPO and the newly developed alternative means of communications, over which he encouraged the SA government to take monopoly control.

The Adelaide General Post Office is also of high architectural significance as one of South Australia's finest public buildings of the mid-late Victorian era, a period of social and government consolidation in colonial South Australia, and of the work of renowned colonial architect, E.J. Woods, who designed many of Adelaide's significant public buildings. Although built in numerous stages, its principal external facades are of consistent Victorian Free Classical style.

The Adelaide GPO reached its zenith as a monopolistic, integrated postal, telegraph and telephone entity under Todd's direction and control, around the time of Federation and the transfer of communication responsibility from the colonies to the new Commonwealth government.

Other buildings subsequently added to the GPO site include the 1907 Telephone Exchange, with its separate architectural style and identity, and 1914 extension; the 1922-26 extensions, which fully integrated the 1872 and 1893 buildings into one; and the 1925 Commonwealth Offices building, constructed on the adjoining Town Acre 238. The detached former Telephone Exchange building has significance in its own right as the first, stand-alone, central Adelaide exchange, with its own architectural identity, reflecting the increasing dominance of the telephone service as a rapid and preferred means of communication by the community. The 1922-26 additions and the 1925 Commonwealth office building detract from the representativeness of the Adelaide GPO at its highest state and unity as a South Australian civic institution and community service, are of no cultural significance, and ought be removed.

Remnant outbuildings of the original Postal, Police and Court buildings in the north-west corner of Town Acre 237 have been considerably compromised by repetitive alterations and are now of low integrity. They are of no significance in the context of the Adelaide GPO at its highest state and integrity as a colonial institution.

The assessments and grading of Cultural Significance undertaken herein have led to a reconsideration of the current heritage listings which apply to the GPO building(s) and site, and recommendations for the revision of some listings to better reflect the Statement of Cultural Significance.

Any future upgrading, adaptation or redevelopment of the property should respect the 1872/93 buildings' historical and architectural significance, and not diminish or destroy the principal elements thereof.

The Conservation Policy is therefore aimed at protecting the key historic fabric identified as being of highest significance in Section 3.2.2 while allowing for adaptive reuse of the building(s) in a way that retains the comprehensibility of its former function(s).

Change to the fabric and detailing of the external facades should be minimal and the visual identity of the clock tower should be retained. Any redevelopment of the site incorporating new construction should occur within the "development control envelope" recommended in Section 4.2.4.

The Postal Hall and principal public entrances should be preserved in their historical form and decoration. Alterations to the secondary rooms within the 1872 GPO should allow for adaptive re-use while retaining the comprehensibility of their historic form, and any surviving historic decoration, fixtures or fittings.

The physical condition of the 1872/93 GPO buildings in the significant historic areas is generally good, and the Priority Conservation Actions recommended in Section 4.2.3 are relatively minor in nature, related mostly to stabilisation of the most deteriorated fabric only, to retard the rate of ongoing decay.

Recommended Management Strategies for protecting the identified heritage values of the Adelaide GPO, and accommodating future changes of use, are outlined in Section 4.2.6.

# 1. INTRODUCTION

## 1.1 The Purpose of the Conservation Plan

Conservation Plans are documents which identify what it is that is significant in an historic place and what policies are appropriate to enable that significance to be retained in its ongoing use and future development. The key objective of a Conservation Plan is to set out how the retention of a place's heritage significance may best be achieved.

The purpose of this Conservation Plan is to review the available historical research, assess the physical condition and form of the GPO, and make additional analyses required to establish the site's aesthetic, architectural, historical, social, archaeological, technological associational and/or scientific values. From this can be established its present cultural significance, in order to establish actions that will retain, recover or enhance that significance and from which an asset management strategy for the site can be derived.

The Conservation Plan includes a description of the site and buildings, an analysis of the original form, sequence of construction and other changes over time and an assessment of their cultural significance. Appropriate conservation policies are considered including scope for future redevelopment.

## 1.2 The Location of the Place

The overall site of the Adelaide General Post Office (GPO) subject of this Conservation Plan occupies the whole of Town Acre 237 and parts of Town Acre 238, bounded by King William Street, Franklin Street, Post Office Place and Post Office Lane. The Telephone Exchange building is included as a part of development of the overall site, but details are also included in a separate Conservation Management Plan for the Telephone Exchange site.

This area was part of the Civic Zone designated by Colonel William Light in 1837 for the City of Adelaide and has always contained one or all of the Police station, Magistrate's courts or Police courts and a post office. The GPO faces both King William and Franklin Streets, and its formal address is 141 King William Street, Adelaide.

## 1.3 Current Heritage Status

The GPO is entered in the Commonwealth Heritage List (CHL), the Register of the National Estate (RNE) and the State Heritage Register.

The Telephone Exchange and outbuildings are not included in the CHL listing and are not specifically mentioned in the State Heritage Register. They, and the adjacent Commonwealth Offices building (which is not included in any of the heritage registers,) are however within the Victoria Square Conservation Area in the Register of the National Estate.

None of the buildings on the site are separately listed as being of local significance on the Adelaide City Heritage Register.

## 1.4 Ownership, Management and Current Use

The current buildings on the GPO site were constructed for the South Australian Post Master General and were later transferred to Australia Post ownership, and they have always been used for postal, telegraph and telephone services. The Commonwealth Government owns the GPO site, and has recently sold the Telephone Exchange, Commonwealth Offices and associated land to Caversham Property Developments. Australia Post manages the entire complex of buildings and currently occupies all areas, with the exception of the Commonwealth Offices building (also known as the Accounts Building) where the Ground Floor level is used for storage, but the Basement and Floor Levels One to Four are all vacant. Refer to Sequence of Development Plans in Section 2.2.2 and existing conditions plans in Appendix B.

## 1.5 Previous Reports

The first GPO buildings were constructed by the South Australian Government for the postal authorities at the time, and have been occupied by postal services since that time.

Australia Post commissioned brief histories of the GPO buildings for the centenary in 1972. When the Postal Museum was open in 2 Franklin Street a brochure was issued by Telecom recording the history of the Telephone Exchanges in Adelaide. Other research at this time was recorded in displays concerning the early postal services, and other details such as the list of models for the bas-relief heads in the decorations of the stone elevations of the General Post Office. Much of this information was transferred to the Telecom/Telstra Archives in Melbourne and no access is available.

A general survey of the site was made by Marsden, Sumerling and Stark for the City of Adelaide Heritage Survey 1981-86, later published in book form in 1996, and this survey has been the basis of the Adelaide City and State Heritage Register listings.

Stone cleaning was carried out in 1982, and further documentation was prepared by the Department of Housing and Construction in consultation with Danvers Architects for the extensive repainting of the buildings.

Detailed surveys of the structure and buildings[1] were carried out in 1986 by G. Stuart Warmington, Historic Buildings Architect for Australia Post, when a major redevelopment of the site was proposed. The following year conservation architect Richard Falkinger prepared the unpublished *"History of Town Acre 237 1848-1987,"* this document was written to collect evidence to assist assessment of the works proposed.[2]

In 1989 a Conservation Management Plan for the Adelaide Post Office Site[3] was prepared for Australia Post by Andrew C. Ward & Associates from Melbourne, to

[1] Australia Post Survey of Buildings 1986
[2] Falkinger R 1987 *History of Town Acre 237* Australia Post
[3] Ward A C & Assocs 1989 *Adelaide Post Office Site – Conservation Analysis and CMP*

review the findings of the earlier reports, assess significance of the existing structures and prepare guidelines for future development decisions. Following an examination of the history of the site and assessment of the existing buildings the Report concluded that the GPO site, the 1872 GPO Building, any remaining parts of the 1891 GPO extension and the Franklin Street façade of the 1907 Telephone Exchange were of high significance at a State and National level, and that all other buildings on the site were of low significance and of local importance.

These conclusions are discussed in Section 3 Assessment of Significance and in Section 4 Conservation Policy, and it is noted that the conclusions of the current report are not essentially different from the Ward's earlier views.

## 1.6 Terminology and Abbreviations

For clarity, the following terminology will be used throughout this document to refer to the various building elements on the site.

- **GPO 1872** – drawings dated 1866-67, period of construction 1867-1872, building opened 1872
- **GPO extension 1893** – drawings dated 1891, building opened 1893
- **Outbuildings** dated variously according to dates of drawings 1850, 1872, 1884 and 1891
- **Telephone Exchange 1907** – drawings dated 1905-06, building opened 1907
- **Telephone Exchange 1914** – drawings date 1913-14, building opened 1914
- **GPO extensions 1922** – drawings dated 1921-22 with further alterations 1925 and 1926, building opened 1922
- **Commonwealth Offices 1925**– drawings dated 1922-24, building opened 1925

The following abbreviations have also been adopted:

| | |
|---|---|
| AHC | Australian Heritage Commission |
| DEH | Commonwealth Department of Environment and Heritage |
| EPBC Act | Environment Protection and Biodiversity Conservation Act 1999 |
| GPO | General Post Office |
| NAA | National Archives of Australia |
| PMG | Post Master General |
| RNE | Register of the National Estate |
| SA | South Australia |
| SHB | SA State Heritage Branch |
| SLSA | State Library of South Australia (Mortlock Library) |
| SRSA | State Records of South Australia |

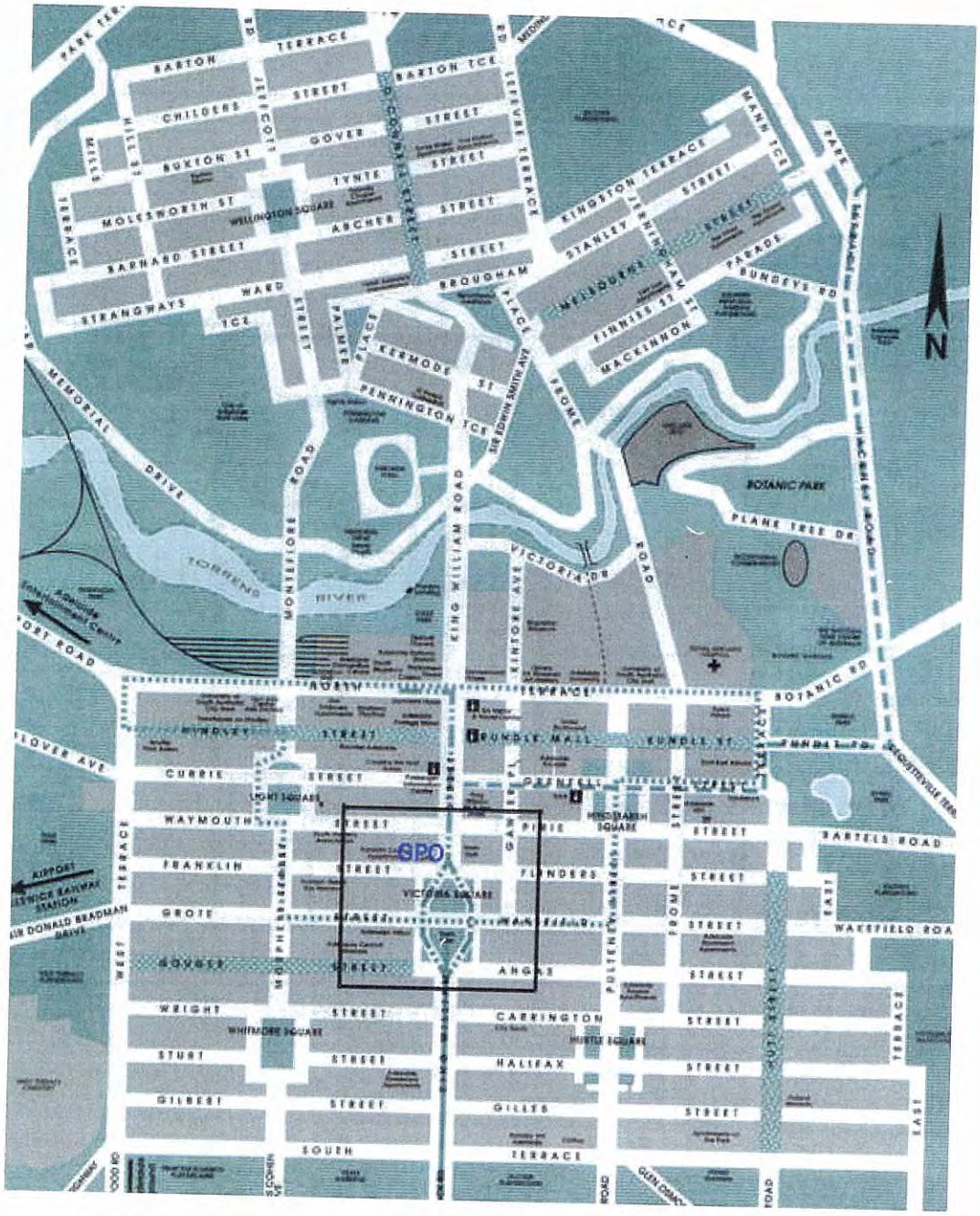
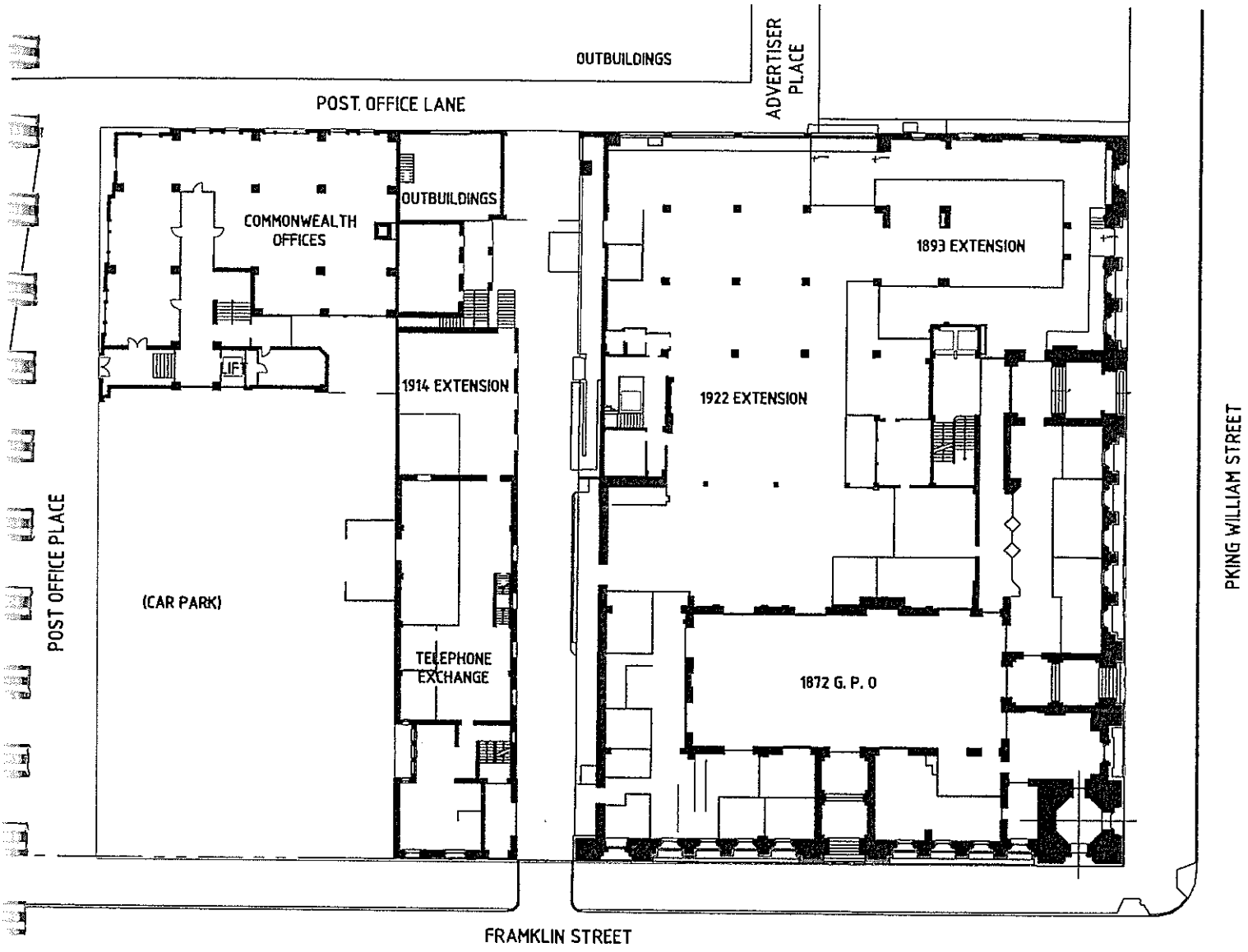



Fig. 1 GPO Location Plan – Victoria Square, City of Adelaide

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**SITE** PLAN

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# ADELAIDE GPO CONSERVATION PLAN

## Site Plan

## As Existing 2005

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1009/EX/02a

DATE: JUNE 2005
DRAWN: SS

Bruce Harry & Associates
Architects and Heritage Consultants

# 2. UNDERSTANDING THE PLACE

## 2.1 Historical Analysis

### 2.1.1 Historical Context

The postal service had its origins in the dispatch riders and state couriers of ancient Persia and Rome, and made its first significant advancements in France under Louis XI (1423-83), later remodelled on modern lines by Napoleon, early in the 19th Century.

In England, private posts existed from the time of Edward III (1312-77) and the first "Master of the Posts" was appointed around 1512. A General Post Office (GPO) for Britain and the British territories abroad was first set up in London in 1710, under the control of a "Postmaster-General".

A mail coach dispatch system was begun in England in 1784 but died out entirely in the 1830's with the advent of railways.

The penny postage and adhesive postage stamp was developed in England in 1840, before which there were no stamps, postage being paid in money at either the point of issue or receipt, the rate varying with distance and weight.

This was the history and system of postal services imported into the new Colony of South Australia in the late 1830s-early 1840s, where the first Post Office Act was passed in 1838 and postal services were run out of other buildings for many years thereafter. It was not until 1872 that the first stand alone central GPO was completed in Adelaide, and by that time, new and different means of communication had already emerged in England and America, and begun to arrive in Australia, which would initially compete with, and eventually supersede, many of the functions of the Colonial postal service (eg. the telegraph line, telephone, radio communication and more recently, the internet).

These technological innovations would eventually have a profound impact on the post office as a symbol of communication and community gathering place, and this is evident today in the reduced number of post offices in the metropolitan areas of most cities, and the progressive decline and decommissioning of capital city GPO's such as has happened in Sydney and Melbourne. After nearly 120 years as the centre for and controller of local, national and worldwide communications, and a visual icon of town centre activity, the post office has now lost its traditional role and place in the community, who look increasingly to modern electronic, instantaneous means of communication.

The local and overseas telegraph service which evolved within the Adelaide GPO, between 1855-1931, was superseded by radio (wireless) communication and lost to the post office as a commercial technology and service. The telephone service, which also evolved within the Adelaide GPO between 1880-1906 and rapidly outgrew the postal service, had by 1975 been removed from post office control and established as a separate communications entity in its own right.

Today, Australia's post offices are once again focussed principally on the letter as a means of communication, reclaiming their original historical purpose.

In this long cycle of growth in our systems of communication, the Adelaide GPO reached its zenith as a civic symbol and social centre in the period between 1901-1920, which coincided with the Federation of the colonies into the Commonwealth of Australia, the transfer of postal, telegraph and telephone services to the control of the Commonwealth, and the retirement of Sir Charles Todd, SA Postmaster-General after thirty six years of entrepreneurial development of South Australia's communication services, and civic achievement. These coincidental events underscored rather than established this period as the GPO's highest and best development as a colonial civic service. Interestingly, Todd's retirement came at the same moment the rapidly evolving telephone service was signalling its emergence as a new and powerful entity within the postal service (shortly to be established as a separate Branch, and to move into its own premises, detached from the GPO Building) and not long before the beginning of a long period of stagnation in postal services under Commonwealth control, attributable to the onset of economic depression and World War 2.

Between 1872-1907, all of the functions and alternative means of communication were contained within the Adelaide GPO building. In 1907, the telephone service moved for the first time into its own, detached building west of the GPO building in Franklin Street, designed and detailed using a different architectural style from the GPO to visually distinguish its role and function. Planned and designed by the South Australian Government Architect before Todd's retirement, this clearly was a deliberate decision, no doubt influenced also by the two decades of constrained economic conditions in South Australia which preceded it.

Thereafter, the alterations and substantial further additions to the Adelaide GPO, undertaken by the Commonwealth in the 1920's, were carried out in unrelated, often unsympathetic architectural style(s), further dissipating the architectural unity of its 19th Century composition and integrity.

### 2.1.2 Early Postal Services

Following the arrival of the First Fleet in 1788 there was no proper established service for delivery of mail in the new colony of New South Wales until 1803 when the boatmen plying between Sydney and Parramatta were permitted to charge for carrying mail. In 1809 the Sydney Gazette reported fraudulent activity in collection of mail from ships. The Lieutenant-Governor established an office for deposit and dispatch of mail and the charges he could make at the home of Mr Isaac Nichols at George Street (near Circular Quay,) effectively the first post office. Governor Macquarie appointed John Beaumont as first postmaster in Hobart in 1812.

It was not until 1825 that the first NSW Postage Act was passed, and further post offices were established in Sydney and other areas. In the Port Phillip District John Batman looked after the mails of Melbourne until the first official postmaster E J Foster, was appointed in 1837. Overland mails between Sydney and Melbourne were carried by coach and pack horses from 1838.

Adelaide's first post office was established in the general storekeeper's temporary hut on the bank of the River Torrens in April 1837 four months after the establishment of the colony. Governor Hindmarsh appointed Mr Thomas Gilbert as Postmaster. The mails were received at his residence from where they were sorted and delivered.



Figure 2 Drawing of the first Post Office, T S Gill c.1850. Source NLA

In July 1838 the post office was transferred briefly to Gillies Arcade in Currie Street, before moving again in December 1838 to the residence of Lt. Henry Watts, the newly appointed Postmaster General, in the south-east corner of King William Street and North Terrace on Town Acre 17. Watts employed a clerk, who also acted as messenger. Watts' brother, Captain John Watts was appointed Postmaster General in 1841 and the post office moved to the opposite corner of King William Street in July 1848 in the Gresham Hotel.



Figure 3 Captain John Watts, 1861 Postmaster General from 1841 to 1861. Source NAA



Figure 4 View of North Terrace – Henry Watts' residence on left corner, location of second Post Office. Source NAA




Figure 5 Gresham Hotel, site of third Post Office, and later Telegraph Office behind. Source SLSA

The first South Australian Post Office Act was passed in 1839, fixing the rates for postage, and the first "letter carrier" was appointed the same year. The earliest mail deliveries to country places were carried by the Police to Willunga and Encounter Bay. Mail between the colonies was carried first by pack-horse, but later the great gold discoveries brought the era of the Cobb and Co. coaching services, who became the official carriers of the mails. A delivery was established to Mount Gambier in 1846 so a fortnightly overland mail service to Melbourne and Sydney was in place. As the railway systems were established they were used for mail transport as well.

Another Post Office Act was passed in 1841, with new rates for inland letters established according to the distance rather than weight, and postage on newspapers was abolished. A uniform Australia wide postage rate was agreed upon by all the colonies in 1849.

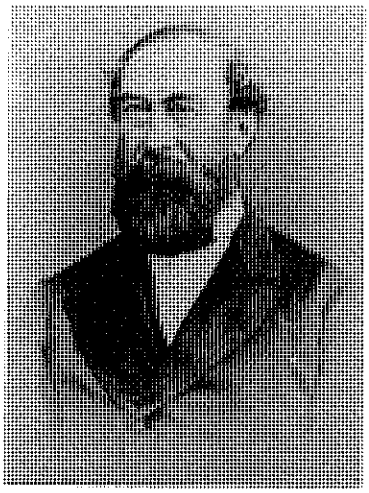

Figure 6 J.W. Lewis, Postmaster General 1861-1869. Source NAA

Lewis, who had been Deputy Postmaster since 1857, was appointed Postmaster General in 1861, a position he held until 1869. He was replaced by Charles Todd in 1870, who had been brought out from England in 1855 to establish a Telegraph Service in South Australia, as well as fulfilling the post of Government Astronomer until he retired in 1906. It was during Todd's time as Postmaster General that some of the great developments in postal, telegraph and telephone services took place.

Letter-pillars (street post boxes) were first introduced in Adelaide in 1861, six being erected in the city and four in North Adelaide.



Figure 7 Letter Carriers in Post Office yard, c1900. Source NAA

### 2.1.3 Overseas Services

Written communication with the United Kingdom was of supreme importance to the colonial governments as well as the early settlers. A regular monthly steamship service with England was established by 1852 with the first steamer, the *Australian* arriving in August, but the contract was terminated soon after the company failed. The following year a contract was entered into with the P & O Company for mail every two months, via Singapore, calling at King George's Sound, Adelaide, Melbourne and Sydney, the first mail arrived on the *Shanghai* in May 1853. This contract was short-lived, as the steamers were needed to take troops to the Crimea. Mail was delivered to Melbourne by passenger vessels until 1857 when a new contract was prepared with the European and Australian Royal Mail Company for monthly deliveries of mail. Over the next few years there were continuing disputes over the South Australian government's refusal to make any contribution to the service as the mail steamers did not deliver direct to Adelaide. Routes were frequently altered, and rates debated until eventually a service was provided direct. South Australia was the first to join the International Telegraph Union in 1877, and all the Australian colonies joined the Universal Postal Union in 1891, a move that helped provide them with an efficient service for international mail.

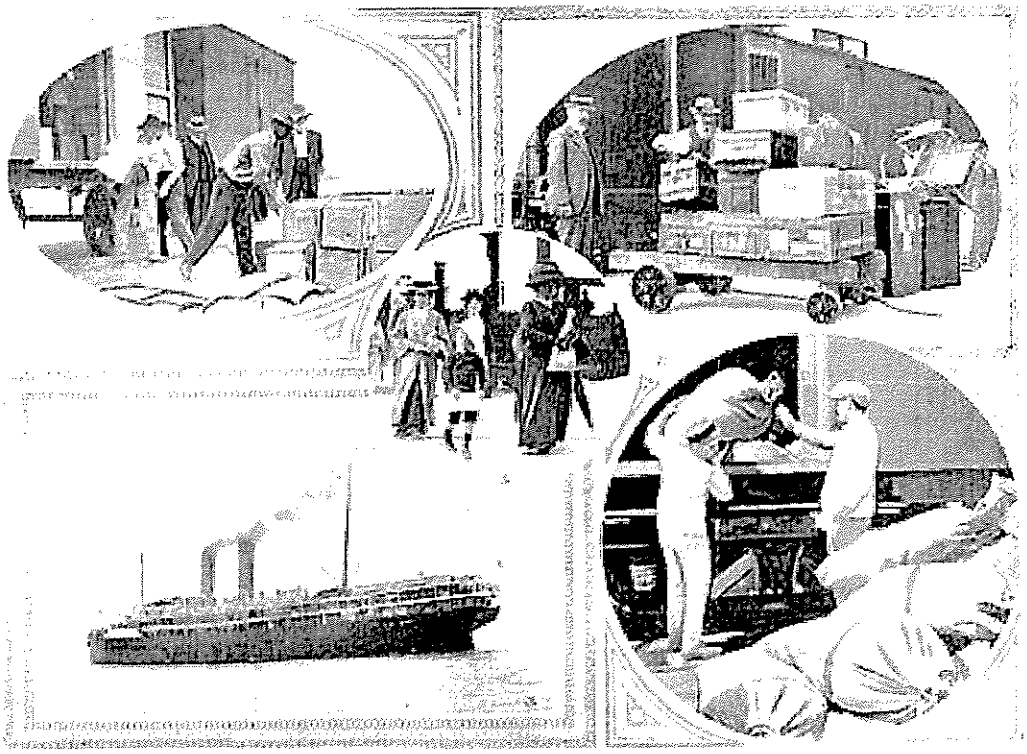

Figure 8 Postcard 1911 – Mail Day at Outer Harbour. Source SLSA
Five views in one illustrating activities at Outer Harbour on a mail day:

1. Waterside workers handling crates of butter for the mail ship's voyage.
2. A porter with luggage.
3. The 'Orsova' mail steamer at sea.
4. Porters removing sacks of mail from the eastern States and New Zealand from a train.
5. Passengers en route to the mail steamer.

### 2.1.4 Post and Telegraph Services Following Federation

The need for a unified federal system of post and telegraph services with controlled rates and regulations was felt strongly by the heads of the colonial Posts and Telegraphs Departments, and an inter-colonial postal conference was held in 1867 in Melbourne to discuss problems with the overseas mails. Similar conferences were held at regular intervals in the years preceding Federation and attempts were made to ensure some degree of co-operation between the separate administrations, a good example of "practical federation." The results were embodied in the Post and Telegraph Act 1901, and the Departments of Posts, Telegraphs and Telephones in each State were transferred to the Commonwealth of Australia on 1st March 1901, under the control of the Post Master General's Department (PMG.)

Takeover from the States was not immediate. The Post & Telegraph Act kept State regulations in force until revoked. Uniform postage rates were established in 1902 and the Wireless Telegraphy Act 1905 gave the Commonwealth exclusive rights over the use, administration and licensing of wireless telegraph equipment. Separate postal rates for each state were not repealed until 1910, when the Commonwealth provided for uniform and reduced rates for letters and other mail items, with the letter rate fixed at one penny per half ounce weight throughout Australia. The PMG progressed in all aspects until shortages of staff, funding and materials caused by the 1914-18 World War particularly hampered the demands of potential telephone subscribers.

In 1923 the Commonwealth Government acquired the services of Mr. Harry Brown to help overcome the crisis. Brown, an engineer in the British Post Office, had been responsible for war-time telecommunications in the United Kingdom. His period as the Melbourne-based head of the Post Office in Australia from 1923 to 1939 saw great developments, particularly in telephone and telegraph services.



Figure 9 Sorting in the Mail Room of the GPO c.1920. Source NAA

Improvements in the postal service were considerable, with regular airmail services established between many centres in the 1920s and between Australia and London in 1934. Experiments in mail processing were proving successful, the first mechanical mail handling equipment was introduced in the Sydney Central Mail Exchange in 1926.

The Adelaide Central Mail Exchange in Gouger Street was constructed in the 1980s, and now only the central CBD mail runs are sorted in the Adelaide GPO.

### 2.1.5 Post World War 2 Developments to the Present Day

Increase in turnover and population saw hundreds of new post offices being built to replace inadequate old ones or for newly developing areas. Central mail exchanges in the capital cities became larger and more sophisticated. The vast Redfern Mail Exchange in Sydney attracted interest from postal administrations world-wide. New postal services were introduced, including Certified Mail in 1956 and "Post-Haste" in 1959 providing for all letters within a standard size to be delivered by air where possible throughout Australia without a surcharge.

The Postmaster-General's Department was split in 1975 to form Australia Post (the Australian Postal Commission) and Telecom (the Australian Telecommunications Commission.)

Further changes to Telecom saw the establishment of Telstra in 1995, and the rapid development of imaging services by facsimile and the later world wide web internet.

### 2.1.6 Development of Telegraph Services and the Overland Telegraph Line

Early experiments in telegraphy were made by American Joseph Henry and Englishman Charles Wheatstone, but it was American Samuel Morse who developed both a system and a suitable code for its use from 1844 that was the basis of the worldwide development of this communication system. It was based on an operator using a key to close and open a battery operated electric current using short and long pulses to represent letters, numbers and punctuation.

The first telegraph line to be built in Australia was constructed by Samuel McGowan in 1853 between Melbourne and Williamstown in Victoria. McGowan, a Canadian, had worked with Samuel Morse in New York, and had come to Melbourne with the express intention of establishing a private telegraph company similar to those in the US and Canada. The other colonies followed soon after, with the South Australian Government recruiting Charles Todd direct from England, with the primary responsibility of establishing a South Australian telegraph service.

Todd and his wife Alice arrived in Adelaide with new telegraph equipment in 1855, accompanied by an assistant Edward Cracknell, later to become the Superintendent of Telegraphs in New South Wales. The first lines between Adelaide and Port Adelaide were constructed immediately, the line being underground from Port Adelaide to Semaphore, then on overhead lines carried on square West Australian jarrah and Singapore cedar poles to Adelaide railway station, and thence underground again up to the office in King William Street. The first office for the telegraph service was rented

at Neale's Auction Mart at the corner of King William Street and Gresham Place, adjoining the Gresham Hotel. In 1857 it was moved to Green's Exchange where it remained until the GPO building was complete in 1872. A rival private line was erected to Port Adelaide and completed before the Government line, and there was initial competition for public patronage, until the private line was purchased from Elder, Stirling & Co for 80 pounds and pulled down.

A submarine cable connected Launceston and Melbourne in 1859. By 1860 post and wire lines were extended throughout South Australia with connections established to Melbourne and Sydney. News from England was usually eight weeks old when the ships first docked in Adelaide, but was telegraphed immediately to the eastern colonies. Sydney and Brisbane were linked in 1861.

Todd recommended in 1860 that an overland route through Fowlers Bay be found to join Albany and the west to the telegraph, but this line was not established until 1873. When Perth was linked to Adelaide in 1877 the inter-capital network was complete.

By 1863 the explorer John McDouall Stuart had completed his expedition from south to north through the middle of the continent, proving that an overland route was practical. Todd wrote "The erection of an overland telegraph line to the north coast should be regarded as a national work, in the carrying out of which all the Colonies should unite."

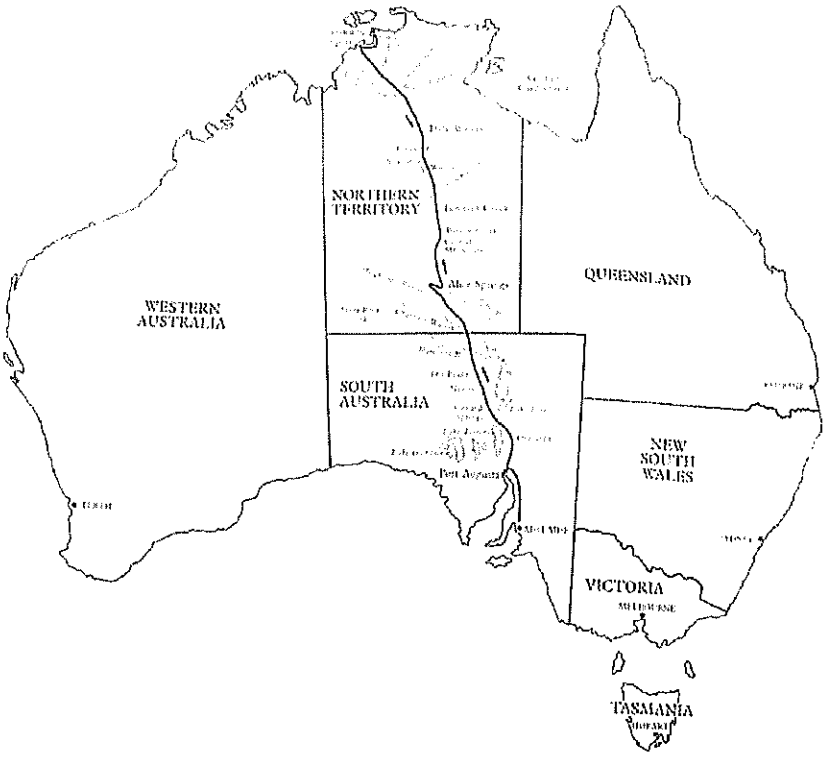


Figure 10 Map of the Overland Telegraph Line. Source *An End To Silence* Peter Taylor

A telegraph line from Adelaide was extended north to Port Augusta by 1865, and the race was on to provide a link to the England-Java telegraph line. The main contenders within Australia were South Australia and Queensland, depending on where the underwater cable came ashore. Many schemes were proposed by overseas cable companies interested in completing the Australian connection. Captain Sherard Osborne, of the British-Australian Telegraph Company (BATC) wrote to all the Australian Governments with proposals to lay a cable either to the Gulf of Carpentaria to join the Queensland system, or to North West Cape with a long land line to Albany and Port Augusta. The first route required permission from the South Australians to build a land line from Port Darwin to Burketown in Queensland. Todd and the South Australian government were not prepared to give up on their overland scheme, and advised Osborne that the SA Government was prepared to pay for, or at least guarantee a line from Port Augusta to Port Darwin. When Osborne's brother, Commander Noel Osborne arrived in Australia in April 1870 to discuss the scheme he visited Adelaide first. Todd tackled him with delicacy, and the BATC agreed to land the underwater cable at Port Darwin. Construction of the line was to be completed by early 1872, in fact the overland cable was built and operating before the sea cable connection from Java.

The South Australian government chose to use Stuart's route north to Darwin, and divided the work into three sections, with the northern and southern ends let to private contractors. Todd was in charge of the most difficult central section. The contractors of the northern section went broke, and Todd was allowed to take over and complete this section.

Todd sent the first telegraph message from Darwin to Adelaide in August 1872, and in October that year the first direct communication was made between England and Adelaide.

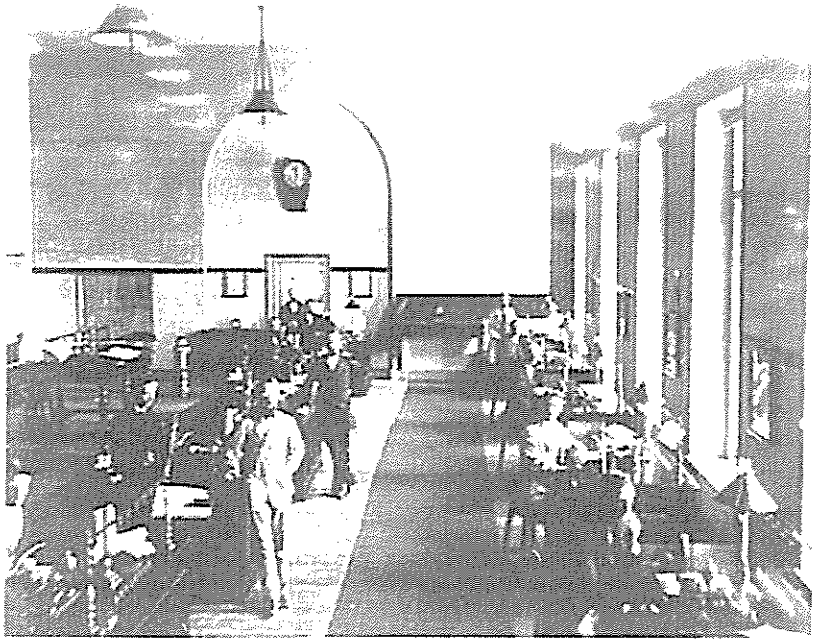

Figure 11 The Telegraph Operators Room at the new GPO, facing west, in 1872
Note the door at the rear of the room through to the first Telephone Exchange and Charles Todd seated at left. . Source SLSA

The Eastern Extension Company had been responsible for laying the submarine cable between Singapore and Darwin, and had substantial premises in Darwin from 1872 onwards. Their Adelaide operations were run from an office in the GPO up until 1893 when R W Bernard opened an office in Victoria Square West. The branch was known as the "Eastern Telegraph Extension Company."

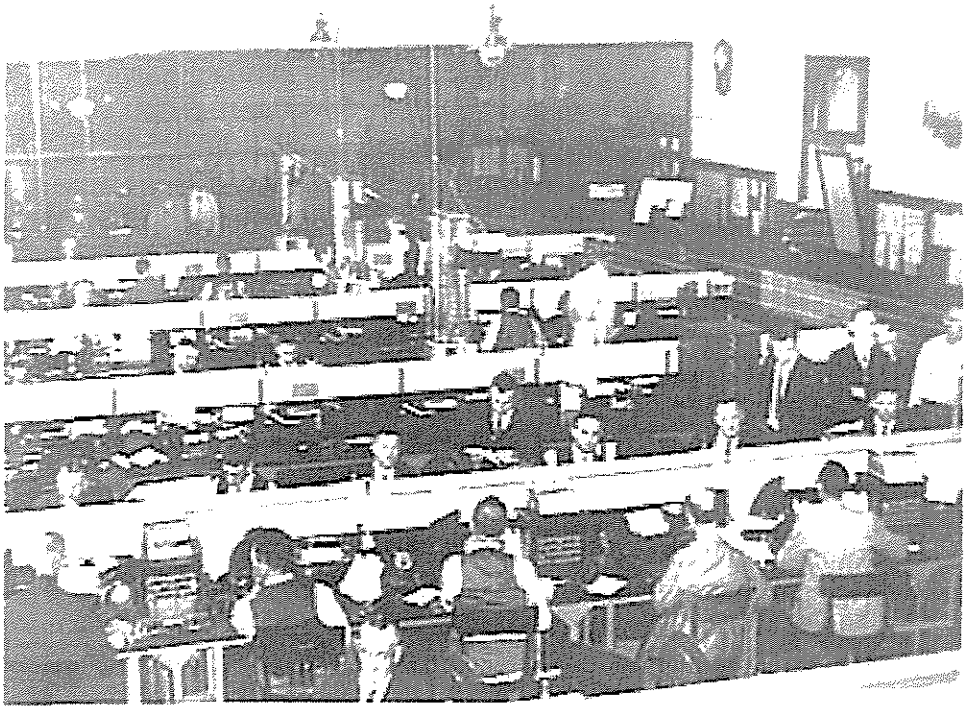

Figure 12 The Telegraph Operators in the same room, facing east, in 1935. Source SLSA

As the telephone and later wireless telegraphy took over as the popular means of communication, telegraphy was slowly overtaken by telegrams, telex, facsimile and the internet as a means of written electronic communication.

### 2.1.7 Wireless Telegraphy - Radio

The earliest experiments in wireless telegraphy in South Australia were made in 1899 by Charles Todd and his son-in-law William Bragg, Professor of Physics at Adelaide University. Bragg had met with Marconi on a trip to England. Messages were transmitted from the Observatory on West Terrace to a receiver on the South Road, later as far as Henley Beach using Marconi's system. The paramount reason for the early experiments in wireless telegraphy was to find an economical alternative means of communication between the mainland and Althorpe Island off the tip of the Yorke Peninsula, as the submarine cables were constantly failing. Wired cables were used however for reasons of cost.

Other experiments were made in Hobart in 1900, but it was not until after 1910 that the first "radio telegraph" services were properly developed. The Inland Wireless System was formed in 1925, leading to the establishment of the Royal Flying Doctor Service. An overseas radio-telephone service commenced in 1930. As national radio

broadcasting developed the Commonwealth Post Master General was given responsibility for the buildings, transmitters and program relays, up until the Australian Broadcasting Commission was constituted in 1932.

### 2.1.8 Development of Telephone services

Alexander Graham Bell published an article in Scientific American in November 1877 with drawings and details of the Bell Telephone. A W Dobbie of College Park modified the design to make his own telephone, and was the first to supply other businesses. Several private experiments were made in 1878 such as the Moonta Mining Company, which imported telephones for their Yorke Peninsula mines.

Mr Carl Unbehaun, Electrical Engineer of the South Australia Post and Telegraph Department initiated many telephone experiments, constructing both Bell and Gower telephones in the Post Office workshops which were used over the existing telegraph wires. A demonstration of the telephone in January 1878 showed groups sharing musical performances between Adelaide, Semaphore and Kapunda. By 1880 the Post and Telegraph Department had connected the Police Station with the Superintendent of the Fire Brigade and the valve house, and later extended connections to other fire reel stations.

Todd wrote to the Minister of Education in 1880 recommending that the Government introduce a telephone network, to be owned and operated exclusively by the Telegraph Department, to ensure a unified service. The Telephone Act was subsequently passed in 1881, establishing provision of telephone lines and allowing for purchase of existing private line. In 1881 Government House was connected to the Governor's Summer Residence at Marble Hill, and in 1882 the Health Office was connected by a submarine cable to the Quarantine Station on Torrens Island.

The first central telephone exchange switchboard was installed in the north-west corner of the GPO in the Chief Telegraph Office in 1883. (See Figure 11) This switchboard was quickly outgrown, and the 1893 extensions to the GPO were primarily made to provide proper accommodation for the telegraph office, and the second telephone exchange and switchboard were installed in the new north wing in 1894.

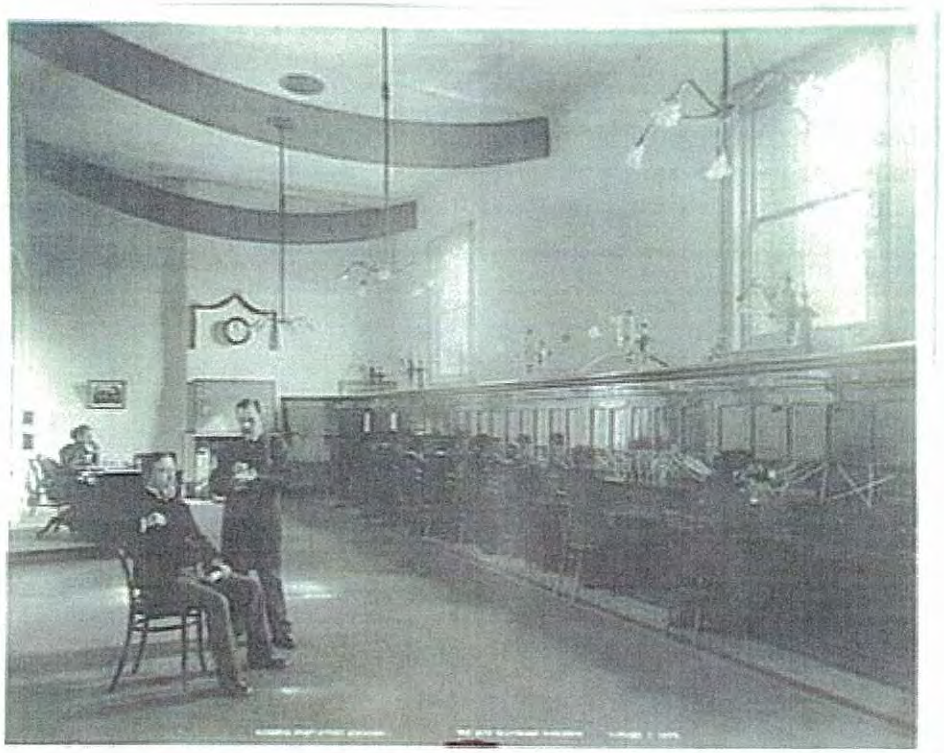

Figure 13 Telephonists working in the GPO extension, 1894, note Charles Todd seated at left. Source SLSA

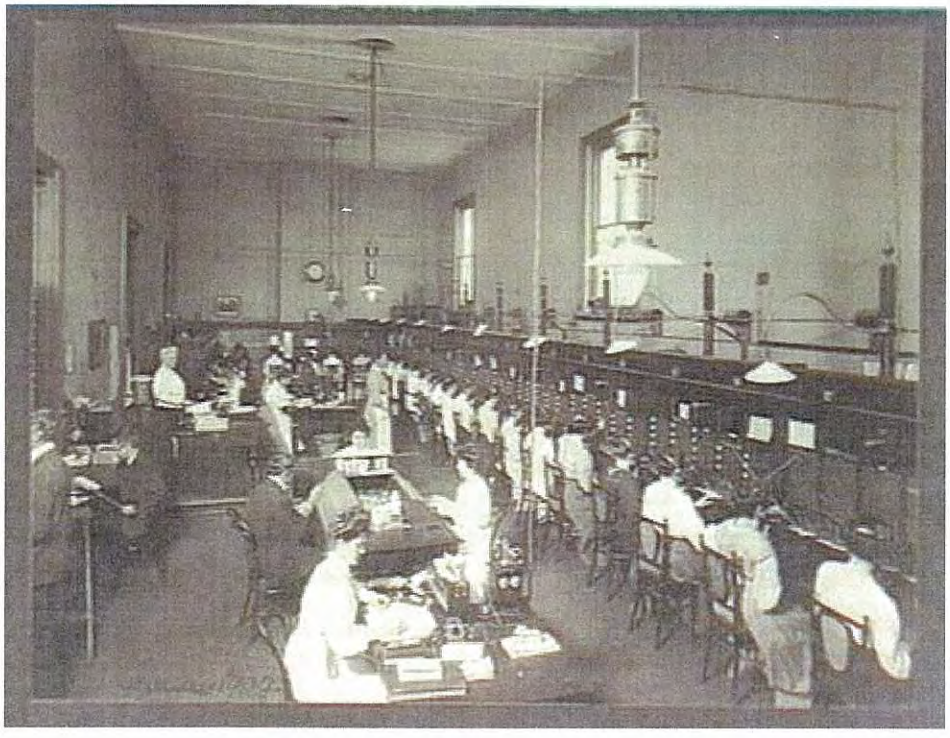

Figure 14 Telephonists in the GPO extension c.1909 prior to relocation to the new Telephone Exchange. Source SLSA

As subscribers increased the telephone exchange was later moved to the into the newly built
Central Telephone Exchange building adjacent to the GPO in Franklin Street. The exchange itself was on the top floor, switchboards and equipment on the middle floor and batteries housed in the basement. Staff amenities, toilets, kitchen and retiring rooms were in the front four storey section facing Franklin Street.

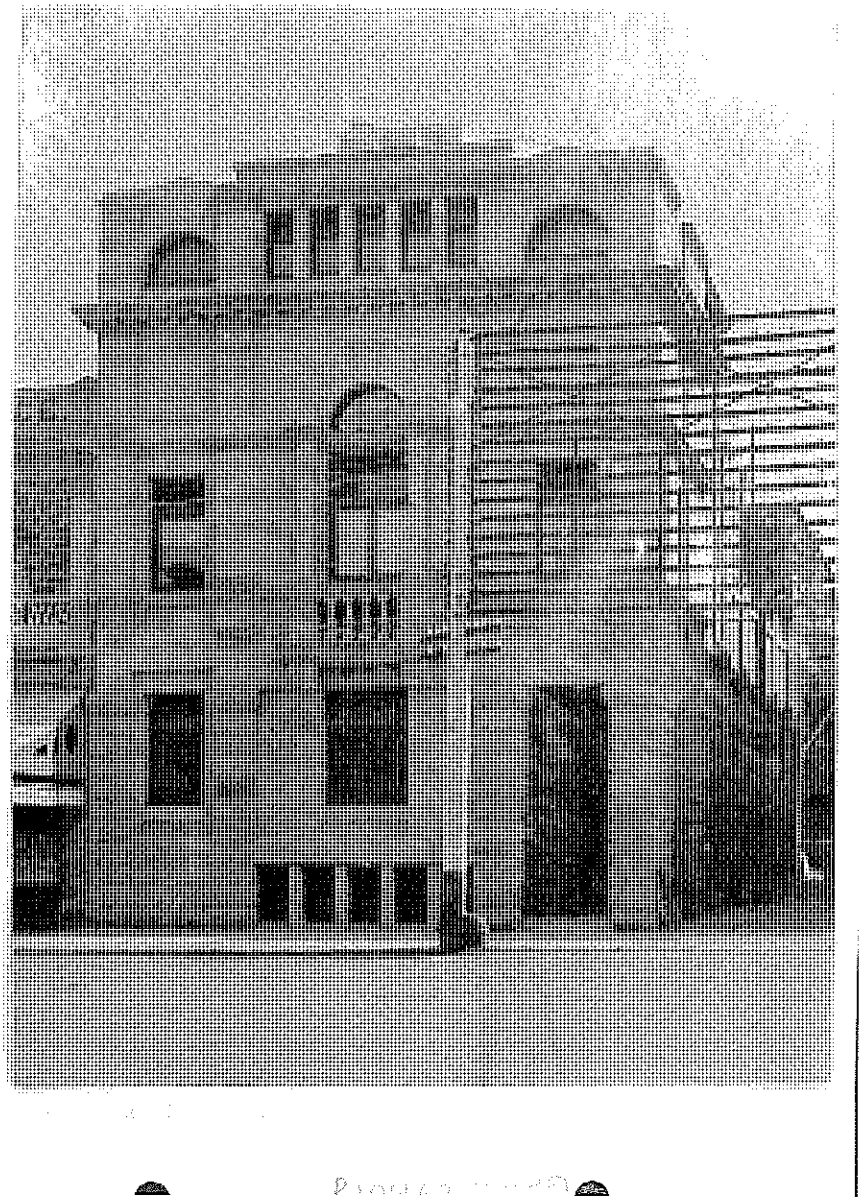

Figure 15 Telephone Exchange facing Franklin Street, c.1940. Source SLSA

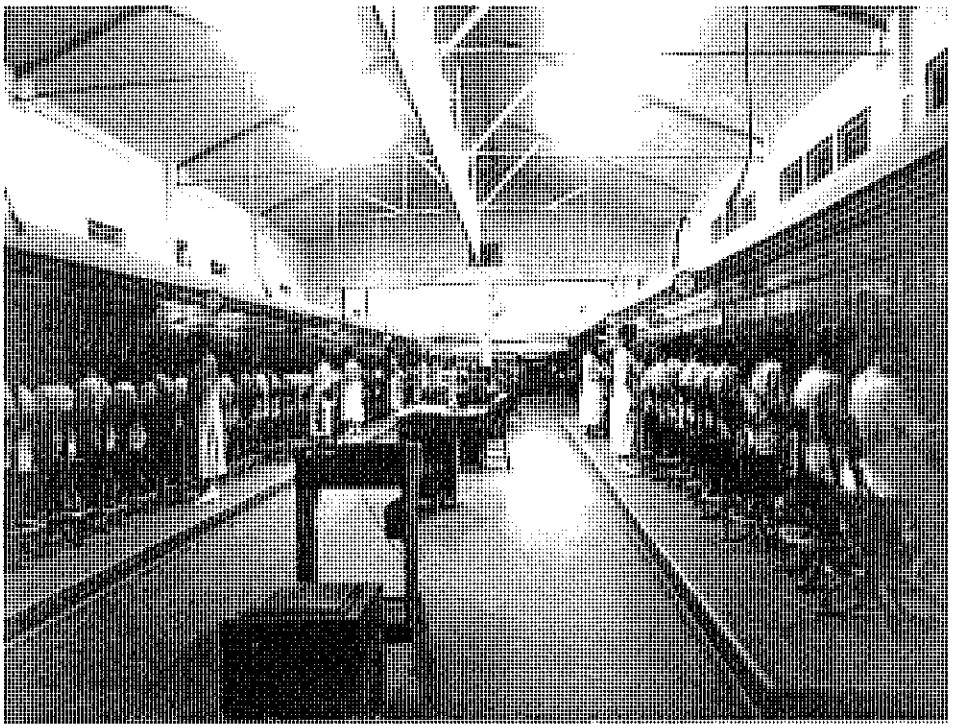

Figure 16 Telephonists in the first floor of the new Exchange, c.1918. Source SLSA
Note the central roof mounted batten, apparently to shield glare from the roof-lights.

Before 1910 the "traffic functions" of the telephone services were included with the engineering functions within the Engineering Branch of the South Australian and later the Commonwealth Postal Departments. A Commission of Enquiry into the conduct of services under Federal control suggested the desirability of their separation, and in late 1910 the Telephone Branch was established in South Australia with L A Griffiths as Telephone Manager.

The Telephone Exchange building was extended in 1914 to accommodate the further growth of the telephone services, and functioned as a manual operation until it was finally closed in 1955. Automatic exchanges were built at Brighton, Glenelg and Prospect in 1922 and in Unley and Norwood in 1924. The automatic Waymouth Exchange opened in 1968.

### 2.1.9 Earlier buildings on the GPO site

Colonel William Light planned the City of Adelaide in 1836 with Victoria Square as its civic focus. Since the founding of the city, the precinct has had associations with Government buildings containing public services, the church and the law all represented in the townscape facing the Square.

The first buildings on this site were constructed in 1848-51 when the whole of Town Acre 237 was set aside for a substantial Government complex containing a Post Office, Local and Police Courts, and the Metropolitan Police Station. The new government complex was designed by Richard Lambeth, one of the most scholarly architects working in early Adelaide.[4] The stuccoed façade to King William Street was divided

[4] Burden, M 1983 Lost Adelaide – A Photographic Record OUP Melbourne

into five bays by Tuscan pilasters with changes of plane for interest. The Court buildings facing Victoria Square were of coursed stone.



Figure 17 Post Office from King William Street, c1850. Source NAA



Figure 18 Post Office and Courts from Victoria Square, c1850. Source NLA

Construction by contractors Robert and Samuel Mills commenced in 1848. Due to the contractor's default the buildings were delayed in starting, and the original plans were scrapped when the Governor, H E Fox Young decided that the accommodation required was not sufficiently catered for in the design. Although a more substantial complex was designed, the estimates voted for the scheme were seen as adequate to cover the design

alteration. The buildings were not completed until February 1851, when the Post Office was relocated from North Terrace.

The Delisser Survey of 1861 shows that the combined Police Station and Post Office took up practically the whole of Town Acre 237 except for a strip on the western end of the block. An inner courtyard may have been used jointly by both departments, the Police Station at the south-western end and the Post Office in the north-eastern area.



Figure 19 Existing remnants of the 1848-84 Outbuildings

Postal and telegraph operations were expanding so rapidly that the need became urgent for larger premises for the Post Office. It was agreed that the Local and Police Courts should be moved to Town Acre 408, and a new building was planned for construction on King William Street south of Victoria Square behind the old Supreme Court. The new Post Office would be the subject of a design competition, and architects Wright and Woods submitted the winning scheme.

The scale of the new project was later reduced, with some of the buildings retained. The Police Station stayed in Town Acre 237, moving into the former Post Office on the north side facing King William Street (where it remained until the building was demolished to make way for the 1893 GPO extensions).

In 1866 a contract was awarded to Brown and Thompson to build new cells for the Police Department behind the Metropolitan Police Station, probably demolishing other parts of the earlier building to do so.

### 2.1.10 Archaeological Potential

Historical research shows that it is unlikely any significant material would be exposed were any archaeological investigation proposed on the current site.

Construction of the 1872 GPO, 1893 GPO extension, Telephone Exchange 1907/1914, GPO 1922 extension, and Commonwealth Offices 1925 involved excavation for basements, and it is unlikely any evidence of previous occupation or use of the land or earlier buildings would have survived.

The remnant surviving outbuildings of 1872, 1884 and 1893 are the only areas of the site that may have potential to reveal information on previous uses or occupations, as none of these contain basements. However significant subsoil disruption would have occurred during the original excavation for foundations and internally for subsequent alterations with later changes of use. Suggestions in previous studies that Police Cells may have been constructed before the 1884 alterations cannot be substantiated by the research for this report. The "Police Cells" noted on one 1872 drawing may have been a generic reference to occupation and use by the adjacent Police Station where the cells are clearly shown on contemporary plans as much smaller rooms contained by a yard and high walls.

If any of the buildings or laneways are to be demolished or excavated in association with future development, a cautionary archaeological watch of the initial proceedings would be appropriate.

### 2.1.11 The GPO (1866-1872) & GPO Extension (1893)

A competition was announced in 1865 for the design of a new General Post Office building on the corner of King William and Franklin Streets for an L-shaped building with a quadrangle at the rear. Thirteen entries were submitted and the design by architects Edmund Wright and Edward Woods was selected. Tenders were called for excavation and foundations in 1866 and the contract was awarded to Messrs. Brown and Thompson.

In 1867 the contract for the construction of the building was awarded to Thomas Farr. However within the first week E J Wright stopped all work claiming that the facing stone was inferior to the approved sample. Farr resigned immediately, as use of the recommended Glen Ewin stone would have taken the overall cost way beyond his quoted contract price, and work ceased for six months.

In late 1868 the scope of the building was reduced by order of the Government, the original contract was cancelled and new plans and specifications were prepared, omitting any special provision for the telegraph service. The plans were drawn by the new Government Architect, Robert George Thomas, with radical modifications reducing the height of the tower and the cost of works.

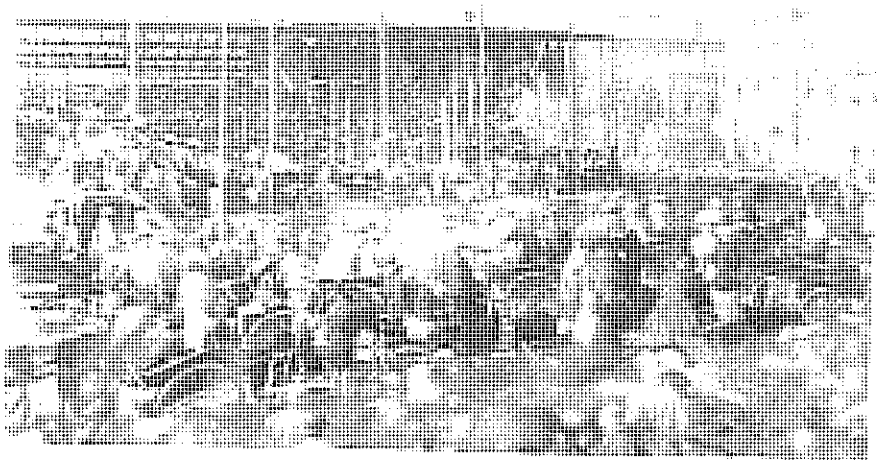

Figure 20 Laying the foundation stone for the new GPO. Source SLSA

A new contract was entered into, and supervision of the works was transferred from Wright and Woods to R. G. Thomas, Government Architect, with the aim of containing overall costs. The new contractors were Brown and Thompson who had constructed the GPO foundations, built the new Local and Insolvency Courts on the corner of Gouger Street, and made the alterations for new cells behind the Police Station.

Prince Alfred, Duke of Edinburgh laid the foundation stone of Macclesfield marble at a grand ceremony in November 1869, with 350 seated dignitaries and watched by 3,500 members of the general public.



Figure 21 The new GPO, the tower still under construction c.1871. Source SLSA

By the end of 1870 the amalgamation of the Post Office and the Telegraph Department required further alterations to the building and works were further delayed. The stonework was completed using both Glen Ewin and Glen Osmond freestone.

In his report to Parliament dated March 21st 1870, R G Thomas observed:

> *"Its accommodation, notwithstanding the reductions made from the original design, will, I think, suffice for many years. ... Our bankers, merchants and tradesmen find it ... to their advantage to erect handsome and durable structures, and it does not appear consistent that Government buildings should be the only ones to show absence of taste, or skill in architecture."*[5]

The building was not opened to the public until May 1872. Todd was absent at the time, constructing the Overland Telegraph Line, and a further celebration was held when he and his team returned later that year.

The original designs for the GPO had made special provision for the Telegraph service, but when the building was reduced for reasons of economy the Telegraph services were housed in the new building. Ten rooms on the upper floor were occupied by the South Australian Education Office.

The Smith Survey of 1880 shows the new General Post Office and the Central Police Station (in the former Post Office building) on Town Acre 237. The stables and outbuildings along the west side adjoin the retail buildings along Franklin Street, prior to the establishment of both Post Office Place and Post Office Lane.

By 1883 the rapid growth of the Post and Telegraph Departments demanded increased accommodation, and the introduction of the Telephone Branch added to the pressure. Plans were prepared by C E Owen Smyth to extend the new GPO to include a new Telegraph Office on the site of the Police Station. The Telephone exchange was to be situated on the upper floor, and a office provided for the Eastern Extension Telegraph Company agent. Todd was concerned to make the building more fire resistant, following a fire which had started in the basement earlier that year.

### 2.1.12 The Clock Tower

When Prince Alfred laid the foundation stone for the GPO in 1866 it was announced that the proposed clock tower on the King William Street corner would be named the "Victoria Tower" after his mother, Queen Victoria. His father Albert, husband of Queen Victoria was honoured by the naming of the nearby Town Hall tower as the "Albert Tower." During the later part of the 19th century and early 20th century the two towers were the tallest elements in the townscape and in Victoria Square.

On completion of the GPO tower, orders were sent to England for a clock and bells. While awaiting delivery the openings in the belfry were infilled with black canvas with painted clock faces.

[5] South Australian Parliamentary Papers 1870-71 No 16 page 19 – State Library of South Australia



Figure 22 Completed GPO c1872, note painted canvas clock faces. Source NAA

Carefully prepared plans of the tower and the proposed clock were sent to the SA Agent-General in England, Sir Edmund Becket who superintended the order. However extensive alterations had to be later made in the interior of the tower before the delivered clock, mechanism and bells could be installed.

The clock was made by J B Boyce of Whitechurch, London at a cost of 410 pounds, having a Denison's three-legged gravity escapement and compensation pendulum of zinc and iron. Its four dials face the cardinal points of the compass, and the faces are built up in sections of Chance's opal glass. Originally illuminated by gaslight they are now lit with fluorescent tubes from sunset to sunrise.

The bells were cast by John Taylor of Loughborough. Five bells were installed, four to chime and one to strike the hour, to correspond with the bells of Great St. Mary's Cambridge, and the Houses of Parliament, Westminster.

The clock and bells were finally installed in 1875, and a large crowd gathered on 13 December before 12 noon to hear the first chimes.

Extensive repairs were made to the mechanism in 1955, and the main bell hammer was replaced. After having struck the bell nearly 4 ½ million times since 1875, the cast iron hammer had worn away rather than the bronze bell casting.

### 2.1.13 Sir Charles Todd

Charles Heavitree Todd was an important figure in the establishment of Post, Telegraph and Telephone services in South Australia, and played a personal part in the construction of the Overland Telegraph Line, the first vital electronic link between Australia and Europe.

Todd was born in Islington, London on 7 July 1826 to a merchant family of modest means. He was educated at a local state school in Greenwich and at fifteen was fortunate to gain employment as 'computer' at the Royal Observatory under Sir George Airy, assisting in updating tables of astronomical readings. In 1848 at age 22 he was appointed Assistant Astronomer at Cambridge University Observatory on Airy's recommendation. Todd first came into contact with telegraphy here, when it was used to determine the difference in longitude between the Cambridge Observatory and that at Greenwich. While at Cambridge in 1849, Todd visited a distant cousin Mrs Edward Bell, when her 12 year old daughter Alice said she would marry Todd "if no-one else will." Charles Todd married Alice at the Baptist Church in Cambridge in April 1854, two months prior to their departure for South Australia.[6]

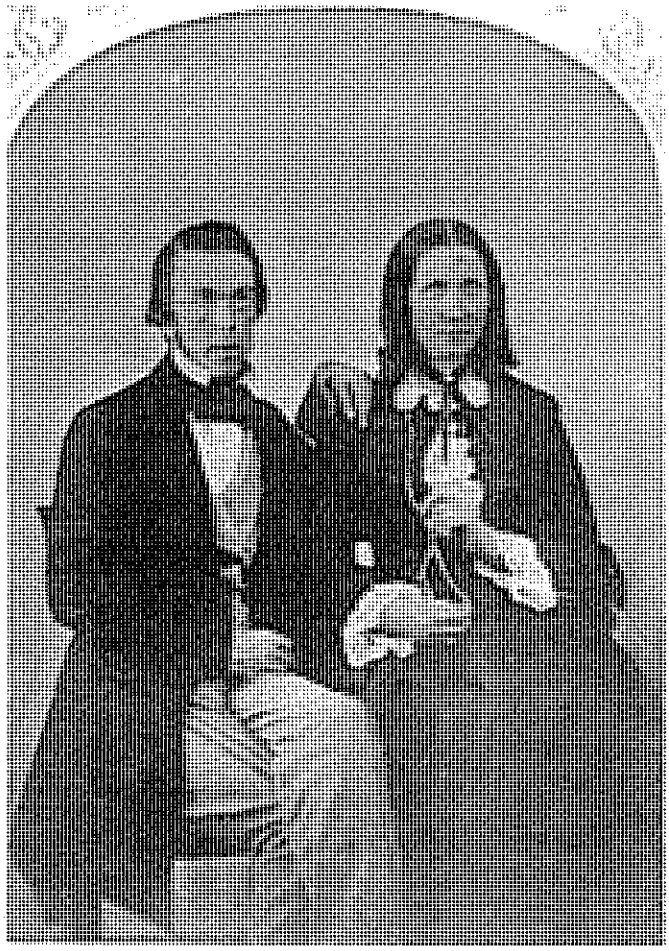

Figure 23 Charles and Alice Todd c1860 shortly after their arrival in South Australia. Source SLSA

[6] Thomson A 1999 *The Singing Line* Chatto & Windus, London

Todd was recruited from London to be Government Astronomer and Superintendent of the Magnetic Telegraphs Department in 1854, and chose to bring an expert assistant, Edward Charles Cracknell, rather than employ a full team from Britain. They arrived in November 1855 with telegraph equipment and soon established the colony's first telegraph line from Adelaide to Port Adelaide, which opened to the public the following year.

As Government Astronomer for South Australia Todd was responsible for recording and issuing meteorological data, and he and his family moved in 1860 into the residence adjoining the newly built Observatory in West Terrace (now the site of Adelaide High School.) He continued to perform his duties at the observatory concurrently with his work establishing the Telegraph services, and was known as an inspired astronomer.

South Australian Governor Sir Richard MacDonnell (1855-62) encouraged Todd's enthusiasm for the telegraph, and they made plans for a connection to Melbourne, accepting that the work at the observatory was less pressing. Todd began his extensive travels, going by ship to Melbourne in 1857, where he met Victorian Superintendent of Telegraphs, Samuel McGowan who would became a lifelong friend. McGowan lent him a horse to ride back to Adelaide, beginning his great love for the Australian countryside, which he found strange and new. [7]

Following the amalgamation of the Post and Telegraph departments it was considered that Lewis would not be a suitable leader, and Todd was appointed Postmaster General in 1870. When Todd took over the newly amalgamated department he reported that "*the duties of the Post Office were ... quite new to me.*" [8] As a result of the circumstances of Lewis' retirement Todd felt unable to consult him about the workings of the Post Office, but "*relied on the kind assistance of the principal officers of the Post Office, in what had been a satisfactory state of efficiency.*" [9] His son-in-law Sir William Bragg later wrote that he had "*no commanding personality*" but his department was "*infected with his sense of duty and loyalty, his kindly courtesy and good humour.*"[10]

It was Todd's driving enthusiasm, supported by Governor Sir James Fergusson (1869-1873) that saw the development of the Overland Telegraph Line. The project was divided into three sections, with the southern section under Todd's supervision. The southern and central sections were completed early, however the rains wreaked havoc with the northern section, and in the end Todd took physical control of a large section of the northern part of construction of the line. The first telegraph messages were sent from Darwin to Adelaide in June 1872 with a pony express filling a gap near Tennant Creek where the line had failed. The last poles were installed and the lines were fully operational on 22nd August. Meanwhile, the underwater cable from Java to Darwin had failed, and these repairs were not complete until later that year. The first direct communication between Australia and Europe was made in October 1872.

[7] Thomson A 1999 *The Singing Line* Chatto & Windus, London
[8] Postmaster's Report, South Australian Parliamentary Papers 1884
[9] Postmaster's Report, South Australian Parliamentary Papers 1884
[10] Bragg, W - entry on Todd in *Encyclopaedia Britannica*



Figure 24 OTL construction team 1871 - Little, Patterson, Todd and Mitchell at Roper River. Source NAA

Todd and his men only saw the completed GPO on their return to Adelaide in November 1872. The team of men met in the new Postal Hall and marched down King William Street to the Exhibition Grounds for speeches. At a banquet that evening at the Town Hall the Sir James Fergusson announced that Henry Ayres, Chief Secretary was to be made Knight Commander and Charles Todd a companion of the same order. Most thought that the awards went the wrong way and that Todd should have had the knighthood, especially as Ayers had come into office when the work was nearly finished.




Figure 25 Memorials to Sir Charles and Alice Todd, Pilgrim Church, Flinders Street Adelaide

The first Intercolonial Postal Conference was held in Melbourne in 1867, and was a forum for Todd who believed in the value of consistent postal services throughout Australia. He took an active part in the later Conferences right up to Federation, having established close links with his counterparts in the Postal services of the other Australian colonies.

As an expert in telegraphy, meteorology and astronomy Todd was honoured by learned societies, in 1889 becoming a Fellow of the Royal Astronomical Society, the Royal Meteorological Society and the Society of Electrical Engineers. He attended the International Telegraphic Convention in Berlin in 1885 and was awarded an honorary M.A. of Cambridge University while in England in 1886.[11]

Todd was knighted in 1893 for his services, and continued to rule his department as a benevolent autocrat as he got older.[12] At the time of Federation in 1901 his was the only Post and Telegraph department in the country to be showing a profit. Todd finally retired in 1906 after 50 years of service, the Public Service Act having been amended to make special provision to allow him to work on beyond the age of compulsory retirement.

Todd's wife, Alice, for whom Alice Springs was named, died in 1898. Todd died at Semaphore on 29 January 1910. In 1954 a marble column was erected as a memorial on the Stuart Highway near Frews Ponds, inscribed as follows:[13]

**THE OVERLAND TELEGRAPH LINE**

THIS COLUMN WAS ERECTED TO
THE MEMORY OF
**SIR CHARLES TODD**
KCMG, MA, FRS, FRAS, FRMS, FSTE,
POSTMASTER GENERAL OF THE PROVINCE
OF SOUTH AUSTRALIA.
HIS GALLANT CONSTRUCTION TEAMS,
OPERATORS AND LINEMEN UNDER
R C PATTERSON, A T WOODS, W H ABBOT,
B H BABBAGE, R C BURTON, W HARVEY,
R R KNUCKEY G G MACLACHLAN, G R MCMINN,
W MCMINN, W W MILLS, A J MITCHELL,
W RUTT AND EXPLORER JOHN ROSS.
THE NORTHERN AND SOUTHERN PARTS
OF THIS EPIC OVERLAND TELEGRAPH
LINE WERE FINALLY JOINED ABOUT
ONE MILE WEST OF THIS SPOT BY
R C PATTERSON, ENGINEER, AT 3.15PM
ON THURSDAY, AUGUST 22ND 1872,
THUS MAKING POSSIBLE FOR THE
FIRST TIME INSTANTANEOUS TELEGRAPH
COMMUNICATION BETWEEN
AUSTRALIA AND GREAT BRITAIN.

**FINIS CORONAT OPUS**[14]

THIS MEMORIAL WAS CONSTRUCTED ANDERECTED BY THE LINE TRAINING SCHOOL
PMG'S DEPARTMENT SOUTH AUSTRALIA.

[11] Taylor, P 1980 *An End to Silence*
[12] Taylor, P 1980 *An End to Silence*
[13] Thomson A 1999 *The Singing Line* Chatto & Windus, London
[14] "The end crowns the work"

## 2.2 Physical analysis

### 2.2.1 Architectural Design

Few other classes of buildings reflect colonial progress and civic pride more than the General Post Offices of Australian capital cities. They symbolise the establishment and influence of central administration.[15] Post Offices became a focus for the community and communications, not just a building but a meeting place, an information centre, imposing buildings reflecting the visions of mid-nineteenth century officials. The GPO was Adelaide's costliest building when it was first constructed, and visitor Anthony Trollope declared it to be 'the grandest edifice in the town' in 1872.

When E J Wright and E J Woods won the competition for the design of the Adelaide GPO they were already an established architectural practice. Their design reflected Wright's preference for simplicity and grace, and a sturdy elegance,[16] at a time of great confusion in building styles and sizes in the city, with no attempt at regulation of often poor construction techniques.

Edmund Wright was born in London in 1824 and trained there as a civil engineer and architect, and emigrated in 1850. He became mayor of the city of Adelaide and in 1859 won the competition for the design of the Town Hall, which was completed in 1866. He was a man of talent with many interests, having engineered the first horse-tram system in Adelaide, and been involved with construction of roads, bridges and drainage. His designs included churches and many mansions, and the Bank of South Australia (1875.) He died in 1888, one year before his design for South Australia's new Parliament House (in association with Melbourne architect Lloyd Taylor) was completed.

Edward Woods was born in London in 1837, and arrived in Adelaide in 1860 at the age of 21, having trained in London under architects C J Richardson, (a former pupil of Sir John Soane) and later T E Knightly. He was initially employed as a draftsman with Edmund Wright, the two becoming partners in 1861. Woods was appointed architect to the Education Department in 1876 and in 1878 was appointed the State's first Architect-in-Chief. Between 1872 and 1884 he was responsible for all the major school buildings in the State. Other buildings include the Museum of Economic Botany (1879), St Peter's Cathedral (1869) and other churches, and he contributed to the first stage of the new Parliament House (1886). He designed many of the later buildings at Glenside Hospital, following R G Thomas' master plan and exuberance of design and detailing, and Woods came under increasing criticism for their high cost. Woods' career spanned the transition from colonialism to Federation, and his influence was felt in South Australian architecture long after his death in 1913.[17]

Wright and Woods' design for the GPO underwent many changes in planning, and final control of the project was finally taken over by R G Thomas, as Architect-in-Chief. The building is in Victorian Free Classical style, with richly modeled stone elevations. A symmetrical façade faces Victoria Square, and an asymmetrical façade to King William Street, both having circular headed windows and arched pedestrian entrances with

[15] Sumerling P and Donovan P 1986 *City of Adelaide Heritage Survey* Dept. of City Planning (unpublished)
[16] Page, M 1986 *Sculptors in Space – SA Architects 1836-1986* RAIA SA, Adelaide p.61
[17] Page, M 1986 *Sculptors in Space – SA Architects 1836-1986* RAIA SA, Adelaide

unconventional pediments, Tuscan pilasters supporting a frieze at ground floor level, and Corinthian pilasters at first floor level with architraves and consoles, with plain frieze and bracketed cornice. At parapet level a balustrade conceals the roof form. There is a prominent tower in four sections with belfry, clocks, and a mansard shaped cupola with iron decoration. Decorative iron screens and gates fill the entrances and form street level fencing.

Wright and Woods practice was short-lived. The partnership was dissolved in 1869, when Bishop Short wanted Woods to devote himself to the construction of St Peter's Cathedral. The South Australian Register[18] published a letter from Woods who was annoyed that Wright was given all the publicity over the design of the GPO, having felt his part in the design and documentation was greater than Wright's.

A period of economic depression began in the 1880s following the 1870s economic boom. The shift in design of public buildings from stone to brick was one consequence, accelerated by Woods' successor as Architect-in-Chief from 1884, C E Owen Smyth, who had been his assistant.

Owen Smyth was born in Ireland in 1851, and was, in his own words "an adventurer" who had visited many countries before settling in South Australia in 1876. He apparently gained architectural experience in Melbourne before settling in Adelaide, where he became Woods' professional clerk in the Education Office before taking over from Woods, who was dismissed in 1884, when Owen Smyth was appointed Superintendent of Public Buildings. After Owen Smyth's death his obituary stated: *"no-one was better qualified to get things done expeditiously, economically and well ... and insisted upon a high standard of quality in the work."* [19]

Further additions to the Post Office were drawn in 1891 by the Public Buildings to accommodate the rapidly increasing requirements for the Telegraph and Telephone departments, which had outgrown the reduced size of the earlier building. It is interesting that despite the constrained economic climate Owen Smyth faithfully followed the design of the 1872 GPO in the extension along King William Street to complete Wright and Woods' design.

Shortly after this, Owen Smyth designed the Central Telephone Exchange in 1904 in a plain Edwardian style with some Arts & Crafts elements. The construction comprises concrete floors and concrete stairs, with metal framing and a trussed roof to the exchange room on the top floor. The stone façade to Franklin Street was finished with Murray Bridge limestone from Laycock's Quarry, no stopping permitted.

Tenders were called on April 16 1907, to be returned by May 15 1907 with a condition that works start within one week of acceptance of tender. Another condition was that works were to finish within the accepted time, with a penalty of £2 per diem for non-completion. The contract was awarded to James Kingston of Hindmarsh for £7,840 and works were completed by the end of that year.

[18] *South Australian Register* 25 September 1875
[19] *The Advertiser*, 2 October 1925

The 1917 Public Works Report[20] refers to the Telephone Exchange extension of 1914 as a "*renovation to the GPO adjoining building*," noting that the works were in hand. The same report notes that estimates for the proposed extensions to the GPO were nearly £70,000, and had been submitted for approval to the Works and Railways Department in Melbourne.

To provide further economical accommodation an iron framed and clad building was constructed in 1920 on the corner of Post Office Place and Franklin Street, and was used for Parcels Post functions. This building and the two masonry shops to the east were demolished in 1960 to provide space for a car parking area.

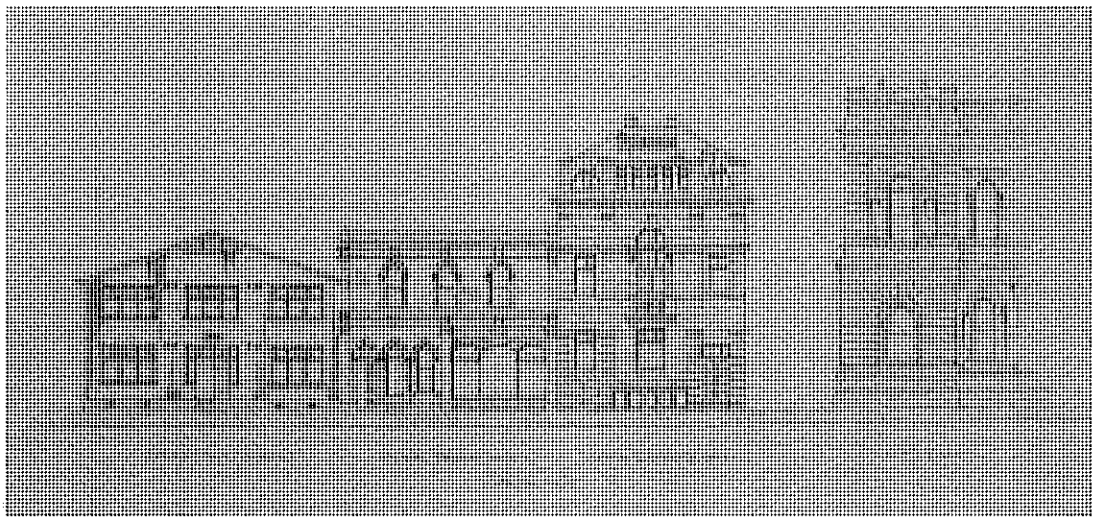

Figure 26 Elevation of the 1920 Parcels Post and other pre-existing buildings in Franklin Street. Source NAA

Further alterations to the GPO were planned by the Commonwealth, drawn between 1916 to 1921 by the Chief Architect of the Commonwealth Department of Works, A E Simpson assisted by John Smith Murdoch. The building was opened in 1922. Additional internal works and joinery continued over the following years up to 1926. The plain stucco finished building lacks any architectural refinement, being concealed from public view. The utilitarian interiors have been extensively altered, including the varnished timber doors and screens to the King William Street entry and stair lobby

[20] *South Australian Parliamentary Papers 1917* – Public Works Report

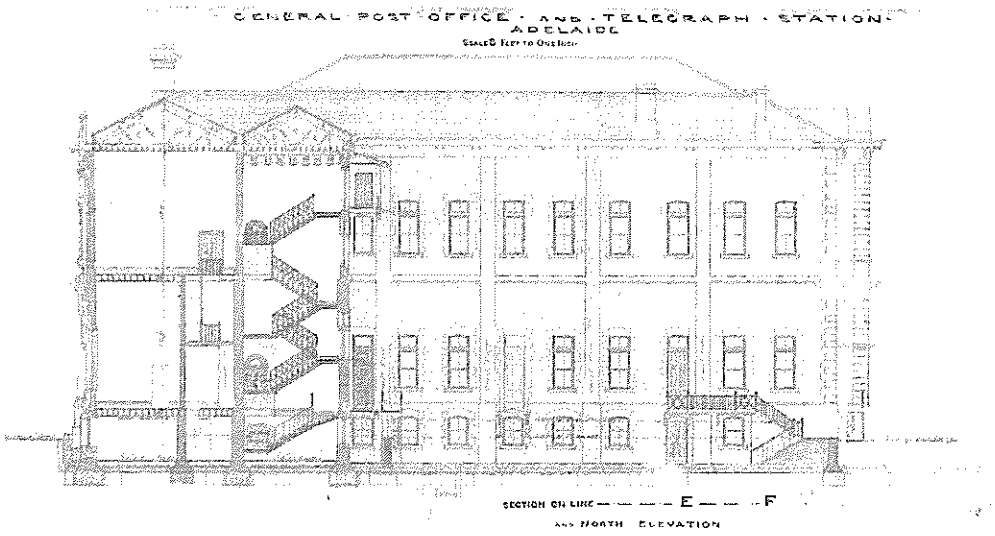


Figure 27 North Elevation of 1872 GPO, altered and part demolished in 1922. Source NAA

To the rear of the site the Commonwealth Offices building was designed in 1922 to accommodate local branches of the Commonwealth Departments on the site, but excluding the PMG's Department. The drawings also prepared by J S Murdoch of the Commonwealth Department of Works, show a substantial five level Beaux Arts office building, with cement rendered façade in the Palladian style, covering the entire west boundary of Post Office Lane. Only a small section to the north was built, being opened in 1925 for use by the Post Office Accounts department.



Figure 28 View of Commonwealth Offices from Post Office Place in 1925. Source SLSA

### 2.2.2 Stages of Development

The first building on the Adelaide GPO site was a composite civic building comprising a Post Office, Police Station and Court House, completed in 1851. It was a simple single storey structure providing separate entries to each function from King William Street and Franklin Street, and with access to the common yard and stables from Post Office Lane.

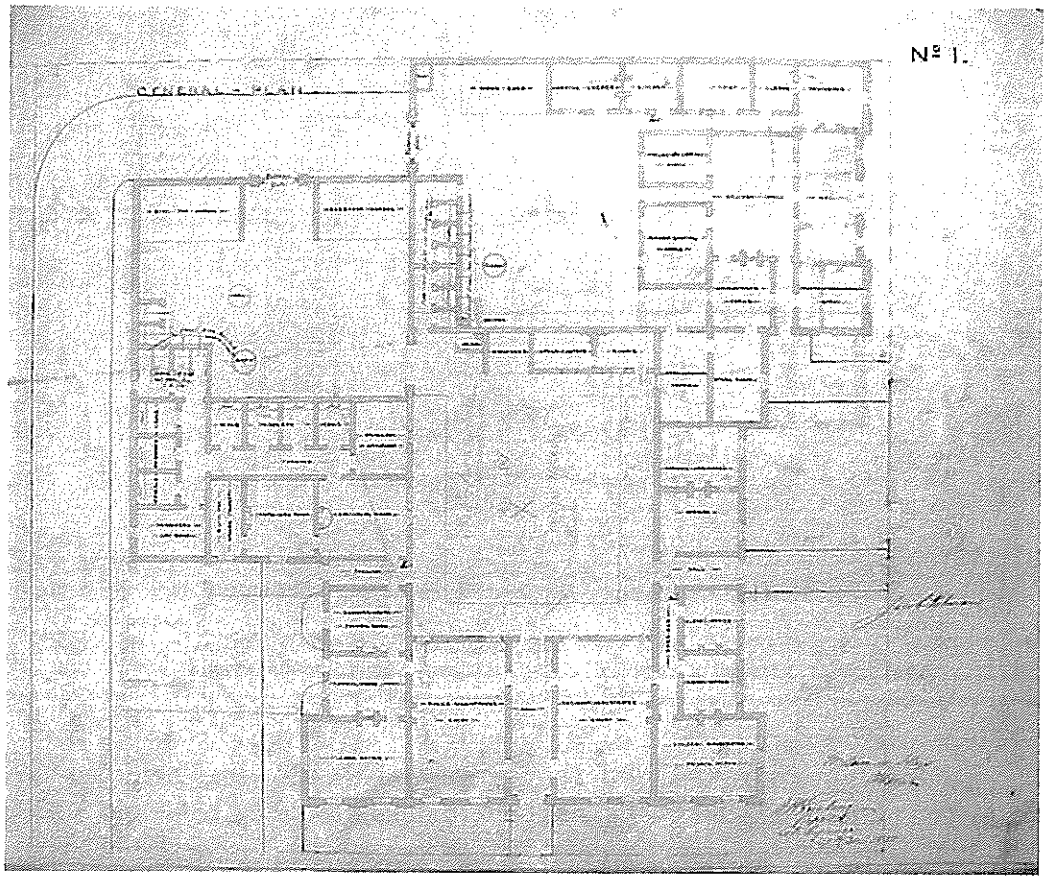


Figure 29 Plan of the Postal, Police and Courts buildings 1850. Source State Records SA

Buildings at the rear of the complex housed stables, police cells and possibly a residence in the north west corner, all constructed of brick and rubble stone with corrugated metal roofing.

As the Post Office and Telegraph services expanded, plans were made after only 15 years to replace the whole building to accommodate a new General Post Office.

The first scheme for an enlarged General Post Office was to cover the whole of Town Acre 237, with a Telegraph Office built where the Police Station stood, completing the Free Gothic styled elevation to Franklin Street. A Resident Clerk's house was to be constructed on the west end of the site, also never built, probably for reasons of economy. The drawings are labeled as prepared by Woods Wright Hamilton, with the alterations to the works for the second contract being over-stamped with "Woods Wright Architects"

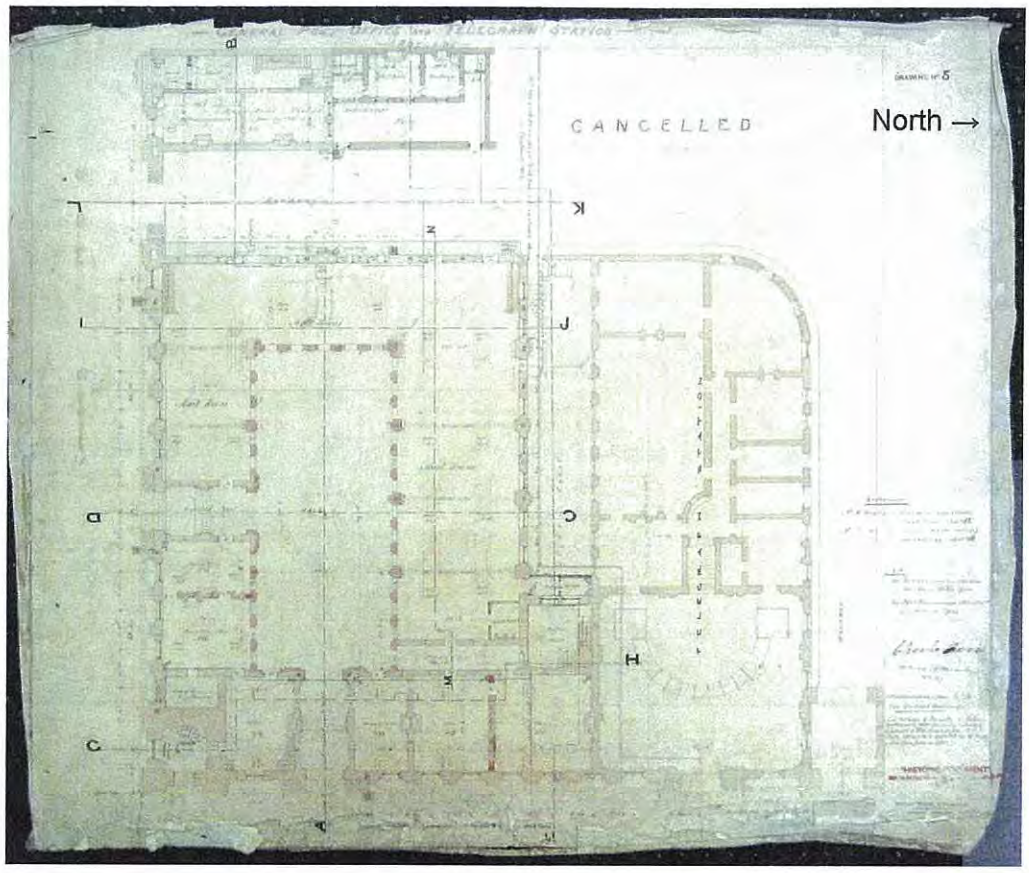


Figure 30 Wright & Woods' GPO competition entry 1866. Note Telegraph Offices to the north (not built) and a Resident Clerk's Residence to the west. Source NAA

Several of these early drawings were signed by Charles Farr in February 1867, contractor appointed for construction of the building's foundations, and plainly indicate the intended extent of the project. The plans, possibly those prepared for the competition, also included a smaller tower, with no clock and less decoration. The scheme was later reduced for reasons of economy, and only part of the earlier building facing Franklin Street was demolished.

Following the reduction of the project, a new contract was let to Brown and Thompson for construction of the building. Many of the base plans signed by Charles Farr were reused, and are over-signed by Brown and Thompson, dated October 1867.

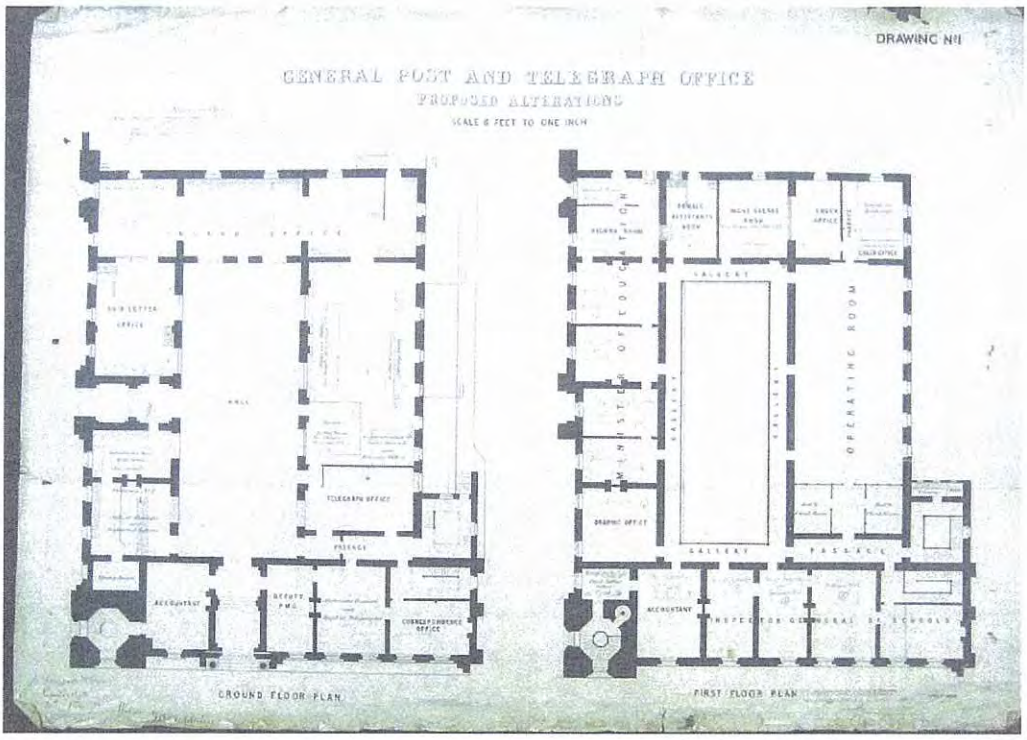


Figure 31 Plans of Ground and First Floors of the new GPO 1868. Source NAA

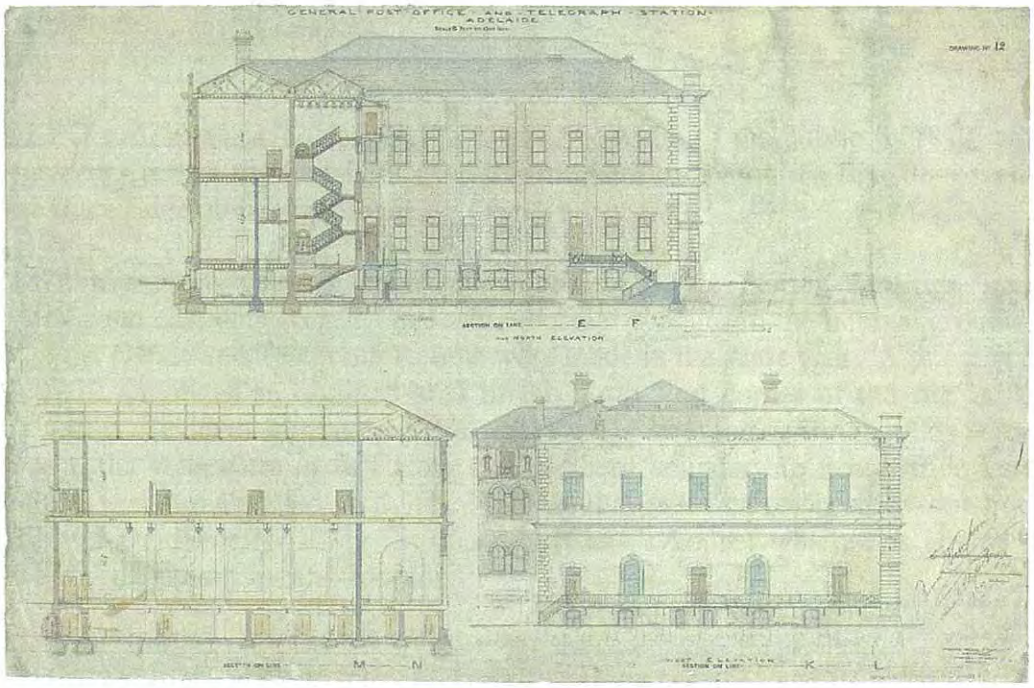


Figure 32 Elevations of new GPO 1868. Source NAA

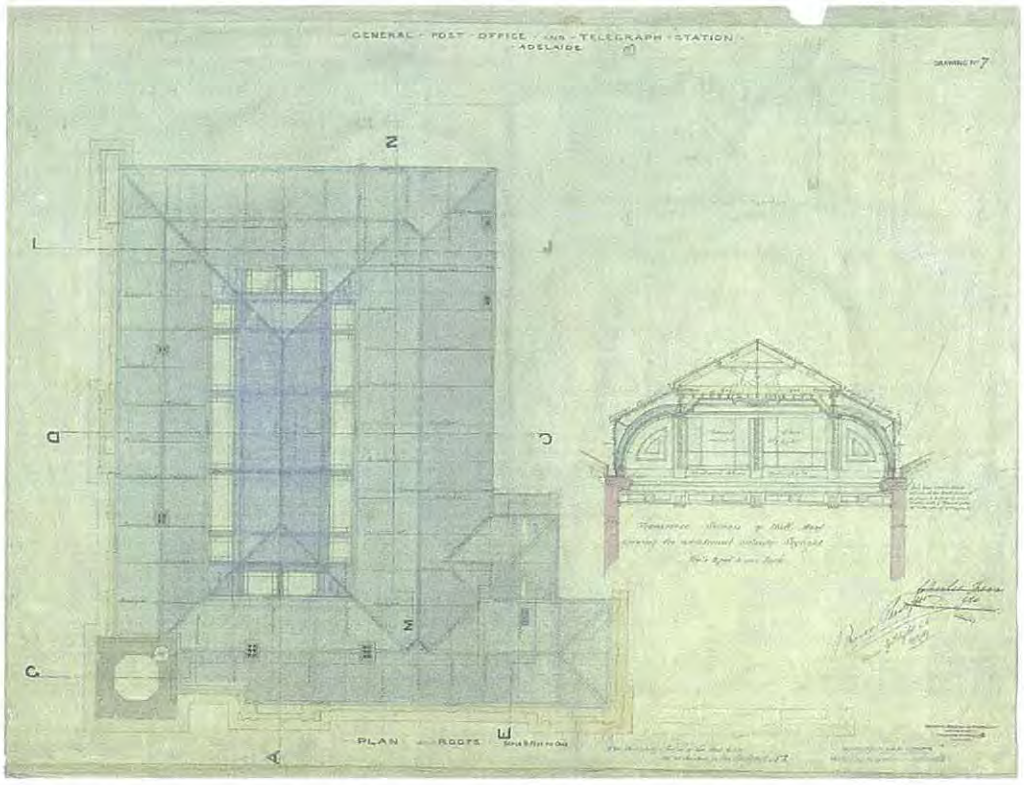


Figure 33 Roof Plan noting the additional covering structure for the Postal Hall skylight. Source NAA

The GPO and Victoria Tower were eventually opened to the public in 1872, with the Telegraph Office in the first floor. All the southern rooms on the first floor were used by the State Education Department.

In 1872 alterations were made to the surviving Police Station facilities, installing lavatories and changing some of the cells. Further changes to the internal arrangements of the Post Office and Telegraph Rooms were made in the same year. A drawing dating from 1872 annotates an outlined area in the north-west corner of the site as "Police Cells" but it is evident from more detailed drawings from the period that this is possibly incorrect, the cells were in fact along the northern boundary to Post Office Lane and contained within the walled yard. The building that stood on the north-west corner was probably a residence (possibly the Resident Clerk's house) which was altered in the 1884 building alterations and additions.

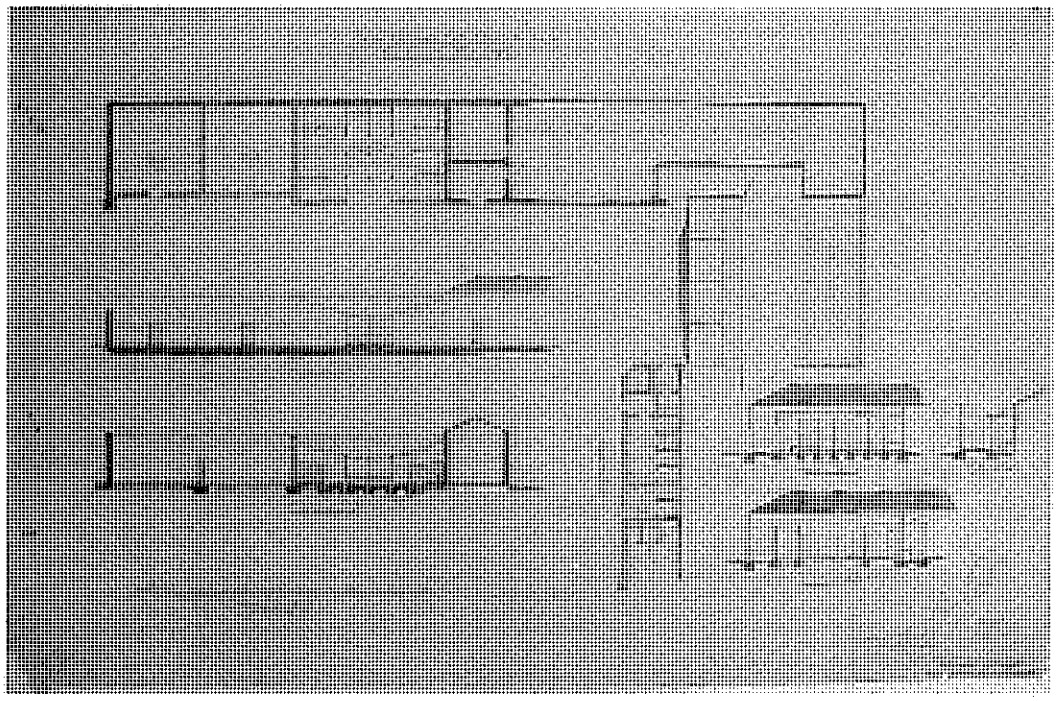

Figure 34 Drawing showing alterations to yard and facilities 1872. NW outbuilding sketched in outline and possibly incorrectly referred to as "Police Cells." Source NAA

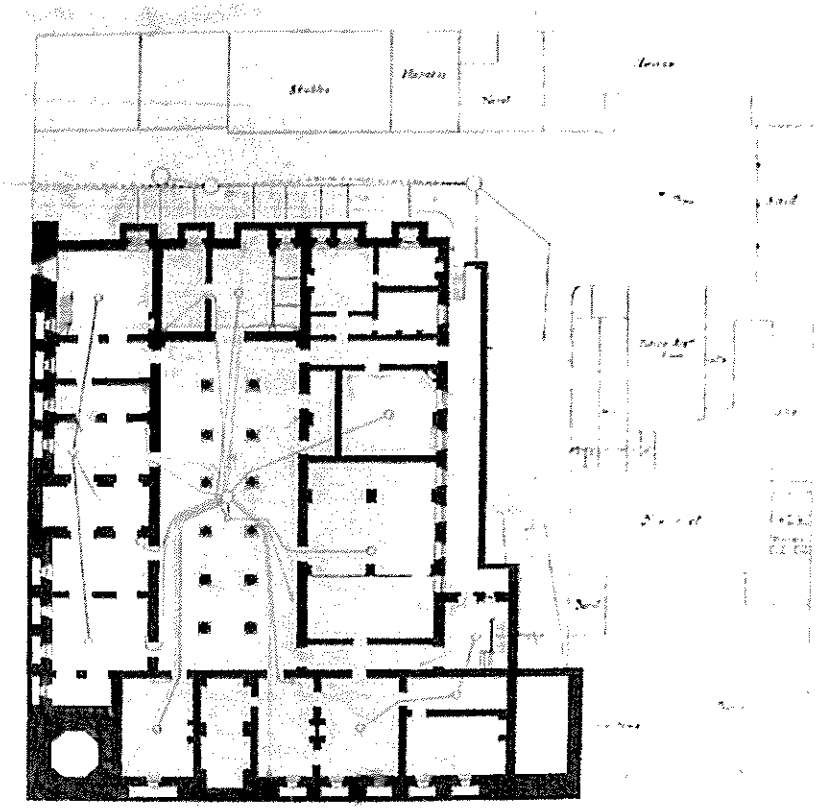

Figure 35 Drawing showing drainage layout of the GPO site 1880. Note NW outbuilding described as "HOUSE" Source NAA

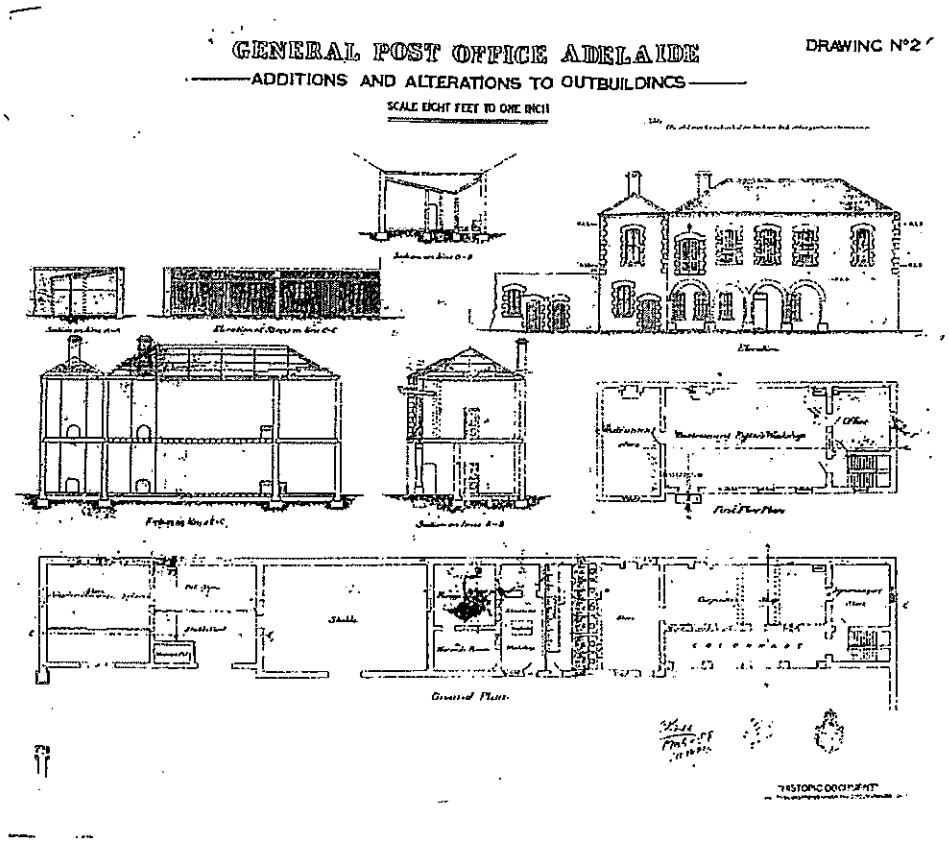


Figure 36 Plans and elevations showing alterations to the outbuildings c1884. Source NAA

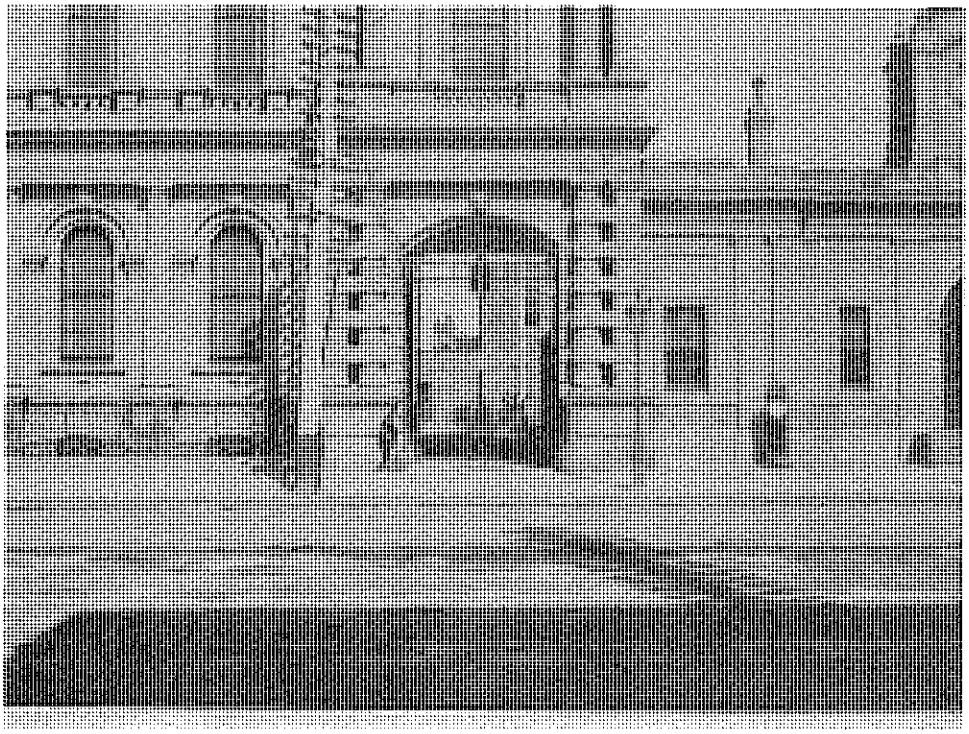

Figure 37 Detail of c.1885 photograph, showing the outbuildings through the King William Street archway. Source SLSA

In 1884 an extension to these outbuildings was constructed, enlarging the rooms at the north-west corner by construction of a second storey colonnaded stone building with

brick quoining. The original use of this building is unclear, but it was certainly of a domestic scale, and once altered was used for workshops and instrument stores. New single storey cart sheds were constructed along the north boundary to Post Office Place. The same year changes to parts of the police station facing King William Street were made to accommodate post office functions, as the police station in Wakefield Street was nearing completion and the central functions were relocated there.

Further space was required for staff at the Post Office and plans were put in hand almost immediately following the opening of the new building, to extend the two storey structure along King William Street. The drawings for the 1893 extensions showed a brick building with stone clad frontage in matching architectural style continuing the existing building, with two wings behind of 2 storeys and basement, extending from the King William Street frontage to join the Police building in the north-west corner.

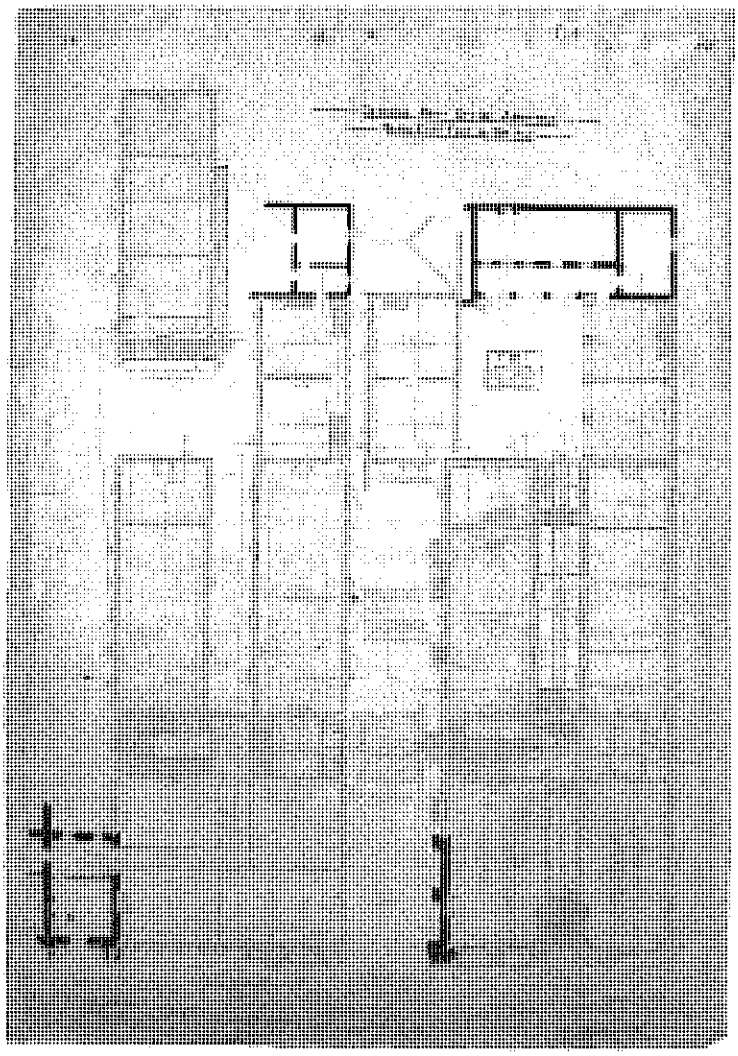

Figure 38 Plan showing extensions to the GPO dated 1891

The second Telephone Exchange was accommodated on the first floor of the new northern wing. The levels of the new wings bore no relation to the existing GPO office levels, or to the outbuildings behind, and staircases still exist in the Cross Connection Rooms as noted on the 1890 plans where the levels meet.



Figure 39 Current view of outbuilding north wall facing Post Office Lane

The northern arch of the western colonnaded building was demolished at this time. The western end had an Undercroft at ground level with four arched openings to a Cart dock. Three of the Cart Dock arches were replaced by a massive beam structure and a new opening formed in the North wall to the lane to allow vehicle access from the Post Office yard into Post Office Lane.

> *"The result of these alterations was considerable diminution of the integrity of the Undercroft building."* [21]

[21] G Stuart Warmington, 1986 *Heritage Assessment of Ancillary buildings on the Adelaide GPO site* Australia Post Historic Buildings Architect



Figure 40 Mail carts in the yard c1900 shows arches to Cart Docks. Source NAA

In 1905 a new building was planned facing Franklin Street to house the Telephone Exchange. This free standing building had a stone front, with brick side walls and a structural steel frame. It was visually linked across the arched Franklin Street entry to the internal yards, in an austere form, but following the scale of the Post office building. Stairs at the north end provided internal access to the yards.

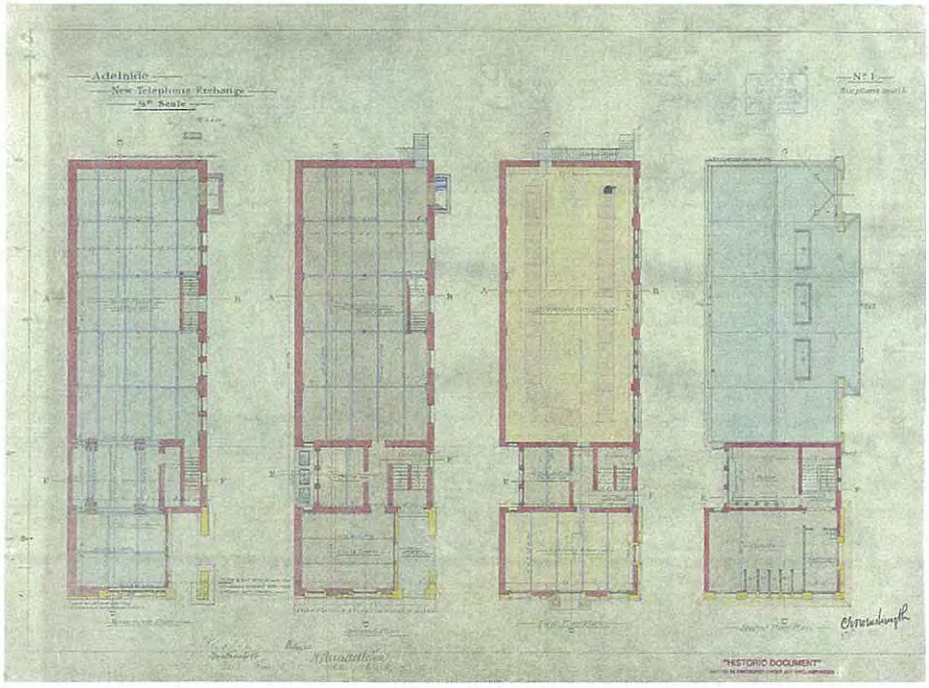


Figure 41 Plan of the Telephone Exchange 1906. Source NAA

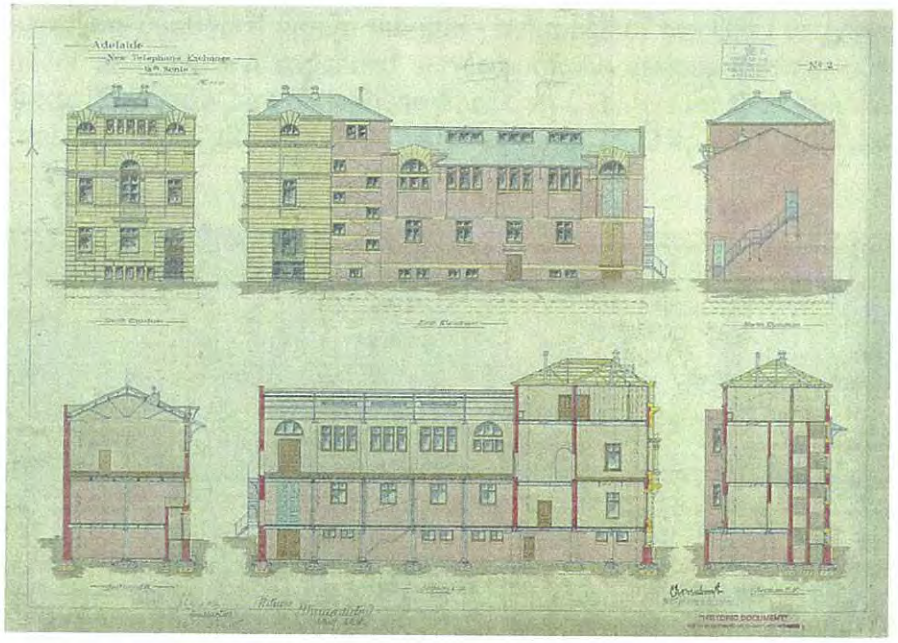


Figure 42 Elevation drawing of the Telephone Exchange 1906. Source NAA

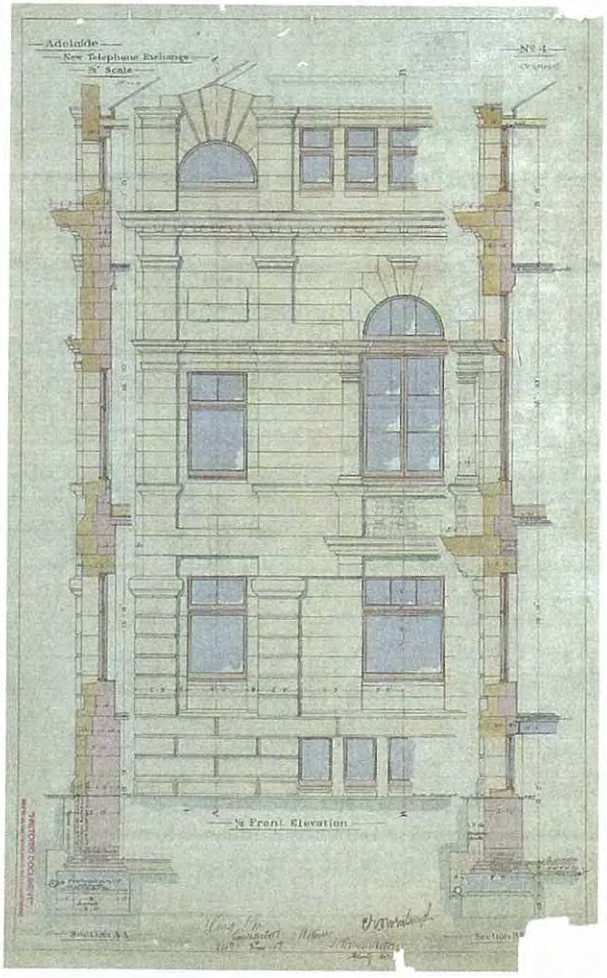


Figure 43 Detailed elevation to Franklin Street of the Telephone Exchange. Source NAA

Internal alterations continued within the main buildings of the GPO to provide fittings and equipment for new and expanded services of the various departments. Joinery drawings from 1907 show new Telephone Speaking Cabinets for the Ground Floor. The private letterboxes were altered in 1907 and again in 1923 to accommodate increased demand.

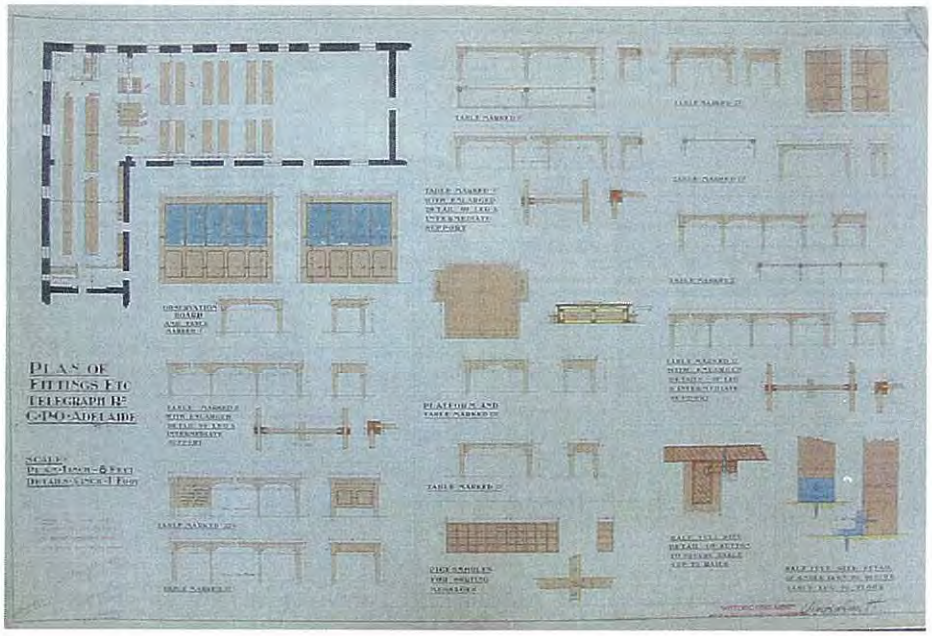


Figure 44 Joinery drawing showing new benches and fittings for the Telegraph Office 1912. Source NAA

Rapid expansion and demand for telephone services meant that an extension to the Telephone Exchange was required almost immediately. This was drawn up in 1913, requiring demolition of the southern end of the two storey colonnaded building, with stair access being provided through to the 1893 wing of the GPO. This extension was opened for operation in 1914.

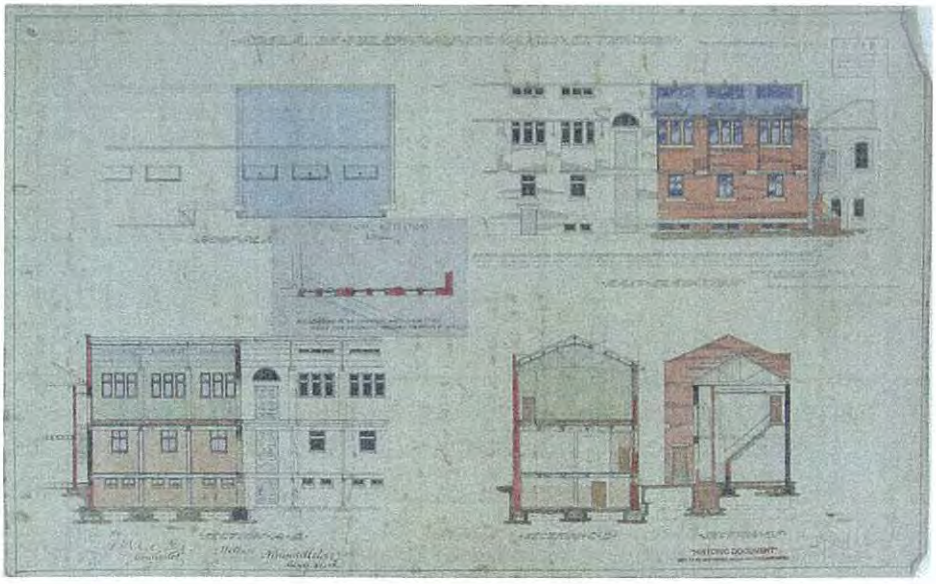

Figure 45 Plans and elevations showing additions to the Telephone Exchange 1913. Source NAA

To accommodate further expansion of postal services a new temporary iron framed building for the Parcels Post functions was constructed on the corner of Franklin Street and Post Office Place.

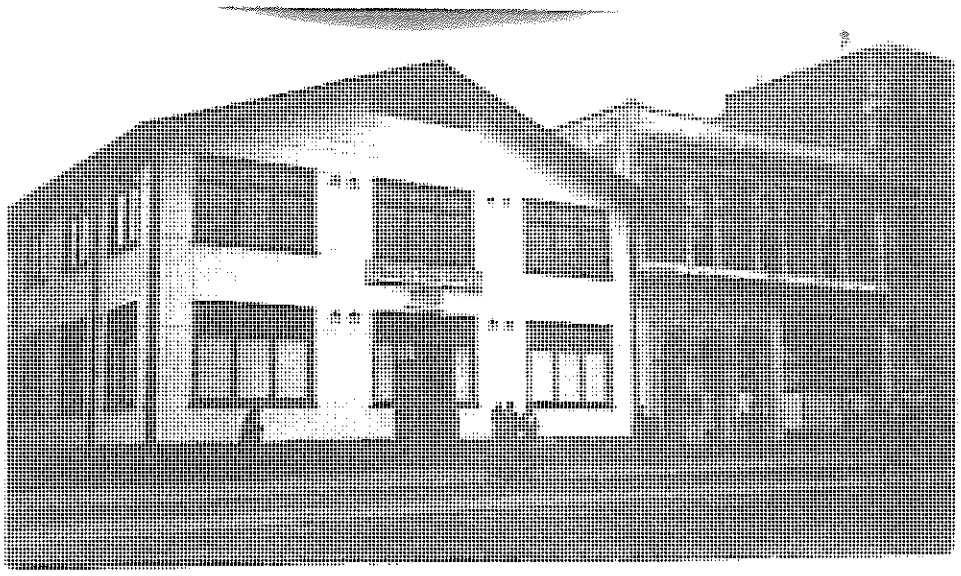

Figure 46 View of buildings in Franklin Street, the Parcels Post building to the left, the Telephone Exchange at farthest right. Source NAA

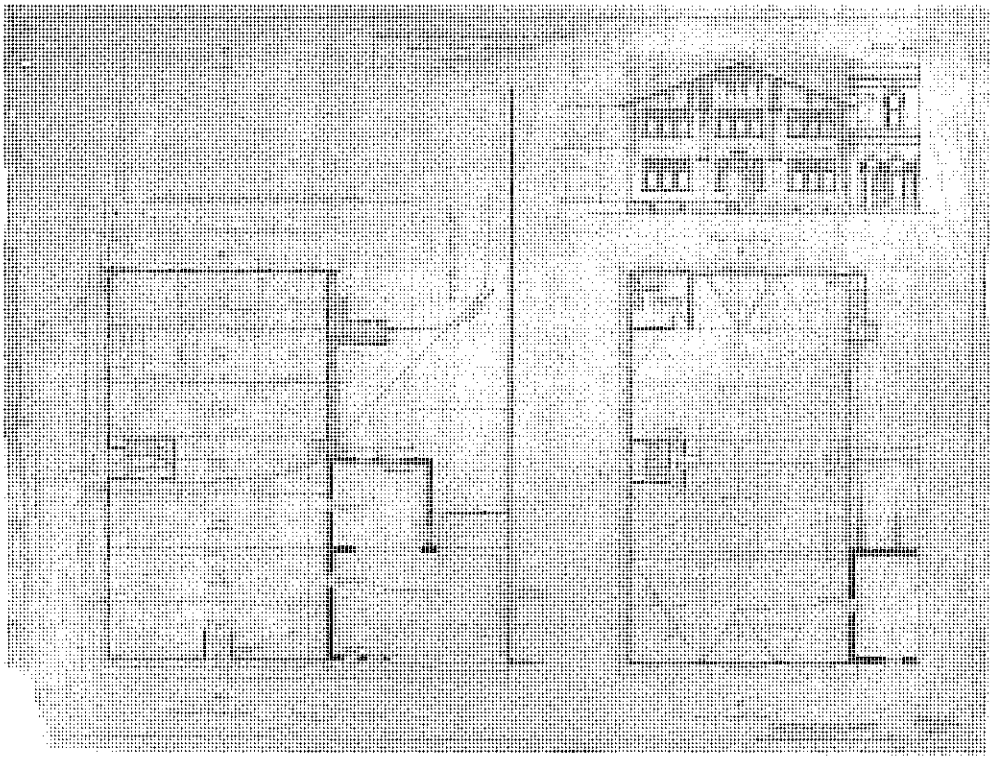

Figure 47 Plans of Iron Building in Franklin Street to accommodate Parcels Post. Source NAA

As accommodation in the GPO was again stretched, a new scheme was drawn up in 1922 by C E Owen Smyth to demolish the rear parts of the 1893 extension, and construct an integrated four storey building above in the area thus made available. No attempt was made to match the levels of any of the existing structures, a warren of stairs connects these large offices to the other buildings.




Figure 48 Stairs from the First Floor of the original GPO through to the western stair and lift lobby of the 1922-26 extensions.

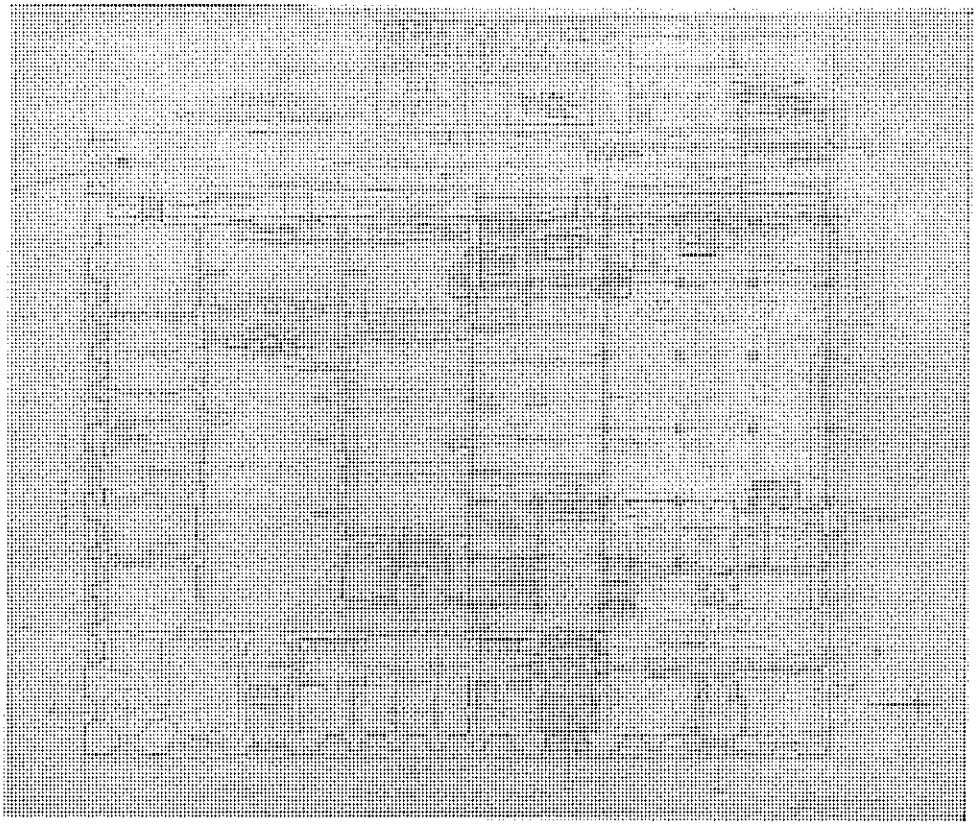

Figure 49 Ground Floor plan of the 1922-26 GPO extensions. Source NAA

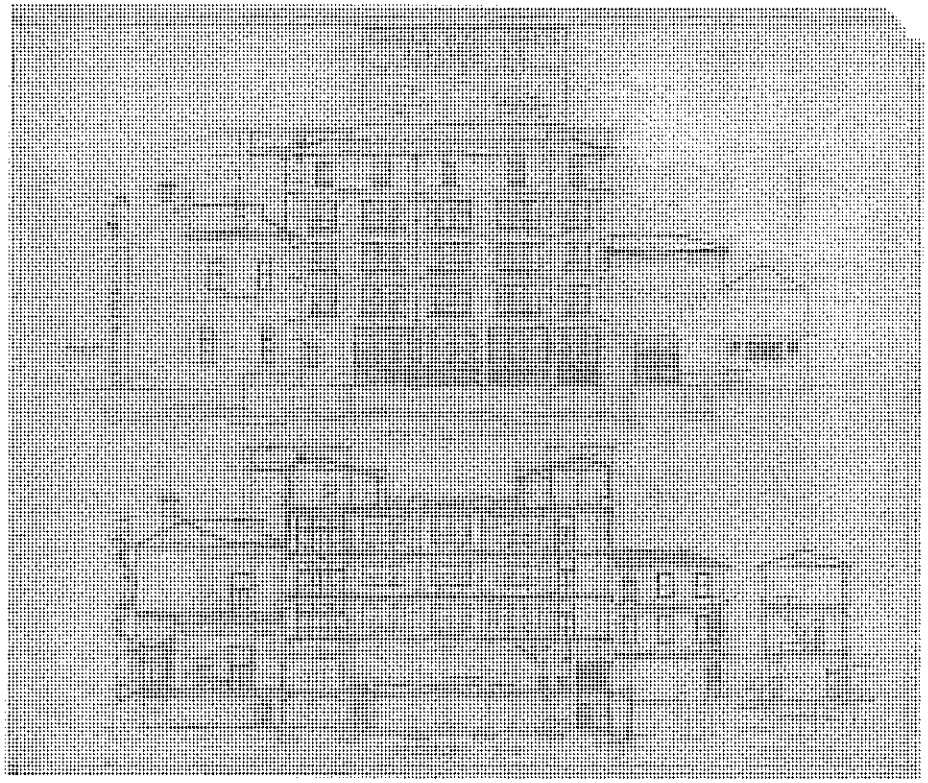

Figure 50 Elevation drawing of extensions to GPO 1922. Source NAA

At the same time a new 5 storey building complex of Commonwealth Offices was planned to fill the land on Town Acre 238 up to Post Office Place. Only the northern third of this building was constructed, opened in 1925 for use by the Accounts section of the Post Office. Later undated sketch drawings show an unbuilt proposal to complete the building with an extra level.

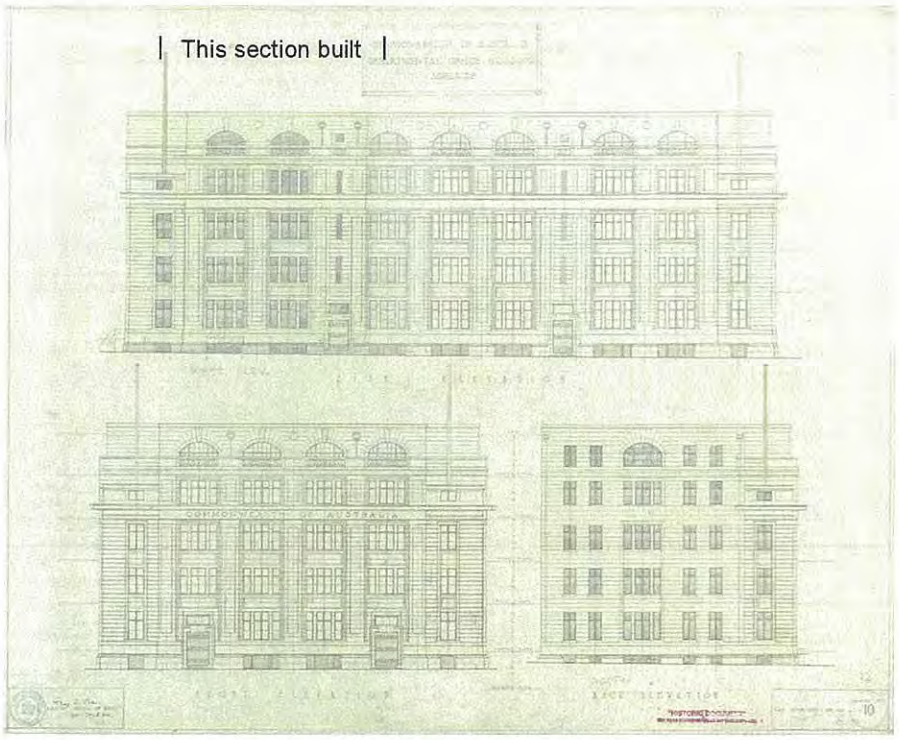


Figure 51 Original elevation drawing of the Commonwealth Offices, showing the proposed full width of the building. Source NAA



Figure 52 Current view of the Commonwealth Offices building, from Bentham Street

Detective galleries were constructed in 1924, with an octagonal shaped staircase from the Basement through the Ground Floor Mail Room up into a walkway providing an overview of the Mail Room operations. The gallery connects to a concealed walkway in the ceiling space below the GPO First Floor with an overview of the public Postal Hall through metal grilles in the cornice and walls at high level. Part of these galleries still exist within the 1872 GPO ground floor ceiling space. (See Figures 103 and 104.)

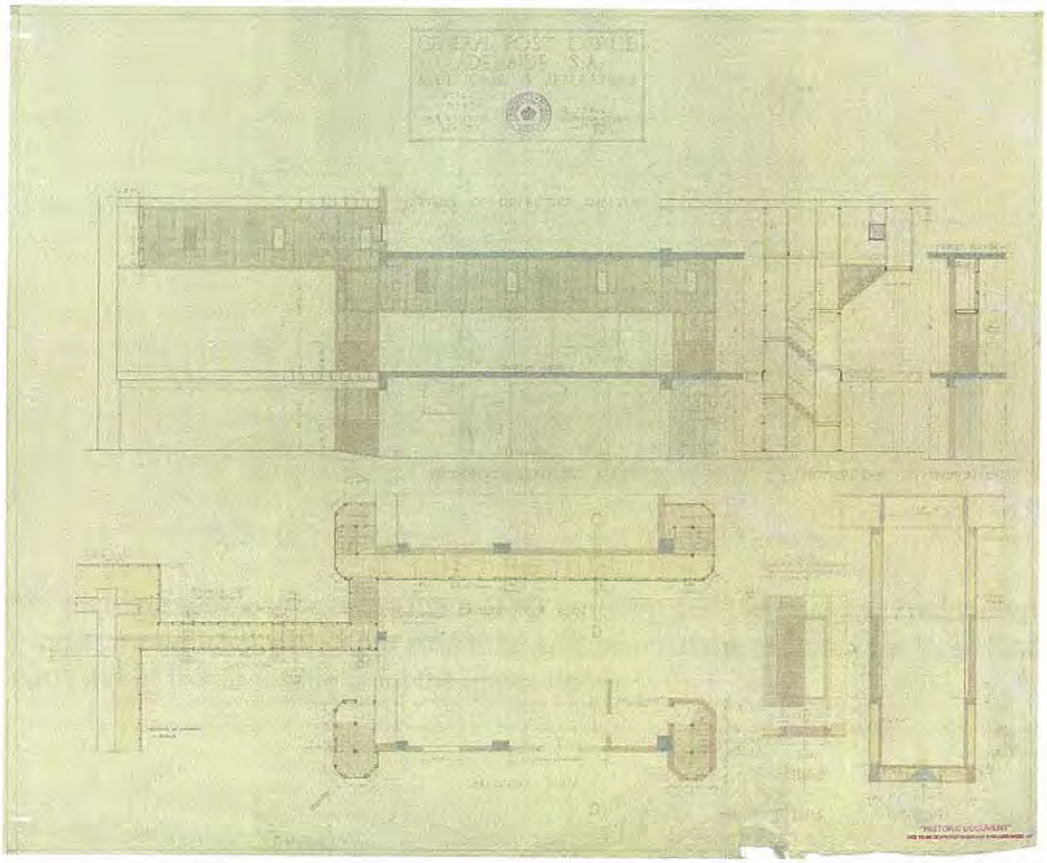

Figure 53 1924 Drawing of the former Detectives Galleries above the Mail Room and the public Postal Hall. Source NAA

Other works to the GPO following the 1922-3 extensions included improvements for the comfort and convenience of the Post Office staff and better public facilities, with joinery items for new telephone booths, counters, posting boxes, screens and service items made and installed during 1923-5.

A two ton hydraulic lift was installed in the west end of the building in 1925.
A heating system was also installed in 1925, run from boilers in the basement of the Commonwealth Offices building, the water supply system being upgraded at this time. In 1926 a full ducted vacuum system was installed in the GPO.



Figure 54 Heating panels on an east wall of the GPO Basement

In 1935 the light well between the main GPO building and the later 1922 additions was filled in at ground level with large structural sections plainly designed for large loading. The curved roof is still visible from the upper floors.



Figure 55 North wall of the GPO replaced with large aluminium framed glazing

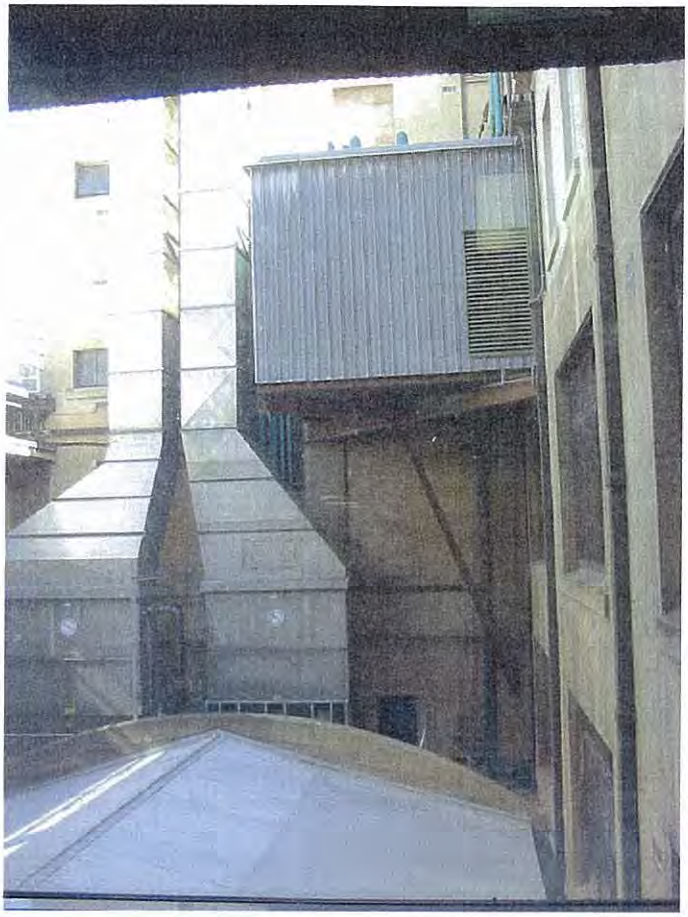

Figure 56 Current view of the light well roof.

The Telephone Exchange was converted for new tandem operating system in 1942, when strutting was added to reduce the ceiling in the first floor exchange room. The trussed void still exists to this area, with a timber access gallery for maintenance and service repairs.

A series of isometric sections was prepared in 1943 by the PMG Department, showing the layout of each floor and the portion of external elevation down to the next section. There does not seem to be any purpose to this set of drawings, other than to describe the differing levels of the extended building. However they do indicate which divisions were located in the various parts of the building at that time.

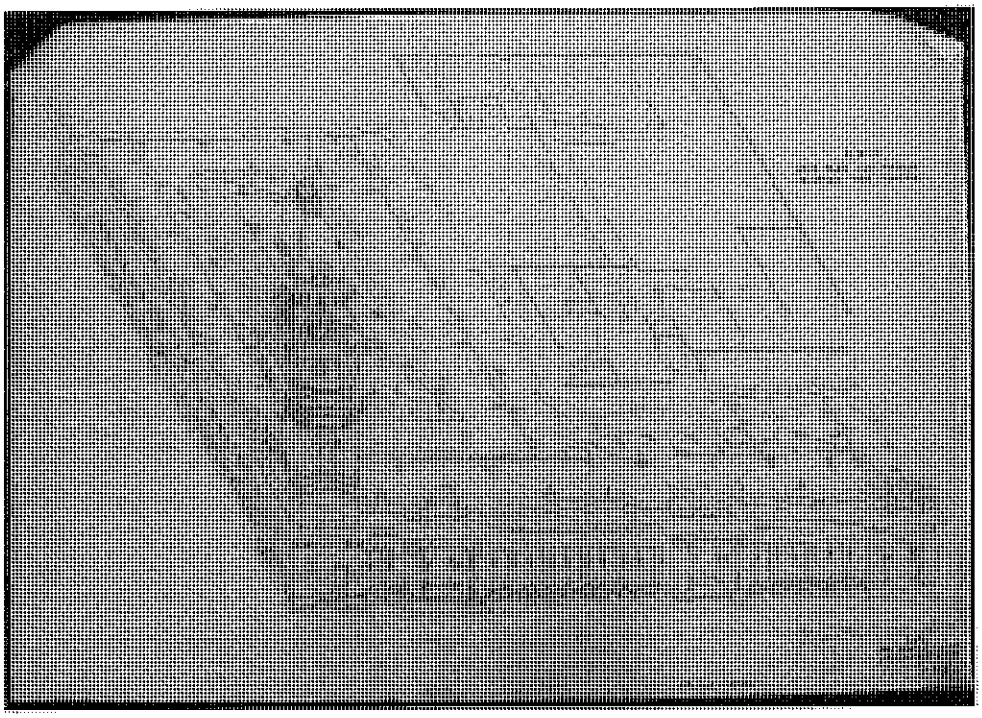

Figure 57 Isometric drawing 1943 –GPO tower and roof and plan of Fourth Floor of 1922 extension. Source UniSA Architecture Museum

In 1950 the water services were further upgraded and air-conditioning was installed for all the office areas with header tanks in both the Commonwealth Office building and the GPO extension.

A commercial kitchen and staff dining area were constructed in 1970, when the roof garden of the 1920s addition was filled in and roofed, with full exhaust system for the cooking ranges and new dining room. The fourth floor of this building was returned to office accommodation in 1992 when Swanbury Penglase Architects documented the removal of the kitchen and capping of services, and the area was returned to office use. The office floor is still at the higher level, raised to cover the previous roof garden area.

Alterations to other office levels were made in 1991 with documentation prepared by Esquisse Interiors, when partitioning was altered on most floors.

There have also been major exterior refurbishments of the GPO buildings, with the first external restoration works being done to the western elevation of the GPO in 1978 and the outbuildings behind the Telephone Exchange in 1979, with stone repair and re-pointing, and the installation of traditional style external light fittings.

Subsequently, the Commonwealth Department of Housing and Construction commissioned photogrammetric surveys of the two main elevations in 1982, and from these a full restoration of the stonework was documented and completed in 1983.

In 1985 Danvers Architects prepared extensive documentation for the refurbishment of the Postal Hall and alterations to associated areas, which included restoration and repair of the skylight and over-roof, and complete repainting of the interiors in traditional colours. Australia Post has subsequently refurbished other internal areas, in particular




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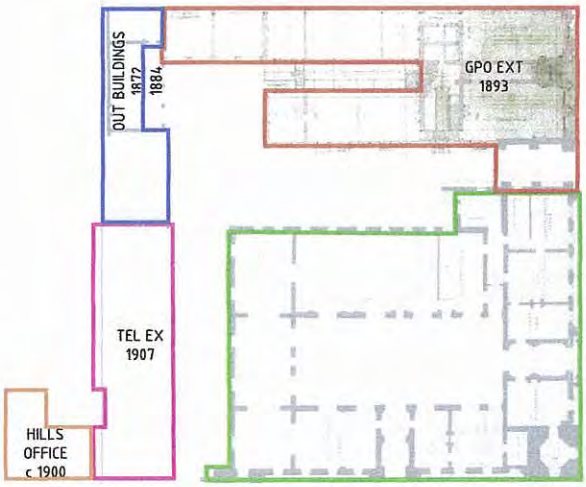
**1914-26**

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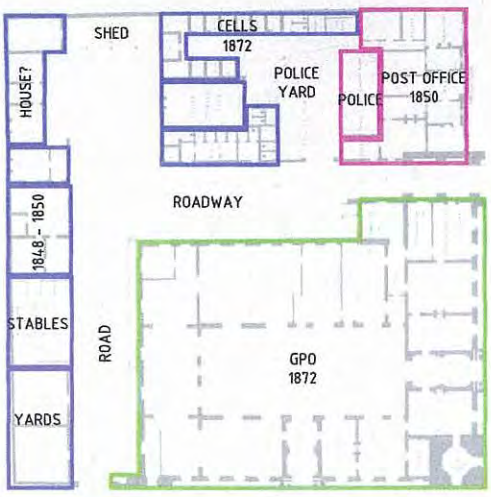
**1893-1907**

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**1872**

# ADELAIDE GPO CONSERVATION PLAN

## Sequence of Development

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1009/CMP/03

DATE: AUGUST 2005
DRAWN: SS

Bruce Harry & Associates
Architects and Heritage Consultants

the first floor offices off the Postal Hall Gallery. These rooms have also been redecorated in traditional style, preserving much of the surviving original fabric, and are used for Board and Meeting Rooms, and for senior Australia Post staff.

A disabled access ramp was constructed in 2004 inside the northernmost entrance off King William Street, leading to the main Ground Floor level of the Postal Hall and other public areas, also providing a level entry to the passenger lifts and access to the upper office floors.

### 2.2.3 Memorials and Commemorative Plaques

There are many memorials and plaques within the GPO, to honour specific achievements of the Post and Telegraph Departments, war and other community service by staff members, and significant personages. The following plaques have been recorded, and notes follow of others that have been removed.

The foundation stone of the GPO was laid by the Duke of Edinburgh in November 1869 during a visit to Australia, and is situated on the east face of the tower in King William Street.



Figure 58 Foundation stone, Victoria Tower laid 1869 by the Duke of Edinburgh

World War 1 – Marble Honour Board located Postal Hall, names the 48 officers of the PostMaster General's Department who died in World War 1.




Figure 59 World War 1 Honour Board

World War 1 – Staff members' war service Honour Board, located in the northern entry lobby near the stairs. Erected 1915.

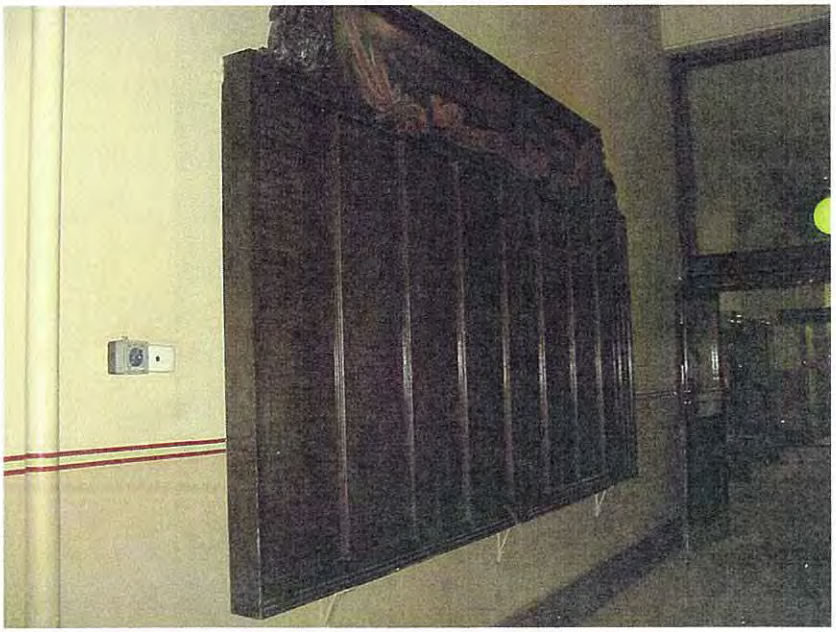


Figure 60 World War 1 Staff War Service Board

Darwin 1942 – memorial to staff members killed in the first air raid on the Australian mainland.

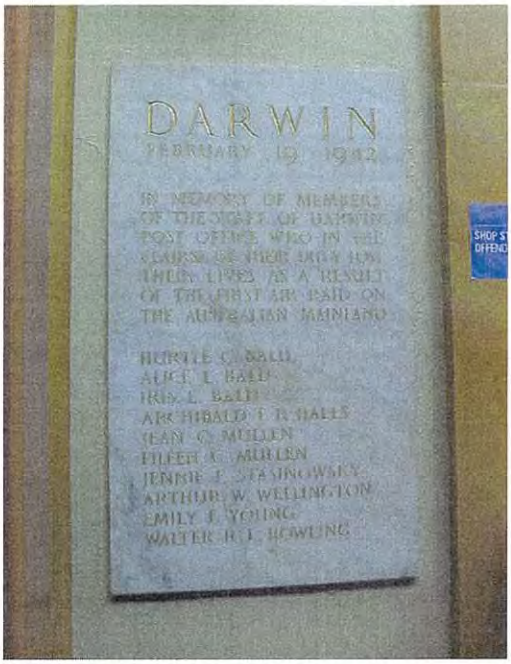



Figure 61 Darwin Air Raid memorial

World War 2 – Honour Board to staff who gave their lives. Located on pilaster in the southwest corner of the Postal Hall.




Figure 62 World War 2 Honour Board

Australia Post letter writing competition 1983 – brass plaque and time capsule on east wall of Postal Hall.




Figure 63 Letter Writing Competition – plaque and time capsule

Historic Engineering Marker – Overland Telegraph Line, brass plaque erected 1999 by the Institute of Engineers affixed to the external pilaster adjacent to the central entry from King William Street.




Figure 64 OTL Engineering Marker plaque

### 2.2.4 Integrity of the site and buildings

The 1872 GPO has been maintained as a Post Office with its ancillary functions and reflects the original uses. Such building fabric as remains, particularly external fabric and in the Postal Hall, is in good condition, and has been subject to sensitive repair and upgrade programs, including work to the decorative glazed skylight and chandelier and first floor gallery. Carpet has been laid over most of the timber and tiled floors, aiding preservation of original fabric but easily removed. The building is currently used as a retail Post Office, and the public has full access to the Postal Hall and public service and retail areas.

The greatest alterations to the 1872 GPO have occurred to the north of the Postal Hall. Internal alterations to the Mail Room at ground floor level on the northern side have removed all evidence of the earlier rooms. The open room that was the earliest Telegraph Operators room on the northern side at first floor level has been completely altered, all windows on the northern wall being replaced with large aluminium framed sealed glazing.

The central area of the 1872 GPO Basement has a high degree of integrity, with the quadripartite brick-on-edge vaulting, stone/brick walls and slate floors intact. Several of the peripheral rooms have original slate floors and some timber joinery, but many of these rooms have been fitted out for later uses, reducing their integrity. Openings and doorways have been blocked up or reconstructed, and the stucco finish has been removed from stone walls.

Original door and window openings remain largely intact in the 1872 GPO, although new suspended acoustic ceilings have been installed in many rooms to allow for modern services, cutting through high windows at transom level, or expressing a raised bulkhead to permit light. Extensive internal alterations within the office areas on the east, south and west sides of the Postal Hall mean that the rooms have lost some of their integrity, although the original form of the rooms is still evident.

The former Outbuildings were constructed in many stages, and have had numerous uses. From the early use possibly as a residence, through many additions and alterations for provision of workshops, lavatories, stores and electrical service rooms they are now extensively altered and much compromised. The remaining rooms function as staff recreation rooms, but they primarily provide access between the unrelated levels of the surrounding buildings, with both timber stairs and later inserted concrete stairs. The buildings show evidence of structural problems, containing timber props, false ceilings, multiple unrelated levels, access and staircases of various degrees of compliance with current building regulations.

The eastern section of the 1893 GPO Extension has also been consistently used for ancillary postal functions, and the external walls remain unaltered. Internally the addition of suspended ceilings and internal partitioning has covered and removed evidence of the original rooms.

The central access from King William Street provided access to the internal yard between the 1872 and 1893 buildings, but it was converted to pedestrian access with

stairs leading to the eastern lobby and lift as part of the later 1922 extensions. The terrazzo floors and plain iron grilles and gates date from that time.

Original fabric remaining in the adjacent Telephone Exchange still reflects the spaces and their earlier uses, and is in good condition. The large open rooms on the upper floors have been divided with lightweight partitioning or left as open-plan areas. However upgrading for alternative office use has removed most of the original material relating to its use as a Telephone Exchange. A false ceiling has been installed in the first floor, the site of the actual Exchange, cutting through the upper section of the high eastern windows at transom level. This conceals the roof structure and soffit and any evidence of the original skylights.

The five storey 1922 GPO extension was constructed to provide office accommodation, and saw the demolition of a large part of the two western wings of the 1893 GPO Extension, including rooms that housed the telephone exchange from 1884 to 1907. The office building has been frequently re-modelled, internal office areas have been regularly upgraded and refurbished for changes of use. Original steel framed windows have been replaced with aluminium frames with surrounding walls poorly filled. The eastern lobby and stairs that link the GPO with the later extensions were constructed using austerely detailed 'Arts & Crafts' stained timber joinery, but extensive alteration means the consistency of these now not fashionable elements are lost. Little else in the 1922 extensions contributes to the value or integrity of the older areas of the GPO.

The 1925 Commonwealth Offices have been externally little altered, with internal changes including new suspended ceilings and refurbished sanitary facilities. The building has been vacant for several years, and inherent problems of the deteriorating concrete structure, damage to metal windows, sunscreens and rendered façades and rising damp in the basement remain untreated.

### 2.2.5 Comparison with Other Australian GPOs.

A grand GPO building was a symbol of colonial progress in every colonial capital. Few other classes of buildings reflect colonial progress and settlement as effectively as those buildings that are associated with posts and telegraphs. The Adelaide GPO is an excellent example.

In the 1989 *Adelaide GPO CMP* Ward[22] makes the following general comparative comments on the GPO buildings in Australian capital cities:

1. Adelaide, Melbourne and Hobart GPOs were the subject of design competitions
2. Adelaide, Melbourne, Sydney and Hobart GPOs have imposing clock towers
3. Pedestrian arcades were part of the design of all other GPOs but this social function was never included at Adelaide GPO
4. Adelaide is the only GPO with a surviving Postal Hall in the grand manner, although Melbourne's mail room was later adapted for this purpose
5. The earlier GPOs were subject to piecemeal growth under pressure from staffing requirements and technological advances.

[22] Ward, A *"Adelaide GPO Conservation Analysis & CMP"* 1989 for Australia Post

6. The common future for all GPOs will involve change, both in operational requirements, increasing volumes of business and changing technologies in communications systems.

City General Post Offices in other colonies and states were constructed in the following chronological order.

**Melbourne GPO** 1867, extended 1885-90, 1907, 1913 and later alterations.

Following a competition in 1859 originally won by architects Crouch and Wilson, the first stage of the Melbourne GPO was constructed to a design by A E Johnson, employed by the Victorian Public Works Department, as a two storey structure with low tower, and completed in 1867. The Chief Architect, William Wardell is also known to have influenced the design. The second stage was completed in 1890, after Johnson had gone into private practice, and increased the building by two stories, and the tower to its present height.

Further additions extended the building along Elizabeth Street, and the large open Postal Hall was converted from a Mail Room to public space in 1919 following designs of Walter Burley Griffin and Commonwealth Government Architect, J S Murdoch.

This grand building is of vast scale, even by British standards, its system of trabeated architectural orders of Doric, Ionic and Corinthian columns and pilasters and arcades disguise its differing periods of construction. It is significant as one of the most important public buildings in Victoria, and represents the role of post and telecommunications within the colony of Victoria and in maintaining links with other Australian States, Britain and Europe. The Melbourne GPO was the venue for Postal and Telegraphic conferences in 1892 and 1897 leading up to Federation, both attended by SA Postmaster General, Charles Todd.



Figure 65 Melbourne GPO – at the corner of Bourke and Elizabeth Streets.

A major refurbishment was planned in 1998, but work did not proceed because of financial and heritage constraints. A serious fire in the postal hall in 1999 caused much internal damage. A new retail development opened in 2004, with award winning additions to house new offices and shops by architects Williams Boag at the northern section of the site adjacent to the main building. The Post Office retail outlet was opened in a new building across Little Bourke Street and there are now no postal functions in the original Melbourne GPO buildings.

**Ballarat Post Office** 1864, extended 1885

The Ballarat Post Office is a representative and early example of the work of renowned Victorian Public Works Department architect, William Wardell, designed in Italianate palazzo style and opened in 1864. A telegraph office and treasury was added to the Lydiard street north frontage in 1871, followed by further offices and a clock tower in 1885.



Figure 66 Ballarat GPO – viewed from Lydiard Street

**Adelaide GPO** 1872, extended in 1893 and in 1922.

**Brisbane GPO** 1872, extended 1879 and later alterations 1911 and 1927.

The Brisbane GPO is an important example of the work of Queensland Colonial Architect, F D G Stanley, in the Italianate style with sandstone facades and arcaded verandah. A central bay is projected with a pediment and clock tower. A twin building was completed in 1879 to accommodate Telegraph Department.

Further alterations were made in 1908, to a polychrome brick design in Federation style by Architect Thomas Pye of the Queensland Public Works Department (QPWD) for the Commonwealth. From the 1890s the QPWD boasted a number of highly talented architects, including J S Murdoch who went on to work for the Commonwealth and later designed the 1922 Extensions to the Adelaide GPO, the 1925 Adelaide Commonwealth

Offices building and the 1927 Parliament House building in Canberra. Many suburban Post Offices throughout the Commonwealth were designed in so-called "Stripped Classical" style from this period.

Later alterations in 1911 filled in spaces above and between the existing buildings. A major restoration program was implemented in the 1970s when a Postal Museum was established in the former Telegraph Building. Further internal refurbishments occurred in 1989.



Figure 67 Brisbane GPO – viewed from Queen Street

**Sydney GPO** 1874, extended 1887. Alterations in 1927 for telegraph expansion, further extensions in 1942.

The Sydney GPO is a fine Victorian Free Classical style building, designed by Colonial Architect James Barnet. The first stage facing George Street was completed in 1874, the tower completed in 1885 and the building was further extended to Pitt Street in 1887 with its trademark colonnade along Martin Place. Further alterations in 1890 were designed by Barnet's successor, W L Vernon, later additions completed in 1905, 1927 and 1942. As a wartime precaution the tower was dismantled in 1942 and re-erected in 1964.

The Post Office in Martin Place was the 'centre' of Sydney, its stone façade with Italian Renaissance elements covers an entire block, and was always a significant social landmark as a meeting place and the centre of postal operations. Postal and Telegraphic Conferences were also held in the Sydney GPO in 1896 and 1900 prior to Federation.

The building was closed in the 1980s for safety reasons. Major refurbishment of buildings was completed in 1999 with a change of use to hotel, retail and restaurants, when the site was leased to private developers for construction of a high-rise tower. A retail Post Shop operates within the original colonnade facing Martin Place.

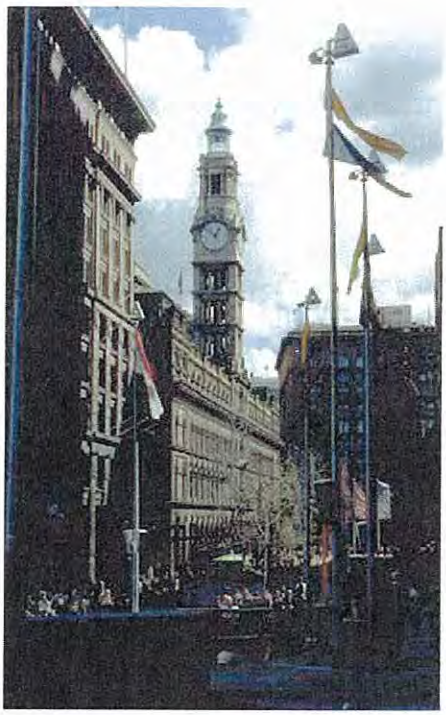


Figure 68 Sydney GPO – viewed from Martin Place

**Bendigo Post Office** 1887

Bendigo Post Office is a flamboyant Second Empire style rendered brick building, constructed at the height of the Victorian gold rush. Designed by George Watson, head of the Victorian Public Works Department, it was a departure from the more austere Wardell buildings, and with the adjacent Law Courts building is an imposing contributor to the civic townscape of the Bendigo.



Figure 69 Bendigo Post Office

**Hobart GPO** 1901-05.

The Hobart General Post Office was completed in 1905, its construction was an expression of the Tasmanians' faith in their State following the constraints on expenditure by the new Commonwealth Government. The clock and tower were funded by public subscription by the people of Hobart.

The result of a competition, it was designed by Tasmanian architect Alan Walker, and is a two storey late Victorian neo-renaissance building incorporating a corner tower and a five bay arcaded entry, a landmark in the city's civic centre. The spacious Postal Hall was designed with flamboyant decoration and a domed ceiling lantern.

Extensive internal alterations have compromised the integrity of the internal spaces. The building still functions as a retail post office.



Figure 70 Hobart GPO

## Conclusions of Comparative Analysis

The Adelaide GPO is a fine Victorian Free Classical style building, and with the Sydney GPO is one of the better examples in the state capital cities. The design is consistent, more elegantly decorated than Brisbane GPO, and more restrained than the gothic ornamentation of the Melbourne or Hobart GPOs.

The Outbuildings are remnants earlier of earlier bluestone buildings with brick dressings and quoins. Ward[23] notes the similarity of the remnant arches to the loggia at the Adelaide gaol designed by G S Kingston. There are many other buildings of the period in Adelaide that reflect their original construction and are of greater integrity.

Architect Owen-Smyth faithfully continued the GPO design for his 1893 GPO Extension. He later commented that the 1907-14 Telephone Exchange was not to continue the design of the GPO, the undecorated freestone being one of the few connections with the main building. It is a utilitarian example of Owen-Smyth's later

[23] Ward, A *"Adelaide GPO Conservation Analysis & CMP"* 1989 for Australia Post

work as Superintendent of Works and Buildings, the 1908 Unley Post Office and 1910 Adelaide Hospital Nurses Quarters better show his design skills.

The 1922 GPO Extension and 1925 Commonwealth Offices were both designed by J S Murdoch. The 1922 Extension is a utilitarian building with plain facades, which have been extensively altered. The 1925 Commonwealth Offices were only a small part of a never completed complex with a façade that dimly interprets the design of the older buildings. Both buildings had extremely plain interiors. Neither display the quality of Murdoch's other work, such as the Melbourne Commwealth Offices of 1913, Hotel Canberra 1926 and the elegant 1927 Parliament House in Canberra.

### 2.2.6 The Wider Environment and Townscape

Victoria Square was established as a civic precinct set out by Colonel Light in 1836, and most of the principal historic buildings in the Square were constructed between 1850 and 1907. The Adelaide GPO is a crucial visual element in the Square, contributing strongly to the character of the townscape at the northern side of the Square, where its clock tower dominates adjacent buildings and streetscapes.

The importance of the townscape features of Victoria Square were recognised by the City of Adelaide Heritage study in 1986, wherein a Victoria Square Conservation Area was first proposed, though never implemented. However the development provisions in the Adelaide (City) Development Plan do provide guidelines for appropriate development that would preserve the Square's townscape values.

Victoria Square was also recognised as an important central Adelaide civic precinct by the former Australian Heritage Commission who in 1980 placed the Square and its enclosing townscape on the Register of the National Estate.

The RNE Statement of Significance for the Victoria Square Conservation Area notes that:

> *"Precincts at both the northern and southern entrances of King William Street into Victoria Square are examples of contiguous and intact historic building groups of architectural and townscape significance."*

The RNE gives the following description of the Square:

> *"The buildings surrounding the central landscape enclose the eight acre space, but it is only the recent tall buildings that give a visual impression of enclosure; the older and lower buildings are merely glimpsed through the trees, but the Post Office and Town Hall towers remain focal points. Detailed facade treatments are highly individual and in some cases unique, but the general proportions, the location of openings, the emphasis on entrances and corners and the harmony of colours and textures in the materials, all contribute to the scale and character of the streetscape."*

Of the later buildings in Victoria Square, it is the twelve storey MLC building across Franklin Street that visually impacts most on the GPO. This signature 1956 early

skyscraper was as much a landmark as the GPO when it was first built, but later 1960-1980s buildings now dominate the skyline around the Square and beyond, where the high rise buildings to the north and west of the GPO site now dominate the GPO clock tower (and the Town Hall tower) as viewed from Victoria Square.

Prior to World War 1 the King William Street streetscape was dominated by the clock towers of the Adelaide GPO and the Adelaide Town Hall, which aside from Government House and Parliament House at the other end of King William Street, were two of the city's most significant civic buildings. Though now overshadowed by high rise developments of the 1920s –1930s along King William Street, the two towers retain a landmark status – the GPO tower the more so due to its more prominent location on the edge of the Square.

## 2.3 Survey of Existing Fabric

### 2.3.1 GPO 1872 and GPO Extension 1893

**Externally**

The facades to King William Street and Franklin Street of the original GPO building and 1893 extension are mostly intact. A detailed refurbishment of the stone elevations was undertaken by the Commonwealth Department of Housing & Construction, directed by Danvers Architects in 1987. The stonework was cleaned and some repair work was undertaken. The protective roof constructed over the Postal Hall skylight was repaired and partly re-glazed.



Figure 71 GPO and tower viewed from Victoria Square in 2005

The principal facades of the 1872 building are of Glen Ewin freestone with Bath limestone ornamentations, and Glen Osmond bluestone has been used for other external walls and the basement areas. The additions along King William Street in 1893 are faced with Murray Bridge freestone, with brick walls being in an iron framed building structure. Both buildings were roofed with iron frames and covered in galvanized corrugated iron sheeting, which has been repaired and replaced. Timber framed arched windows at both levels have been altered in several places to accommodate internal ceiling changes, but this has not affected the overall external appearance.



Figure 72 Roof of GPO, shows over-roof of Postal Hall skylight

The Victoria Tower at the south east corner is 158 feet (over 47 metres) high, with Glen Ewin freestone base, clock and belfry, cast iron decorative elements and zinc sheet covering to the cupola. Repairs were made to the tower in the 1970s and the fabric is in good condition. The clock is in working order, with the bells chiming through the day but now silent for part of the night.



Figure 73 Clock and cupola on Victoria Tower

**Internally**

The original 1872 GPO building is mostly intact, a detailed refurbishment by the Commonwealth Department of Housing and Construction and Danvers Architects 1987 involved internal painting and other repair works.

Major alterations to the original fabric occurred with the 1922 extensions, when a large portion of the north wall of the building at Ground level was removed to open up the mail room. The original north wall of the offices facing the lightwell at first floor level was extensively altered in 1991 to provide larger window openings with bronze anodized windows, the brick walls being rendered at this time.



Figure 73 Postal Hall

Other alterations have further removed fabric of the 1872 building, to rooms surrounding the Postal Hall at both levels, and to the internal layouts of the rooms along the King William Street frontage.

The mail rooms and offices in the wings each side of the Postal Hall were constructed with their lath and plaster ceilings flush to the underside of the timber floor structure with exposed iron girders. The floor space would have been "pugged" to provide insulation between the floors, with rough hair mortar over counter boards and filled with saw-dust. These lath and plaster ceilings are still evident in the space above the inserted suspended ceilings. Large numbers of electric data and telephone service cables are installed in this ceiling space in arbitrary fashion.

## Basement

### PB.01 Service Area

Stone walls with brick infill, some stone secondary brick arches. Ceiling is mini-profile painted corrugated metal sheet fixed to underside of timber floor joists. Concrete floor has a raised section under a large 26 bay Compactus.

### PB.02 Store Rooms

Brick cross walls and brick vaulted ceiling, rubble stone wall facing King William Street. Recesses at east end have brick arched openings now filled in.




Figure 75 Store room with vaulted brick ceiling

### PB.12 Strong Rooms

Access was not available to several of the Strong Rooms. These rooms have brick or stone walls, and brick vaulted ceilings, several have core drilled ventilation holes. Doors are up to 100mm thick steel or composite doors with double locks. They are mainly used for archive storage.

### PB.08 Service Area Under Postal Hall

Stone walls with brick quoins and arches, part painted.

Brick columns with corbelled caps, brick vaulted ceilings with surface mounted lights, power and data services, fire mains and other sundry pipe work installed at the highest point at the center of arches.

Slate floor is original and is in sound condition. Several areas have chain-link wire cages for secure storage of vehicles and equipment.



Figure 75 Brick vaulted ceilings to area under Postal Hall

**PB.07-11 Storerooms Around Perimeter**

Stone walls with brick quoins and infill arches. Several original timber framed doors with 6 lights, some with glazing missing and broken, above solid lower panel, some external faces sheeted with metal.

External timber framed windows in fair condition.

Lath and plaster ceilings to most areas. Some rooms have been used for offices or services and have rendered walls and timber floors laid over stone base.

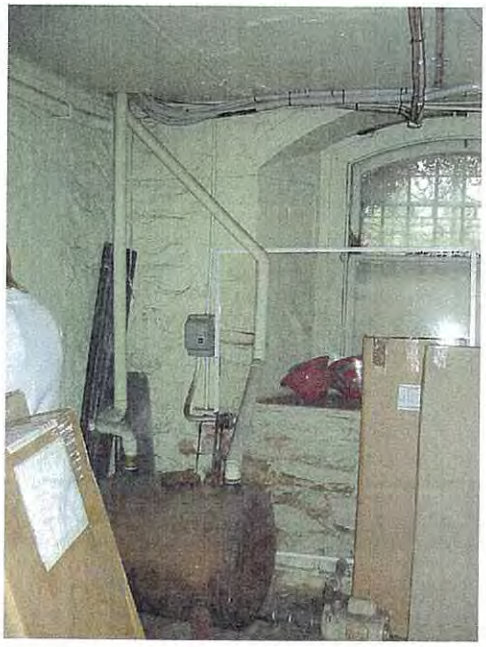


Figure 77 Perimeter storeroom in Basement



Figure 78 Original timber framed glazed door, sheeted on outer face

**PB.12 & PB.16 Staff Recreation Room & Mail Sorting**

Internal room with rendered and plasterboard walls, laminate skirtings, suspended acoustic tiled ceiling. Carpet/wood floors with timber ramps between different levels.

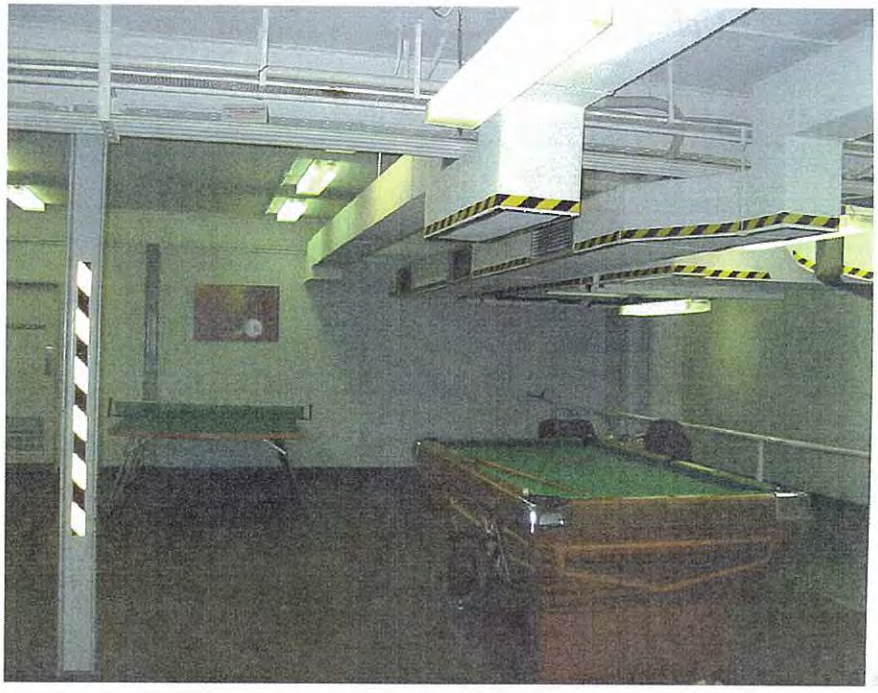


Figure 79 Staff Recreation room



Figure 80 Ramp up for Postal carts from Mail Sorting area.

**PB.04, 05, 06, 09 Staff Toilets and Locker Rooms**

Ceramic tiles to floor and solid partition walls, smooth finish suspended ceiling with surface mounted lights. Timber windows in tiled recesses. Old styled porcelain fittings to WCs and basins with hot and cold water supply. Male toilet PB.06 has terrazzo finish to floor, terrazzo toilet partitions. Locker rooms have vinyl tile and some carpet flooring.



Figure 81 Staff locker room

**PB.14 & 15 Generator and Electrical Switchboard Areas**

Painted stone perimeter walls with brick infill, brick and block internal walls, some stone secondary brick arches. Concrete columns with mushroom caps still visible, flush ceiling at high level. Basement lights to the north laneway have been blocked up and rendered. Internal walls have been partly rendered. Concrete floor to Generator room has been bunded, with ramped access at entry door. Switch room has vinyl tiles.



Figure 82 Generator room with bunded floor

## Ground Floor

**P0.01 Franklin Street lobby**

Stone, glass timber framed glazed doors and windows. Decorative cast iron grilles fill the stone arched entry and heavy sliding gates in recessed pockets are in working order. Slate flooring to steps and landing is in good condition. Inlaid coir mats protect the main pedestrian thoroughfare.



Figure 83 Entry lobby

### P0.02 Postal Hall

The Postal Hall was refurbished and repainted in 1985. Original decorative plasterwork, stained cedar doors and coloured glass windows, frames and architraves are intact, and decorative chandelier. The Hall floor was paved with encaustic tiles with slate margins, now covered with carpet. The Postal Hall is used as Australia Post retail outlet.

There are several memorials mounted on the walls and pilasters. Refer to Section 2.2.4 Memorials and Commemorative Plaques for details.

The coffered and decorative plaster ceiling in the centre of the skylight is in sound condition following the latest redecorations.



Figure 84 Postal Hall showing gallery skylight and ceiling.

### P0.03 Mail Room

The Mail Room is a comprised of parts of the 1872 northern mail room and the mail rooms constructed in the 1922 extensions. In 1948 alterations the light well was covered over, and the private mail boxes were moved from the area to the north of the Postal Hall to the present location the mail room was widened to accommodate the mail box delivery side. The concrete columns date both from 1922 construction and later alterations surrounding the light well infill.



Figure 85 Mail Room – mail sorting area



Figure 86 Mail Room – delivery area to Private Posting Boxes

Several supervisory and other offices are partitioned with plasterboard and glazed timber framed walls, painted flush panel doors. Offices backing on to the Postal Hall have screens for privacy or openings have been sealed. The external wall to the north has high level aluminium framed windows with wired glass facing Post Office Lane. Several steel roller doors provide access to the service laneway for mail receiving and deliveries.



Figure 87 Mail Room – Roller doors to delivery yard to west

**P0.04 Retail Service Area Offices**

This area was part of the original Mail Room. It has been partitioned from the main Mail Room and is now furnished as a retail service area. An acoustic tiled suspended ceiling is below the original, with recessed light, power and air-conditioning. A square bulkhead has been constructed along the Franklin Street elevation to clear the original timber windows. External walls are rendered with internal glazed plasterboard partitions, the floor is carpet over original timber floors. Openings facing the Postal Hall have been altered to allow installation of doors and security openings in the original 3 panelled glazed screens.



Figure 88 Retail service offices to west side of Postal Hall



Figure 89 Modified original door from offices to external yard.

**P0.05 Australia Day SA Shop and Offices**

This retail outlet has been constructed in an area previously used for a Stamp Room, Public telephone boxes and Telegraph receiving office. These rooms were the original location for the offices of the Post Master General, Chief Clerk and Superintendent of Telegraphs.

An internal dividing wall has created three offices along the east wall, internally divided with a half-height (2.4m) partition. Lowered flush ceilings at two levels create a bulkhead within the offices. A metal framed glazed shop-front partition has been constructed in the public passageway through to the Postal Hall, with illuminated diagonal showcases.



Figure 90 Partitioned offices to east side facing King William Street

### P0.06 Former Road Entrance

This entrance has been altered several times since 1872 to accommodate its changed usage. It was constructed as a roadway access to the inner yard, and had no floor, but the stone walls and rendered ceiling are probably original. Terrazzo paving installed as part of the 1922 additions to the stairs and floor is in good condition, with inlaid coir matting.




Figure 91 King William Street pedestrian access (former roadway entrance)

### P0.07 King William Street Public Entrance

Most of the fabric remains intact, including decorative stone walls, rendered ceilings, encaustic tiled floors and painted cast iron gates and grilles as for the Franklin Street Entrance. This floor appears to have been recovered with slate, it is not obvious if the earlier encaustic tiles still exist underneath.

### P0.08 Storeroom Under Tower

This area was always used as a storeroom with plain masonry floors, rendered walls and flush ceilings.



Figure 92 Door to store room under the tower

### P0.09-10 Public Writing Areas

This area was partitioned from the earlier public sales areas, now used as an area for the public to write and prepare postal items. An office area facing Franklin Street is currently vacant.



Figure 93 Public writing area

### P0.11-16 Display Rooms and Offices

These areas are currently vacant, having been recently refurbished as display areas for retail use. New carpet, hard plaster walls, a flush plaster ceiling with surface mounted lighting and air conditioning outlets. Skirtings are 460mm timber to all walls, some sections replaced where walls have been altered. Hard plastered chimney breast remains but the fireplace has been removed. Original timber windows and architraves extant to east wall. New doors have been installed to internal openings, the glazed door to Postal Hall may date from 1920s renovations.

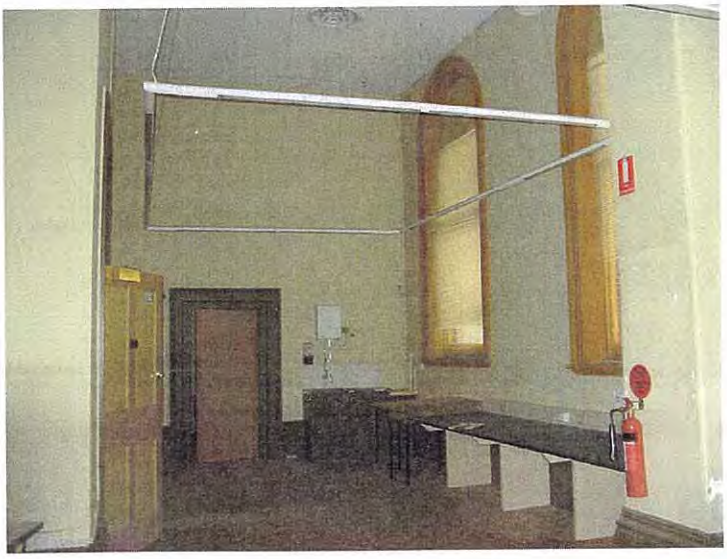


Figure 94 Former display area, with benches and suspended lighting track.

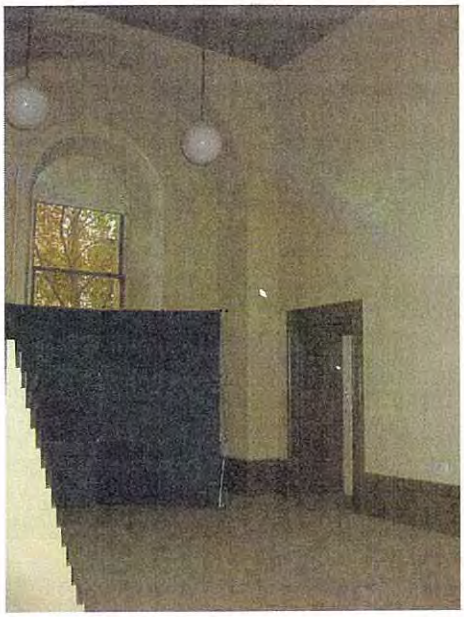


Figure 95 Display area, now unused.

**P0.18 Private Mail Boxes, Public Side**

This area was extensively re-modelled in the 1960s when the private mailboxes were moved from the within to the Postal Hall where they had been located since the 1940s alterations, before this, the private mail box area, was on the northeast corner of the Postal Hall.



Figure 96 Private Mail Boxes – public access and reading areas



Figure 97 Ramp from King William Street providing access for the public to the Postal Hall

## First Floor

### P1.01 Gallery

Original gallery has carpet over 150 mm Oregon timber flooring, bolted to the original cast iron brackets above the Postal Hall. Cast iron decorative balustrading supports a polished Cedar handrail, rendered walls were repainted in 1982, retaining the original 460mm high render skirtings. Many original cedar doors leading off the Gallery have been re-polished.



Figure 98 Iron brackets and vents to former Detectives Gallery

### P1.02 North Side Offices

Currently housing the Australia Post SA Real Estate Section, this area was the location of the first Telegraph operators' room in 1870s. These offices show evidence of the removal of sections of the stone and brickwork of the north wall of the 1872 Post Office building to allow insertion of large dark red coloured powdercoated aluminium framed windows, part of 1922 alterations. Internal partitions to offices and meeting rooms are metal framed plasterboard and glazed, glued laminate skirtings to walls. Several inserted modern doors have modern colonial pattern architraves. Small meeting room on south east corner has bulkhead over staircase down to former Detectives Gallery.



Figure 99 Offices to north side of gallery.



Figure 100 Original entry door to gallery offices.

### P1.03 South Side Offices

This area currently houses Security, Board Rooms and Directors' offices. These rooms have been reconstructed several times for different purposes.

A suspended flush plaster ceiling cuts through the original windows to Franklin Street elevation below curved section. Note windows to other areas have filled panel in upper curved section even with higher ceiling.



Figure 101 Modern inserted door within offices on south side of gallery



Figure 102 Board Room, south side of gallery

## P1.04 Detectives Gallery

Detective galleries were built in 1924 to provide security observation of the Mail Rooms (later demolished) and the public Postal Hall. The timber boarded walkways were surrounded by timber framed walls, suspended on steel hangers, with a plain timber hand rail, and covered both the north and west walls under the mezzanine gallery. Iron grilles were provided for discreet observation of the public area, and these are now used as air conditioning duct outlets for the Postal Hall. The Mail Room galleries were not concealed, and had metal louvred observation windows, but no visible evidence survives.



Figure 103 Stairs down from Mezzanine level to former Detectives Gallery



Figure 104 Inside former Detectives Gallery, shows wall finishes as in 1924



Figure 105 Services and cabling installed in ceiling space above Mail Room, viewed from former Detectives Gallery

**P1.05 East Side Offices**

Currently housing Support Services and call centre for Licensed Post Offices.

Original timber windows to north elevation, with external metal security screens.
Suspended acoustic tiled ceiling with recessed lights, security and air conditioning.
Timber floor with carpet, floor mounted power and data outlet points for workstations and general office fittings.



Figure 106 Lowered ceiling with bulkhead above windows facing King William Street

### P1.06 North-East Offices

Training department and support services. Original east facing timber windows, with 45° bulkhead to ceiling. Suspended ceiling with acoustic tiles and recessed light and air conditioning outlets. Original timber skirtings to perimeter walls have surface mounted plastic conduit for power and data lines. Walls above the skirtings have plasterboard sheeting probably glue fixed. Separate areas for training room, staff medical doctor's consulting room and kitchen are divided with glass and metal framed partitions. The kitchen has timber laminated cabinets, a stainless steel sink and sundry electrical appliances. Timber floors with carpet to office areas, vinyl tiles to kitchen.



Figure 107 Partitioned offices facing King William Street

## Tower

### PT.01 Tower stair

An octagonal shaped timber stair rises from Ground to First Floor level. Walls are rendered brick internally with slender timber framed windows facing east and south, both with damaged timber slat blinds. The top of this stair well is the underside of the bell chamber floor. A plastered ceiling with a wide decorative cornice contains an octagonal opening for the (now redundant) clock counterweights.

From the First Floor level a narrow spiral stone stair within the wall of the tower rises to the Bell Chamber.



Figure 108 Octagonal timber stair from Ground to First Floor of tower



Figure 109 Ceiling of Tower stair with clock counterweights

**PT.02 Bell chamber**

Brick structure internally with brick arched openings 950 mm thick filled with wide metal louvres. Internal face of brick walls painted white. The five bells are supported on timber and iron framing, with clappers connected to the clock mechanism in the chamber above by a system of pulleys through the timber floor. A steep timber ladder provides access to the next level.



Figure 110 Belfry

**PT.03 Clock mechanism**

Brick structure internally with double timber framed pairs of doors/windows on all four sides. Access was available on the south side to the balconette, where the stone threshold and balustrade are dirty but in good condition. The clock mechanism is contained behind a glazed partition in a timber panelled dust-proof room dating from the clock installation in 1875. Another steep timber ladder provides access to the cupola.

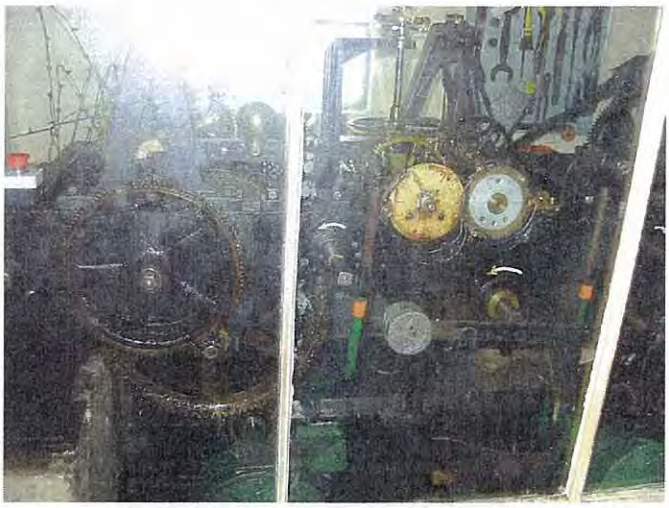


Figure 111 Clock Mechanism



Figure 112 Balcony doors

**PT.04 Cupola**

The cupola is an iron framed structure with curved brick infill walls, covered in zinc sheeting. There are two levels internally connected by another steep timber ladder. The internal face of the brick to the lower chamber is painted, and contains fire fighting equipment. Graffiti dating from as early as 1918 has been left on two walls, but there should be no encouragement to add to it.

In the upper chamber of the cupola the bottom sections of the curved walls are painted, the top sections have been rendered internally, presumably to assist weather protection of the tower.
A steep timber and steel ladder from the upper chamber rises through a hatchway to the Widow's Walk, however this hatch was locked at the time of inspection and no access was available.



Figure 113 Cupola – upper level



Figure 114 Cupola lower level shows graffiti

### 2.3.2 Outbuildings

**Externally**

This collection of buildings include remnants of the earlier 1850s Police Station and stables buildings, originally a single storey structure, later altered in 1872. A two storey stone and brick building was constructed around this building in 1884, but this was partly demolished when the Telephone Exchange was extended in 1914. The higher brick building backing onto Post Office Lane is a remaining part of the north wing of the 1893 extensions to the GPO. It is all that remains of the 1893 extensions, after demolition of most of the building prior to construction of the 1922 four storey extensions to the GPO.



Figure 115 Outbuildings viewed from the yard – wall from 1884 alterations

The 1850/1872 structure was single storey stone with brick arches and quoins, the only remaining elements are sections of the east facing wall within the arched access to the stairs. There is a section of stone wall with brick quoins facing Post Office Lane which may be part of this earlier structure, but it has been considerably altered with changes to window configurations and alterations to accommodate the roller door to the Lane.



Figure 116 Remnant of 1850s brick wall behind arch

The 1884 structure is two storey stone with brick arches and quoins, timber framed upper floors and roof, covered with iron sheeting. Some timber framed doors and windows remain on the east elevation. The east wall was partly demolished to accommodate the north wing of the 1893 GPO extension. Further alterations were made when the south end was demolished to accommodate the 1914 extension to the Telephone Exchange, when the access stair was cut into its present location. An additional stair access was made to the basement of the Telephone Exchange at this time, with a small goods hoist later added for access into the ground floor of the Telephone Exchange from the existing Post Office courtyard. The roof has been re-sheeted at least once, and the west wall was altered to accommodate the 1923 Commonwealth Office building and its new access doors through to the GPO complex.

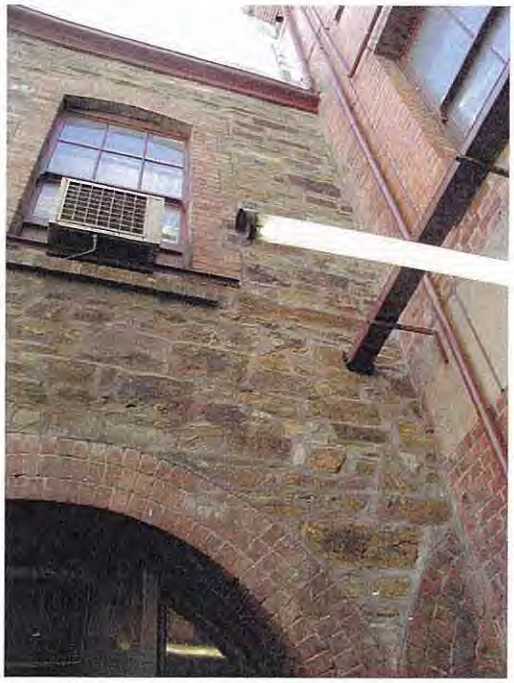


Figure 117 Stone wall from 1884 alteration to Outbuildings, remnant of 1893 GPO extension on the right

The remnant of the 1893 GPO extension north wing is a three storey brick structure, timber framed floors and roof, and timber framed windows and doors, with a loading dock and cat-head still evident at the upper level. The ground level contained cart sheds backing onto Post Office Lane with brick arched openings facing the courtyard. Only a small section of one arch at the west end remains after a deep concrete beam was installed to support the upper levels and provide clear vehicular access out to Post Office Lane in 1935. The levels of this section do not relate to either the 1884 building or the 1922 extension, and timber stairs provide access internally.

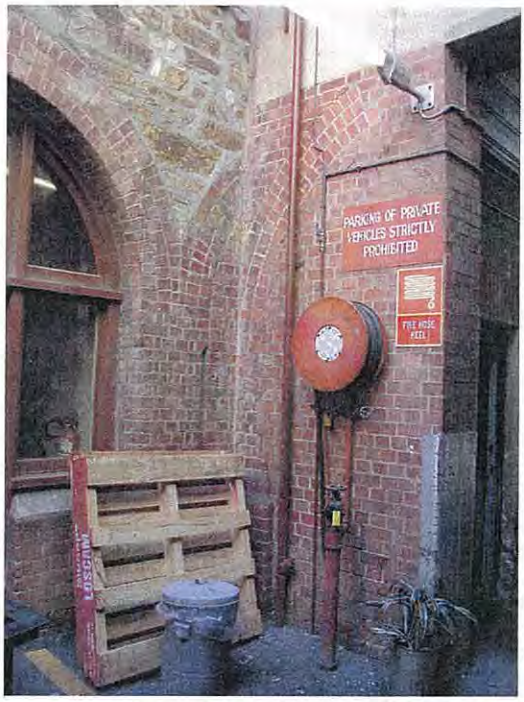



Figure 118 Remnant arch of Cart sheds, part of 1893 GPO extensions, beam over access to Post Office Lane.

**Internally**
This building has been refitted at several stages, with many details not compliant with current Building Code requirements. Timber stairs provide access between the different levels with

**Ground Floor**

**D0.01 North Storeroom**
This area has been used as variously storerooms, workshops and male toilets. There is no apparent evidence of slate floors and cells from the 1850s in the existing fabric, only further archeological work would ascertain if earlier fabric is present under the concrete floors.

Existing floors are concrete, painted timber walls and flush ceiling. Windows were changed to the present steel framing with obscured wired glass when the area was refitted as a male toilet.

A stair provides access to the east end of the basement level of the Commonwealth Offices.



Figure 119 North store room, part of original 1850s structure, with new windows and internal lining



Figure 120 Stone wall from 1884 alteration to Outbuildings

**D0.02 Storerooms**

This level formerly housed the PABX for the GPO, now used for storage. Timber floor with vinyl sheet covering. Infill material on floor and ceiling indicate the location of a former fireplace and chimney breast. Painted brick walls and flush ceiling with surface mounted lights and power.

**First Floor**

**D1.01-2 Recreation Rooms**

Timber framed floors, with carpet tiles and sheet vinyl flooring, modern ducted and timber skirtings. Timber roof structure has been given additional support on painted timber joists on posts down both sides of rooms. Flush plasterboard ceiling conceals remnants of earlier lath and plaster ceiling above, visible through gaps at doorway.

Hard plastered walls are in fair condition. Timber framed windows are modern alteration. Lighting and power are surface mounted to walls and ceiling.



Figure 121 Recreation Room with propped ceiling beams

### 2.3.3 GPO Extensions 1922

**Externally**

This building was constructed in 1922 within the perimeter of the existing 1872 GPO and the King William Street frontage of the 1893 building, with the two rear wings of the 1893 extension demolished.

The external walls are of brick with rendered surfaces. Earlier window openings were considerably altered and the steel framed windows replaced with aluminium framed units during 1948 and 1980s renovations.



Figure 122 1922 GPO extension, viewed from Waymouth Street

**Internally**

This building has been refitted at several stages, with works done in compliance with current Building Code requirements. Fire Service provisions include hose reels, smoke alarms and exit signs to proper means of escape.

**West Stair 2 & Lift Lobbies**
Tiled floors and stair treads, hard plastered painted walls, timber doors some with glazed panels, flush ceilings and surface mounted lights and other services.

**East Stair – Typical for All Levels**
Stair well has hard rendered walls and plaster ceiling. Stair has carpeted treads and risers with anti-slip nosing strips. Handrail is large moulded format stained timber with painted square section balusters. Window on stair is painted steel framed.

**Basement**

Refer to Basement of GPO PB.01-PB.14

**Ground Floor**

**Mail Room**
Refer to Mail Room of GPO PO.03.

**E0.01 Western Stair and Lobby**
Tiled floors, rendered walls, flush ceiling with surface mounted services.



Figure 123 Lobby at Ground Floor level, west end of building

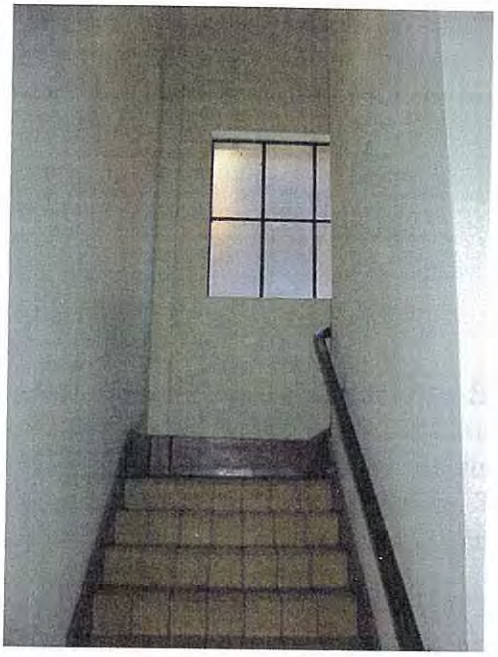


Figure 124 Tiled stair surrounding lift well at west end of building

## First Floor

### E1.01 Offices

Office area has a suspended ceiling with acoustic tiles and recessed light fittings. Walls are hard rendered or plasterboard with paint finish. Floor is carpeted. External windows are bronze anodized aluminium. Internal offices and meeting rooms have plasterboard and part glazed partitions with painted flush doors.

A Kitchenette and Staff Room are installed in the north-east corner, with laminate cabinets, stainless steel sink and sundry appliances.



Figure 125 Level One offices and glazed partitioning

### E1.01 Toilets

Toilet facilities have been modified to include a disabled person toilet adjacent to Female toilet. Access to the disabled persons toilet was installed prior to 1977, and would not comply with the latest requirements of AS 1428. The Female toilet has terrazzo partitions and flooring, some ceramic wall tiling, porcelain fittings, mirrors and original steel framed windows.

## Second Floor

### E2.01 Offices

Suspended ceiling with acoustic tiles and recessed light fittings has been fitted at dropped level, to raised level at external walls. Walls are hard rendered or plasterboard with paint finish. Floor is carpeted. External windows are blue powdercoat aluminium. Internal offices have part glazed and plasterboard partitions. Three training rooms have plasterboard partitions, flush painted doors and are fitted with audio-visual equipment and blackout blinds to external windows.

The entry area has a curved screen of glass brick. A Kitchenette is installed in the entry area adjacent to Stair 1 with laminated cabinets, stainless steel sink and sundry electrical appliances.

### E2.02 Lobby Area

Original partition is intact, stained timber framing, panelling and doors on lobby face, all painted on internal face.




Figure 126 Timber panelled lobby, typical of original fittings from 1922 GPO extension

### E2.03 Toilets

Toilet facilities have been modified to include a disabled persons toilet

## Third Floor

### E3.01 Offices

Reception area and offices have suspended ceiling with acoustic tiles and recessed light fittings. Walls are hard rendered or plasterboard with paint finish. Floor is carpeted. A laminated reception desk is installed in entry area. External windows are bronze anodized aluminium. Internal offices, training rooms and meeting rooms have plasterboard and part glazed partitions with painted flush doors.

A Kitchenette and Staff Room are installed in the south-east corner adjacent to Stair 2, with laminate cabinets, stainless steel sink and sundry appliances.



Figure 127 Level Three open plan office area



Figure 128 Level Three kitchen

### E3.02 Lobby

Lobby has suspended ceiling with acoustic tiles and recessed light fittings. Walls are hard rendered or plasterboard with paint finish. Floor is carpeted. External windows are bronze anodized aluminium.

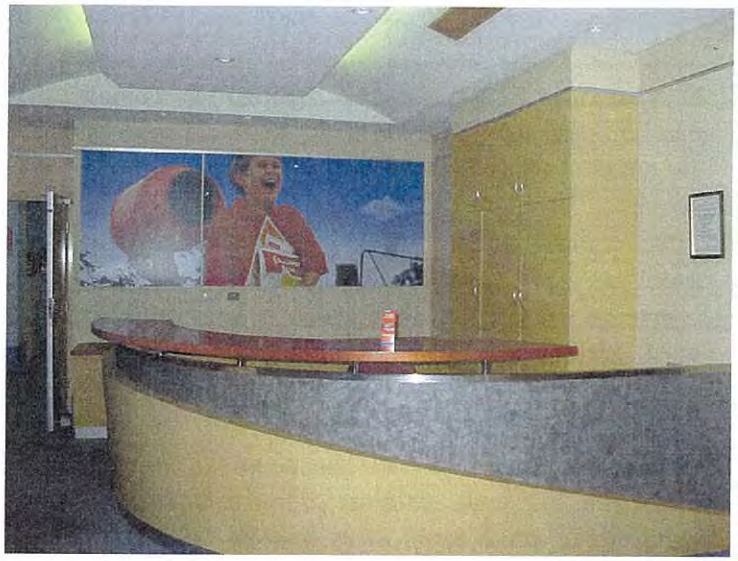


Figure 129 Level Three office reception area

### E3.04 Plant Room – Stair Landing E2 and E3

Plant room fits in roof space under stairs and over GPO Mezzanine level. Concrete floors, rendered walls and slab soffit.



Figure 130 Plant room in GPO roof, off stair landing level

**E3.05 West Stair 2 and Level Three lobby**
Tiled floors and stair treads, hard plastered painted walls, timber doors some with glazed panels. Flush ceiling and surface mounted lights and other services

**Fourth Floor**

**E4.01 Offices**
This level formerly housed the canteen and other staff recreation facilities, and had a roof garden area in the centre. A false floor has been installed over the garden area, with ramped access from the northern staircase. The floor is carpeted.

Standard office partitioning forms the smaller office spaces, with workstations in a central open area. Power is reticulated through the floor structure, not through the ceiling. A suspended ceiling covers the whole floor, with acoustic tiles and recessed fluorescent fittings. Columns were removed from the central floor area in the 1940s with further renovations in 1986 and in recent years.

A kitchenette and staff room has been installed in the south-east corner, adjacent to the stair & lift well, with laminated cabinets, stainless steel sink and sundry appliances. The former kitchen is now used for storage, with large ducts in the east corner serving the entire floor.

Original steel windows have generally been replaced with aluminium frames, bronze anodized externally, blue Powdercoat internally. Doors are either flush panel or timber framed glazed doors to entry.



Figure 131 Level Four offices, no evidence of the cafeteria or roof garden



Figure 132 Store room – where kitchens were originally situated

### E4.02 East Lift Lobby

Lobby has suspended ceiling with acoustic tiles and recessed light fittings. Walls are hard rendered or plasterboard with paint finish. Floor is carpeted. External windows are bronze anodized aluminium.

### E4.03 Toilets

Toilets have terrazzo floor and terrazzo partitions. White porcelain toilet suites and wash basins. Original steel framed windows are still intact. Set plaster ceilings and surface mounted light fittings.



Figure 133 Typical toilet facility in GPO 1922 extensions

### 2.3.4 Telephone Exchange 1907 and 1914 Extension

**Externally**

South wall facing Franklin Street is brickwork, clad in Murray Bridge limestone with some internal brick facings. The East wall facing the Post Office is Flemish bond brickwork. North and West walls are English bond brickwork.

The stone is generally in good condition, some cleaning required as lichens are growing on the balustrade to middle level outside central glazed doors.

Timber doors and windows to front and all external painting should be monitored on a regular maintenance basis to determine painting requirements.

Roof with timber framing, renewed corrugated galvanized iron roof sheeting.

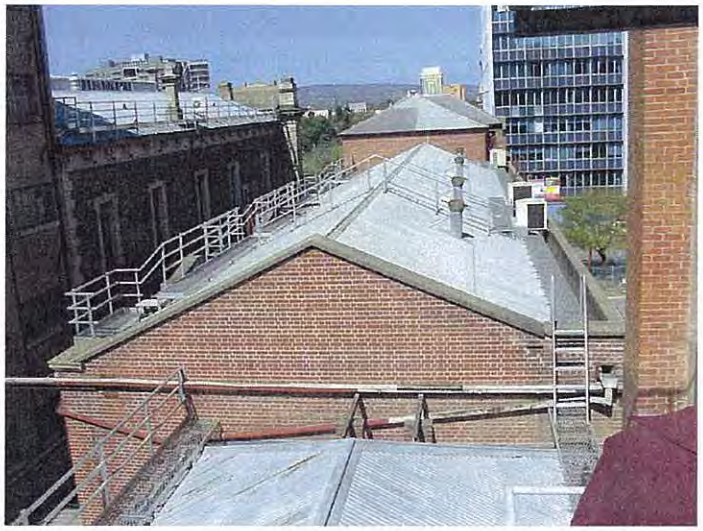


Figure 134 Roof of Telephone Exchange



Figure 135 Balcony of Telephone Exchange facing Franklin Street

**Internally**

**Stair Five – accessed at all levels.**
Carpet to landings and treads with non-slip rubber nosings. Painted rendered walls, pipe handrail on square bolted brackets. Painted soffit to concrete stairs. Internal security doors at landing above street level have been inserted, access and circulation requirements may need modification as part of any refurbishment or change of use.

**Basement**

**TB.01 Former Museum Store Rooms**
Painted brick walls and concrete slab floors, with some redundant shelving and display equipment.

There are some museum items from the former Postal, Telephone and Telegraph Museums both in this building and in Electra House, but none of the display items, books or equipment are specific to installations of the Telephone Exchange in this building. Relevant material is mostly held in the Telstra Archives in Melbourne.

**TB.02 Store and Switch Rooms**
Painted brick walls and concrete slab floors. A cable tunnel was installed at the time of the 1914 extensions to the Telephone Exchange, to provide an underground access through to the street via Post Office Lane.



Figure 136 Cable tunnel from Telephone Exchange out to Post Office Lane

## Ground Floor

### T0.01 Entry Porch

The entry is paved with slate, walls of rendered brick and flush hard plaster ceiling. The original timber entry doors are framed with 3 panels and decorative studwork to each leaf.



Figure 137 Entry Porch from Franklin Street



Figure 138 Internal lobby and stairs Ground Floor level

### T0.03 Office – Former Telephone Museum

This room was fitted out in 1988 as a Museum, with displays open to the public, but has now been returned to office use. A section of the earlier front room has coffered ceiling in panels with new roses and pendant lights, multi-coloured cornices and detailing. The northern end of the room has a lowered flush plasterboard ceiling with surface track mounted display lighting and recessed halogen lights and air conditioning through the bulkhead.



Figure 139 Coffered ceiling to Ground Floor front office

Windows facing Franklin Street have new timber framed hopper and horizontal lights built into the original timber outer frames. New doors have been installed with security functions as for the remainder of the building with card access.

A 6 bay compactus has been installed in the northern end of the room.

### T0.04-5-6 Offices and Store Rooms

Carpet floors with patterned borders. Brick external walls have texture paint, internal partitions have painted plasterboard. Suspended ceiling has bulkheads above transom level of windows. Original timber framed stop-chamfered windows. 'Dumb waiter' has stainless steel doors and surround in painted plaster shaft. Central brick column where extension was added has texture paint finish, other metal columns painted finish.



Figure 140 Rear offices at Ground Floor

**T0.07-8 Printing Workshop and Printing Store Room**
Sheet vinyl flooring, brick external walls have texture paint finish, internal walls plasterboard partitions with modern flush doors, with some glazed panels.

**T0.09 Loading Dock**
This small addition was added in 1935 to provide additional space for the Apparatus Room. It was later altered for use as a loading bay on to the car park when the ground floor areas were converted to a Printing Workshop. Vinyl flooring, painted brick walls and flush ceiling, steel roller door to external loading area.

**T0.10 Kitchen/Staff Room**
Carpet floor, painted walls, laminate benches with stainless steel sink and sundry electrical appliances.

**First Floor**

**T1.01 Reception Room**
Hard plastered walls with decorative wallpapers. Suspended ceiling with acoustic tiles. Floors are carpeted with cut patterned borders. Low timber skirtings and architraves. Timber framed windows and glazed doors to Franklin Street appear to be original, and all are curtained.



Figure 141 Reception Room facing Franklin Street

**T1.02-05 Offices, Staff kitchen and Tranquility Room**

Carpet with patterned border, suspended ceiling below trusses with 2500mm high internal walkway over. (not viewed) Original painted timber windows with modern venetian blinds, stud framed internal part glazed partitions and screen walls with plasterboard finish. Air conditioning and lighting surface mounted. The only central brick column where the extension was added has painted hard plaster finish. A 'dumb waiter' hydraulic lift has been installed at the northern end of the extension, servicing the Basement, Ground and First Floor areas.

The Staff Kitchen has laminate benches and stainless steel sink and various electrical appliances.




Figure 142 First Floor offices, site of the former Telephone Exchange room

## Second Floor

### T2.01, 06 Store Rooms

Carpet floor, rendered face to external walls, plasterboard partitions to internal walls. In Secure Store timber framed windows are in good condition, ceiling may be original corrugated metal sheet, now painted with surface mounted fittings. Circular vent to roof space. Timber framed windows to south Store Room have arched head, Preston winders, and are in good condition.

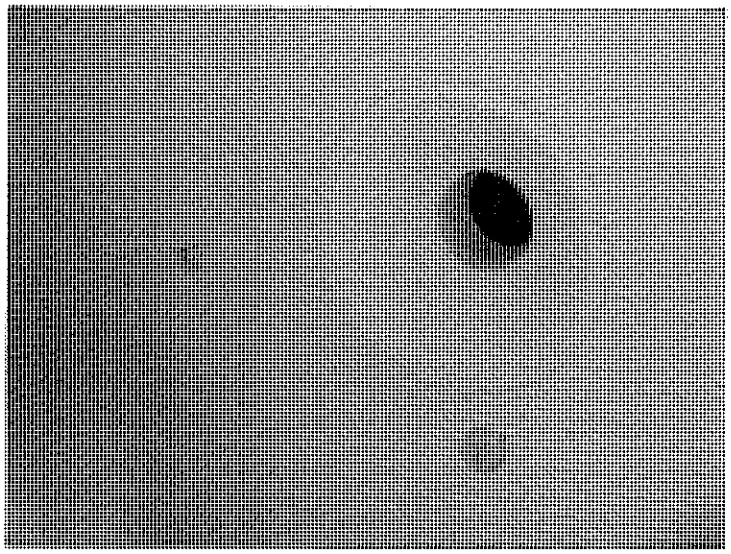


Figure 143 Circular vent in original corrugated metal ceiling to Store Room

**T2.02-05 Shower, Cleaner & Toilets**

Ceramic tiled floor and lower walls, painted hard plastered walls and flush ceilings. Timber high level window in poor condition, and some evidence of damp penetrating the north facing wall at high level. Porcelain WC and basins, stainless steel urinals. Terrazzo partitions to toilets.



Figure 144 Wall of shower – where secondary roof meets rear wall of front service area



Figure 145 Arch head window to Store Room facing Franklin Street

### 2.3.5 Commonwealth Offices

#### Externally

This building was designed to fill the whole block from Franklin Street to Post Office Place, but only the southern third was constructed in 1925. As it was intended that the whole building should be completed the south facing wall remained as unfinished brick and concrete starter bars were left for the adjoining building to be connected. Some of the starter bars were cut level and treated and the south wall was rendered in about 1979. Several columns at roof level still have their starter bars exposed.

#### Internally

#### All Levels

**Stair and Lift**
Concrete stairs have vinyl tile covering with rubber nosings. Moulded timber handrails with curved scroll ends are mounted on square section metal balustrades. Handrail is 900mm above nosings. Rendered walls and soffit to stair flights and landing. Doors from landings to toilet lobbies open into the stairwell, and would not comply with current building regulations. The lift serves all levels and basement floor and is still operational. Lift car has carpet floor, laminated walls and ceiling and stainless steel surrounds.

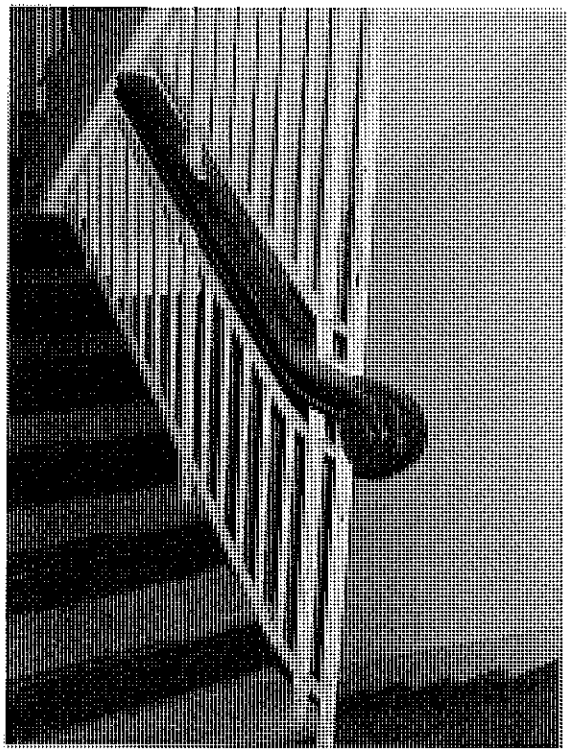


Figure 146 Stair and iron balustrading



Figure 147 Stair landing with door opening onto landing

**External Lobby at Stair Landing**

Lobby at each intermediate landing provides access to Cleaner's sink and toilets. These lobby areas are exposed to the air with unpainted render finished walls and slab soffit and plain pipe balustrade to edge of landing. Wall mounted instantaneous electric hot water service installed above some sinks. Several of the cleaner's sinks are broken, and there is much bird excrement to open lobby areas, particularly at upper levels.



Figure 148 External lobby with cleaner's sink and hot water service

**Toilets**

Concrete floors have ceramic mosaic tile floors, ceramic wall tiles to 1800 high. Toilet partitions are laminate finish, laminate doors with timber edging. Suspended ceiling has smooth tiles. Female toilets have laminate bench with ceramic basins, shower in one cubicle, ceramic toilet suites in other cubicles. Male toilet have wall mounted basins and stainless steel urinal.



Figure 149 Typical toilet block – accessed from external lobby

**Kitchen/Staff Rooms**

A Kitchen/Staff Room is installed at each level, with laminated cabinets and benchtops, some damaged, with stainless steel sink and sundry electrical appliances.

**Basement**

**CB.01-2 Offices**

These rooms have vinyl tiles over timber boarding over concrete slab floors. Rendered walls show extensive evidence of rising damp, column on west wall has blown section of concrete from rusted reinforcing bars.



Figure 150 Evidence of "concrete cancer" in Basement walls.

### CB.02 Lobby

Concrete floors with boarded timber flooring over, flush ceiling with surface mounted lights, power and air conditioning. Rendered walls to base of stair show evidence of rising damp.



Figure 151 Office area with timber boarded floor under vinyl floor sheeting

### CB.03 Generator Room – West Side

Old generators and switchboards still located in this area. Concrete slab floor with boarded timber flooring over. Rendered external walls have extensive damp penetration. Ventilators to external laneway on north are functioning.

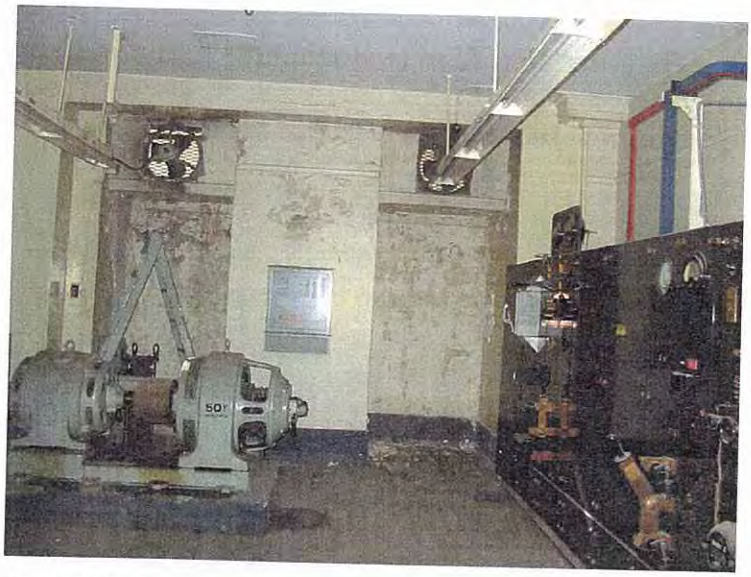


Figure 152 Generator Room in Basement shows evidence of rising damp

### CB.04 Generator Room – East Side

Contains some 1960s switchboards, boiler for heating system and timber access stairs to Car Park on south side of building and through to the Outbuildings.



Figure 153 Switch panel from 1960s

## Ground Floor

### C0.01 Offices

This floor is the only area of the Commonwealth Office building currently used by Australia Post as a dead-letter storage area. Some store rooms were locked and no access was available at the time of survey. Concrete floors have carpet finish throughout. Concrete columns, hard plastered brick infill walls have plasterboard sheet finish. Internal partitions are all stud frame with aluminium framing to glazed sections and flush door frames. Suspended acoustic tiled ceiling, with lights, power and data conduits and air conditioning recessed in ceiling space.



Figure 154 Ground floor area used for storage of postal items and equipment

### C0.02 Lobby
Concrete floors with carpet, rendered walls and suspended acoustic tile ceiling, with recessed light, power and air conditioning.

### C0.03 Entry Lobby to Post Office Place
Floors are covered in marble with slate treads and risers to entry stair. Stair handrail is profiled timber section on steel brackets. External timber doors open inwards, and would not comply with current Means of Escape regulations. Walls have simple decorative render panels and drop-in suspended acoustic tile ceiling. Lights are surface mounted.



Figure 155 Entry lobby from Post Office Place

## First Floor

### C1.01 Offices
This office area was used by Financial Accounting section, with sheet vinyl flooring throughout. A suspended acoustic ceiling has been installed at 2500mm height, with set ceiling visible above. Air conditioning, power and data are cabled in ceiling space, fluorescent lights are surface mounted. Concrete floors with sheet vinyl finish. Concrete columns, hard plastered brick infill walls with rendered skirtings.

A contained office or training room in the north-west corner has been fitted with stick-on acoustic tiles to both walls and ceiling, narrow timber and laminate cupboards 800mm high fitted to all walls.



Figure 156 Office at north-east corner

### C1.02 Lobby

Concrete floors with vinyl tile flooring, rendered walls and acoustic tile ceiling, surface mounted. Lights are surface mounted. Cupboards have been fitted over Strong Room access door in lobby.

## Second Floor

### C2.01 Offices

Concrete floors with carpet to west facing office, sheet vinyl to other office areas. Concrete columns, hard plastered brick infill walls with rendered skirtings. Damp is evident in north-east office area. Wall ventilators below windows have been sealed. Steel and aluminium windows are in the same configurations as upper levels. Canvas blinds have been installed externally over north facing windows. An access door has been installed in the south wall with no external landing or fittings, for some purpose not now obvious.

Part of the ceiling in the south area has original smooth render and set ceiling. An acoustic tile ceiling has been installed elsewhere.

### C2.02 Lobby

Concrete floors with vinyl tile flooring, rendered walls and acoustic tile ceiling, surface mounted. Lights are surface mounted. Cupboards have been fitted over Strong Room access door in lobby.

## Third Floor

### C3.01 Offices

Concrete floors with carpet and sheet vinyl flooring finishes. Concrete columns, hard plastered brick infill walls with rendered skirtings. There is evidence of damp in walls to north and east external walls. Some internal partitions are timber laminate finished with glazing panels and flush doors. Acoustic tiled surface mounted ceiling, with lights, power and data conduits and air conditioning ducts surface mounted.



Figure 157 Third Floor offices

**C3.02 Lobby**
Concrete floors with vinyl tile flooring, rendered walls and acoustic tile ceiling, surface mounted. Lights are surface mounted.

**Fourth Floor**

**C4.01 Offices**
Concrete floors with carpet finish. Concrete columns, hard plastered brick infill walls with rendered skirtings. Some damp is evident on wall of western facing offices, and pigeons have been getting through windows left ajar. Acoustic tiled surface mounted ceiling, with lights, power and data conduits and air conditioning ducts surface mounted.

Internal partitions are either stud framed, part glazed or brick surrounds to the strong rooms (to which no access was available at time of survey.)

External windows to north elevation have original steel framed windows in poor condition with an aluminium framed panel to inner face to provide double glazing (for either heat/sound-proofing purposes.) Proprietary ventilators below each window have been sealed over.

External windows to south elevation have all been replaced with aluminium framed sections with plain glass.

Arched and rectangular external windows to west elevation are original steel framed multi-light windows with frosted glass. Metal louvre sunscreens have been installed on external sill and have afforded some protection to the windows.



Figure 158 Arched multi-light windows to offices facing west at Fourth Floor

### C4.02 Lobby

Concrete floors with vinyl tile flooring, rendered walls and acoustic tile ceiling, surface mounted with fluorescent lights mounted on the ceiling. Cupboards have been fitted over Strong Room access door in lobby.

## 2.4 Legislative Analysis

Continuing developments, changes of use of the Post Office buildings and evolution of the Commonwealth have happened concurrently with changes of regulation and policy in both the political and physical arena. As a Commonwealth owned property there have been few restrictions on any alterations up until the establishment of the EPBC Act 1999.

The impact of legislative change will be greatest if there are further building alterations or changes of use, some onerous and others beneficial. The most significant impacts are outlined in the section following, where the various elements and current status are listed, with the implications of current governing regulations.

Under the new National heritage system, the National Heritage List and the Commonwealth Heritage List have similar criteria; however, the key difference is the level or 'threshold' by which they meet one or more criteria. The National Heritage List includes places with "outstanding heritage significance for the nation," and the Commonwealth Heritage List includes places that are owned or controlled by the Australian Government that are of "significant heritage value" (not only at a national level.)

Thresholds for the Commonwealth Heritage List and the Register of the National Estate will be different to those used for the National Heritage List, as most of the places on these lists may be of only local or state-level significance. To be entered on these lists, a place must have 'significant' heritage value.

Both the SA Heritage Places Act and SA Development Act have recently been revised by the SA State Parliament. Under the new Acts the penalties for intentional damage or failure to comply with orders have been increased, and provision is made for civil enforcement and recovery of costs of restitution works.

### 2.4.1 EPBC Act 1999 & Australian Heritage Council Act 2003

**National Heritage List**

The National Heritage List includes places of outstanding significance to the nation. The Adelaide GPO does not meet the threshold of 'outstanding significance to the nation' for any of the assessment criteria.

**Commonwealth Heritage List**

The Commonwealth Heritage List is a list of natural and cultural heritage places owned or controlled by the Australian Government, with significant heritage value to the nation.

The places that are added to the Commonwealth Heritage List will be protected under existing provisions of the EPBC Act.

The Act provides that actions:

- taken on Commonwealth land which are likely to have a significant impact on the environment will require the approval of the Minister
- taken outside Commonwealth land which are likely to have a significant impact on the environment on Commonwealth land, will require the approval of the Minister
- taken by the Australian Government or its agencies which are likely to have a significant impact on the environment anywhere will require approval by the Minister.

The Adelaide GPO is currently entered in the Commonwealth Heritage List (Place ID 105518) and includes:

- GPO building 1872
- GPO extension 1893

**Register of the National Estate**

The Register is Australia's record of natural, cultural and Indigenous places that are special to Australians and are worth keeping for the future.

It provides the basis for important heritage identification and protection systems, and remains as part of the Australian Heritage Places Inventory, which links national, state and territory heritage information databases.

The Register of the National Estate lists the Adelaide GPO (Place ID 6331) and this registration includes the same items as the Commonwealth Heritage listing.

- GPO building 1872
- GPO extension 1893

The Register of the National Estate also lists the Victoria Square Conservation Area, (Place ID 6435.) This area includes the whole of the block bounded by Franklin Street, King William Street, Post Office Place and Post Office Lane, which encompasses:

- GPO 1872 building
- GPO extension 1893 along King William Street
- GPO extensions 1922 to 1926
- Central Telephone Exchange building of 1907 and its 1914 extension
- Outbuildings – remnants of 1872, 1884 buildings.
- Outbuildings – rear of 1893 GPO extension.
- Commonwealth Offices 1923

The effect of this listing is to acknowledge the historical significance of the townscape. There are no legislative penalties or development constraints if properties are not listed under any other heritage legislation, or affected by Commonwealth land and works.

### 2.4.2 SA Heritage Places Act 1993

The State Heritage Register is established under the SA Heritage Places Act 1993 and administered by the State Heritage Branch of the SA Department of Environment and Heritage. The Act incorporates substantial penalties for damaging or wilfully neglecting a place on the State Heritage Register, or for undertaking actions which will affect the heritage values or context of the place, without the consent of the SA Minister for Environment and Heritage.

There are no statutory policies in the SA Heritage Places Act regarding the redevelopment of State Heritage Places, with each proposal assessed on its merits and likely impact on the place's heritage values, by State Heritage Branch officers. The assessment occurs as a consequence of referral of a proposed development by the relevant planning approval authority, as required by the SA Development Act 1993.

The Adelaide GPO is entered in the SA Heritage Register, (File Number 10860,) however the boundaries of this listing require clarification. Advice from SA Heritage indicates the listing covers the same area as the original City of Adelaide Heritage Survey 1986 and may include the following elements on the site:

- GPO 1872 building
- GPO extension 1893 along King William Street
- Central Telephone Exchange building of 1907 and its 1914 extension
- Outbuildings - remnants of 1872, 1884 buildings

Elements ***excluded*** from the listing are:

- GPO extensions 1921 to 1926
- Outbuildings - rear of 1893 GPO extension.
- Commonwealth Offices - building on Post Office Lane

The principal effect of inclusion on the Register of State Heritage Places established under the SA Heritage Places Act is that it brings to bear the provisions of the SA Development Act 1993 that require any proposed development affecting a registered place to be referred for review by the Minister responsible for the State's heritage (the Minister of Environment & Heritage i.e. Heritage SA) before being approved by the relevant Local Planning Authority (i.e. Adelaide City Council.) The Development Act also introduces dispensations from the Building Code where conflict exists between a place's heritage values and the requirements of the Code; a valuable concession.

The referral requirement triggered by the Development Act is essentially an obligation to consult, to ensure that a place's principal heritage values are not disregarded or destroyed by proposed changes or development. It is not usually an onerous requirement.

The Building Code (and Development Plan) dispensations that can be derived from State heritage listing can have substantial, measurable economic value, and the benefits thus accrued will generally outweigh any perceived disadvantages.

### 2.4.3 SA Development Act 1993 and the Adelaide (City) Development Plan

Development in South Australia is governed by the SA Development Act 1993 and subject to approval by Local Government Authorities. The Development Act requires each Local Government Authority to prepare and administer a Development Plan for its area of responsibility as Planning and Building Authority. Through the local area Development Plan, the opportunity exists for Councils to identify, schedule and make detailed policies to protect items of Local Heritage value. For convenience, most local area Development Plans also identify State Heritage Places within their area.

Any proposed development of works affecting a State Heritage Place (in other than State Government ownership) must be referred by the relevant Local Government Authority to the SA Minister for Environment and Heritage for a report, and the Local Government Authority must have regard to any recommendations of the Minister, in granting (or refusing) approval. If the Council rejects the Minister's advice, the approving Authority becomes the Development Assessment Commission, a State Government entity.

The Adelaide (City) Development Plan, established under the South Australian Development Act 1993 and administered by the Adelaide City Council, sets out the development control provisions applicable within the City of Adelaide. It contains both City-wide development requirements as well as more specific requirements for each part of the City. It establishes a list of Local Heritage Places (City or Townscape significance) and Objectives and Principles of Development Control relating to Heritage places which have Statutory effect within the Council area.

The Adelaide (City) Development Plan notes those places of State Heritage Significance within the Council area and its development control provisions generally apply to both State and Local Heritage Places on the Register.

On the GPO site there are no Local Heritage Places listed by the City of Adelaide, and the City of Adelaide no longer lists Conservation Areas.

### 2.4.4 Building Code of Australia

The 1872 GPO building was constructed before the first South Australian Building Act of 1881 was enacted and does not comply in numerous respects to the requirements of the now prevailing Building Code of Australia, enacted 1996.

The Building Code of Australia 1996 (BCA) is produced and maintained by the Australian Building Codes Board on behalf of the Commonwealth and State/Territory Governments, and is a uniform set of technical requirements and standards prescribed to ensure acceptable standards of building construction, safety, health and amenity are maintained. Each State/Territory, including South Australia, has its own variations and additions.

To achieve its objectives, the BCA classifies buildings according to their use, and applies different requirements relating to the differing uses and risks arising therefrom. It also identifies types of construction as having different levels of fire resistance and codifies them accordingly.

Section 36 pf the SA Development Act 1993 provides for dispensations to be applied by Building Authorities *"where an inconsistency exists between the Building Rules and a Development Plan in relation to a State Heritage place..."* and to *"modify the application of the Building Rules to avoid the inconsistency..."*.

In considering the impact of current legislative requirements, it is clear that this provision will need to be invoked in order to preserve the heritage values of some areas of the GPO buildling(s).

The nature of internal fitouts have meant that much of the building complies with current fire safety and Building Code requirements for escape and amenity, and Occupational Health and Safety requirements are an ongoing priority for Australia Post as an employer. However the sections of the buildings, particularly areas now vacant, would require extensive upgrading and modifications to comply with current regulations. Historic elements are usually subject to less stringent compliance if significant fabric is under scrutiny, and dispensations may be given to allow existing non-complying elements to remain (such as the low handrail and balustrade surrounding the gallery in the main Postal Hall of the GPO.)

As so much of the historic fabric of floor structures to the GPO have been altered over the years, it should be possible to ensure adequate compliance with Fire Separation requirements within the existing structures.

### 2.4.5 Occupation Health, Safety & Welfare Act

A full asbestos audit will be required prior to any demolition or remodelling works on the buildings, particularly those elements constructed from the 1920s onwards. Elements in contained spaces that are not to be otherwise altered should remain untouched rather than be unnecessarily disturbed.

### 2.4.6 Disability Discrimination Act

The issue of disability access for the public access to the main GPO building was addressed in 2003, with the installation of an access ramp from King William Street to the private box room. Access is thus available through to the main postal chamber, with lift access to the floors above. However this access is only to the main building, and the office areas in the 1922-6 extensions, and limited parts of the basement areas.

No disabled access is provided to the Telephone Exchange and outbuildings, or through to areas in the western end of the building facing Post Office Place.

Some dispensation may be allowed for the retained elements that are of Heritage Significance, but all new work would need to comply with the latest Code requirements.

### 2.4.7 Change of Use Implications

Changing the use of the existing building or parts thereof to accommodate alternative desired or allowable uses will trigger different Building Code requirements associated with that use (eg. classification and type of construction required, fire resistance levels etc.) necessitating building modifications which will have both a cost impost and a potential impact upon historic building fabric. Such impacts will have a bearing on the appropriateness or otherwise of proposed alternative uses, and may preclude some.

It is not possible to predict all possible changes of use that may be proposed, and to assess the potential impact on historic building fabric that an upgrade to Building Code requirements may imply. Further, Building Code requirements are continually in review and change with time. It is however possible to predict the most likely scenarios for building adaptation and re-use and to consider the potential impact on historic fabric of Code driven impacts that they may derive.

The most likely future alternative uses to the current post office use are: Offices for professional or commercial purposes (Class 5), Hotel (Class 3), Retail Shops/Department Store (Class 6), Gallery/Exhibition space (Class 9), and Restaurant(s) (Class 6) or a combination thereof.

Change in use from offices will in some cases, requirement compartmentation, (fire separation), between certain areas e.g. the commercial and residential parts of a Boutique Hotel or, depending upon size, the atrium of a Department Store. Alternatively, a sprinkler system may have to be installed in the building. Smoke separation my also be required in corridors. In each case the impact on the heritage fabric could be substantial. For example, to upgrade floor and roof structure to full BCA compliance or to install a sprinkler system may require removal or damage of significant historic ceilings.

Where the creation of fire/smoke separation or the installation of sprinklers is likely to have an adverse effect on heritage fabric, modification of the Building rules should be sought through the provisions of Section 3.6 of the South Australian Development Act.

In any adaptation to another use, the aim should be to make the building safe in an efficient manner with the least impact on historic fabric.

# 3. ESTABLISHING CULTURAL SIGNIFICANCE

## 3.1 Assessment of Significance

### 3.1.1 Appropriate Assessment Criteria

In the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) the term "cultural significance" means "aesthetic, historic, scientific or social value for the past, present, or future generations". Each State and National heritage agency has its own, often different criteria for measuring significance, and it is possible, sometimes appropriate to establish additional, more precise criteria for assessing the significance of a particular place.

No general set of criteria is likely to be entirely appropriate for any single place. While the buildings themselves are of significance for their physical and historical values, there are significant social values associated with the Adelaide GPO. The Australian Historic Themes are used as a framework for a thematic assessment of the place. The guide "Protecting the Social Value of Public Places" is used[24] to assess social values in this section. The Commonwealth and State heritage criteria are similar and are applicable for reassessing the heritage values approved by the relevant Heritage Authorities.

Buildings within the Adelaide GPO site are entered in either the Commonwealth or State Heritage Registers and their aggregated context as a historic place is part of the Victoria Square Conservation Area, listed on the Register of the National Estate.

### 3.1.2 Thematic Assessment

The Australian Heritage Commission's "Australian Historic Themes" provides a useful framework for the thematic assessment of significance. These themes were developed in 2001 to assess places for the Register of the National Estate, and the following themes are appropriate for assessing the level of significance and value of the Adelaide GPO in both a regional (State) and national context of human activities.

*3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES*

- The Adelaide GPO was an important physical element in the development of the City of Adelaide in the 19th century. (3.2: Constructing capital city economies)
- The GPO was a focus for provision of post, telegraph and later telephone communication within the Colony of South Australia, to the other regions and colonial capitals and to the rest of the world. (3.7: Establishing communications - 3.7.1: Establishing postal services)
- The GPO was the centre of planning and the communications hub in establishment of the Overland Telegraph Line, an important technological step in linking Australia to Europe and the world. (3.7.2: Developing electric means of communication)

[24] Walker M, 1998 *Protecting the Social Value of Public Places* ACNT, Canberra

*4. BUILDING SETTLEMENTS, TOWNS AND CITIES*

- The establishment of central city post, telegraph and telephone services and a significant civic GPO building was an important step in establishing social networks and communication links within Adelaide and its environs, and the developing regional rural areas. (4.3: Developing institutions)

*7. GOVERNING*

- South Australian Postmaster General Charles Todd played an important role in the Intercolonial Postal Conferences prior to Federation, encouraging the improvement of inter-colonial communications and a national system for supply and charging of services. (7.4: Federating Australia)

*8. DEVELOPING AUSTRALIA'S CULTURAL LIFE*

- Despite the controversies over the competition for the design, and later input by several architects in the final design of the Adelaide GPO, the finished building was a source of pride to the citizens of Adelaide, and was recognized by visitors from Europe as a fine building. (8.10: Pursuing excellence in the arts and sciences - 8.10.4: Designing and building fine buildings)
- The Adelaide GPO was the location where much of the research and experimentation of early technologies connected with both the telegraph and telephone services, and was the hub for the first international communication with Europe via the Overland Telegraph Line in 1872.
  (8.10.5: Advancing knowledge in science and technology)

### 3.1.3 National Significance

**National Heritage List**

Australia's National Heritage List includes places with **outstanding** heritage value to the nation. The Adelaide GPO does not meet the threshold of outstanding significance for any of the criteria for inclusion on the National Heritage List. A comparative review in Section 2.2.4 shows that it is one of many similar capital city GPOs constructed at a the same time, and while a fine example is not outstanding in its design or technological forms. There are no natural heritage features of significance, and the site has been excavated to construct basements below most of the buildings thus reducing the likelihood of finding remnant indigenous material or artefacts.

**Commonwealth Heritage List**

The Commonwealth Heritage List is a list of natural and cultural heritage places owned or controlled by the Australian Government, with significant heritage value to the nation. To be entered on the Commonwealth Heritage List a place must qualify against at least one of the following criteria:

*(a) The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history;*

*(b) The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history;*

*(c) The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(d) The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:*
*(i) a class of Australia's natural or cultural places; or*
*(ii) a class of Australia's natural or cultural environments;*

*(e) The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

*(f) The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period;*

*(g) The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*

*(h) The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history;*

*(i) The place has significant heritage value because of the place's importance as part of Indigenous tradition.*

The Adelaide GPO accords with the ***Commonwealth Heritage List*** criteria to a greater or lesser degree as follows.

**(a) The Place's importance in the course or pattern of Australia's natural or cultural history**

The Adelaide GPO was an important location critical to the establishment of postal, telegraph and telephone services in the colony of South Australia, and to the remote communities of central Australia. The 1872 Post Office building was the site of the first international communication by telegraph from Australia conducted through the Overland Telegraph Line, established and constructed under the guidance of the South Australian Postmaster, Sir Charles Todd.

**(d) The Place's importance in demonstrating principal characteristics of a class of Australia's natural or cultural places or environments**

The GPO is a major public building in the Victorian Free Classical style, symbolic of the progress of the developing colonies.

**(e) Exhibiting aesthetic characteristics valued by community or group**

Prominent Victorian Free Classical style, part of the government precinct with the Town Hall and court buildings, the GPO's Victoria Tower is a landmark within the Victoria Square precinct. The Postal Hall is a distinctive feature, providing a sense of space which has only recently been re-introduced in public building design.

**(g) Strong or special association with particular group for social, cultural or spiritual reasons**

The place was an important location in the development of postal, telegraph and telephone services as the basis of communications both within Australia and the

early electronic connections with Europe. While the greatest social impact was felt locally by the people of Adelaide and South Australia, the effect of the development of communications was a national benefit.

**(h) Special association with person or group of importance in Australian cultural history**

The place has special association with Sir Charles Todd as SA Postmaster General, who pioneered the establishment of the first international Telegraph services and construction of the Overland Telegraph Line.

At the Commonwealth level the architectural, historical and social values of the GPO are of primary importance.

### 3.1.4 State Significance

A place is eligible for entry in the State Heritage Register if it is of heritage value, if it meets one or more of the following criteria:

*(a) It demonstrates important aspects of the evolution or pattern of the State's history.*

*(b) It has rare, uncommon or endangered qualities that are of cultural significance.*

*(c) It may yield information that will contribute to an understanding of the State's history, including its natural history.*

*(d) It is an outstanding representative of a particular class of places of cultural significance.*

*(e) It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.*

*(f) It has strong cultural or spiritual associations for the community or a group within it.*

*(g) It has a special association with the life or work of a person or organisation or an event of historical importance.*

The Adelaide GPO accords with the ***State*** Significance criteria to a greater or lesser degree as follows.

**(a) The place demonstrates important aspects of the evolution of the State's history**

The GPO and Telephone Exchange were important places, critical to the establishment of postal, telegraph and telephone services in the colony of South Australia, and its remote communities.

**(d) The place is an outstanding representative of a particular class of places of cultural significance.**
The GPO is a major public building in Victorian Free Classical style, with the Postal Hall chamber and gallery, applied decoration and clock tower all symbolic of progress of the colony.

**(e) The place demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction or design characteristics.**
An excellent example of the Victorian Free Classical style in a major public building, using local South Australian stone. The Tower is a landmark within the Victoria Square precinct. The Postal Hall is a distinctive feature, providing a sense of space which has only recently been re-introduced in public building design.

The 1872 GPO building is a fine example of the work of architects Edmund Wright and E J Woods, and the influence of E H Hamilton and R G Thomas.

The Telephone Exchange is a less important building by C E Owen Smyth, but is a sympathetic component of the GPO precinct.

**(h) The place has a special association with the life or work of a person or organisation or an event of historical importance.**
The Adelaide GPO has special associations with Sir Charles Todd in his roles as the first Superintendent of Telegraphs and Government Astronomer, and later as South Australian Postmaster General, and for his enthusiasm and supervision of the construction of the Overland Telegraph Line through South Australia and its Northern Territory. Todd was instrumental in the South Australian Government monopolising supply of telegraph and later telephone services.

The GPO is correctly listed as a SA State Heritage Place. At State level the architectural, historical and social values of the GPO site are of primary importance.

### 3.1.5 Local Significance

A place is eligible for entry in a Local Government Authority Heritage Register if it meets one or more of the following criteria:

*(a) It displays historical, economic or social themes that are of importance to the local area.*
*(b) It represents customs or ways of life that are characteristic of the local area.*
*(c) It has played an important part in the lives of local residents.*
*(d) It displays aesthetic merit, design characteristics, techniques of significance to the local area.*
*(e) It is associated with a notable local personality or event.*
*(f) It is a notable landmark in the area.*
*(g) In the case of a tree - it is of special historical or social significance or importance within the local area.*

Buildings on the Adelaide GPO site accord with ***local*** heritage significance criteria to a greater or lesser degree as follows.

**(a) The place displays historic, economic or social themes that are of importance to the local area.**

The much modified outbuildings behind the Telephone Exchange are all that remains of the early civic buildings on this site. However their historical integrity is compromised, without comprehensible evidence of their several previous uses, and the buildings are of low historical and social significance.

**(c) The place has played an important part in the lives of local residents**

There has been a Post Office on this site since 1850. Adelaide residents have used postal services, and made and received the earliest telegraph and telephone communications from this place.

**(d) The place displays aesthetic merit, design characteristics or construction techniques of significance to the area.**

The Commonwealth Offices are only the first portion to be constructed of a proposed larger building development designed by J S Murdoch, and only the west elevation (facing Post Office Lane) was properly finished. Its architecture is unremarkable and the building is of little significance in its incomplete form.

**(f) The place is a notable landmark in the area**

The Adelaide GPO Tower is a prominent feature of Victoria Square, and has always been a landmark in the City of Adelaide.

The local heritage values of the lesser buildings on the GPO site reside in their social significance and landmark status.

### 3.1.6 Social Values

"Protecting the Social Value of Public Places"[25] was prepared by the Australian Council of National Trusts to guide the assessment of the social values of public places. It further examines the values assessed under Criterion (g) of National, Commonwealth and State Heritage criteria.

The community places a high value on public places that are landmarks, or central, signature places providing essential community functions; they express a collective identity and community sense of ownership. Public buildings are a major component of the character of Australian settlements, and post offices were an expression of colonial and later federal government policy in providing specific services and facilities. Governments were also keen to make their mark, and architectural competitions were aimed at securing suitable landmark designs to express civic pride.

[25] Walker M, 1998 *Protecting the Social Value of Public Places* ACNT, Canberra

The Adelaide GPO, sited in the Government Precinct surrounding Victoria Square is a landmark building, for a long period the clock tower being the tallest structure in the area.

The GPO was a centre of communication, the place where letters, telegraph messages and early telephone communications were sent and received. Distances between Adelaide and other towns and cities were measured from the GPO.

The role of the Postmaster along with the bank manager, has always been a respected position in the community, and it is clear that Charles Todd held such a position during his service at the Adelaide GPO. As Government Astronomer and Superintendent of Telegraphs from 1855 to 1870 he held a prominent place in the city, and as Postmaster General from 1870 to his retirement in 1906 he was a practical and inspirational leader, responsible and trusted. Todd and his family did not live at the GPO as quarters were provided for them in West Terrace at the Observatory. It was under Todd's direction that the most significant progress was made, both technological advancements and building developments.

### 3.1.7 Summary Statement of Cultural Significance

The Adelaide General Post Office is of high historical and architectural significance as one of South Australia's first public buildings of the mid-late Victorian era, a period of social and government consolidation, and expansion of civic institutions in the young colony, and of the work of renowned colonial architect, E.J.Woods, who designed many of Adelaide's significant public buildings. Although built in numerous stages, its principal external facades are of consistent Victorian Free Classical style. Its prominent clock tower is a landmark building at the corner of King William and Franklin Streets, and an important element in the civic townscape of Victoria Square.

The Adelaide GPO is also of high social significance for its long association with the colonial postal service and later the development of telegraph and telephone services in South Australia. The Adelaide GPO was the historic hub for the first international telegraph communication from Australia, conducted over the Overland Telegraph Line, a project which was the entrepreneurial vision of SA Postmaster General, Sir Charles Todd, a significant person in the development of the Adelaide GPO and the newly developed alternative means of communications of which he encouraged the SA government to take monopoly control.

The Adelaide GPO reached its zenith as an integrated postal, telegraph and telephone entity under Todd's direction and control around the time of Federation and the transfer of communication responsibility from the States to the new Commonwealth government, (officially on 1 January 1901, but practically not until after WW1.) Todd retired in 1906, shortly before construction commenced on the separate central Telephone Exchange building (1907) with its own identity, reflecting the increasing dominance of the telephone service as a rapid and preferred means of communication by the community. Subsequent buildings added to the site by the Commonwealth such as the 1921-26 additions to the GPO, and the 1923 first stage of the Commonwealth Offices buildings were unsympathetic to the built form and architectural style of the 1872/1893 GPO and diminished its integrity and representativeness. They add nothing

to the significance of the Adelaide GPO at its highest state and function as a South Australian civic institution and community service.

Remnant outbuildings of the earlier 1850s Postal, Police and Court buildings on the site are a link to the earlier civic buildings on this prominent, central city site, but have been considerably compromised by repetitive alterations and are now of low integrity. They are of no significance in the context of the Adelaide GPO at its zenith.

In summary, the place's highest cultural values now reside in the 1872/1893 sections of the Adelaide GPO and its unified architectural style and built form. Its period as an integrated monopolistic communications entity and SA civic institution, and its representation of the entrepreneurial drive of SA Postmaster General, Charles Todd, who was the instrumental figure in establishing all of the above attributes. The early 20th century assumption of communications by the Commonwealth, and later institutional development, building alterations and additions, eventual demise of the telegraph and separation of the telephone service are of interest in the development of the nation, but add little further significance.

## 3.2 Grading of Significance

### 3.2.1 Defining Levels of Significance

As indicated by the Statement of Cultural Significance, the Adelaide GPO buildings exhibit differing layers of significance which are related to the historical, social and economic periods of its development. It is similarly possible to identify differing layers of meaning, integrity and significance to the individual buildings making up the complex.

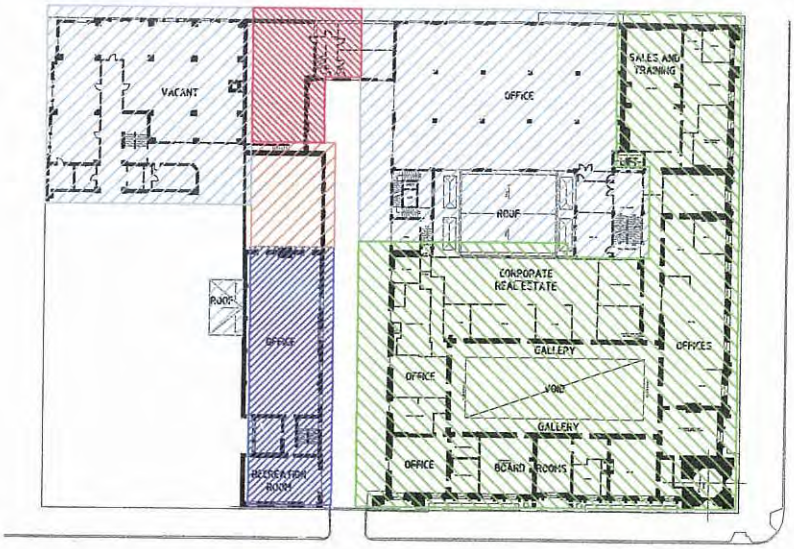
To elaborate the summary Statement of Cultural Significance and to assist in the identification of the relative levels of significance of the key elements as a means of informing an appropriate Conservation Policy, elements of the site and buildings have been given a further significance grading on the following basis:

**(a) Elements of High Significance**

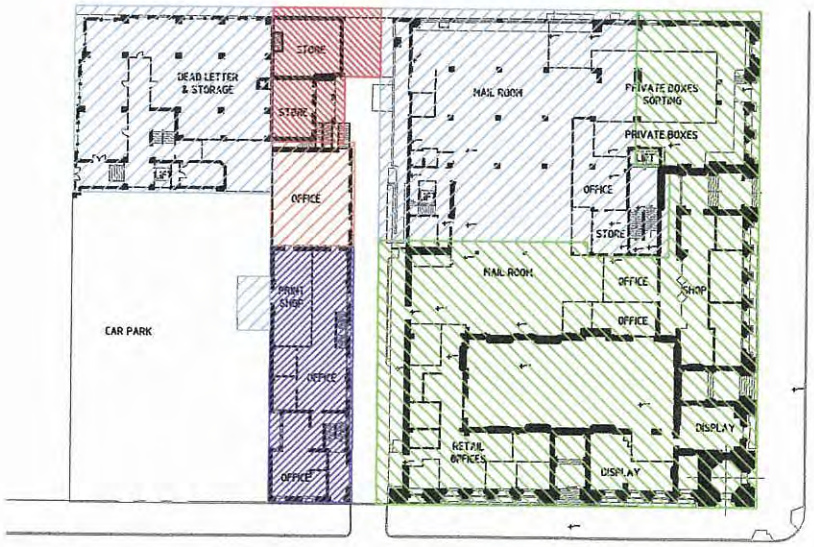
Elements of high significance are those which have high contributory or representative values with regard to building fabric, spatial arrangements and/or decoration, and are key contributors to, or elements of, the place's cultural values as represented in the physical fabric. Such elements may include buildings, walls, circulation patterns, land uses and planting, and may include individual elements within such buildings or spaces, which are unusual or rare or contribute substantially to the significance of the building or site. Their conservation is critical to the cultural values of the place and satisfaction of legislative requirements.

**(b) Elements of Some Significance**

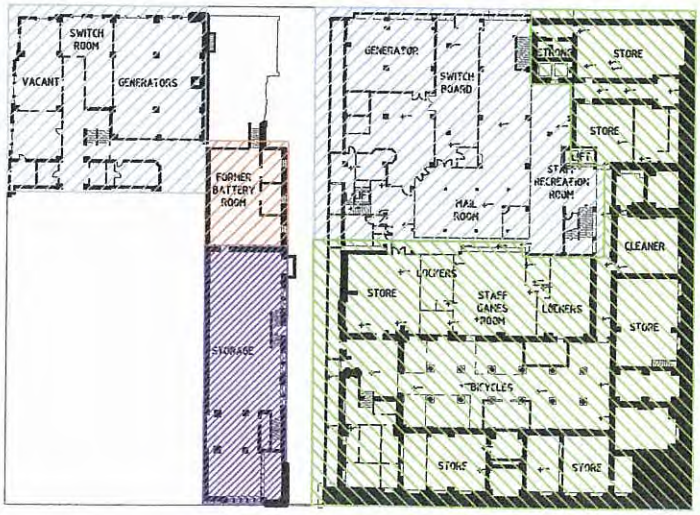
Elements of some significance are buildings, spaces and/or individual elements of buildings and the site which are highly rated for their contribution or representativeness to the overall cultural significance of the place, but which are not in their own right particularly outstanding in the wider context of the place's planning, building designs, materials, methods of construction or patterns of use.




N **FIRST FLOOR** PLAN SCALE 1:1000




N **GROUND FLOOR** PLAN SCALE 1:1000




N **BASEMENT FLOOR** PLAN SCALE 1:1000

LEVELS OF SIGNIFICANCE

- HIGH SIGNIFICANCE COMMONWEALTH & STATE
- HIGH STATE SIGNIFICANCE
- SOME STATE SIGNIFICANCE
- LITTLE SIGNIFICANCE
- NO SIGNIFICANCE

# ADELAIDE GPO CONSERVATION PLAN

## Plans of Significance Levels

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1009/CMP/01
SCALE: 1:1000 @ A4
DATE: JUNE 2005
DRAWN: SS

Bruce Harry & Associates
Architects and Heritage Consultants

Such elements, whether they be structures, spaces or individual components of buildings or spaces, contribute to be worthy of a higher rating in their own right. Their conservation is important.

**(c) Elements of Little Significance**

Elements of low assessed significance are generally those which help in understanding the place's current or former use and form but are not considered to be substantial components of or contributors to the integrity or character of the place. While they may not be considered to make an important contribution to the cultural significance of the whole, they are identified as an element of that significance. They should not be removed or altered without demonstrable benefit to the preservation of the place's higher values, or the viability of the building in the longer term.

**(d) Elements which are Without Significance, or Intrusive**

These are elements which, because of their inappropriate period, style, or unrelated purpose, or because their integrity has been significantly reduced by subsequent alteration or part demolition, are generally considered to have insufficient contribution or representative value to contribute to the overall significance of the place despite their role as illustrators of continuing use. Some such elements can indeed reduce the overall significance of a place, and the preferred option for such instructive elements is usually their removal, conversion to a more compatible form, or replacement in a way which will help to retain the significance of the overall building or site.

The surviving elements of the Adelaide GPO site, graded by these levels of significance, are described in the following section, and illustrated in the accompanying plans.

### 3.2.2 Significance Levels of the Building Fabric

**(a) Commonwealth Levels of Significance**

Note that only those buildings still in Commonwealth ownership can be considered as having significance under Commonwealth heritage criteria.

- **Elements of High Significance**
  - All the remaining parts of the 1872 GPO building and Victoria Tower, including the hipped roof, roof lantern, chimneys and ventilators, tower, clock and bells.
  - Interior of the Postal Hall and principal public street entrances, and surviving original fabric within the offices/former mail rooms on the King William and Franklin Street perimeter, at Basement, Ground and First floor levels.
  - The central Basement of the 1872 GPO with its mushroom columns and surviving bicycle racks, excluding later fittings.
  - The remaining eastern part of the 1893 GPO extension

- **Elements of Some Significance**
  - None.

- **Elements of Little Significance**
  - Unaltered service areas and staircases at east end of the 1922 GPO extension

- **Elements which are without Commonwealth Significance or intrusive**
  - 1922-26 GPO additions
  - Outbuilding linking rear of Telephone Exchange and rear of 1922-26 additions
  - Internal alterations to former GPO mail rooms and Ground Floor level, and contemporary internal ceilings, finishes and fittings generally

**(b) State Levels of Significance**

- **Elements of High Significance**
  - All the remaining parts of the 1872 GPO building and Victoria Tower, including the hipped roof, roof lantern, chimneys and ventilators, tower, clock and bells.
  - Interior of the Postal Hall and principal public street entrances, and surviving original fabric within the offices/former mail rooms on the King William and Franklin Street perimeter, at Basement, Ground and First floor levels.
  - The central Basement of the 1872 GPO with its mushroom columns and surviving bicycle racks, excluding later fittings.
  - The remaining eastern part of the 1893 GPO extension
  - 1907 Telephone Exchange building, including its roofs

- **Elements of Some Significance**
  - 1914 extension to the Telephone Exchange

- **Elements of Little Significance**
  - Unaltered service areas and staircases at east end of the 1922 GPO extension
  - The Commonwealth Offices building 1923

- **Elements which are without State Significance, or intrusive**
  - 1922-26 GPO additions
  - Outbuilding linking rear of Telephone Exchange and rear of 1922-26 additions
  - Internal alterations to former GPO mail rooms and Ground Floor level, and contemporary internal ceilings, finishes and fittings generally

**(c) Local Levels of Significance**

The Outbuildings behind the Telephone Exchange, constructed and adapted between 1848-84, contain elements of fabric which pre-date the GPO complex and would probably meet one or more of the criteria for Local heritage listing. However their much altered form and low historical integrity make any further grading of significance impossible.

## 3.3 Recommended Adjustments to Current Heritage Listings

### 3.3.1 Existing Listings

#### (a) Commonwealth Heritage List

The 1872 GPO, Victoria Tower and parts of the 1893 GPO extensions that remain facing King William Street are included in the Commonwealth Heritage List, Place ID 105518.

#### (b) Register of the National Estate

The 1872 GPO and 1893 extensions are included on the Register of the National Estate, Place ID 6331.

The Victoria Square Conservation Area includes all buildings on the GPO site, Place ID 6435.

#### (c) State Heritage Register

The 1872 GPO and 1893 extension are specifically included in the State Heritage Register, File Number 10860. As stated earlier in this report, clarification is needed to confirm conflicting references as to the extent of inclusions of other buildings, namely the 1907 Telephone Exchange and 1914 Extension and those parts of the outbuildings dating from 1872 and 1884.

### 3.3.2 Recommended Adjustments

#### (a) Commonwealth Heritage List

No adjustments are proposed either to add elements to the current listing or to raise the threshold of existing elements. However, a summary of additional historical information in this document should be referred to in updating the Commonwealth Heritage Values of the Adelaide GPO, particularly the life and achievements of Sir Charles Todd, and the important associations of the place in the development of telephone and telegraph services both within Australia and its links to the world.

#### (b) Register of the National Estate

No adjustments are proposed.

#### (c) State Heritage Register

The 1872 GPO and 1893 Extension should remain on the State Heritage Register. The 1907 Telephone Exchange and its 1914 extension should be added to the Register. The Outbuildings should be removed/excluded from the Register.

### (d) Local Heritage Schedule

None of the GPO buildings are identified as being of Local Heritage significance in the Adelaide (City) Development Plan. The outbuildings behind the Telephone Exchange could probably be deemed to meet one or more of the criteria for Local Significance. However we do not consider them to be of adequate integrity or sufficient completeness to warrant listing in the City of Adelaide Local Heritage Schedule.

# 4. CONSERVATION POLICY

## 4.1 Assessment

A Conservation Policy is a statement regarding the appropriate actions and priorities deemed essential to the future care of a particular place and its fabric. The Statement of Cultural Significance (as formulated in the previous section of this Report) is central to the development of an appropriate Conservation Policy in that it identifies why the place is significant, what elements of the site and buildings contribute to that significance and grades the nature, extent and degree of intactness of the significant surviving fabric.

In developing a realistic Conservation Policy for the Adelaide GPO, the needs, aspirations, current proposals, available finances and commercial viability of the place must also be recognised, as well as those other requirements likely to affect the places future and integrity such as likely legislative changes (Acts, Regulations, By-laws, Planning and Building Controls.)

The Conservation Policy will usually address such matters as building fabric and setting, current and future uses, maintenance and the management of change; and will distinguish between essential and desirable activities; and establish priorities for their implementation.

The Statement of Cultural Significance for the Adelaide GPO clearly establishes that the place's highest heritage values are architectural, social and historical and reside primarily in:

- The architectural stature of the GPO as an important civic building and a milestone of Colonial progress.
- The deliberate prominence of the GPO in the civic streetscapes of Victoria Square and King William Street, as emphasised by the Victorian Tower.
- The comprehensibility of post specific room uses in 1872-1893 building(s).

It is also apparent from the Statement of Cultural Significance that the Adelaide GPO reached its zenith as an integrated communications centre, not long before the retirement of its principal creator and driver, Postmaster-General Sir Charles Todd, and at the moment the rapidly developing telephone service was emerging as a separate, overarching communications entity which would very soon establish its own identity and building(s). It was at the same time, the moment when the architectural unity of the Adelaide GPO, with its elaborately detailed Victorian Free Classical facades, was at its highest level of physical integrity and representativeness as an important civic building, namely, the central city post office. This highest stage of integrated development resided in the 1872 GPO Building by notable SA Architect E J Woods and the 1893 extension by C E Owen Smyth. While much of the 1872 building section remains, only a small portion at the front of the 1893 extension survives, and it is the surviving historic fabric of theses building sections which now contain the principal heritage values of the

place, despite much of the functional areas and their historical fixtures having been removed.

The later 1921-26 alterations and additions which fully integrated the 1872-1893 building(s) internally with the new additions, and the 1923 Commonwealth Offices building, confused the architectural form and dissipated the original functional design of the post office, diminishing its overall unity and integrity. These elements add nothing to the representativeness or heritage values of the building complex as a historic central GPO, and ought be removed.

The 1907-1914 former Telephone Exchange building is of highest importance in its own right as the first stand-alone, central Adelaide, Telephone Exchange building (by the time of its construction there were already a substantial number of suburban exchanges in existence), and as a statement of the emergence of the telephone service as a significant communication entity in its own right.

The surviving elements of the 1850s-1890s outbuildings (which link the rear of the 1907-1914 Telephone Exchange building with the 1921-26 GPO additions and 1923 Commonwealth Offices) have been much altered, are compromised by their low physical integrity, and are now of historical interest only.

Within this context and the grading of significance in Section 3.2.2, the Conservation Policy will seek to preserve the key historic building elements which are most representative of its highest and best use and integrity as an integrated communications institution (ie. 1872-1906), and central GPO, and will need to address such key issues as:

- Protection of fabric versus function, where the key conservation issue may be continuity of social value, use, and access, rather than intactness of original fabric.

- Appropriate ways of making the historical and architectural significance of the GPO buildings comprehensible within any future development of the site, through the treatment of its physical fabric, adopting the most compatible use(s), and the introduction of interpretative material.

- How the implementation of the Conservation Policy will change the place and its setting, and affect its significance, and the degree to which it should be reversible, if future circumstances permit.

- The extent to which existing fabric, use, associations and meanings should be recorded before any changes are made, and how that information is to be preserved.

### 4.1.1 Issues Arising from Significance

While there are no requirements arising from the place's heritage values for functionally redundant parts of the building(s) identified in Section 3.2.2 as being without significance, or intrusive to be retained, some constraints will arise with the adaptation of key historic building elements to other uses. This will be particularly so internally,

but will also apply to any external further development of, or adjacent to the 1872/1893 building(s) which might impact upon them physically, or upon their setting.

The historic layout of secondary (non-public) rooms within 19th Century areas has been altered numerous times over the past 150 years meaning that many of their original and/or earlier functional uses are no longer comprehensible (eg. the former mail sorting rooms). In these areas, sensitive alterations should allow considerable flexibility for adaptive re-use, however the form of any changes should express the cellular nature of original rooms by retaining wall nibs where walls are removed, and preserving intact all historic decorative treatments and any surviving fittings or fixtures. As very little evidence or equipment from the development of Telephone or Telegraph services survives, this will impose few physical constraints internally, except in the public areas, in particular the postal hall and principal entrances.

Clearly in any adaptation to alternative uses, the volume, detailing and historic decorative treatments in the public postal hall and principal entrances should be retained and restored (with the possible exclusion of the former arched link between the 1872/1893 building sections), and their historic functions remain legible.

The former GPO executive offices (Postmaster-General, Superintendent of Telegraphs, Chief Clerk, Accountant) along the King William Street frontage at Ground Floor level, and the former offices and mail room along the Franklin Street frontage, to the extent they survive should also be preserved, with minimal further subdivision or enlargement. Other surviving, historic GPO rooms at first floor level, on these sides of the postal hall, should also be preserved with minimal further subdivision.

The basement beneath the postal hall with its mushroom headed columns, slate flag floor and surviving former bicycle fixtures, as well as surviving perimeter rooms on the King William and Franklin Street sides beneath the 1872 and 1893 building sections, (including strongrooms) should be preserved in a manner which retains their character, however given the more "industrial" nature of these spaces, greater scope exists for fabric intervention and/or adaptation.

As an intentionally prominent and iconic civic building, the external built form and fabric of the historic 1872/1893 GPO building, with its tall clock tower, hipped roofs, roof lantern, tall chimneys and ventilators, should retain a strong presence in the local townscape. As with Cathedral Spires, the GPO clock tower's historical dominance of the skyline has been lost over the last 100 years, with the evolution of the "skyscraper" office building, and will not be regained. Yet the Victoria Tower remains an important architectural element in the building's design and tectonic form and should therefore be reserved continuing prominence in the townscape. This will require any new and higher development within its vicinity to be set apart sufficiently to retain the visual identity of the clock tower.

It will also require minimal change to the fabric and detailing of the external facades of the GPO building(s).

Internal alterations and/or adaptations generally should be undertaken in a manner which will minimise intervention into or removal of historic fabric, and be visually unobtrusive.

The public post hall, and private box areas of the GPO have historically been the sites of high activity and social interaction. Indeed, after the Sydney GPO was closed and relocated in the mid 1980's, the flow of people into the western end of Martin Place declined noticeably, reducing the intensity of community activity in the locality. Consequently, it seems desirable that if alternative uses are proposed for the Adelaide GPO in the future, a similarly active use be found for the public postal hall, and if possible, a retail postal facility be retained in some part of the 1872/1893 buildings, visible and accessible from King William Street.

Such alternative uses for the GPO building(s) might include:

- Hotel, with associated use of new structures developed elsewhere on the site (eg. the adaptation of the Sydney GPO as the Westin Hotel)
- Retail outlets, within the historic building and related new structures (eg. the adaptation of the Melbourne GPO)
- Government offices for a department/agency with high public interface (ie. social services)
- Higher educational facility, language school, university or arts functions.
- Institutions such as philanthropic, community societies, professional bodies.

In summary, the Conservation Policy should be aimed at allowing sensible, substantial, internal changes to upgrade the 1872/90 GPO building(s) to current and future commercial and functional standards while preserving as much as practicable of the surviving original building fabric that illustrates their architect's design intent and the historic uses of the building(s).

The external built form and fabric of the separate first Adelaide Central Telephone Exchange adjacent to the GPO, including its roof, and 1914 extension in similar style and detailing, also contains key historic building elements, such as the internal volume of the former exchange room, but is identified in the Statement of Cultural Significance as having higher heritage values in its own right, than as an integral component of the central GPO. This is also recognised by its State Heritage listing rather than Commonwealth Heritage listing, as identified earlier herein.

A Conservation Policy for this building is therefore included in a separate Conservation Management Plan for the former Telephone Exchange buildings, prepared simultaneously by Bruce Harry & Associates.

### 4.1.2 Issues Arising from Building Fabric

**Floor Heights**

For most contemporary uses, an improvement in airconditioning, data cabling and higher levels of illumination will be required. The high floor to floor heights of the buildings will assist with the introduction of contemporary engineering services (plumbing, fire protection, etc) with continued use of suspended ceiling voids and bulkheads, but will be complicated by high window heads generally.

**Accessibility**

There are several lifts for both passengers and goods installed within the 1922 GPO extensions, and in the Commonwealth Offices, providing internal access for persons of limited mobility to most office areas within the complex. However ramped access from the northern entry on King William Street is the only access to the older parts of the GPO building.

**Toilets**

The facilities provided in the early Post Office buildings have mostly been refurbished to 20th century standards. While possible to refurbish, they could be removed and replaced by facilities as required to meet a specific use.

**Stairs**

The main internal stairs comply with Building Code of Australia requirements for riser and tread dimensions, and step numbers, however handrails and balustrades of alternative escape stairs do not comply with requirements. Later inserted elements need not be retained. Early timber stairs would not comply with Means of Escape requirements. A full assessment will be necessary in keeping with any building upgrade or alternative use proposals.

**Existing Services**

Current lighting and power services are hybrid in nature, and many are surface wired and mounted. Little or none of the original services remain or would be useful or practical to retain. Extensive upgrading will be required with any changes of use.

**Seismic Stabilisation**

There have been no problems related to seismic activity in the past however any upgrading of the building structures would need to comply with current Code requirements.

### 4.1.3 Conservation Requirements arising from Condition

The physical condition of the 1872/93 GPO building(s) in the significant historic areas is generally good, and there are no major implications for the Conservation Policy arising from this. In the absence of defined alternative uses for the buildings, the main requirements for early action relate to priority conservation actions necessary to stabilise the most deteriorated fabric and retard the rate of ongoing decay.

The scope and priority of conservation works required is outlined for each of the key areas that are the subject of this Report in Section 4.2.3 Priority Conservation Actions.

## 4.2 Conservation Policy

The following Conservation Policy Statement and recommended Actions and Strategies which follow, are derived from the identification and grading of significance of the Adelaide GPO in Section 3.

### 4.2.1 General Policy Statement

The Adelaide GPO was designed as, and largely remains a complex of government service offices which reached its highest historical integrity as a monopolistic SA institution and architectural unity in the early 20th century under the direction and drive of Postmaster General Charles Todd. It was steadily diminished by site modifications and new development thereafter, accelerating under Commonwealth control after World War 1.

Any further upgrading, adaptation or redevelopment of the property should therefore focus on preserving the 1872/1893 GPO buildings' surviving architectural qualities and representativeness as an important civic building with high historical and social significance to the South Australian community in particular and to the Commonwealth institution which subsumed it in the 20th century.

Externally, this is represented primarily in the 1872/1893 facades to King William and Franklin Streets, the prominent Victoria Tower, the historical roof forms of the 1872/1893 GPO sections, and some surviving sections of the stone and brick facades facing the lane-ways and internal courtyard. Given the importance of the 1872/1893 building forms as being representative of the place's significance, it would be appropriate re-establish their former built form relationships, if practicable, by demolition of the 1921-26 additions and reconstruction of their former building envelopes.

Internally there is scope for change except to the historic public postal hall and principal public entrances to the 1872/1893 building(s), however any future adaptation of the building interiors to other uses should seek to minimise the loss of any elements identified as being of highest significance in Section 3.2.2 in order to retain, within the limits of practicability, the buildings' ability to represent the significant period of the GPO's historical development as a SA institution and it functional comprehensibility.

There is no requirement arising from the place's heritage values for functionally redundant parts of the Adelaide GPO (and later additions) identified in Section 3.2 as being without significance, to be retained.

In summary, the Conservation Policy is aimed at allowing sensible, substantial, internal changes to upgrade the historic building(s) to current and future commercial and functional standards while preserving as much as practicable of the surviving original building fabric that illustrates their historic institutional functions, the architect's design intent and the place's integrity as a socially significant, central civic building.

### 4.2.2 Key Elements of Historic Buildings Fabric

Within the context of the general Conservation Policy for the overall site the key elements that demonstrate the highest historical, social and aesthetic significance are those elements of High Significance at the Commonwealth and State levels.

- All the remaining parts of the 1872 GPO building and Victoria Tower, including the hipped roof, roof lantern, chimneys and ventilators, tower, clock and bells.
- Interior of the Postal Hall and principal public street entrances, and surviving original fabric within the offices/former mail rooms on the King William and Franklin Street perimeter, at Basement, Ground and First floor levels.
- The central Basement of the 1872 GPO with its mushroom columns and surviving bicycle racks, excluding later fittings.
- The remaining eastern part of the 1893 GPO extension
- 1907 Telephone Exchange and 1914 Extension buildings, including roofs

These elements should be preserved as representing the highest cultural values of the place.

### 4.2.3 Priority Conservation Actions

The fabric of the buildings at the Adelaide GPO has been well maintained by the owners, Australia Post, particularly those elements of highest significance in the 1872 to 1914 period of construction. No requirement for major repair work was apparent in the brief survey of the existing fabric done for this report.

Any adaptation works to external or internal building elements should be done under the direction of an experienced Conservation Architect, likewise any repairs to be undertaken as part of such adaptation or alteration works.

External fabric is generally in sound condition, however the stone facades will require specialist cleaning within the next 3 – 5 years, and a full external inspection should be undertaken to assess the condition of the iron and timber elements on the upper levels and the clock tower cupola once this work is to proceed.

Internal fabric of the buildings has been altered in many stages, but any adaptation or alteration works should ensure repair and refurbishment of original significant fabric that may be assessed on more detailed inspection.

### 4.2.4 Constraints and Opportunities for Future Development

It derives from the Conservation Policy Statement that the key constraints to adaptation and/or redevelopment of the Adelaide GPO (1872/93) building(s) will emerge from:

- the objective of preserving the volume and historic architectural character of the public postal hall and principal public street entrances, and finding an alternative high activity use which is economically viable, requiring minimum intervention into the historic fabric;

- the objective of preserving and where feasible, enhancing the comprehensibility of other historic post specific room uses within the 1872/93 building(s);

- the objective of reserving a continuing, if reduced, landmark quality for the GPO clock tower in the north side townscape of Victoria Square;

- the objective of preserving and where feasible, enhancing the historical built forms of the 1872/93 GPO building(s) including reestablishment of the link and laneway between then.

Aside from the obvious limited scope for change imposed on the principal internal public spaces by the above Conservation Policy objectives, the greatest impact will be externally, where a "development control envelope" for any proposed new development on demolished intrusive sections of the existing building, or adjacent sites, might affect its setting and overly diminish its prominence in the locality.

When the Sydney GPO was redeveloped as a hotel and retail complex in the 1990's, development guidelines required that any higher building(s) be set apart from the GPO clock tower by approximately half its height of 82 metres (to the base of the flagpole). What was considered critical was not the height of adjacent development *per se*, but the "associated heights". An extract from the "Site Development Control Envelope" is included below.

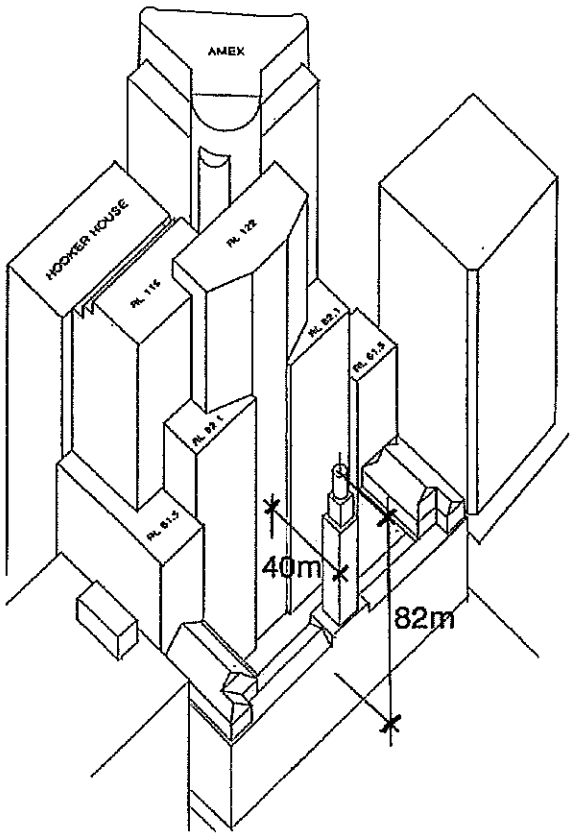



Figure 159: Site Development Control Envelope developed for the Sydney GPO redevelopment.

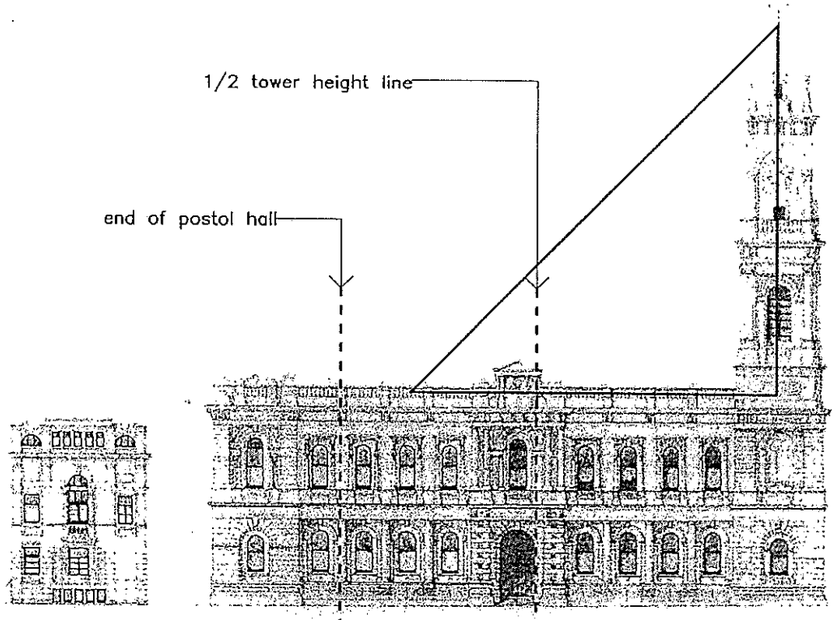
The Victoria Tower on the Adelaide GPO is 47 metres to the top of the cupola. Adopting the Sydney guidelines (i.e. half the tower height) would suggest a set back for any proposed adjacent development of 23½ metres along King William and Franklin Streets. This is insufficient in our view, given the more prominent location of the Adelaide GPO on the corner of two important city boulevards and the edge of Victoria Square, Adelaide's principal civic square.

An alternative design parameter applied with success on other projects where towers/spires are involved is to adopt the height of the tower above the building parapet as a radius, within which distance no development higher than the existing building envelope should occur (i.e. in this instance, a 30 metre radius). This should be considered the minimum "no-go" zone to preserve the visual prominence of the GPO clock tower as viewed from the adjoining streets and Victoria Square.

There is also the built form comprehensibility of the 1872/93 GPO building(s) and setting to be considered, and other attributes of built form that should be taken into account in establishing a suitable "development control envelope". For example, the 1872/93 GPO building(s) were deliberately designed to be one of Adelaide's premier architectural works, with an elevated civic stature, enhanced by its setting. As an important example of late 19th Century public architecture, the GPO needs to retain its visual identity as a discrete entity in the streetscape, and not be visually overpowered by adjacent development. This will require that development on or adjacent the GPO site be set back an adequate distance from King William and Franklin Streets to preserve its built form presence in the local streetscape. This is recognised in the Adelaide (City) Development Plan provisions for the CA10 Victoria Square Precinct which prescribe that new buildings adjacent to the GPO should incorporate a parapet height podium and be set back above by at least 15 metres from King William Street and 12 metres from Franklin Street.

Further, the public postal hall had a central role in the 1872 GPO design, and the roof lantern above it relies on daylight for its contribution to the internal quality and character of the space. Consequently, it is desirable that any adjacent development should not intrude over the postal hall and should have minimal impact upon its internal ambience. A 30 metre setback as proposed above would secure the postal hall from significant overshadowing by development to the north, but not from the west, where a setback distance of over 40 metres would be necessary to avoid building directly above the postal hall.

While a 30 metre radius "development control envelope" will be adequate to preserve the prominence of the clock tower on the King William Street Franklin Street corner, it will not be adequate to preserve these other heritage values of the 1872/93 GPO building(s) – an appropriate setting and the quality of key internal spaces. In order to balance the objectives of preserving the setting of the 1872/93 GPO building(s) and prominence of the clock tower in the local townscape, and of not noticeably diminishing the interior ambience of the postal hall, any new and higher building development proposed for the site should desirably be confined within an envelope which does not extend south of the alignment of the former north wall of the 1872 GPO building, extending parallel with Franklin Street (i.e. a setback from Franklin Street of approximately 35 metres); or east of a line through the Franklin Street public entrance,







**ELEVATION** FRANKLIN STREET

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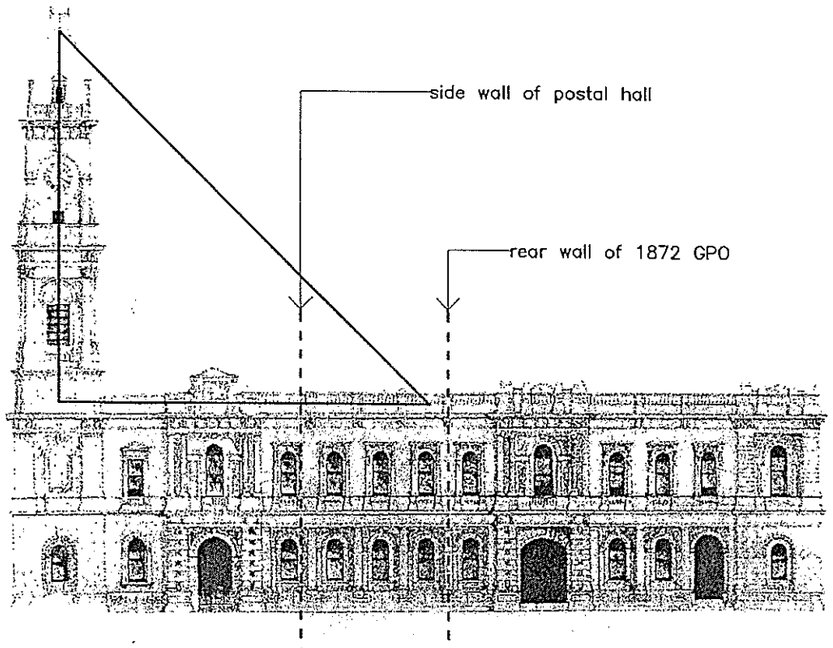


**ELEVATION** KING WILLIAM STREET

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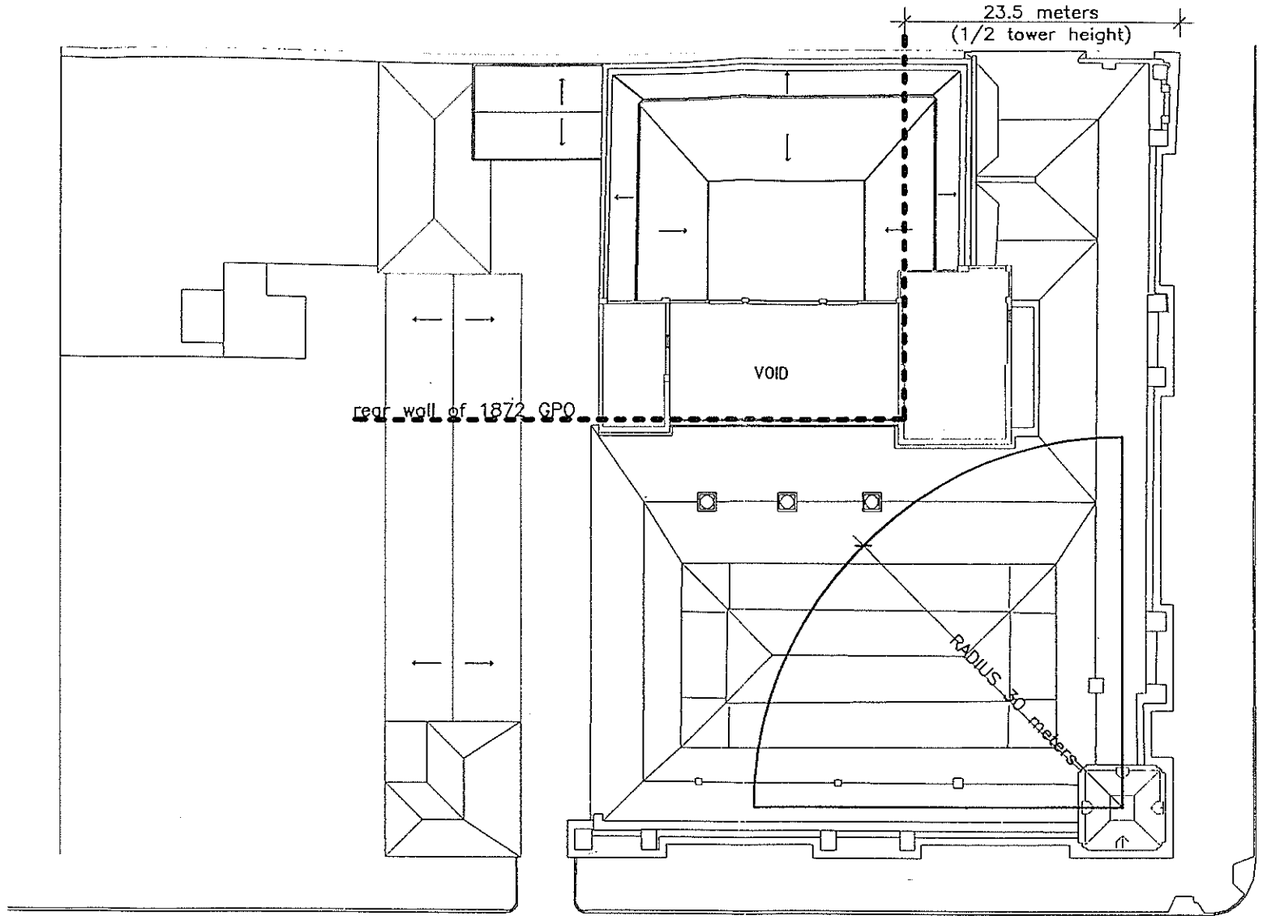


**PLAN** ADELAIDE GPO

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Site Development
Control Envelope

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extending parallel with King William Street (i.e. a setback from King William Street of approximately half the total height of the Victoria Tower, or 23½ metres).

This development control envelope is illustrated in Figure 159.

Beyond these proposed setbacks, the height of adjacent development need not be prescribed by any heritage constraints, although development which is stepped, i.e. of transitional form, would further assist in retaining the prominence of the clock tower as viewed from Victoria Square.

The proposed setbacks will also be sufficient to enable a high degree of flexibility in the choice of cladding materials, colour and detail of adjacent building facades, which need not adopt style keys or design references from the historic Adelaide GPO building(s). Indeed unarticulated, minimalist facades which would act in the same manner as a theatre stage cyclorama would be preferred – a neutral backdrop to enhance the more elaborate Victorian features and detailing of the historic GPO building(s).

The proposed "development control envelope" also recognises the low significance and/or intrusive nature of the 1922-26 GPO additions (which extend above the historic building parapets), and the remnant 1850s/90s outbuildings which link the rear of the former Telephone Exchange with the rear of the 1921-26 additions, and anticipates, indeed encourages their demolition as an opportunity to recover some of the earlier building relationships and find viable alternative future uses for the building(s).

Internally, most opportunity for adaptive reuse exists within the former mail and telegraph rooms on the west and north sides of the postal hall at ground and first floor; to the same sides of the former bicycle area at basement level; and to the ground floor front of the 1893 extension.

The open land west of the former Telephone Exchange building, and the former Commonwealth Offices building, impose no heritage related constraints for future development.

### 4.2.5 Wider Environmental Impacts

Future development of the GPO has the potential to impact on the wider environment, for example Victoria Square, just as the development of land surrounding the GPO site has the potential to impact upon the setting and context of the GPO, views of and from the GPO crucial to maintaining its significance as one of Adelaide's landmark civic buildings. The status of the Adelaide GPO as a Commonwealth Heritage Place will provide some protection through the provisions of the EPBC Act, however it is not clear to what extent the Act imposes a requirement for proponents of developments on adjoining or nearby sites to consult the Minister for Environment and Heritage regarding potential impacts on the Commonwealth Heritage Place.

While the buildings on the GPO site are included in the Register of the National Estate listing for Victoria Square the Minister is obliged under Section 391A to "have regard to information in the Register of the National Estate in making any decision under this Act to which the information is relevant," thus providing some additional protection of the heritage values of the GPO and other places included in the Victoria Square listing.

Future development on any site within the area bounded by King William, Franklin, Bentham and Waymouth Streets should clearly acknowledge the landmark status of the GPO and its clock tower, and allow for its continued, if reduced, prominence in the civic townscape of Victoria Square.

The landmark value of the GPO and its clock tower at the corner of King William Street and Victoria Square, and the long available views of them from the Square, and from the north down King William Street will not be threatened by change or development in Victoria Square. Rather it is the development of the GPO site itself, and/or immediately adjacent sites that will have greater potential impact on these environmental attributes, and consequently such development should be constrained by the need to preserve the context of the 1872/1893 GPO buildings and the visual prominence of the clock tower. The recommended site development constraints are set out in the previous Section 4.2.4.

### 4.2.6 Management Strategies

The Environment Protection and Biodiversity Conservation (EPBC) Act is the Australian Government's principle environmental legislation. It established a national heritage framework which is a values based system, aimed at protecting "values", not "place". This is a somewhat stronger emphasis than in the South Australian Heritage legislation, and Development Act.

The EPBC Act provides for the preparation and implementation of a number of environmental plans including Management Plans for places on the Commonwealth Heritage List, like the Adelaide GPO. The provisions for these are contained in Section 3415 of the EPBC Act and Schedules 7A, 7B and 7C accompanying Regulations.

A management plan is a document that sets out the significant heritage aspects of a place, and details the appropriate policies to manage it, so that its values are retained for future use and appreciation.

Generally, a management plan will:

- identify the property's heritage values
- identify the constraints and opportunities that its heritage values place on future use
- identify what the owner is required or wishes to do regarding its use
- balance this information and make policies and strategies to achieve compatible outcomes.

A management plan should also allow for ongoing technical and community input to decisions and actions that may have a significant impact on a place's heritage values.

Management Plans need to be consistent with the Commonwealth Heritage Management Principles (Schedule 7B) which are based upon the guideline document use widely by Australian Conservation practitioners, "The Burra Charter" of Australian ICOMOS. The Commonwealth Heritage Management Principles are:

1) *The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.*
2) *The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on Commonwealth Heritage values.*
3) *The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, state and territory and local government responsibilities for those places.*
4) *The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.*
5) *The management of Commonwealth Heritage places should make timely and appropriate provisions for community involvement, especially by people who:*
   *(a) have a particular interest in, or associations with, the place, and*
   *(b) may be affected by the management of the place*
6) *Indigenous people are the primary source of information on the value of their heritage and the active participation of indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.*
7) *The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.*

By its nature, a management plan affects the use of listed heritage places because it seeks to protect the heritage values of a place. Therefore, management plans can affect members of the community, managers of the place, local, state, territory and federal governments and any other relevant stakeholders such as potential developers.

Before an Australian Government agency takes an action that has, will have, or is likely to have, a significant impact on a Commonwealth heritage place, the agency must ask the Minister for advice about taking the action. However, the agency is not required to ask for the advice if it has a plan for managing the place that is endorsed by the Minister and the action is provided for or taken in accordance with the plan.

The EPBC Act also requires Australian Government agencies who own or control a Commonwealth Heritage Place such as the Adelaide GPO, to prepare a heritage strategy for the long-term protection and conservation of its Commonwealth heritage values (Schedule TC). Heritage strategies are required to be reviewed every three years.

This Conservation Plan covers much of the content required to be addressed by a Management Plan under the EPBC Act, but is not a Management Plan. The Conservation Policy developed earlier herein is consistent with the Commonwealth Heritage Management Principles (outlined above) and the following Management Strategy is proposed to assist the Australian Postal Corporation (as long term owners/lessors), lessee(s) and Commonwealth and State heritage agencies with a interest in the future management of the place, and changes to it, to fulfil their statutory obligations.

States and territories across Australia all have heritage legislation and systems. In many cases, these systems also allow for the establishment of heritage lists or registers that have importance or relevance to people of that particular state or territory. In addition, many local government authorities also develop and maintain heritage lists or registers that operate under local or municipal planning schemes. A place can be on more than one heritage list, as is the Adelaide GPO, which is also entered in the SA Heritage Register. There are a number of reasons for Commonwealth Heritage listing even if a place is listed under a state or local heritage scheme, including the different types of values that may be protected under the national heritage system. Such dual listings operate in parallel although it is the EPBC Act development approvals processes which apply to a Commonwealth Heritage Place.

Buildings of high cultural significance can require a very high standard of ongoing maintenance. Where such buildings are un-used or under-utilised, this can be a negative factor in their continuing care and maintenance.

The best way to effectively manage a heritage listed building asset is to maintain a viable and living use for it. This is especially so in the case of large buildings or complexes where it is important that the place's heritage values are not jeopardised by short-term decisions affecting individual buildings or their context, through inappropriate development, use, maintenance or refurbishment.

The following asset management strategies are therefore proposed:

- This Conservation Management Plan has established the Adelaide GPO's significant heritage values and identified the key redevelopment constraints and opportunities, including a proposed Site Development Control envelope. It is the essential first step towards a workable management strategy. The Conservation Policy recommendations it contains provide clear direction for the building's physical detailed planning by the Australian Postal Corporation and/or lessees, and statutory approvals processes can be applied.

  To this end it is recommended that this Conservation Management Plan be adopted by all stakeholders as the principal guideline document for future management and development of the building and its setting, and as the supporting framework for any EPBC Act Management Plan that might subsequently be prepared by the Australian Postal Corporation.

- The Priority Conservation Actions recommended in Section 4.2.3 of the Conservation Plan be adopted for implementation by the lessee as part of any adaptive re-use and/or redevelopment of the GPO building(s).

- It be acknowledged that the technical expertise of a Conservation Architect, with extensive experience in the adaptation of listed heritage buildings and the introduction of new services and facilities, will be essential to ensure the most cost effective integration of old and new elements, and the most innovative solutions to accommodating upgraded services within the heritage constraints, and to that end, a commitment be made to maintain a continuing process of consultation and liaison therewith, during the course of the proposed adaptation or redevelopment.

- A key person within the Australian Postal Corporation be given long term responsibility for heritage matters pertaining to the use and management of the Adelaide GPO, and that person be authorized to consult and liaise with Commonwealth and State Heritage Agencies, the Lessee and its Consultants, and with other stakeholders (including the community), and monitor the implementation of the agency's heritage strategy, as necessary to fulfill the obligations of the Corporation under the EPBC Act.

- This Conservation Plan should be revisited every 5 years, to update current details, usage and building condition and monitor the effectiveness of the assessment and constraints in preserving the heritage values of the place. The CMP should likewise be reviewed at the completion of any approved development of the buildings within or adjacent to the listed place. This is good conservation practice and fulfills the requirements of the EPBC Regulations 2000, Schedule 7a.

**APPENDIX A**

## Chronology of Facts And Events

| | |
|---|---|
| 1833 | Capt John Hart visits future site of Adelaide |
| 1836 | Colony of South Australia settled |
| 1837 | First post office in hut on River Torrens, postmaster T.Gilbert |
| 1837 | Colonel Light completes survey of Adelaide, site for administration buildings in Town Acre 237/8 declared |
| 1837 | Reign of Queen Victoria begins |
| 1838 | Post office moves to North Terrace |
| 1838 | Lieutenant Henry Watts first Postmaster General |
| 1839 | First Post Office Act passed. Post Offices established at Port Adelaide and Port Lincoln |
| 1840 | Municipality of Adelaide incorporated, the first in Australia |
| 1841 | Captain John Watts Postmaster General up to 1861 |
| 1841 | Second Post Office Act |
| 1841 | First Colonial Census held, population of 17,366 excluding indigenous people |
| 1848 | Post office moves to rear of Gresham Hotel |
| 1848 | Construction commences on new Police Station, Courts and Post Office building designed by Lambert on TA237 |
| 1851 | Post office moves to current site in King William Street |
| 1851 | Gold discovered in Victoria and New South Wales |
| 1852 | First regular mail service by steamship to England |
| 1852 | Clock tower added to Lambert's Post Office |
| 1853 | First telegraph line constructed in Melbourne |
| 1854 | Clock installed on Lambert's Post Office |
| 1855 | Charles and Alice Todd arrive in Adelaide. |
| 1855 | First government telegraph line from city to Port Adelaide |
| 1855 | Building costs in Adelaide begin to drop |
| 1855 | Population passes 100,000 |
| 1857 | South Australian Parliament formed |
| 1858 | First telegraph communications from Adelaide to Melbourne |
| 1860 | William Hanson appointed Director of Engineer and Architects Department |
| 1861 | J.W.Lewis appointed Postmaster General - up to 1869 |

| | |
|---|---|
| 1863 | John Macdouall Stuart completes overland expedition from south to north of continental Australia |
| 1864 | Depression due to severe droughts, lasts to early 1870s |
| 1865 | Competition for design of new Post Office |
| 1866 | Adelaide Town Hall opened |
| 1867 | Prince Alfred lays foundation stone for new GPO |
| 1867 | Adelaide to Sydney telegraph opened |
| 1869 | J.W.Lewis retires |
| 1870 | Charles Todd appointed Postmaster General |
| 1870 | Overland Telegraph Line commences construction |
| 1872 | New GPO completed |
| 1872 | Police station moves to old Post Office, alteration works made to outbuildings and stables |
| 1872 | Overland Telegraph Line completed |
| 1875 | New clock and bells installed in Victoria Tower |
| 1876 | Old clock (earlier Post Office) moved to Glenside Hospital |
| 1877 | Telegraph line from Port Augusta to Eucla links Adelaide and Perth |
| 1877 | Land boom in Adelaide and suburbs |
| 1878 | First telephone demonstrations in Adelaide |
| 1878 | E J Woods appointed Architect-in-Chief for South Australia |
| 1879 | Population passes 250,000 |
| 1880 | Government offices connected by telephone |
| 1880 | Beginning of droughts to 1883, restricts northern expansion |
| 1881 | Telephone Act passed |
| 1882 | Peak of new land boom and speculation in Adelaide and suburbs |
| 1883 | First telephone exchange switchboard installed in GPO |
| 1883 | Fire in basement of GPO |
| 1884 | Alterations to outbuildings – two storey section built |
| 1885 | Depression causes distress. Net loss of population by emigration |
| 1886 | C E Owen Smyth appointed Superintendent of Works and Buildings |
| 1889 | First stage of new Parliament House completed |
| 1891 | Extension to GPO along King William Street commenced, two wings to rear with cart sheds |
| 1891 | Depression in eastern colonies |
| 1893 | GPO Extension completed |
| 1895 | Todd is knighted |

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| 1896 | Drought in SA, one of the worst, lasting for several years |
| 1897 | Boer War begins, crowds farewell South Australian troops |
| 1900 | Electric light first installed in Adelaide |
| 1902 | Severe drought |
| 1901 | Commonwealth takes over post & telecommunications following Federation – Todd appointed "Deputy Postmaster General" for South Australia |
| 1906 | Todd retires – replaced by R.W.M.Waddy, under title of Deputy Postmaster SA |
| 1907 | New Telephone Exchange building completed |
| 1910 | Death of Sir Charles Todd |
| 1910 | Telephone Branch separated from Engineering Department of PMG |
| 1911 | Administration of Northern Territory transferred from Commonwealth to South Australia |
| 1913 | E.W.Bramble appointed new Deputy Postmaster for SA |
| 1914 | Extensions completed to Telephone Exchange. Further section of 1884 outbuilding demolished. |
| 1914 | First World War begins |
| 1914 | Severe drought |
| 1918 | First World War ends, plans for housing, re-employment of returning soldiers |
| 1919 | A E Simpson appointed Architect-in-Chief |
| 1919 | Capt Harry Butler flies from Adelaide to Minlanton, carrying first mail by air in SA |
| 1921 | GPO five storey extension commenced |
| 1921 | Population exceeds 500,000 |
| 1922 | Iron building constructed for Parcels and engineering staff |
| 1922 | J.W.Kitto appointed Deputy Postmaster SA |
| 1924 | Electric light and power installed in GPO |
| 1925 | Lifts installed in GPO |
| 1925 | Commonwealth Offices building opened |
| 1925 | Central vacuum cleaning system installed in GPO |
| 1926 | Further alterations to GPO 1921-22 extension |
| 1926 | Severe drought lasting to 1929 |
| 1928 | Beginning of world-wide depression magnifies effect of deepening recession in Adelaide |
| 1939 | War declared on Germany |
| 1939 | Parliament House building completed |

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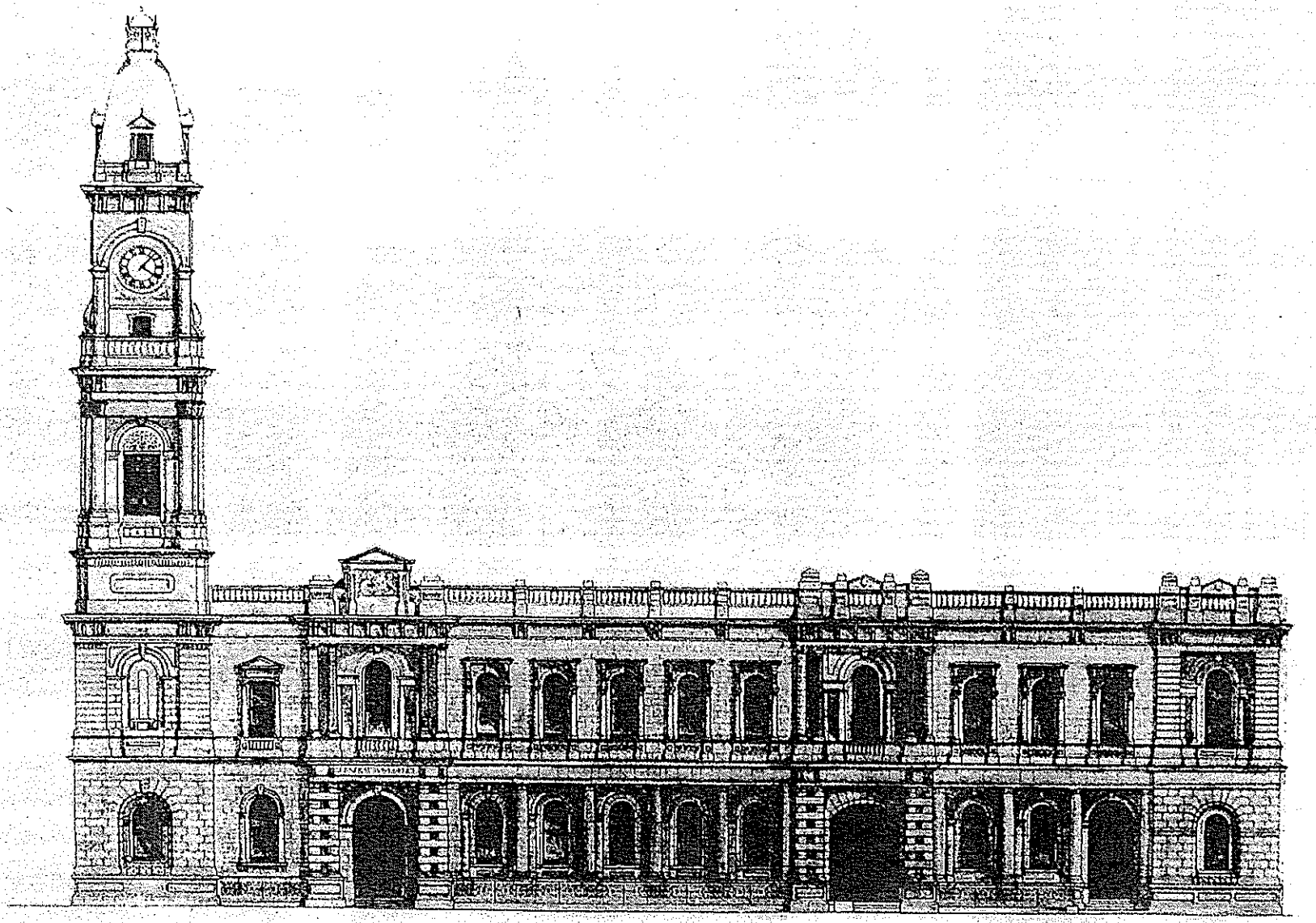
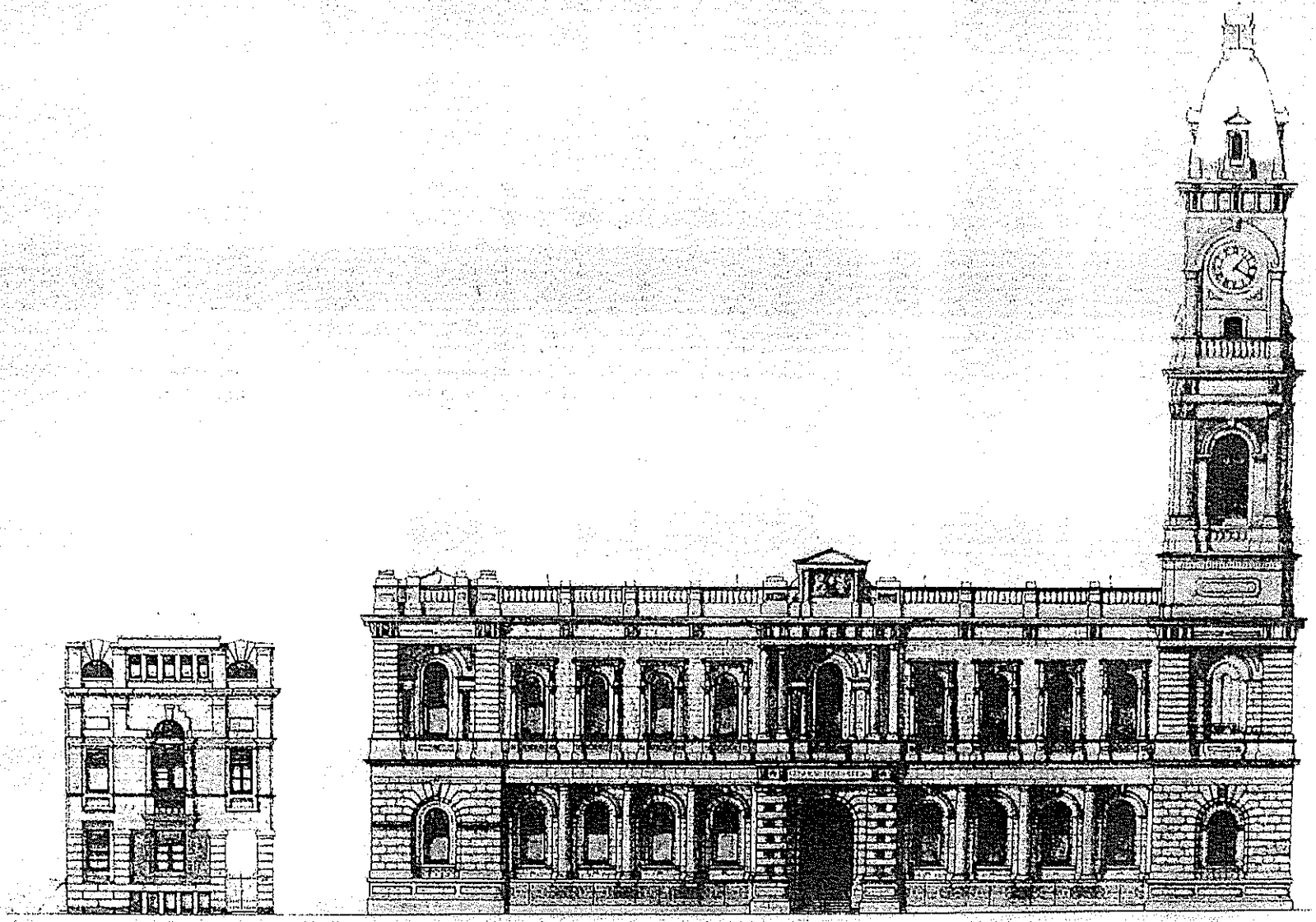
| 1941 | Second telegraph wire to Darwin complete, fully used for war needs |
| 1945 | Second World War ends |
| 1950 | Air conditioning installed in GPO |
| 1954 | Car ownership becoming universal, trucks and tractors replace horse-drawn vehicles |
| 1955 | Telephone Exchange closed |
| 1960 | Iron and stone buildings in Franklin Street demolished |
| 1970 | Commercial kitchen and staff dining area constructed on Level 4 of 1922 building |
| 1975 | PostMaster General's Deparment divides - Telecom and Australia Post formed |
| 1978 | Cleaning and repair of clock tower |
| 1982 | External stonework repair, photogrammetric surveys |
| 1985 | Cleaning, refurbishment and painting of Postal Hall and interiors |
| 1991 | Office alterations to 1922 building |
| 1992 | Commercial kitchen on Level 4 removed |
| 2003 | Disabled ramp installed from King William Street to mail boxes |
| 2005 | Commissioning of Conservation Management Plan |

## APPENDIX B

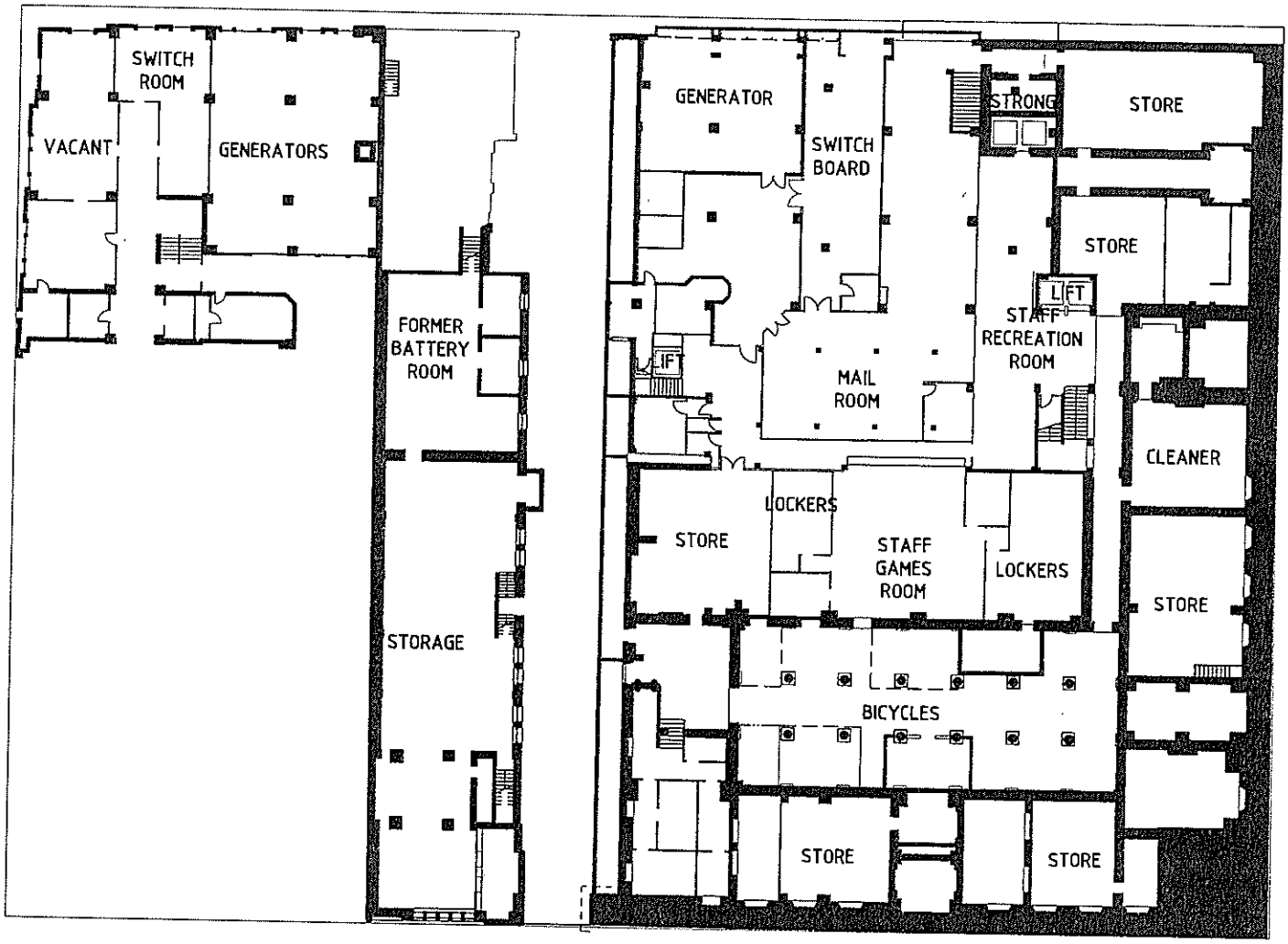
## Building Plans



ADELAIDE GPO – EAST ELEVATION – KING WILLIAM STREET
From photogrammetric survey of Adelaide GPO by Australian Survey Office c.1982



ADELAIDE GPO – SOUTH ELEVATION – FRANKLIN STREET
From photogrammetric survey of Adelaide GPO by Australian Survey Office c.1982

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## BASEMENT FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Basement Floor Plan

As Existing 2005

SHEET 1 OF 7

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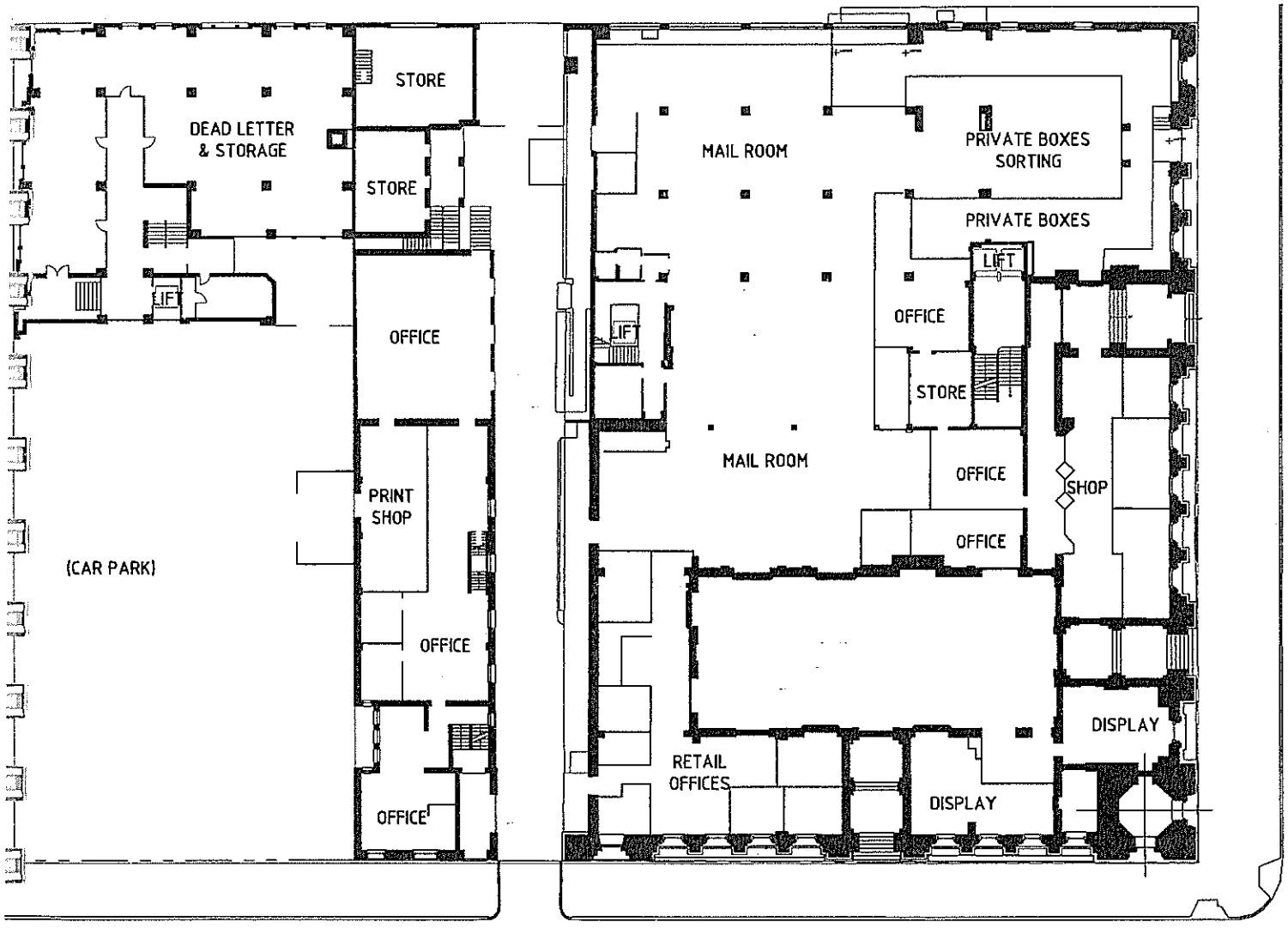


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# GROUND FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Ground Floor Plan

As Existing 2005

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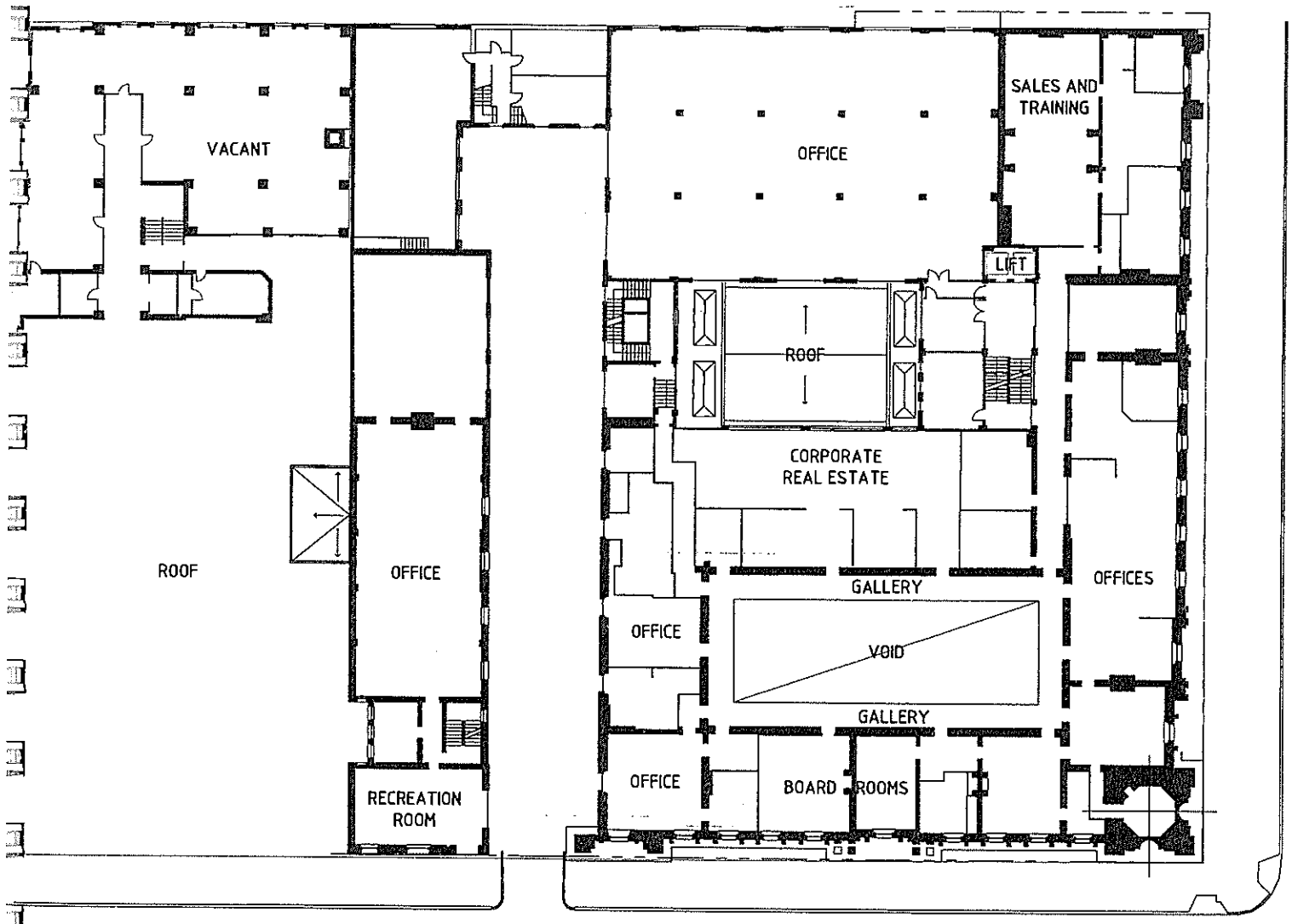


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# FIRST FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

First Floor Plan

As Existing 2003

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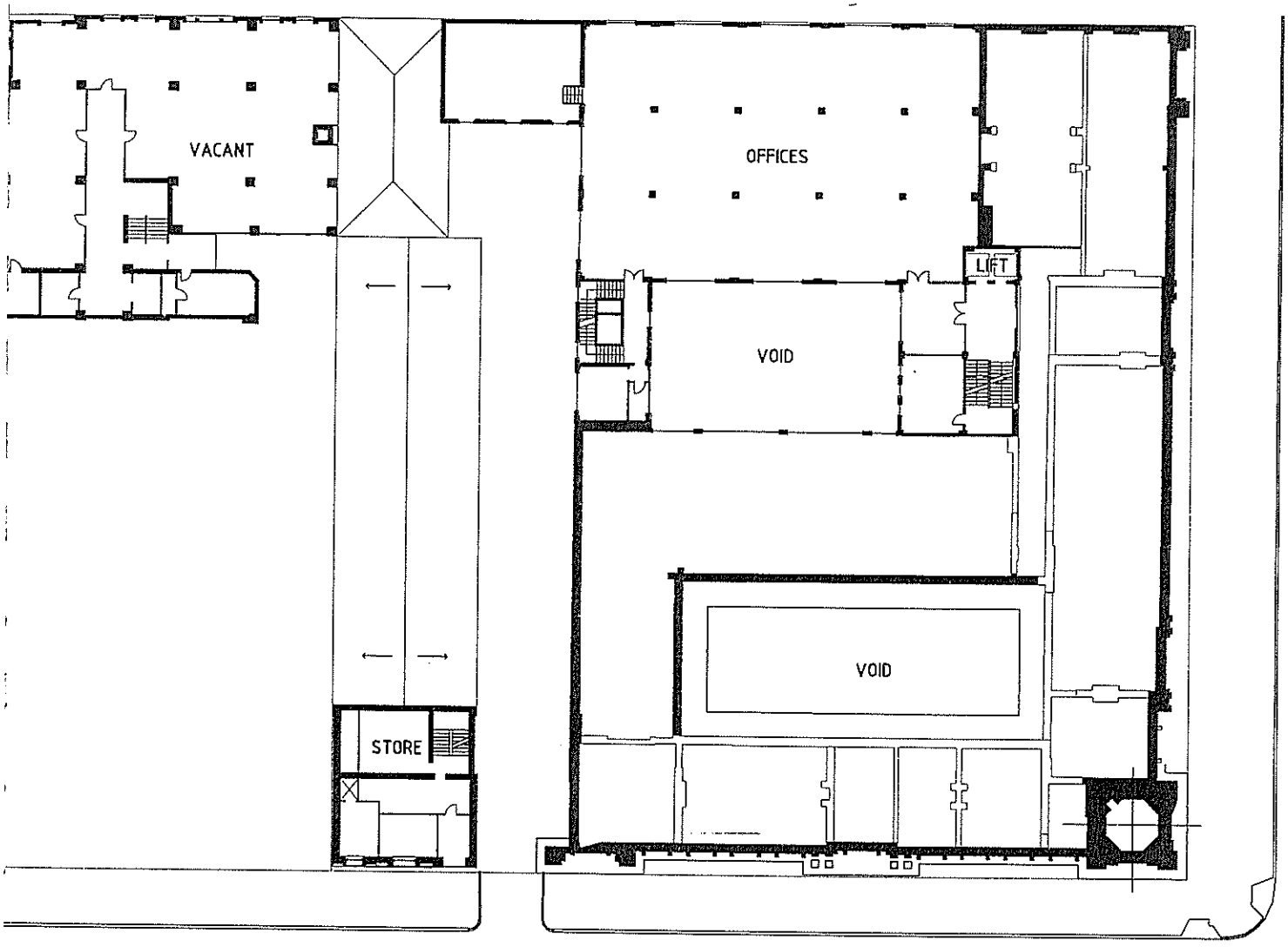


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## SECOND FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Second Floor Plan

As Existing 2005

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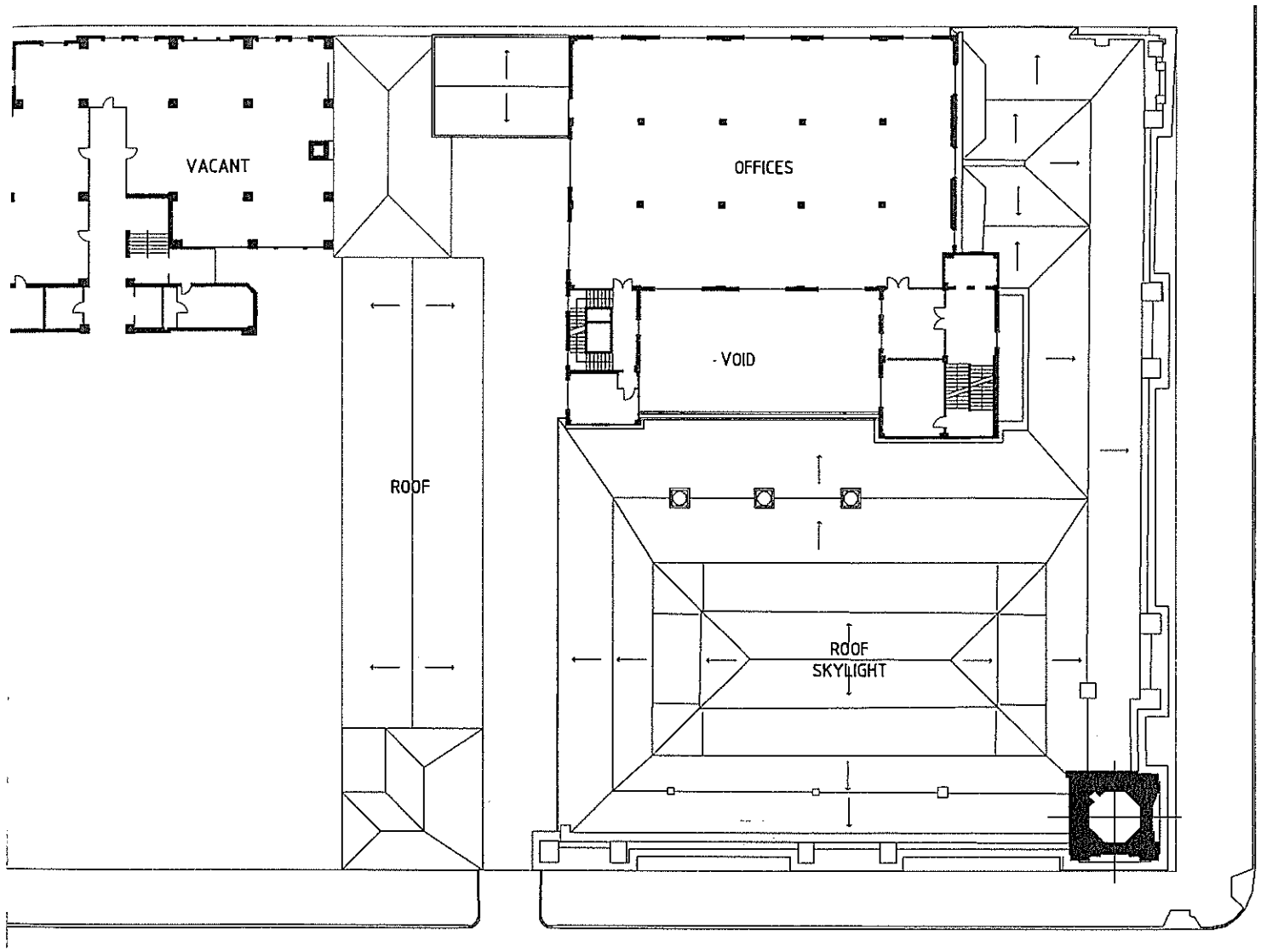


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# THIRD FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Third Floor Plan

As Existing 2005

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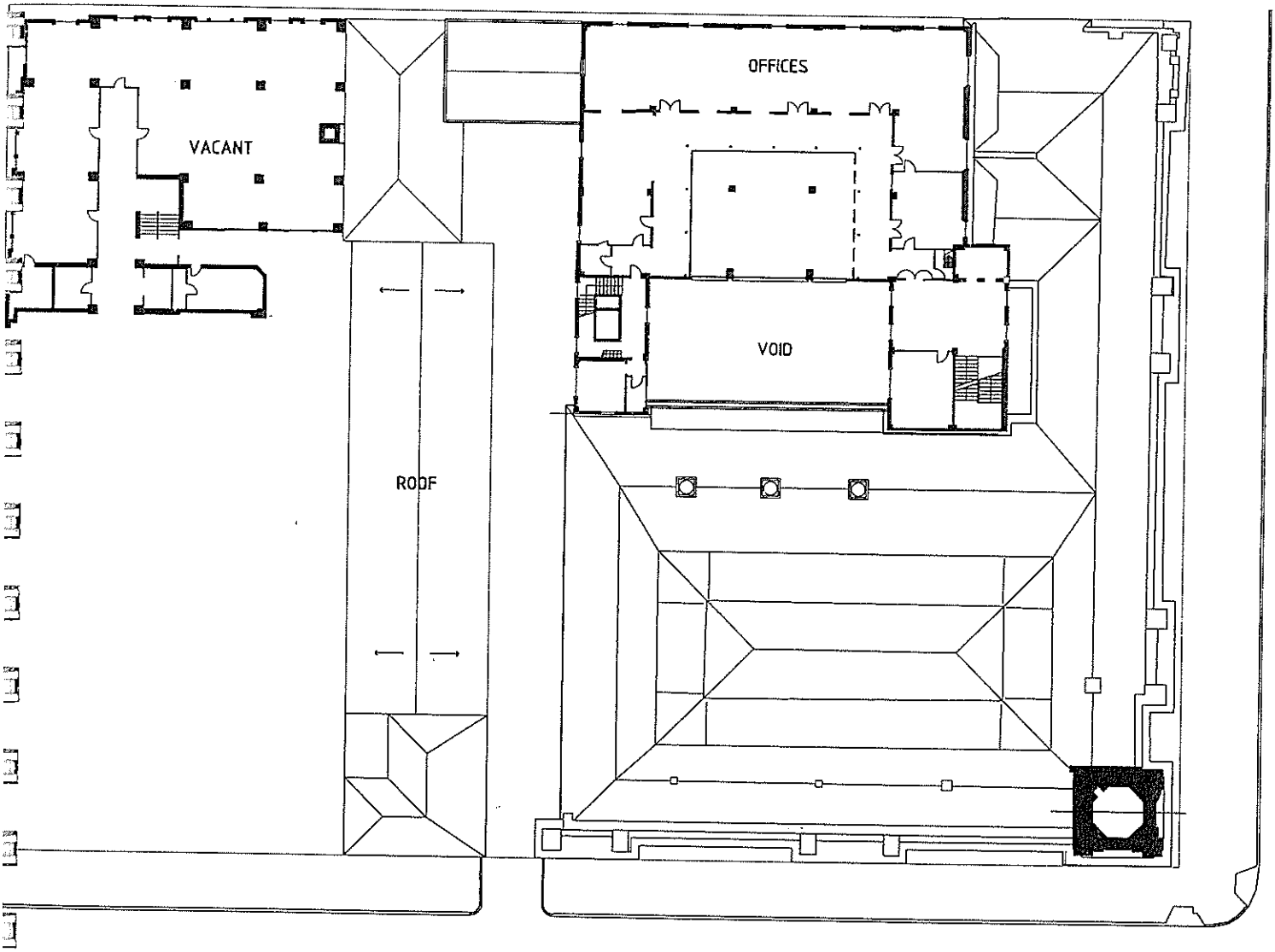


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# FOURTH FLOOR PLAN

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Fourth Floor Plan

As Existing 2005

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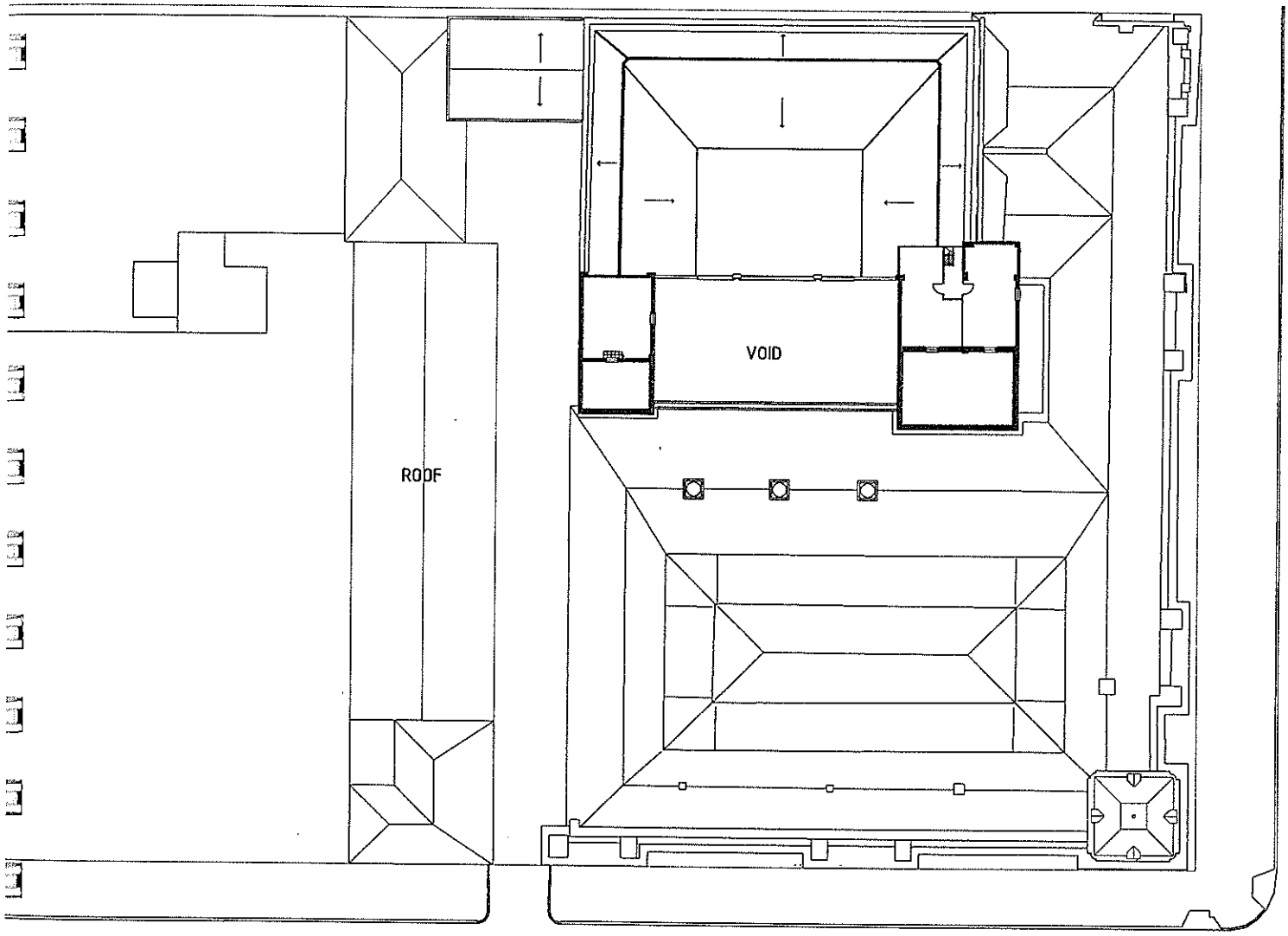


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**ROOF** PLAN

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ADELAIDE GPO
CONSERVATION PLAN

Roof Plan

As Existing 2005

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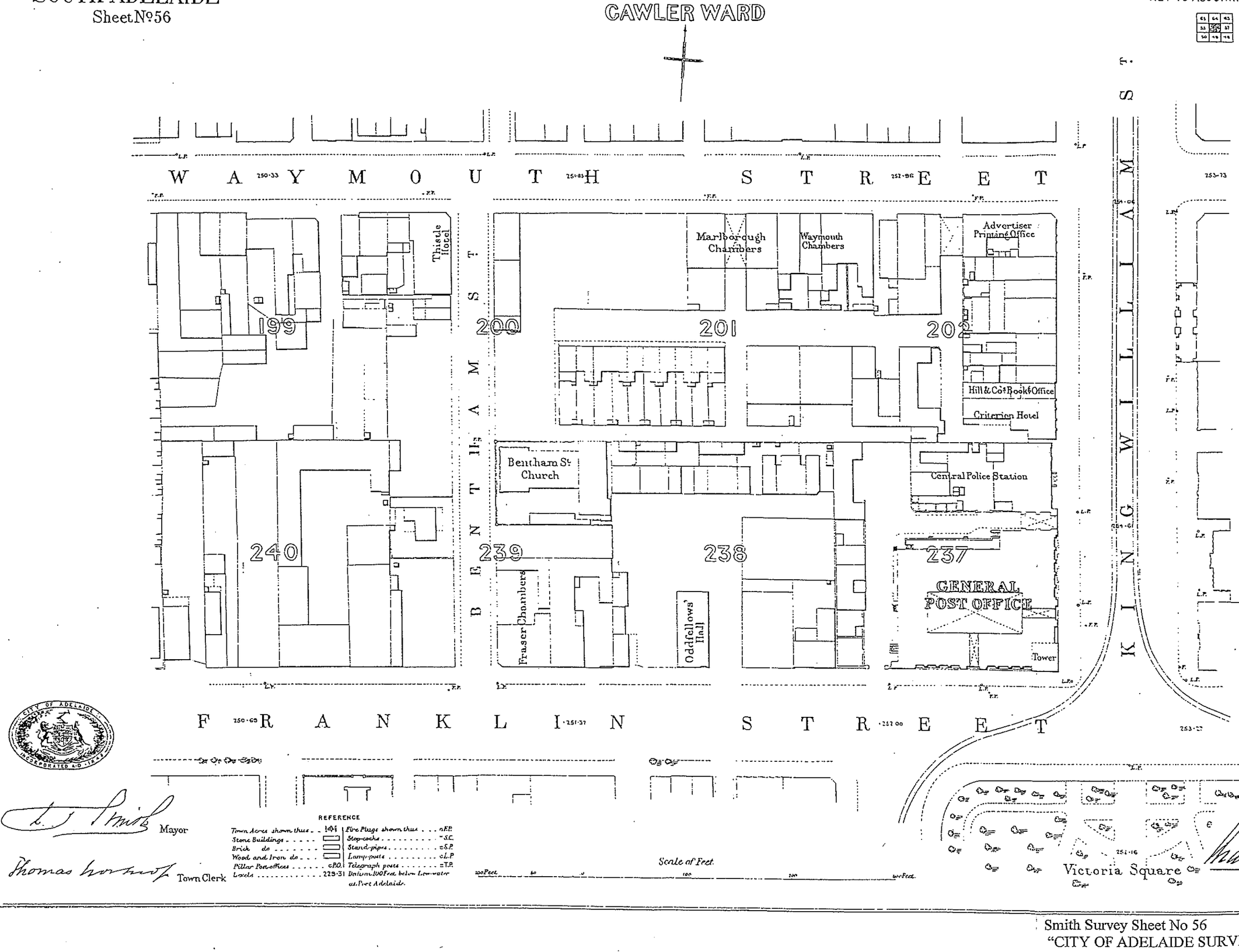
# SOUTH ADELAIDE

Sheet No 56

GAWLER WARD

KEY TO ADJOINING SHEETS




REFERENCE

| | | | |
|---|---|---|---|
| Town Acres shown thus | 141 | Fire Plugs shown thus | F.P. |
| Stone Buildings | | Stop-cocks | S.C. |
| Brick do | | Stand-pipes | S.P. |
| Wood and Iron do | | Lamp-posts | L.P |
| Pillar Post-offices | P.O. | Telegraph posts | T.P. |
| Levels | 229·31 | Datum 100 Feet below Low-water at Port Adelaide. | |

Scale of Feet.

100 Feet 50 0 100 200 300 Feet

L. J. Smith Mayor

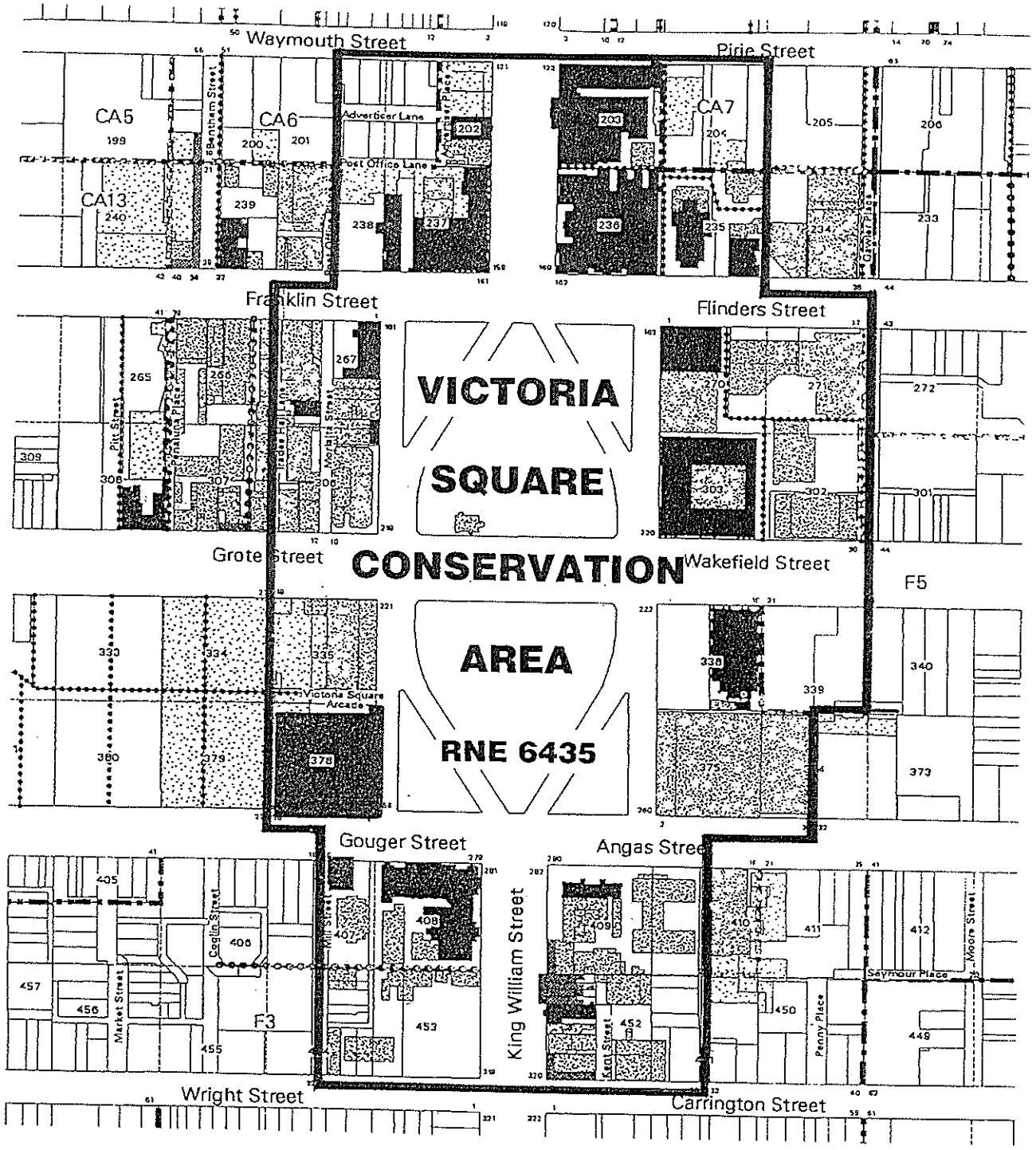
Thomas Hartnett Town Clerk

Charles W. Smith City Engineer Licensed Surveyor R.P.A.

Smith Survey Sheet No 56
"CITY OF ADELAIDE SURVEY PLANS" 1881
Adelaide City Council Archives

## APPENDIX C

### Plans Showing Current Heritage Listings




## LEGEND

- Building (Within Precinct)
- Building (Over Precinct Boundary)
- Local Heritage Place
- State Heritage Place
- 47 Town Acres
- Precinct Boundary
- CT Boundary
- Existing Pedestrian Links
- Proposed Pedestrian Links

Scale = 1:3500

0 175

Metres

Precinct Map

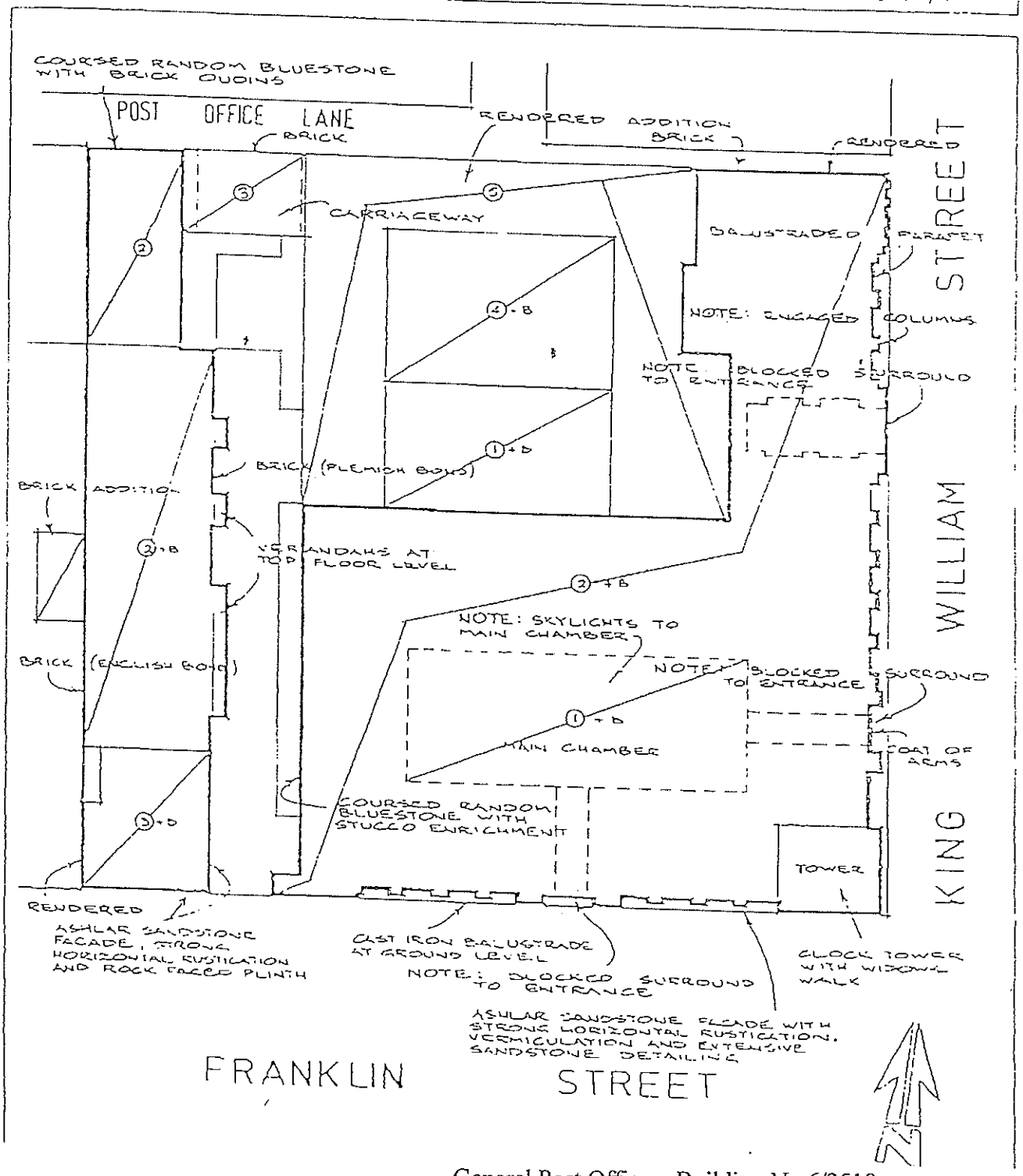
CA10 Victoria Square

Note: CT boundaries supplied by Dept. Environment, Heritage and Aboriginal Affairs, 1997.
Building footprints, Heritage and other boundaries remain the property of The Corporation of the City of Adelaide and reproduction without permission is prohibited.
No warranty is offered for data accuracy.

# CITY of ADELAIDE HERITAGE STUDY

## THE CITY HERITAGE REGISTER – DEFINITION OF ITEMS

| | | |
|---|---|---|
| ITEM | GENERAL POST OFFICE | BUILDING NO. |
| ADDRESS | 141-159 King William Street;<br>139-179 Victoria Square;<br>2-8 Franklin Street | 6/2518<br>CT 3714/4 |




General Post Office – Building No 6/2518
City of Adelaide Heritage Survey 1981-86
Department of City Planning, Adelaide

## APPENDIX D

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NSW Heritage Register http://www.heritage.nsw.gov.au/07_subnav_04.cfm
Victorian Heritage Register
http://heritage.vic.gov.au/page_239.asp?ID=239&submit_action=ss

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| 3 | Captain John Watts, 1861 Postmaster General from 1841 to 1861 | National Archives -Adelaide | D5440,SSI |
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APPENDIX F

# THE BURRA CHARTER (1999)

### Article 1 - Definitions

For the purpose of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.
Places may have a range of values for different individuals or groups

1.3 *Fabric* means all the physical material of the place including components, fixtures, contents, and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

1.9 *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a *place*, which may include the visual catchment.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2 Conservation and management

2.1 Places of cultural significance should be conserved.

2.2 The aim of conservation is to retain the cultural significance of a place

2.3 Conservation is an integral part of good management of places of cultural significance

2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3 Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4 Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

### Article 5 Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

### Article 6 Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy

6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

### Article 7 Use

7.1 Where the use of a place is of cultural significance it should be retained.

7.2 A place should have a compatible use.

### Article 8 Setting

*Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9 Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location.

Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10 Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11 Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12 Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13 Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

## Conservation Processes

### Article 14 Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance, preservation, restoration, reconstruction, adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

### Article 15 Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be gnided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant

fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

### Article 16 Maintenance

Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

### Article 17 Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance,* or where insufficient evidence is available to allow other *conservation* processes to be carried out.

### Article 18 Restoration and reconstruction

Restoration and reconstruction should reveal culturally significant aspects of the place.

### Article 19 Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20 Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation.*

### Article 21 Adaptation

*Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

### Article 22 New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

### Article 23 Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation.*

### Article 24 Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured.
Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected.
Opportunities for the continuation or revival of these meanings should be investigated and implemented.

### Article 25 Interpretation

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

## Conservation Practice

### Article 26 Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the

place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

### Article 27 Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

### Article 28 Disturbance of fabric

Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29 Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

### Article 30 Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31 Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

### Article 32 Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

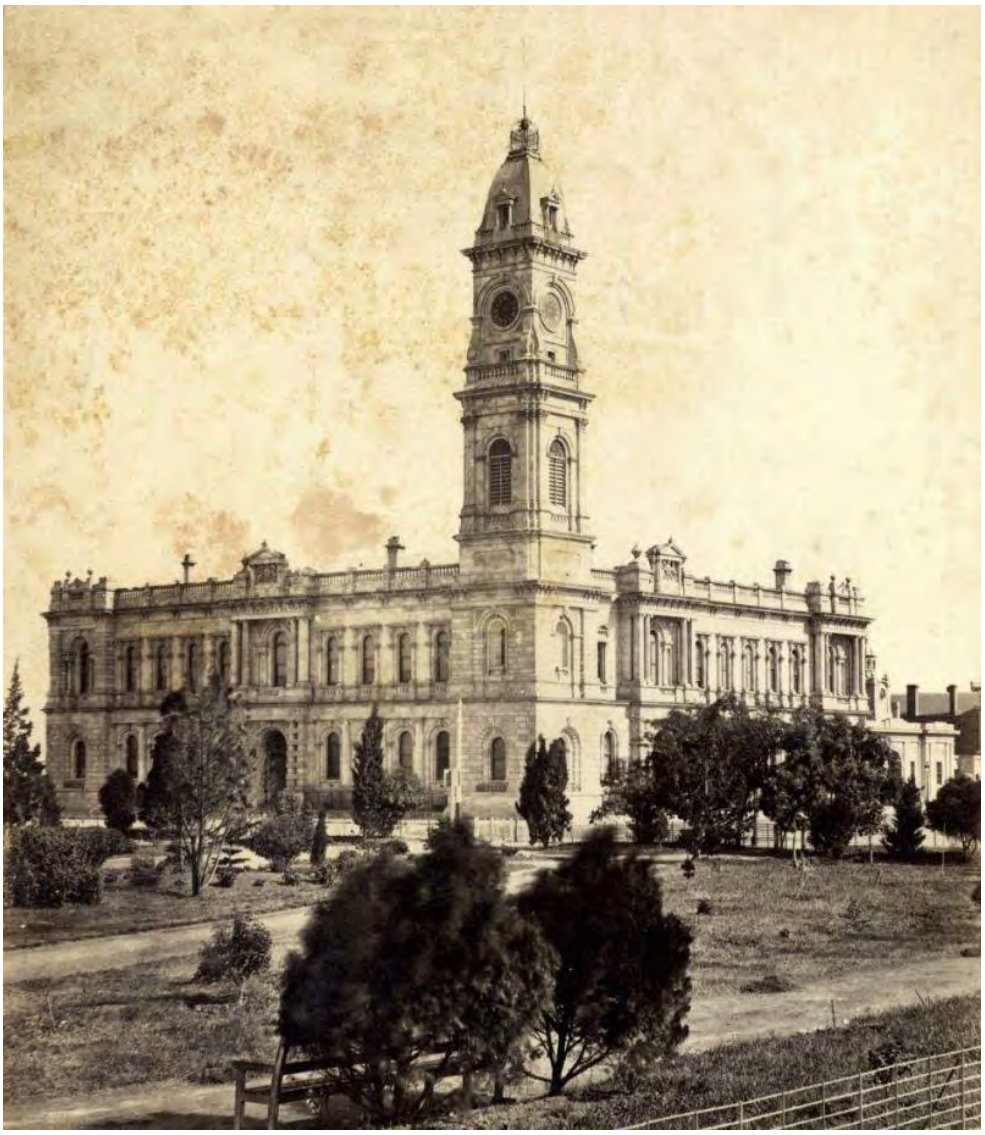
### Article 33 Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*. Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34 Resources

Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.



# ADELAIDE GENERAL POST OFFICE

141 King William Street, Adelaide

## Heritage Management Plan

LOVELL CHEN

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA

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Cover image:

Completed GPO from Victoria Square, c.1872, note painted canvas clock faces

Source: National Archives of Australia

# Adelaide General Post Office

141 King William Street, Adelaide

**Heritage Management Plan**

Prepared for

Cushman & Wakefield

July 2016

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**PROJECT TEAM**

Kate Gray, Lovell Chen

John Statham

Libby Blamey

Kate Patterson, Flightpath Architects

## 1.0 INTRODUCTION

### 1.1 Background and brief

This Heritage Management Plan (HMP) has been commissioned by Australia Post and addresses the Adelaide General Post Office (Adelaide GPO) at 141 King William Street, Adelaide, South Australia (Figure 1, Figure 2). The GPO is owned by Australia Post and is included in the Commonwealth Heritage List (CHL) as Place ID 105518.

As included in the subject site, the Adelaide GPO was constructed in three major stages, 1872, 1893 and 1922-1926 and reference is made to these three building components throughout the HMP (refer to the plan at Figure 3).

The report has been prepared in accordance with Australia Post's 'Heritage Strategy for Australia Post Heritage Places' ('Heritage Strategy') updated in 2015, to enable Australia Post to meet its obligations under the *Environment Protection and Biodiversity Conservation Act*, *1999 (Aus),* (EPBC Act). The EPBC Act establishes the CHL, a list of places with heritage values which are managed or owned by the Australian Government and affords them statutory protection.

This HMP has been prepared as a review of the *Adelaide General Post Office Conservation Management Plan* (Bruce Harry and Associates, 2007) and to comply with the obligations of the EPBC Act.

The primary objectives of the HMP are to:

- establish the cultural heritage significance of the GPO, its individual elements and areas
- provide appropriate policies for the conservation of the building and site as a whole, taking into account both the care of significant physical fabric and ongoing use and management.

By way of background, it is noted that the site as a whole is currently owned by Australia Post, however land in the north-west part of the site, where the 1922-26 additions are located, is subject to a 99-year lease and this land is currently subject to a redevelopment proposal which includes a new tower form to be located to the rear of the retained GPO complex. This proposal is not assessed in the CMP.

### 1.2 Methodology

This HMP broadly follows the principles and processes set out in the *The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (Burra Charter) and its Practice Notes. The Burra Charter establishes a standard of practice for those involved in assessing, managing and undertaking works to places of cultural significance.

The HMP has also been prepared in accordance with Schedule 7A of the *Environment Protection and Biodiversity Conservation Regulations, (Aus) 2000*: 'Management Plans for Commonwealth Heritage Places' which sets out various requirements such as a comprehensive description and condition of the place; the methodology used to establish its heritage values; provision of a management framework including relevant statutory requirements; and the provision of policies for the management and conservation of the place.

### 1.3 Previous reports

As noted, this HMP is a review of the *Adelaide General Post Office Conservation Management Plan* (Bruce Harry and Associates, 2007) and material from this study is incorporated into the report.

It is also noted that there was an earlier CMP prepared by Andrew C Ward & Associates in 1989 (Andrew C Ward & Associates architect – planners*, Adelaide Post Office Site: Conservation Analysis and Conservation Management Plan*, prepared for Australia Post, 1989). Reference is also made to this study.




Figure 1 Location plan for the Adelaide General Post Office
Source: www.street-directory.com.au

### 1.4 Subject property

The former Adelaide GPO is located at 141 King William Street, Adelaide, South Australia (refer Figure 1). The property comprises fabric from a number of building programmes and phases of development from the 1870s to the interwar period and beyond, but with three principal stages in the study area (1872, 1893 and 1922-26). The subject site is indicated in the plan at Figure 2 and the stages are shown at Figure 3.

While formerly part of the Adelaide GPO complex, the former Telephone Exchange at 141-159 Franklin Street to the west (1914) does not form part of the subject site and has not considered by this HMP.

### 1.5 Statutory heritage controls

#### 1.5.1 *Environment Protection and Biodiversity Conservation Act 1999*

At a Commonwealth level, the *Environment Protection and Biodiversity Conservation Act 1999 (Aus)* (EPBC Act) focuses on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance Matters of national environmental significance include world heritage properties and national heritage places. The EPBC Act establishes lists of places of cultural heritage significance and sets management requirements that apply to these places. The EPBC Act also establishes the National Heritage List (NHL) and Commonwealth Heritage List (CHL) and sets out the requirements for the management of heritage places on these.

As noted above, the Adelaide GPO is included on the CHL as Place ID 105518 (Adelaide General Post Office, 141 King William Street Adelaide). While the statement of significance refers to the 1872 and 1893 wings, no formal extent is provided for this listing and it is assumed the full extent of the Commonwealth-owned land (including the 1922-26 additions) is included in the CHL. This accords with the extent of the subject site for the purposes of this HMP (Figure 2).



Figure 2 Aerial photograph with the current study area (Adelaide GPO) indicated in red: the former Telephone Exchange is to the west and is indicated with the blue arrow. Note that the study area reflects the extent of the CHL listing.
Source: Nearmap

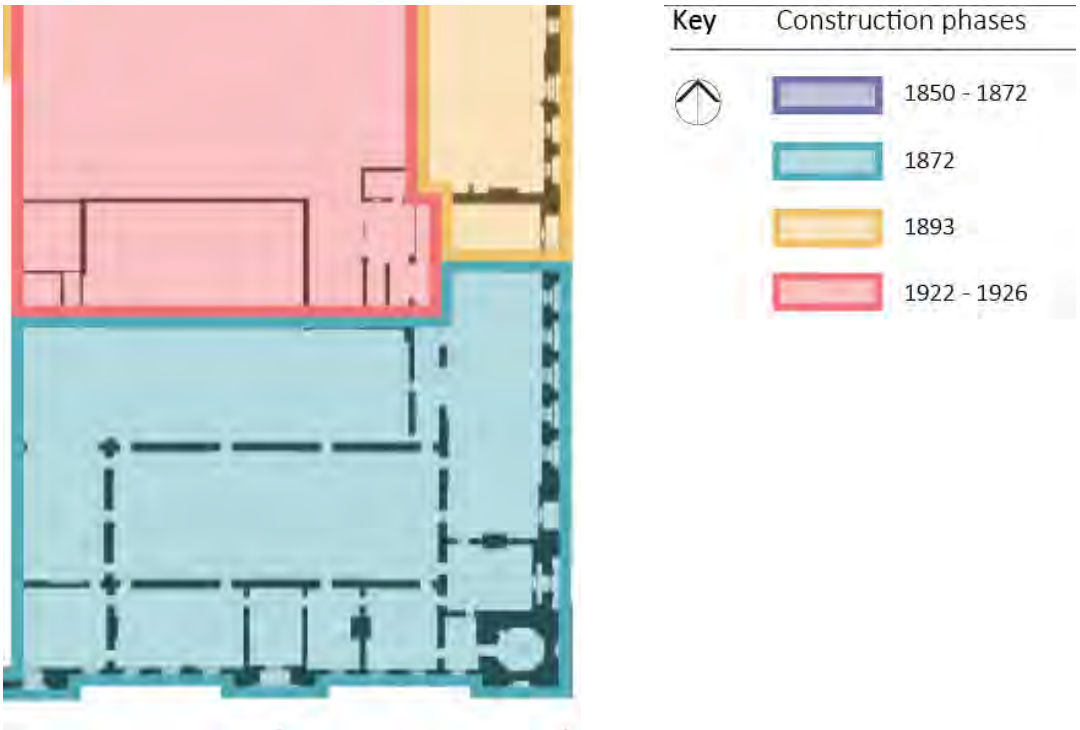



Figure 3 Plan of the subject site showing stages of construction

### 1.5.2 *Heritage Places Act 1993*

Pursuant to the *Heritage Places Act (SA) 1993* (Heritage Places Act) Adelaide GPO - including the original 1872 building and the surviving sections of the 1891-3 additions - are included on the South Australian Heritage Register (SAHR), administered by the South Australian Heritage Council. The place is designated as building 10860. Note that the former Telephone Exchange of 1907 and its 1914 extension are also included in this registration, which accordingly, covers a wider area. Those sections of the site included in the SAHR are indicated at Figure 4 below.

Responsibility for the Heritage Places Act falls within the portfolio of the South Australian Minister for Sustainability, Environment and Conservation. Under Commonwealth Law, the Adelaide GPO is subject to both the requirements of the EPBC Act and the Heritage Places Act 1993.

The statement of significance included for the place included in the Heritage Places Database is as follows:

> Opened in 1872, the Adelaide GPO was one of South Australia's most important public buildings, and represents the critical role played by postal, telegraphic and telephonic communications in the development of the state. The scale and impressive architectural detailing of the building and its prominent location in the centre of Adelaide reflect its importance as the focus of the network of communication services in South Australia for many decades. Its construction was the result of the entrepreneurial drive of Postmaster-General Sir Charles Todd, who was instrumental in establishing telegraphic communications in both South Australia and Australia and in encouraging the state Government's monopolistic control of all communication services in South Australia. The subsequent additions to the building and the construction of the separate Telephone Exchange were a direct response to increasing demand for the new technologies of telegraph and telephone services in the years leading up to and following Federation.[1]

The plan parcel and title for the Heritage Register are identified as follows:

> CT 6084/525 D86151 A807, CT 6091/763 D86151 A801, CT 6122/319 D86151 A800

As discussed below, the *Development Act 1993* requires all development applications affecting State Heritage Places and State Heritage Areas to be referred to the Minister responsible for the *Heritage Places Act 1993*.




Figure 4 Areas identified on SA Heritage Register are indicated in red
Source: http://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=1299, accessed 5 June 2016

### 1.5.3 *Development Act 1993 and the Adelaide City Development Plan*

Planning and development in South Australia is governed by the *Development Act, (SA) 1993* (Development Act) and is subject to approval by Local Government Authorities. The Act requires each Local Government Authority to prepare and administer a Development Plan for its area of responsibility. Through the Local Area Development Plan, the opportunity exists for Council to identify, schedule and make detailed policies to protect items of Local Heritage Value. Local councils have their own requirements for development affecting local heritage places or contributory items and these are identified in each Council's Development Plan. For convenience, most local area Development Plans also identify the State Heritage Places within their area.

The former Adelaide GPO is included in the Adelaide (City) Development Plan as a State Heritage Place[2]. It is included to the extent of the original 1867-72 building and the surviving 1891-3 extensions. The former Telephone Exchange to the west which does not form part of the subject site is also included in the listing. No elements of Local heritage Value are noted in the Development Plan and, consequently, there are no requirements under the Adelaide City Development Plan. Notably, the additions of 1921-6 located in the north-western sections of the site are not identified as elements of Local Heritage Value.

## 1.6 Aboriginal cultural heritage

The Aboriginal Affairs and Reconciliation Division, Department of Premier and Cabinet (DSD-AAR), is the South Australian Government's lead agency on matters relating to Aboriginal affairs. The Division has a number of responsibilities including the protection and preservation of Aboriginal heritage and culture.

DSD-AAR maintains a Central Archive and Register of Aboriginal Sites and Objects. These archives are not public but the Department can provide broad information about Aboriginal heritage on receipt of a formal request.

A formal request was made to the Aboriginal Affairs and Reconciliation Division in May 2016. On 9 June 2016, the Department advised that the Central Archive has no entries for Aboriginal sites within the GPO site.

This notwithstanding, the Act notes that any land, developed or undeveloped, can contain Aboriginal sites relating to traditions. Section 20 of the *Aboriginal Heritage Act (SA), 1988* requires that any Aboriginal sites, objects or remains, discovered on the land, are to be reported to the Minister.

See also the note below at 1.8 Limitations.

## 1.7 Non-statutory heritage listings

### 1.7.1 *National Trust of Australia (South Australia)*

The Adelaide GPO has been classified by the National Trust of Australia (South Australia) as a building of State significance. There are no statutory requirements as a consequence of this classification.

## 1.8 Limitations

The HMP accepts and relies upon the historical material contained in the Bruce Harry and Associates Conservation Management Plan of March 2007. It is noted that while it included a list of sources (bibliography), the 2007 CMP did not include specific references (either as in-text references or as notes) and the specific sources of much of the information is not directly cited.

While only limited additional historical research has been undertaken in the course of this review, where additional material has been included, sources for this information are provided through the inclusion of endnotes.

Apart from those constraints on the physical investigation noted at Chapter 3, no limits were placed on the current assessment.

This HMP does not include a formal assessment of Aboriginal cultural heritage values. It is acknowledged that these may well exist. Further, it is acknowledged that there may also be shared values. There are many historical heritage places which have Aboriginal cultural heritage values in addition to non-Aboriginal cultural values (shared values).

No community or stakeholder consultation was undertaken in the course of the preparation of the HMP. There is potential for this consultation to occur in the future as part of Australia Post's adoption and implementation of the HMP.

## 2.0 HISTORY

The 168-year history of Town Acre 237 and the Adelaide GPO has been well documented in previous publications and reports. The following information is taken largely from the *Adelaide GPO Conservation Management Plan* by Bruce Harry and Associates, written in 2007.[3] It has been edited as part of this report to focus on the subject site, being the remaining Commonwealth-owned portion of the site.

### 2.1 Historical Analysis

#### 2.1.1 *Historical Context*

The postal service had its origins in the dispatch riders and state couriers of ancient Persia and Rome, and made its first significant advancements in France under Louis XI (1423-83), later remodeled on modem lines by Napoleon, early in the 19th Century.

In England, private posts existed from the time of Edward III (1312-77) and the first 'Master of the Posts' was appointed around 1512. A General Post Office (GPO) for Britain and the British territories abroad was first set up in London in 1710, under the control of a 'Postmaster-General'.

A mail coach dispatch system was begun in England in 1784 but died out entirely in the 1830s with the advent of railways.

The penny postage and adhesive postage stamp was developed in England in 1840, before which there were no stamps, postage being paid in money at either the point of issue or receipt, the rate varying with distance and weight.

This was the history and system of postal services imported into the new Colony of South Australia in the late 1830s - early 1840s, where the first *Post Office Act* was passed in 1838 and postal services were run out of other buildings for many years thereafter. It was not until 1872 that the first stand alone central GPO was completed in Adelaide, and by that time, new and different means of communication had already emerged in England and America, and begun to arrive in Australia, which would initially compete with, and eventually supersede, many of the functions of the Colonial postal service (e.g. the telegraph line, telephone, radio communication and, more recently, the internet).

These technological innovations would eventually have a profound impact on the post office as a symbol of communication and community gathering place, and this is evident today in the reduced number of post offices in the metropolitan areas of most cities, and the progressive decline and decommissioning of capital city GPOs, such as has happened in Sydney and Melbourne. After nearly 120 years as the centre for and controller of local, national and worldwide communications, and a visual icon of town centre activity, the post office has now lost its traditional role and place in the community, who look increasingly to modem electronic, instantaneous means of communication.

The local and overseas telegraph service, which evolved within the Adelaide GPO between 1855 and 1931, was superseded by radio (wireless) communication and lost to the post office as a commercial technology and service. The telephone service, which also evolved within the Adelaide GPO between 1880 and 1906 and rapidly outgrew the postal service, had by 1975 been removed from post office control and established as a separate communications entity in its own right.

Today, Australia's post offices are once again focused principally on the letter as a means of communication, reclaiming their original historical purpose.

In this long cycle of growth in our systems of communication, the Adelaide GPO reached its zenith as a civic symbol and social centre in the period between 1901-1920, which coincided with the Federation of the colonies into the Commonwealth of Australia, the transfer of postal, telegraph and telephone

services to the control of the Commonwealth, and the retirement of Sir Charles Todd, SA Postmaster-General after thirty six years of entrepreneurial development of South Australia's communication services, and civic achievement. These coincidental events underscored rather than established this period as the GPO's highest and best development as a colonial civic service. Interestingly, Todd's retirement came at the same moment the rapidly evolving telephone service was signaling its emergence as a new and powerful entity within the postal service (shortly to be established as a separate Branch, and to move into its own premises, detached from the GPO Building) and not long before the beginning of a long period of stagnation in postal services under Commonwealth control, attributable to the onset of economic depression and World War 2.

Between 1872-1907, all of the functions and alternative means of communication were contained within the Adelaide GPO building. In 1907, the telephone service moved for the first time into its own, detached building west of the GPO building in Franklin Street, designed and detailed using a different architectural style from the GPO to visually distinguish its role and function. Planned and designed by the South Australian Government Architect before Todd's retirement, this clearly was a deliberate decision, no doubt influenced also by the two decades of constrained economic conditions in South Australia, which preceded it.

Thereafter, the alterations and substantial further additions to the Adelaide GPO, undertaken by the Commonwealth in the 1920s, were carried out in unrelated, often unsympathetic architectural style(s), further dissipating the architectural unity of its 19th Century composition and integrity.

### 2.1.2 *Early Postal Services*

Following the arrival of the First Fleet in 1788 there was no proper established service for delivery of mail in the new colony of New South Wales until 1803 when the boatmen plying between Sydney and Parramatta were permitted to charge for carrying mail. In 1809 the Sydney Gazette reported fraudulent activity in collection of mail from ships. The Lieutenant Governor established an office for deposit and dispatch of mail and the charges he could make at the home of Mr Isaac Nichols at George Street (near Circular Quay), effectively the first post office. Governor Macquarie appointed John Beaumont as first postmaster in Hobart in 1812.

It was not until 1825 that the first NSW Postage Act was passed, and further post offices were established in Sydney and other areas. In the Port Phillip District John Batman looked after the mails of Melbourne until the first official postmaster E J Foster, was appointed in 1837. Overland mails between Sydney and Melbourne were carried by coach and pack horses from 1838.

Adelaide's first post office was established in the general storekeeper's temporary hut on the bank of the River Torrens in April 1837, four months after the establishment of the colony (Figure 5). Governor Hindmarsh appointed Mr Thomas Gilbert as Postmaster. The mails were received at his residence from where they were sorted and delivered.

In July 1838 the post office was transferred briefly to Gillies Arcade in Currie Street, before moving again in December 1838 to the residence of Lt. Henry Watts (Figure 6), the newly appointed Postmaster General, in the south-east corner of King William Street and North Terrace on Town Acre 17 (Figure 7). Watts employed a clerk, who also acted as messenger. Watts' brother, Captain John Watts, was appointed Postmaster General in 1841 and the post office moved to the opposite corner of King William Street in July 1848 in the Gresham Hotel (Figure 8).



Figure 5 Drawing of the first Post Office, T S Gill c. 1850
Source: National Library of Australia



Figure 6 Captain John Watts, 1861. Postmaster General from 1841 to 1861
Source: State Library of South Australia



Figure 7 View of North Terrace – Henry Watts' residence on corner, location of second Post Office, c.1866
Source: State Library of South Australia



Figure 8 Gresham Hotel, site of third Post Office, 1867
Source: State Library of South Australia

The first South Australian Post Office Act was passed in 1839, fixing the rates for postage, and the first 'letter carrier' was appointed the same year. The earliest mail deliveries to country places were carried by the Police to Willunga and Encounter Bay. Mail between the colonies was carried first by pack horse, but later the great gold discoveries brought the era of the Cobb and Co. coaching services, who became the official carriers of the mails. A delivery was established to Mount Gambier in 1846 so a fortnightly overland mail service to Melbourne and Sydney was in place. As the railway systems were established they were used for mail transport as well.

Another *Post Office Act* was passed in 1841, with new rates for inland letters established according to the distance rather than weight, and postage on newspapers was abolished. A uniform Australia-wide postage rate was agreed upon by all the colonies in 1849.

J W Lewis, who had been Deputy Postmaster since 1857, was appointed Postmaster General in 1861, a position he held until 1869 (Figure 9). He was replaced by Charles Todd in 1870, who had been brought out from England in 1855 to establish a telegraph service in South Australia, as well as fulfilling the post of Government Astronomer until he retired in 1906. It was during Todd's time as Postmaster General that some of the great developments in postal, telegraph and telephone services took place.

Letter-pillars (street post boxes) were first introduced in Adelaide in 1861, six being erected in the city and four in North Adelaide.

### 2.1.3 *Overseas Postal Services*

From the outset, written communication with the United Kingdom was of supreme importance to the Colonial governments as well as the early settlers. A regular monthly steamship service with England was established by 1852 with the first steamer, the *Australian* arriving in August, but the contract was terminated soon after the company failed. The following year a contract was entered into with the P & 0 Company for mail every two months, via Singapore, calling at King George's Sound, Adelaide, Melbourne and Sydney; the first mail arrived on the *Shanghai* in May 1853.

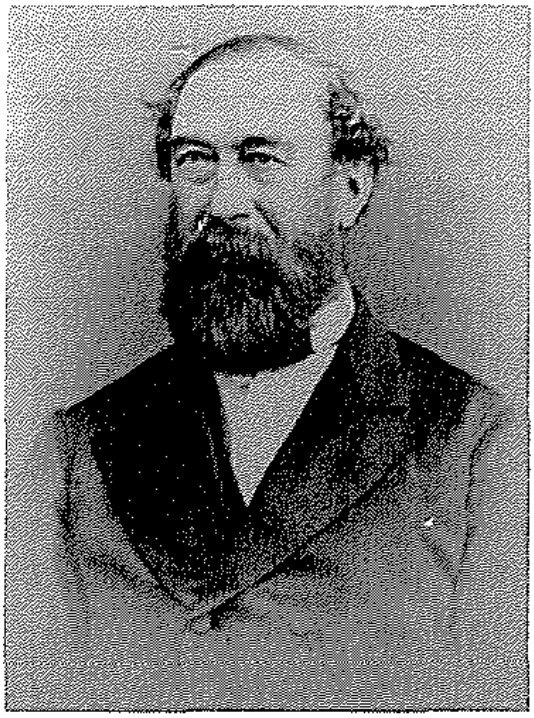


Figure 9 J.W. Lewis, Postmaster General 1861 – 1869
Source: National Archives of Australia

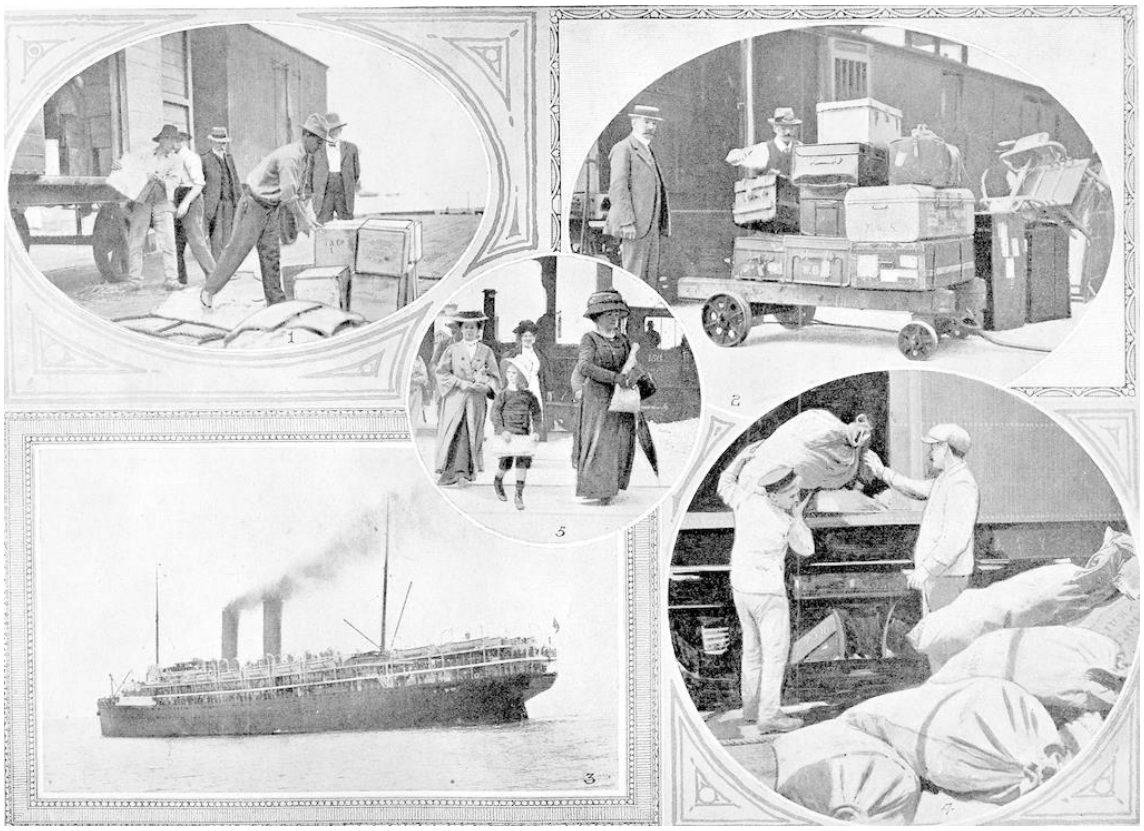


Figure 10 Postcard 1911 – Mail Day at Outer Harbour
Source: State Library of South Australia

This contract was short-lived, as the steamers were needed to take troops to the Crimea. Mail was delivered to Melbourne by passenger vessels until 1857 when a new contract was prepared with the European and Australian Royal Mail Company for monthly deliveries of mail. Over the next few years there were continuing disputes over the South Australian government's refusal to make any contribution to the service as the mail steamers did not deliver direct to Adelaide. Routes were frequently altered, and rates debated until eventually a service was provided direct. South Australia was the first to join the International Telegraph Union in 1877, and all the Australian colonies joined the Universal Postal Union in 1891, a move that helped provide them with an efficient service for international mail.

### 2.1.4 *Earlier buildings and development of the GPO site*

Colonel William Light planned the City of Adelaide in 1836 with Victoria Square as its civic focus. Since the founding of the city, the precinct has had associations with Government buildings containing public services, the church and the law all represented in the townscape facing the Square.

The first buildings on this site were constructed in 1848-51 when the whole of Town Acre 237 was set aside for a substantial Government complex containing a Post Office, Local and Police Courts, and the Metropolitan Police Station (Figure 11). The new government complex was designed by Richard Lambeth, one of the most scholarly architects working in early Adelaide.[4] The stuccoed post office facade to King William Street was divided into five bays by Tuscan pilasters with changes of plane for interest (Figure 12). The Court buildings facing Victoria Square were of coursed stone.




Figure 11 Local Court, Police Court and Post Office, c.1851
Source: State Library of South Australia



Figure 12 Post Office from King William Street, c.1850
Source: State Library of South Australia



Figure 13 Post Office and Courts (left) viewed from Victoria Square, c.1866
Source: National Library of Australia

Construction by contractors Robert and Samuel Mills commenced in 1848. Due to the contractor's default the buildings were delayed in starting, and the original plans were scrapped when the Governor, HE Fox Young decided that the accommodation required was not sufficiently catered for in the design. Although a more substantial complex was designed, the estimates voted for the scheme were seen as adequate to cover the design alteration. The buildings were not completed until February 1851, when the Post Office was relocated from North Terrace.

The Delisser Survey of 1861[5] shows that the combined Police Station and Post Office took up practically the whole of Town Acre 237 except for a strip on the western end of the block. An inner courtyard may have been used jointly by both departments, the Police Station at the south-western end and the Post Office in the north-eastern area.

Postal and telegraph operations were expanding so rapidly that the need became urgent for larger premises for the Post Office. It was agreed that the Local and Police Courts should be moved to Town Acre 408, and a new building was planned for construction on King William Street, south of Victoria Square behind the old Supreme Court. The new Post Office would be the subject of a design competition, and architects Wright and Woods submitted the winning scheme.

The scale of the new project was later reduced, with some of the buildings retained. The Police Station stayed in Town Acre 237, moving into the former Post Office on the north side facing King William Street, where it remained until the building was demolished to make way for the 1893 GPO extensions (Figure 19).

In 1866 a contract was awarded to Brown and Thompson to build new cells for the Police Department behind the Metropolitan Police Station, probably demolishing other parts of the earlier building to do so.

### 2.1.5 *The GPO (1866 – 1872)*

A competition was announced in 1865 for the design of a new General Post Office building on the corner of King William and Franklin Streets for an L-shaped building with a quadrangle at the rear. Thirteen

entries were submitted and the design by architects Edmund Wright and Edward Woods was selected. Tenders were called for excavation and foundations in 1866 and the contract was awarded to Messrs. Brown and Thompson.

In 1867 the contract for the construction of the building was awarded to Thomas Farr. However within the first week E J Wright stopped all work claiming that the facing stone was inferior to the approved sample. Farr resigned immediately, as use of the recommended Glen Ewin stone would have taken the overall cost way beyond his quoted contract price, and work ceased for six months.

In late 1868 the scope of the building was reduced by order of the Government, the original contract was cancelled and new plans and specifications were prepared, omitting any special provision for the telegraph service. The plans were drawn by the new Government Architect, Robert George Thomas, with radical modifications reducing the height of the tower and the cost of works.

A new contract was entered into, and supervision of the works was transferred from Wright and Woods to R. G. Thomas, Government Architect, with the aim of containing overall costs. The new contractors were Brown and Thompson who had constructed the GPO foundations, built the new Local and Insolvency Courts on the comer of Gouger Street, and made the alterations for new cells behind the Police Station.

Prince Alfred, Duke of Edinburgh laid the foundation stone of Macclesfield marble at a grand ceremony in November 1869, with 350 seated dignitaries and watched by 3,500 members of the general public (Figure 14). By the end of 1870 the amalgamation of the Post Office and the Telegraph Department required further alterations to the building and works were further delayed. The stonework was completed using both Glen Ewin and Glen Osmond freestone.

In his report to Parliament dated March 21st 1870, R G Thomas observed:

> 'Its accommodation, notwithstanding the reductions made from the original design, will, I think, suffice for many years. ... Our bankers, merchants and tradesmen find it ... to their advantage to erect handsome and durable structures, and it does not appear consistent that Government buildings should be the only ones to show absence of taste, or skill in architecture'.[6]



Figure 14 Laying the foundation stone for the new GPO, 1867
Source: State Library of South Australia



Figure 15 The new GPO, the tower still under construction c. 1871
Source: State Library of South Australia



Figure 16 Activity levels at the new GPO, depicted 1874 in *Australasian Views*
Source: State Library of South Australia



Figure 17 Interior of Public Hall, 1872
Source: State Library of South Australia

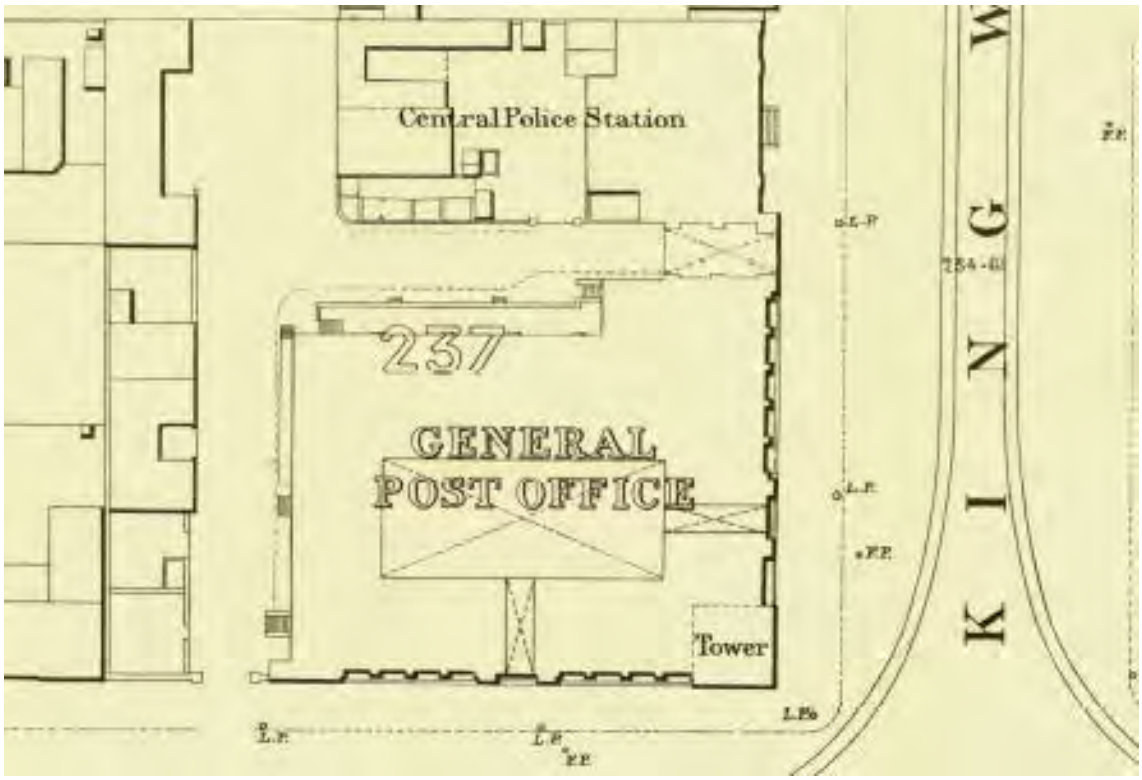



Figure 18 Site detail, Smith Survey plan, sheet number 56, 1880
Source: State Library of South Australia



Figure 19 Original post office building (right), adapted for Police Station after the GPO was opened in 1872
Source: State Library of South Australia

The building was not opened to the public until May 1872. Todd was absent at the time, constructing the Overland Telegraph Line, and a further celebration was held when he and his team returned later that year.

The original designs for the GPO had made special provision for the Telegraph service, but when the building was reduced for reasons of economy the Telegraph services were housed in the new building. Ten rooms on the upper floor were occupied by the South Australian Education Office

The Smith Survey of 1880 shows the new General Post Office and the Central Police Station (in the former Post Office building) on Town Acre 237 (Figure 18). The stables and outbuildings along the west side adjoin the retail buildings along Franklin Street, prior to the establishment of both Post Office Place and Post Office Lane.

By 1883 the rapid growth of the Post and Telegraph Departments demanded increased accommodation, and the introduction of the Telephone Branch added to the pressure. Plans were prepared by C E Owen Smyth to extend the new GPO to include a new Telegraph Office on the site of the Police Station. The Telephone exchange was to be situated on the upper floor, and an office provided for the Eastern Extension Telegraph Company agent. Todd was concerned to make the building more fire resistant, following a fire, which had started in the basement earlier that year.

### 2.1.6 *The Clock Tower*

When Prince Alfred laid the foundation stone for the GPO in 1866 it was announced that the proposed clock tower on the King William Street comer would be named the 'Victoria Tower', after his mother,

Queen Victoria. His father Albert, husband of Queen Victoria, was honoured by the naming of the nearby Town Hall tower as the 'Albert Tower'. During the later part of the nineteenth century and early twentieth century the two towers were the tallest elements in the townscape and Victoria Square.

On completion of the GPO tower, orders were sent to England for a clock and bells. While awaiting delivery the openings in the belfry were infilled with black canvas with painted clock faces (Figure 20). Carefully prepared plans of the tower and the proposed clock were sent to the SA Agent-General in England, Sir Edmund Becket who superintended the order. However extensive alterations had to be later made in the interior of the tower before the delivered clock, mechanism and bells could be installed.

The clock was made by J B Boyce of Whitechurch, London at a cost of £410, having a Denison's three-legged gravity escapement and compensation pendulum of zinc and iron. Its four dials faced the cardinal points of the compass, and the faces were built up in sections of Chance's opal glass. Originally illuminated by gaslight, they are now lit with fluorescent tubes from sunset to sunrise.

John Taylor of Loughborough cast the bells. Five bells were installed, four to chime and one to strike the hour, to correspond with the bells of Great St. Mary's Cambridge, and the Houses of Parliament, Westminster. The clock and bells were finally installed in 1875, and a large crowd gathered on 13 December before 12 noon to hear the first chimes. Extensive repairs were made to the mechanism in 1955, and the main bell hammer was replaced. After having struck the bell nearly 4 1/2 million times since 1875, the cast iron hammer had worn away, rather than the bronze bell casting.



Figure 20 Completed GPO from Victoria Square, c.1872, note painted canvas clock faces
Source: National Archives of Australia



Figure 21 The completed civic precinct from Victoria Square, including GPO, Town Hall and Treasury
Source: National Archives of Australia




Figure 22 Town Hall (left) and GPO (right), 1880, looking south from King William Street
Source: State Library of South Australia

### 2.1.7 *The GPO Extension (1893)*

The rapidly increasing demand for telephone services, in particular, gave rise to planning of a major addition to the northern end of the GPO from the late 1880s. It was a similar case in Brisbane, Sydney and Melbourne, all of which were extended around this time. By 1891 plans had been prepared for the extension by architect and Superintendent of Public Buildings, Charles Edward Owen Smyth, and his chief draftsman, F C Krichauff. The contract was awarded to Messrs. Leahy Bros. and construction commenced in August that year. The addition accommodated the whole of the telegraph department, the new telephone exchange with cross connecting room and instrument fitters' room on the first floor and parcels post and money order offices with support activities on the ground floor. The new addition was separated from the GPO at ground level by the original 1872 carriageway.

The architectural style, form and detail of the original building was applied to the new design and a seamless transition was really only evident on King William Street, with varying colour of the stonework. Internally, the building differed slightly with the use of an iron frame and brick construction with a number of timber-framed dividing walls. Like the original building, the rooms featured open fireplaces and ceiling ventilation, but were devoid of the same tube ventilation system to the walls.

### 2.1.8 *Development of Telegraph Services and the Overland Telegraph Line*

Early experiments in telegraphy were made by American Joseph Henry and Englishman Charles Wheatstone, but it was American Samuel Morse who developed both a system and a suitable code for its use from 1844 that was the basis of the worldwide development of this communication system.




Figure 23 The newly completed GPO extension, c.1894.
Source: State Library of South Australia

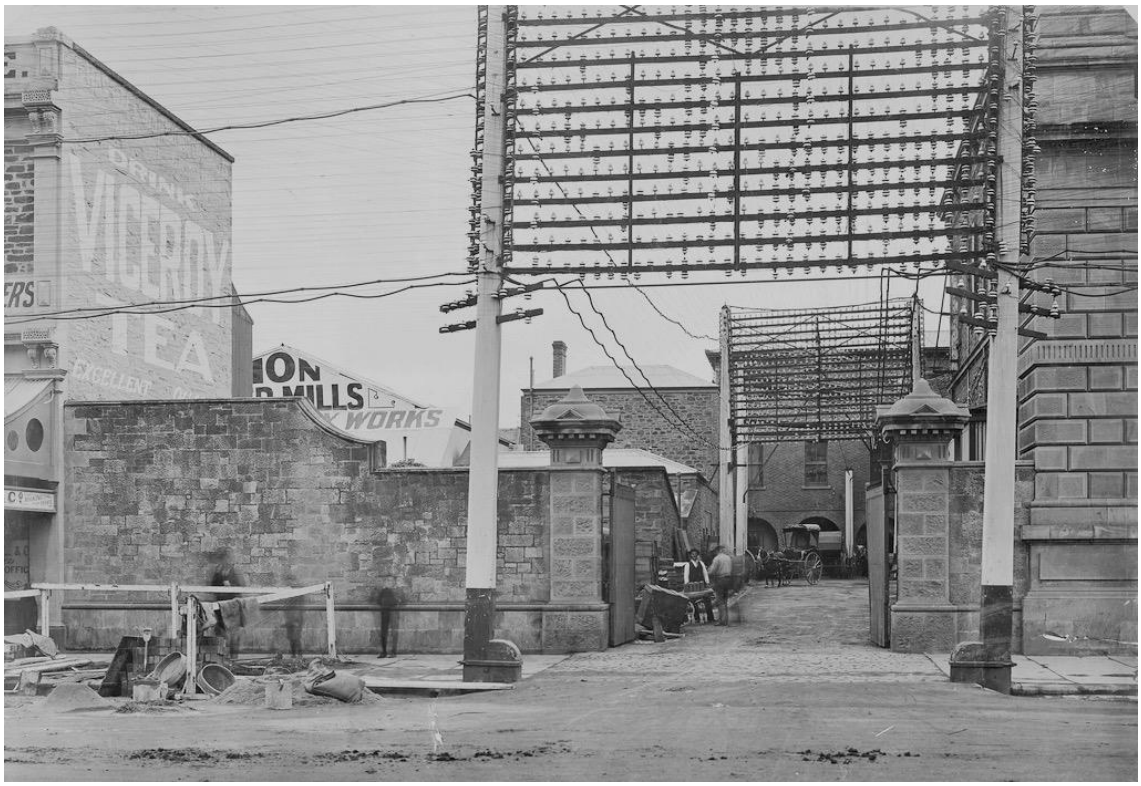



Figure 24 View to rear yard from Franklin Street following construction of 1893 wing
Note distant three-level brick building opposite gateway (1893) and original perimeter wall and gates
Source: State Library of South Australia

It was based on an operator using a key to close and open a battery operated electric current using short and long pulses to represent letters, numbers and punctuation.

The first telegraph line to be built in Australia was constructed by Samuel McGowan in 1853 between Melbourne and Williamstown in Victoria. McGowan, a Canadian, had worked with Samuel Morse in New York, and had come to Melbourne with the express intention of establishing a private telegraph company similar to those in the US and Canada. The other colonies followed soon after, with the South Australian Government recruiting Charles Todd direct from England, with the primary responsibility of establishing a South Australian telegraph service.

Todd and his wife Alice arrived in Adelaide with new telegraph equipment in 1855, accompanied by an assistant Edward Cracknell, later to become the Superintendent of Telegraphs in New South Wales. The first lines between Adelaide and Port Adelaide were constructed immediately, the line being underground from Port Adelaide to Semaphore, then on overhead lines carried on square West Australian jarrah and Singapore cedar poles to Adelaide railway station, and thence underground again up to the office in King William Street. The first office for the telegraph service was rented at Neale's Auction Mart at the comer of King William Street and Gresham Place, adjoining the Gresham Hotel. In 1857 it was moved to Green's Exchange where it remained until the GPO building was complete in 1872. A rival private line was erected to Port Adelaide and completed before the Government line, and there was initial competition for public patronage, until the private line was purchased from Elder, Stirling & Co. for 80 pounds and pulled down.

A submarine cable connected Launceston and Melbourne in 1859. By 1860 post and wire lines were extended throughout South Australia with connections established to Melbourne and Sydney. News

from England was usually eight weeks old when the ships first docked in Adelaide, but was telegraphed immediately to the eastern colonies. Sydney and Brisbane were linked in 1861.

Todd recommended in 1860 that an overland route through Fowlers Bay be found to join Albany and the west to the telegraph, but this line was not established until 1873. When Perth was linked to Adelaide in 1877 the inter-capital network was complete.

By 1863 the explorer John McDouall Stuart had completed his expedition from south to north through the middle of the continent, proving that an overland route was practical. Todd wrote 'The erection of an overland telegraph line to the north coast should be regarded as a National work, in the carrying out of which all the Colonies should unite'.

A telegraph line from Adelaide was extended north to Port Augusta by 1865, and the race was on to provide a link to the England-Java telegraph line. The main contenders within Australia were South Australia and Queensland, depending on where the underwater cable came ashore. Many schemes were proposed by overseas cable companies interested in completing the Australian connection. Captain Sherard Osborne, of the British-Australian Telegraph Company (BATC) wrote to all the Australian Governments with proposals to lay a cable either to the Gulf of Carpentaria to join the Queensland system, or to North West Cape with a long landline to Albany and Port Augusta. The first route required permission from the South Australians to build a landline from Port Darwin to Burketown in Queensland. Todd and the South Australian government were not prepared to give up on their overland scheme, and advised Osborne that the SA Government was prepared to pay for, or at least guarantee a line from Port Augusta to Port Darwin. When Osborne's brother, Commander Noel Osborne arrived in Australia in April 1870 to discuss the scheme he visited Adelaide first. Todd tackled him with delicacy, and the BATC agreed to land the underwater cable at Port Darwin. Construction of the line was to be completed by early 1872; in fact the overland cable was built and operating before the sea cable connection from Java.

The South Australian government chose to use Stuart's route north to Darwin, and divided the work into three sections, with the northern and southern ends let to private contractors. Todd was in charge of the most difficult central section. The contractors of the northern section went broke, and Todd was allowed to take over and complete this section. Todd sent the first telegraph message from Darwin to Adelaide in August 1872, and in October that year the first direct communication was made between England and Adelaide (Figure 25, Figure 26 and Figure 27).

The Eastern Extension Company had been responsible for laying the submarine cable between Singapore and Darwin, and had substantial premises in Darwin from 1872 onwards. Their Adelaide operations were run from an office in the GPO up until 1893 when R W Bernard opened an office in Victoria Square West. The branch was known as the 'Eastern Telegraph Extension Company'.

As the telephone and later wireless telegraphy took over as the popular means of communication, telegraphy was slowly overtaken by telegrams, telex, facsimile and the internet as a means of written electronic communication.



Figure 25 Cabling arching over the rear laneway to connect with the first floor Telegraph Operators' and Telephone Exchange, c.1889
Source: State Library of South Australia



Figure 26 The Telegraph Operators' Room at the new GPO, 1872.
Source: State Library of South Australia



Figure 27 Interior of Telegraph Operator's Office, 1872 north wing, following new joinery
Source: State Library of South Australia

### 2.1.9 *Sir Charles Todd*

Charles Heavitree Todd was an important figure in the establishment of Post, Telegraph and Telephone services in South Australia, and played a personal part in the construction of the Overland Telegraph Line, the first vital electronic link between Australia and Europe.

Todd was born in Islington, London, on 7 July 1826 to a merchant family of modest means. He was educated at a local state school in Greenwich and at fifteen was fortunate to gain employment as 'computer' at the Royal Observatory under Sir George Airy, assisting in updating tables of astronomical readings. In 1848 at age 22 he was appointed Assistant Astronomer at Cambridge University Observatory on Airy's recommendation. Todd first came into contact with telegraphy here, when it was used to determine the difference in longitude between the Cambridge Observatory and that at Greenwich. While at Cambridge in 1849, Todd visited a distant cousin Mrs Edward Bell, when her twelve year old daughter Alice said she would marry Todd 'if no-one else will'. Charles Todd married Alice at the Baptist Church in Cambridge in April 1854, two months prior to their departure for South Australia.

Todd was recruited from London to be Government Astronomer and Superintendent of the Magnetic Telegraphs Department in 1854, and chose to bring an expert assistant, Edward Charles Cracknell, rather than employ a full team from Britain. They arrived in November 1855 with telegraph equipment and soon established the colony's first telegraph line from Adelaide to Port Adelaide, which opened to the public the following year. As Government Astronomer for South Australia Todd was responsible for recording and issuing meteorological data, and he and his family moved in 1860 into the residence adjoining the newly built Observatory in West Terrace (now the site of Adelaide High School.) He

continued to perform his duties at the observatory concurrently with his work establishing the Telegraph services, and was known as an inspired astronomer.

South Australian Governor Sir Richard MacDonnell (1855-62) encouraged Todd's enthusiasm for the telegraph, and they made plans for a connection to Melbourne, accepting that the work at the observatory was less pressing. Todd began his extensive travels, going by ship to Melbourne in 1857, where he met Victorian Superintendent of Telegraphs, Samuel McGowan who would became a lifelong friend. McGowan lent him a horse to ride back to Adelaide, beginning his great love for the Australian countryside, which he found strange and new.[7]

Following the amalgamation of the Post and Telegraph departments it was considered that Lewis would not be a suitable leader, and Todd was appointed Postmaster General in 1870. When Todd took over the newly amalgamated department he reported that 'the duties of the Post Office were ... quite new to me.[8] As a result of the circumstances of Lewis' retirement Todd felt unable to consult him about the workings of the Post Office, but 'relied on the kind assistance of the principal officers of the Post Office, in what had been a satisfactory state of efficiency.'[9] His son-in-law Sir William Bragg later wrote that he had 'no commanding personality' but his department was 'infected with his sense of duty and loyalty, his kindly courtesy and good humour.'[10]

It was Todd's driving enthusiasm, supported by Governor Sir James Fergusson (1869-1873) that saw the development of the Overland Telegraph Line. The project was divided into three sections, with the southern section under Todd's supervision (Figure 28). The southern and central sections were completed early, however the rains wreaked havoc with the northern section, and in the end Todd took physical control of a large section of the northern part of construction of the line.



Figure 28 Overland Telegraph Line construction team, 1872 – John Little, R C Patterson, Todd and A J Mitchell at Roper River
Source: State Library of South Australia

The first telegraph messages were sent from Darwin to Adelaide in June 1872 with a pony express filling a gap near Tennant Creek where the line had failed. The last poles were installed and the lines were fully operational on 22nd August. Meanwhile, the underwater cable from Java to Darwin had failed, and these repairs were not complete until later that year. The first direct communication between Australia and Europe was made in October 1872. Todd and his men only saw the completed GPO on their return to Adelaide in November 1872. The team of men met in the new Postal Hall and marched down King William Street to the Exhibition Grounds for speeches. At a banquet that evening at the Town Hall Sir James Fergusson announced that Henry Ayres, Chief Secretary, was to be made Knight Commander and Charles Todd, a companion of the same order. Most thought that the awards went the wrong way and that Todd should have had the knighthood, especially as Ayers had come into office when the work was nearly finished.

The first Intercolonial Postal Conference was held in Melbourne in 1867, and was a forum for Todd who believed in the value of consistent postal services throughout Australia. He took an active part in the later Conferences right up to Federation, having established close links with his counterparts in the Postal services of the other Australian colonies.

As an expert in telegraphy, meteorology and astronomy Todd was honoured by learned societies, in 1889 becoming a Fellow of the Royal Astronomical Society, the Royal Meteorological Society and the Society of Electrical Engineers. He attended the International Telegraphic Convention in Berlin in 1885 and was awarded an honorary M.A. of Cambridge University while in England in 1886.[11]

Todd was knighted in 1893 for his services, and continued to rule his department as a benevolent autocrat as he got older.[12] At the time of Federation in 1901 his was the only Post and Telegraph department in the country to be showing a profit. Todd finally retired in 1906 after 50 years of service, the *Public Service Act* having been amended to make special provision to allow him to work on beyond the age of compulsory retirement.

Todd's wife, Alice, for whom Alice Springs was named, died in 1898. Todd died at Semaphore on 29 January 1910. In 1954 a marble column was erected as a memorial on the Stuart Highway near Frews Ponds.

### 2.1.10 *Wireless Telegraphy - Radio*

The earliest experiments in wireless telegraphy in South Australia were made in 1899 by Todd and his son-in-law William Bragg, Professor of Physics at Adelaide University. Bragg had met with Marconi on a trip to England. Messages were transmitted from the Observatory on West Terrace to a receiver on the South Road, later as far as Henley Beach using Marconi's system. The paramount reason for the early experiments in wireless telegraphy was to find an economical alternative means of communication between the mainland and Althorpe Island off the tip of the Yorke Peninsula, as the submarine cables were constantly failing. Wired cables were used however for reasons of cost.

Other experiments were made in Hobart in 1900, but it was not until after 1910 that the first "radio telegraph" services were properly developed. The Inland Wireless System was formed in 1925, leading to the establishment of the Royal Flying Doctor Service. An overseas radio-telephone service commenced in 1930. As national radio broadcasting developed the Commonwealth Post Master General was given responsibility for the buildings, transmitters and program relays, up until the Australian Broadcasting Commission was constituted in 1932.

### 2.1.11 *Post and Telegraph Services Following Federation*

The need for a unified Federal system of post and telegraph services with controlled rates and regulations was felt strongly by the heads of the Colonial Posts and Telegraphs Departments, and an

inter-Colonial postal conference was held in 1867 in Melbourne to discuss problems with the overseas mails. Similar conferences were held at regular intervals in the years preceding Federation and attempts were made to ensure some degree of co-operation between the separate administrations, a good example of 'practical federation'. The results were embodied in the Post and Telegraph Act 1901, and the Departments of Posts, Telegraphs and Telephones in each State were transferred to the Commonwealth of Australia on 1st March 1901, under the control of the Post Master General's Department (PMG.)

Takeover from the States was not immediate. The *Post & Telegraph Act* kept State regulations in force until revoked. Uniform postage rates were established in 1902 and the *Wireless Telegraphy Act, 1905* gave the Commonwealth exclusive rights over the use, administration and licensing of wireless telegraph equipment. Separate postal rates for each state were not repealed until 1910, when the Commonwealth provided for uniform and reduced rates for letters and other mail items, with the letter rate fixed at one penny per half-ounce weight throughout Australia. The PMG progressed in all aspects until shortages of staff, funding and materials caused by the 1914 - 18 World War particularly hampered the demands of potential telephone subscribers.

In 1923 the Commonwealth Government acquired the services of Mr Harry Brown to help overcome the crisis. Brown, an engineer in the British Post Office, had been responsible for wartime telecommunications in the United Kingdom. His period as the Melbourne-based head of the Post Office in Australia from 1923 to 1939 saw great developments, particularly in telephone and telegraph services.



Figure 29 Sorting in the Mail Room of the GPO c.1920
Source: Reproduced from Bruce Harry & Associates, Adelaide GPO CMP, March 2007, page 13



Figure 30 The Telegraph Operators, 1935
Source: State Library of South Australia

Improvements in the postal service were considerable, with regular airmail services established between many centers in the 1920s and between Australia and London in 1934. Experiments in mail processing were proving successful; the first mechanical mail handling equipment was introduced in the Sydney Central Mail Exchange in 1926.

The Adelaide Central Mail Exchange in Gouger Street was constructed in the 1980s, and until 2013 only the central CBD mail runs were sorted in the Adelaide GPO.

### 2.1.12 *Post World War 2 Developments*

Increase in turnover and population saw hundreds of new post offices being built across Australia to replace inadequate old ones or for newly developing areas. Central mail exchanges in the capital cities became larger and more sophisticated. The vast Redfern Mail Exchange in Sydney attracted interest from postal administrations worldwide. New postal services were introduced, including Certified Mail in 1956 and 'Post-Haste' in 1959 providing for all letters within a standard size to be delivered by air where possible throughout Australia without a surcharge.

The Postmaster-General's Department was split in 1975 to form Australia Post (the Australian Postal Commission) and Telecom (the Australian Telecommunications Commission.) Further changes to Telecom saw the establishment of Telstra in 1995, and the rapid development of imaging services by facsimile and the later world wide web internet.

### 2.1.13 *Development of Telephone services*

Alexander Graham Bell published an article in Scientific American in November 1877 with drawings and details of the Bell Telephone. A W Dobbie of College Park modified the design to make his own telephone, and was the first to supply other businesses. Several private experiments were made in 1878 such as the Moonta Mining Company, which imported telephones for their Yorke Peninsula mines.

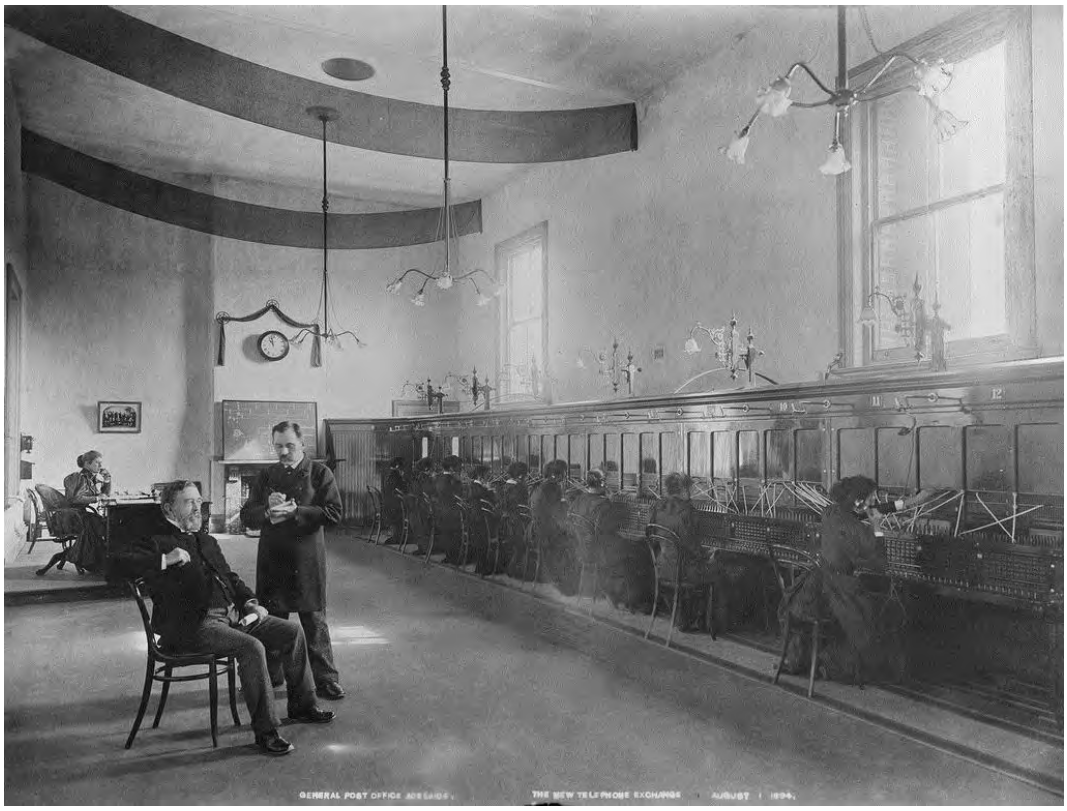


Figure 31 Telephonists working in the new GPO extension, Charles Todd seated at left, 1894
Source: State Library of South Australia

Mr Carl Unbehaun, Electrical Engineer of the South Australia Post and Telegraph Department initiated many telephone experiments, constructing both Bell and Gower telephones in the Post Office workshops which were used over the existing telegraph wires. A demonstration of the telephone in January 1878 showed groups sharing musical performances between Adelaide, Semaphore and Kapunda. By 1880 the Post and Telegraph Department had connected the Police Station with the Superintendent of the Fire Brigade and the valve house, and later extended connections to other fire reel stations.

Todd wrote to the Minister of Education in 1880 recommending that the Government introduce a telephone network, to be owned and operated exclusively by the Telegraph Department, to ensure a unified service. The *Telephone Act* was subsequently passed in 1881, establishing provision of telephone lines and allowing for purchase of existing private line. In 1881 Government House was connected to the Governor's Summer Residence at Marble Hill, and in 1882 the Health Office was connected by a submarine cable to the Quarantine Station on Torrens Island.

The first central telephone exchange switchboard was installed in the north-west corner of the GPO in the Chief Telegraph Office in 1883. This switchboard was quickly outgrown, and the 1893 extensions to the GPO were primarily made to provide proper accommodation for the telegraph office, and the second telephone exchange and switchboard were installed in the new north wing in 1894 (Figure 31).

As subscribers increased the telephone exchange was later moved to the into the newly built Central Telephone Exchange building adjacent to the GPO in Franklin Street. The exchange itself was on the top floor, switchboards and equipment on the middle floor and batteries housed in the basement. Staff amenities, toilets, kitchen and retiring rooms were in the front four-storey section facing Franklin Street.

Before 1910 the 'traffic functions' of the telephone services were included with the engineering functions within the Engineering Branch of the South Australian and later the Commonwealth Postal Departments. A Commission of Enquiry into the conduct of services under Federal control suggested the desirability of their separation, and in late 1910 the Telephone Branch was established in South Australia with L A Griffiths as Telephone Manager.

The Telephone Exchange building was extended in 1914 to accommodate the further growth of the telephone services, and functioned as a manual operation until it was finally closed in 1955. Automatic exchanges were built at Brighton, Glenelg and Prospect in 1922 and in Unley and Norwood in 1924. The automatic Waymouth Exchange opened in 1968.

## 2.2 Physical analysis

### 2.2.1 *Architectural Design*

Few other classes of buildings reflect colonial progress and civic pride more than the General Post Offices of Australian capital cities. They symbolize the establishment and influence of central administration.[13] Post Offices became a focus for the community and communications, not just a building but a meeting place, an information centre, imposing buildings reflecting the visions of mid-nineteenth century officials. The GPO was Adelaide's costliest building when it was first constructed, and visitor Anthony Trollope declared it to be 'the grandest edifice in the town' in 1872.

When E J Wright and E J Woods won the competition for the design of the Adelaide GPO they were already an established architectural practice. Their design reflected Wright's preference for simplicity and grace, and a sturdy elegance,[14] at a time of great confusion in building styles and sizes in the city, with no attempt at regulation of often poor construction techniques (Figure 32).

Edmund Wright was born in London in 1824 and trained there as a civil engineer and architect, and emigrated in 1850. He became Mayor of the city of Adelaide and in 1859 won the competition for the design of the Town Hall, which was completed in 1866. He was a man of talent with many interests, having engineered the first horse-tram system in Adelaide, and been involved with construction of roads, bridges and drainage. His designs included churches and many mansions, and the Bank of South Australia (1875.) He died in 1888, one year before his design for South Australia's new Parliament House (in association with Melbourne architect Lloyd Taylor) was completed.

Edward Woods was born in London in 1837, and arrived in Adelaide in 1860 at the age of 21, having trained in London under architects C J Richardson, (a former pupil of Sir John Soane) and later T E Knightly. He was initially employed as a draftsman with Edmund Wright, the two becoming partners in 1861. Woods was appointed architect to the Education Department in 1876 and in 1878 was appointed the State's first Architect-in-Chief. Between 1872 and 1884 he was responsible for all the major school buildings in the State. Other buildings include the Museum of Economic Botany (1879), St Peter's Cathedral (1869) and other churches, and he contributed to the first stage of the new Parliament House (1886). He designed many of the later buildings at Glenside Hospital, following R G Thomas' master plan and exuberance of design and detailing, and Woods came under increasing criticism for their high cost. Woods' career spanned the transition from colonialism to Federation, and his influence was felt in South Australian architecture long after his death in 1913.[15]

Wright and Woods' design for the GPO underwent many changes in planning, and control of the project was finally taken over by R G Thomas, as Architect-in-Chief. The building is in Victorian Free Classical style, with richly modeled stone elevations. A symmetrical facade faces Victoria Square, and an asymmetrical facade to King William Street, both having circular headed windows and arched pedestrian entrances with unconventional pediments, Tuscan pilasters supporting a frieze at ground floor level, and Corinthian pilasters at first floor level with architraves and consoles, with plain frieze and bracketed

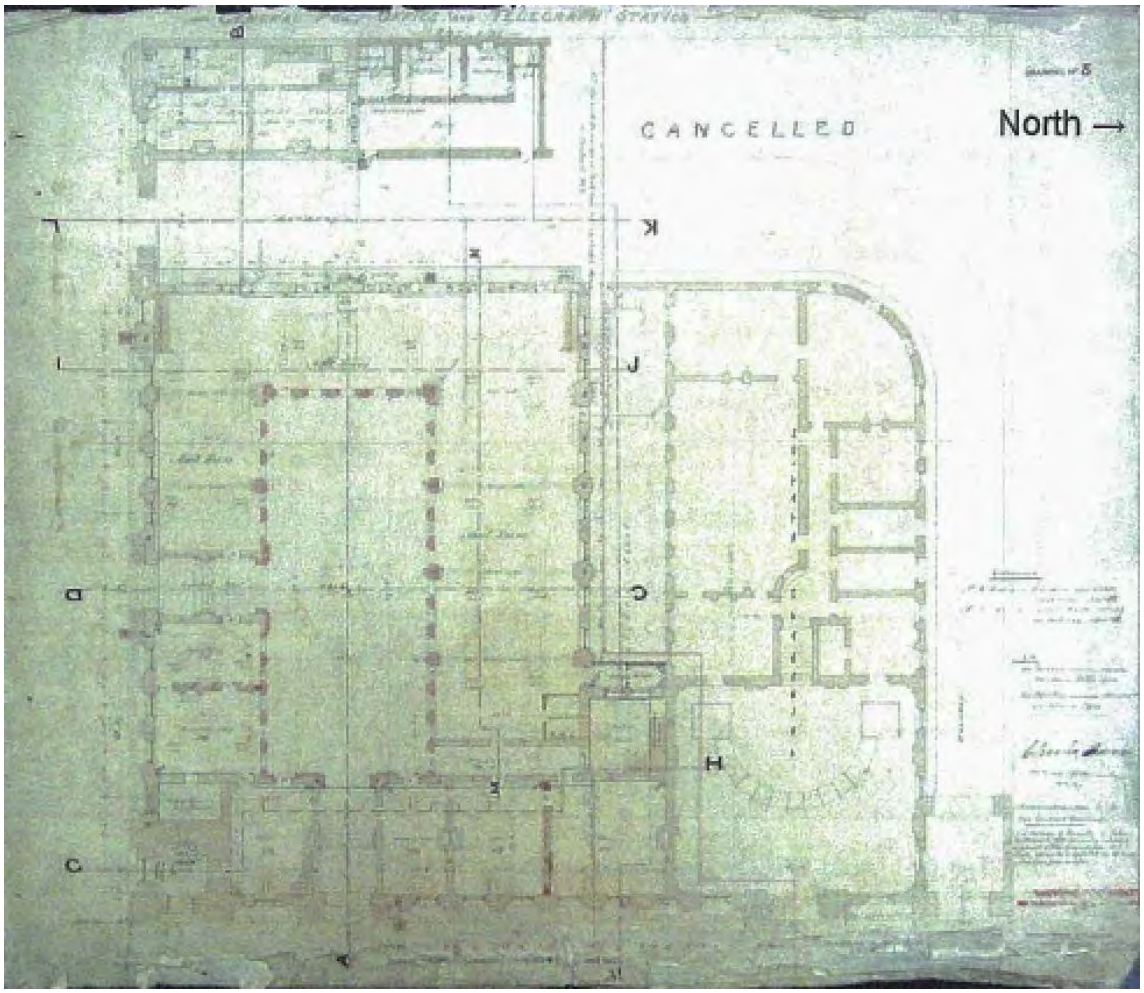



Figure 32 Wright & Woods' GPO competition entry 1866. Note Telegraph Offices to the north (not built) and a Resident Clerk's Residence to the west.
Source: National Archives of Australia

cornice. At parapet level a balustrade conceals the roof form. There is a prominent tower in four sections with belfry, clocks, and a mansard shaped cupola with iron decoration. Decorative iron screens and gates fill the entrances and form street level fencing.

Wright and Woods practice was short-lived. The partnership was dissolved in 1869, when Bishop Short wanted Woods to devote himself to the construction of St Peter's Cathedral. The *South Australian Register*[16] published a letter from Woods who was annoyed that Wright was given all the publicity over the design of the GPO, having felt his part in the design and documentation was greater than Wright's.

A period of economic depression began in the 1880s following the 1870s economic boom. The shift in design of public buildings from stone to brick was one consequence, accelerated by Woods' successor as Architect-in-Chief from 1884, C E Owen Smyth, who had been his assistant.

Owen Smyth was born in Ireland in 1851, and was, in his own words 'an adventurer' who had visited many countries before settling in South Australia in 1876. He apparently gained architectural experience in Melbourne before settling in Adelaide, where he became Woods' professional clerk in the Education Office before taking over from Woods, who was dismissed in 1884, when Owen Smyth was appointed Superintendent of Public Buildings. After Owen Smyth's death his obituary stated: *'no-one*

*was better qualified to get things done expeditiously, economically and well ... and insisted upon a high standard of quality in the work'.*[17]

Further additions to the Post Office were drawn in 1891 by the Public Buildings Department to accommodate the rapidly increasing requirements for the Telegraph and Telephone departments, which had outgrown the reduced size of the earlier building. It is interesting that, despite the constrained economic climate, Owen Smyth faithfully followed the design of the 1872 GPO in the extension along King William Street to complete Wright and Woods' design.

### 2.2.2 *Stages of Development*

The first building on the Adelaide GPO site was the composite civic building comprising a Post Office, Police Station and Court House, completed in 1851. It was a simple single storey structure providing separate entries to each function from King William Street and Franklin Street, and with access to the common yard and stables from Post Office Lane (Figure 33). Buildings at the rear of the complex housed stables, police cells and possibly a residence in the north-west comer, all constructed of brick and rubble stone with corrugated metal roofing.

As the Post Office and Telegraph services expanded, plans were made after only 15 years to replace the whole building to accommodate a new General Post Office. The first scheme for an enlarged General Post Office was to cover the whole of Town Acre 237, with a Telegraph Office built where the Police Station stood, completing the Free Gothic styled elevation to Franklin Street. A Resident Clerk's house was to be constructed on the west end of the site, also never built, probably for reasons of economy. The drawings are labeled as prepared by Woods Wright Hamilton, with the alterations to the works for the second contract being over-stamped with 'Woods Wright Architects'.

Several of these early drawings were signed by Charles Farr in February 1867, contractor appointed for construction of the building's foundations, and plainly indicate the intended extent of the project. The plans, possibly those prepared for the competition, also included a smaller tower, with no clock and less decoration. The scheme was later reduced for reasons of economy, and only part of the earlier building facing Franklin Street was demolished.

Following the reduction of the project, a new contract was let to Brown and Thompson for construction of the building. Many of the base plans signed by Charles Farr were reused, and are over-signed by Brown and Thompson, dated October 1867.

The GPO and Victoria Tower were eventually opened to the public in 1872, with the Telegraph Office in the first floor. All the southern rooms on the first floor were used by the State Education Department. In 1872 further changes to the internal arrangements of the Post Office and Telegraph Rooms were made.

Further space was required for staff at the Post Office and plans were put in hand almost immediately following the opening of the new building, to extend the two-storey structure along King William Street. The drawings for the 1893 extensions showed a brick building with stone clad frontage in matching architectural style continuing the existing building, with two wings behind of 2 storeys and basement, extending from the King William Street frontage to join the Police building in the north-west corner.

The second Telephone Exchange was accommodated on the first floor of the new northern wing. The levels of the new wings bore no relation to the existing GPO office levels, or to the outbuildings behind, and staircases still exist in the Cross Connection Rooms as noted on the 1890 plans where the levels meet.

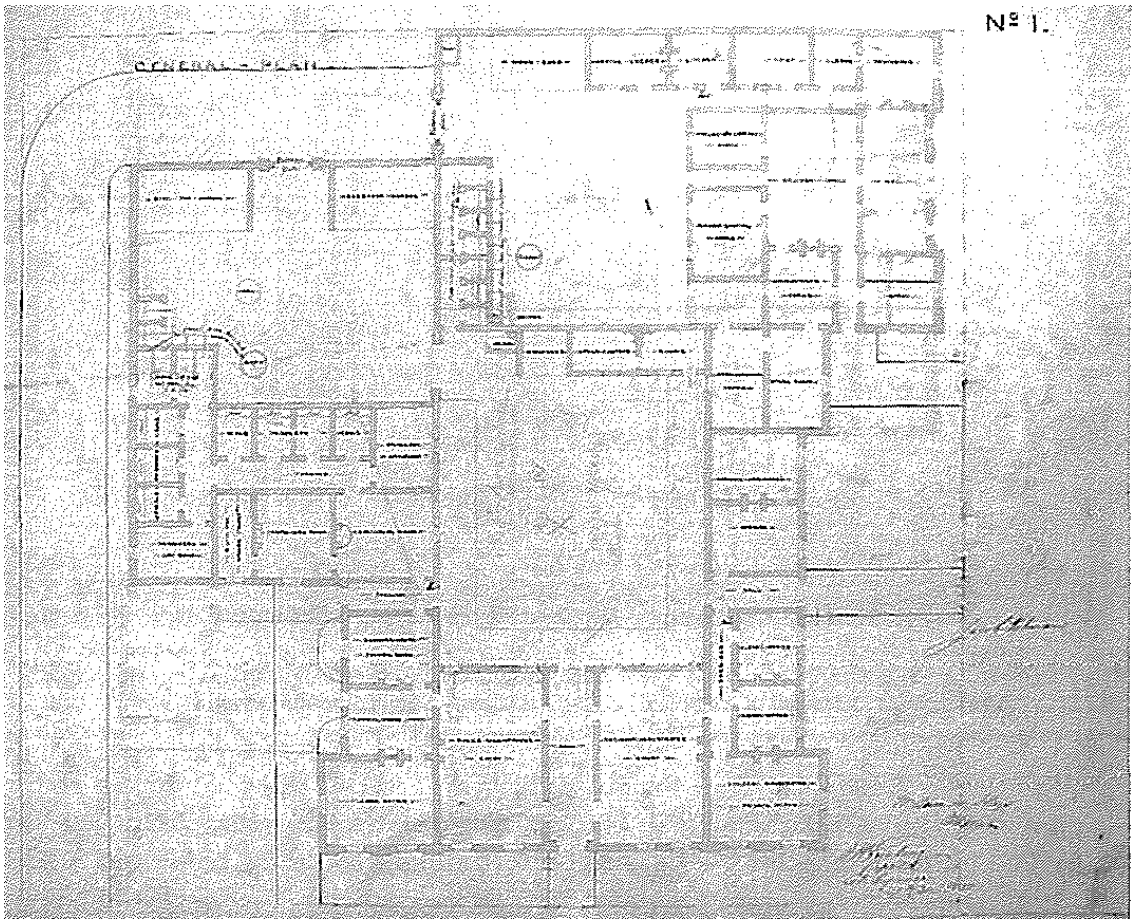



Figure 33 Block plan of the Postal, Police and Courts buildings 1850
Source: State Records SA

Internal alterations continued within the main buildings of the GPO to provide fittings and equipment for new and expanded services of the various departments. Joinery drawings from 1907 show new Telephone Speaking Cabinets for the Ground Floor. The private letterboxes were altered in 1907 and again in 1923 to accommodate increased demand.

Rapid expansion and demand for telephone services meant that an extension to the Telephone Exchange was required almost immediately. This was drawn up in 1913, requiring demolition of the southern end of the two storey colonnaded building, with stair access being provided through to the 1893 wing of the GPO. This extension was opened for operation in 1914.

As accommodation in the GPO was again stretched, a new scheme was drawn up in 1922 by C E Owen Smyth to demolish the rear parts of the 1893 extension, and construct an integrated four-storey building above in the area thus made available. No attempt was made to match the levels of any of the existing structures; a warren of stairs connects these large offices to the other buildings.

Detective galleries were constructed in 1924, with an octagonal shaped staircase from the Basement through the Ground Floor Mail Room up into a walkway providing an overview of the Mail Room operations. The gallery connects to a concealed walkway in the ceiling space below the GPO First Floor with an overview of the public Postal Hall through metal grilles in the cornice and walls at high level. Part of these galleries still exists within the 1872 GPO ground floor mail room ceiling space.

Other works to the GPO following the 1922-3 extensions included improvements for the comfort and convenience of the Post Office staff and better public facilities, with joinery items for new telephone booths, counters, posting boxes, screens and service items made and installed during 1923-5.

A two ton hydraulic lift was installed in the west end of the building in 1925. A heating system was also installed in 1925, run from boilers in the basement of the Commonwealth Offices building, the water supply system being upgraded at this time. In 1926 a full ducted vacuum system was installed in the GPO.

In 1950 the water services were further upgraded and air-conditioning was installed for all the office areas with header tanks in both the Commonwealth Office building and the GPO extension. The first floor level offices overlooking Franklin Street were refurbished in the late 1970s to early '80s.

There have also been major exterior refurbishments of the GPO buildings, with the first external conservation works being done to the western elevation of the GPO in 1978 with stone repair and re-painting, and the installation of traditional style external light fittings.

Subsequently, the Commonwealth Department of Housing and Construction commissioned photogrammetric surveys of the two main elevations in 1982, and from these a full restoration of the stonework was documented and completed in 1983.

In 1985 Danvers Architects prepared extensive documentation for the refurbishment of the Postal Hall and alterations to associated areas, which included restoration and repair of the skylight and over-roof, and complete repainting of the interiors in traditional colours. Australia Post has subsequently refurbished other internal areas, in particular the first floor offices off the Postal Hall Gallery. These rooms have also been redecorated in traditional style, preserving much of the surviving original fabric, and are used for Board and Meeting Rooms, and for senior Australia Post staff.

A ramp was constructed in 2003 inside the northernmost entrance from King William Street, providing disabled access to the main Ground Floor level of the Postal Hall and other public areas, while providing a level entry to the passenger lifts and access to the upper office floors.

In 2005 the Commonwealth sold the Telephone Exchange, Commonwealth Offices and associated land for property development, with Australia Post retaining occupation and management of the entire complex. This had little, if any impact on the physical fabric of the place. With redevelopment imminent, change and, therefore, capital expenditure on the place has been very limited since the last report was completed in 2007. Minor works have generally related to upgrading services such as security, CCTV, and emergency lighting and electrical systems. A minor upgrade to facilities was also made to the first floor offices to the north of the Public Hall gallery for the real estate property section and for a telepresence facility.[18]

In 2013, the administrative and delivery functions of the General Post Office were decommissioned and the bulk of the site was vacated to the adjacent ATO Tower 8 building in Franklin Street, leaving only an Australia Post retail outlet occupying the original Public Hall and mail room to the west. To maintain disabled access to the post shop, the ramp, which had been constructed in 2003, was partitioned from the former Private Letter Box room with the construction of a timber-framed dividing wall.[19]

## 3.0 PHYSICAL ANALYSIS

### 3.1 Introduction

The physical survey of the Adelaide General Post Office (GPO) building was carried out in April 2016. The main objective of the physical analysis is to confirm the origins of the external and internal fabric and its intactness and the integrity of the built form. The 2007 CMP for the place broadly identified the original fabric and extent of change that had occurred. The current survey was undertaken to confirm the findings of the earlier CMP, identify the origins of each layer of fabric and to note where change had occurred since 2007.

Broadly speaking, access to all areas of the former GPO was provided. However, the following limitations are noted:

- no furniture was moved and no carpets or other floor coverings were lifted during the assessment and consequently, detailed inspection of some floors has not been possible
- generally speaking, no access to sub floor areas was available and access to roof areas of the additions of 1921-3 or the upper levels and clock mechanism of the Victoria Tower was, likewise, not available and consequently, no assessment of these areas has been undertaken.

While the broader site contains a number of buildings and wings once related to the postal, telegraphic and telephonic function of the place, the survey was limited to the remaining Commonwealth-owned sections of the site. Accordingly, the detailed survey includes the original GPO building, constructed in 1867-72 and the GPO extension of 1891-3. Substantial additions dating from 1921-3 in the north western sections of the site are also in Commonwealth ownership.

Externally, the works of 1867-72, 1891-3 and 1921-6 combine to created a single building envelope. However floor levels in the addition of 1921-3 do not reflect those of the earlier buildings.

Consequently, the exterior of the building is discussed as a single entity at 3.4 below. However, the interiors of the Victorian and interwar programmes of building are physical survey are discussed separately. The Victorian sections of the building comprising the 1867-72 building and remnant sections of the 1891-3 additions are discussed at 3.5.1 to 3.5.4 while the 1921-23 addition is discussed at 3.5.5 to 3.5.10.

A Schedule of Conservation works is provided at Appendix C of this HMP.

*Note regarding room numbering*

The 1867-72 and 1891-3 buildings extend over three levels including basement, ground and first floors, with the exception of the clock tower, which includes five levels. These buildings are arranged floor by floor with room numbering that includes a prefix that references the relevant floor level. For example, basement level rooms in the early Post Office are numbered B1, B2, B3 etc., ground floor rooms are numbered G1, G2, G3, etc., and first floor rooms are numbered 1.1, 1.2, 1.3 and so on. .

In the case of the 1921-23 addition, the basement and ground floor levels broadly match those of the Victorian building. However, floor to ceiling heights in the addition are less than those of the earlier building. Consequently, the first floor of 1921-23 is situated below that of the first floor of the Victorian building. The second floor of the addition is situated at a slightly higher level than the first floor of the Victorian building and so on. Areas in the 1921-23 addition are more generic and are standardised to a greater degree than areas in the Victorian sections of the building. Rooms are typically formed through *ad hoc* partitioning of a large open plan office space. Consequently, entire floors in the extension are identified by a single number commencing with the letter E. The basement is numbered EB1, the ground floor is numbers EG1, the first floor numbered E1.1 etc. However, first floor levels across the two building programmes are not at the same level. Refer to 3.3. for a numbered reference plan of each level.

### 3.2 Site and curtilage

The GPO is located at the north-west corner of Adelaide's Victoria Square and is one of a concentration of prominent nineteenth century civic and ecclesiastical buildings in the square precinct including the Adelaide Town Hall, the former Treasury Building, the Torrens Building, St Francis Xavier Cathedral, former Supreme Court, and the former Local and Insolvency Court, now Supreme Court.

With its associated telegraph and telephone exchange buildings, the extensive post office complex occupied the entire Town Acre 237, then bounded by King William Street to the east, Franklin Street to the south and commercial properties to the north and west. Albeit reduced through the sale of the telephone exchange, the subject Commonwealth-owned GPO site is entirely built to the boundaries of its site area. To the north is a vacant allotment, beyond which is the former Citizens' Life Assurance Co. building, and to the west is the original internal roadway, the 1912 Telephone Exchange.

### 3.3 Evolution of the building and site

The first stage of the Adelaide General Post Office, designed in 1867, was opened to the public in 1872, replacing a combined civic building comprising post office, police station and court house, which had been operational on the site since 1851. The impressive new building of three levels addressed dual frontages on King William and Franklin streets but retained the earlier police station at the north-east corner of the site and police outbuildings along the western boundary, forming a small paved rear yard area. A carriageway with gates from King William Street was included within the northernmost bay of the new building and an internal roadway accessed the site from Franklin Street.

Alterations and additions to the outbuildings at the north-west corner of the site occurred in 1884 and included new single-storey cart sheds along the northern boundary fronting Post Office Lane.

Extensive change was made to the complex with completion of major additions to the post office in 1893. The original police station was demolished and a three level addition extended the original building northwards along King William Street, echoing the original architectural style. It included a wings behind, which extended westward to join the police outbuilding in the north-west corner of the site. A wide new opening was also formed from the internal rear yard, through the cart dock, to allow vehicle access into Post Office Lane.

In 1905 a new free-standing telephone exchange building was planned for the western section of the original site. However, these works involved no change to the GPO building fabric, other than removing the function from the 1893 wing. Rapid demand for telephone services required an extension of the telephone exchange and by 1914 it had been extended northward along the western boundary.

In 1922, plans were prepared for a new scheme to demolish large parts of the 1893 rear wings and construct an integrated five level building in their place. A continuous stair well was included at the interface with the 1872 and 1893 buildings and with differing floor levels between original and new building areas, the addition had a major impact on the planning and circulation throughout the complex. This design incorporated a large internal light well within the area between the 1872 and 1923 buildings.

At the same time a large Commonwealth office building was planned for Town Acre 238 to the west of the GPO site. Only the northernmost third of this building was constructed and was interconnected with the post office building via the remaining stone outbuilding at the north-west corner of the site.

Numerous phases of internal alterations to the GPO from this date have changed the use of the spaces and overall planning of the place. These have had varying impact on the physical fabric and integrity of the building.

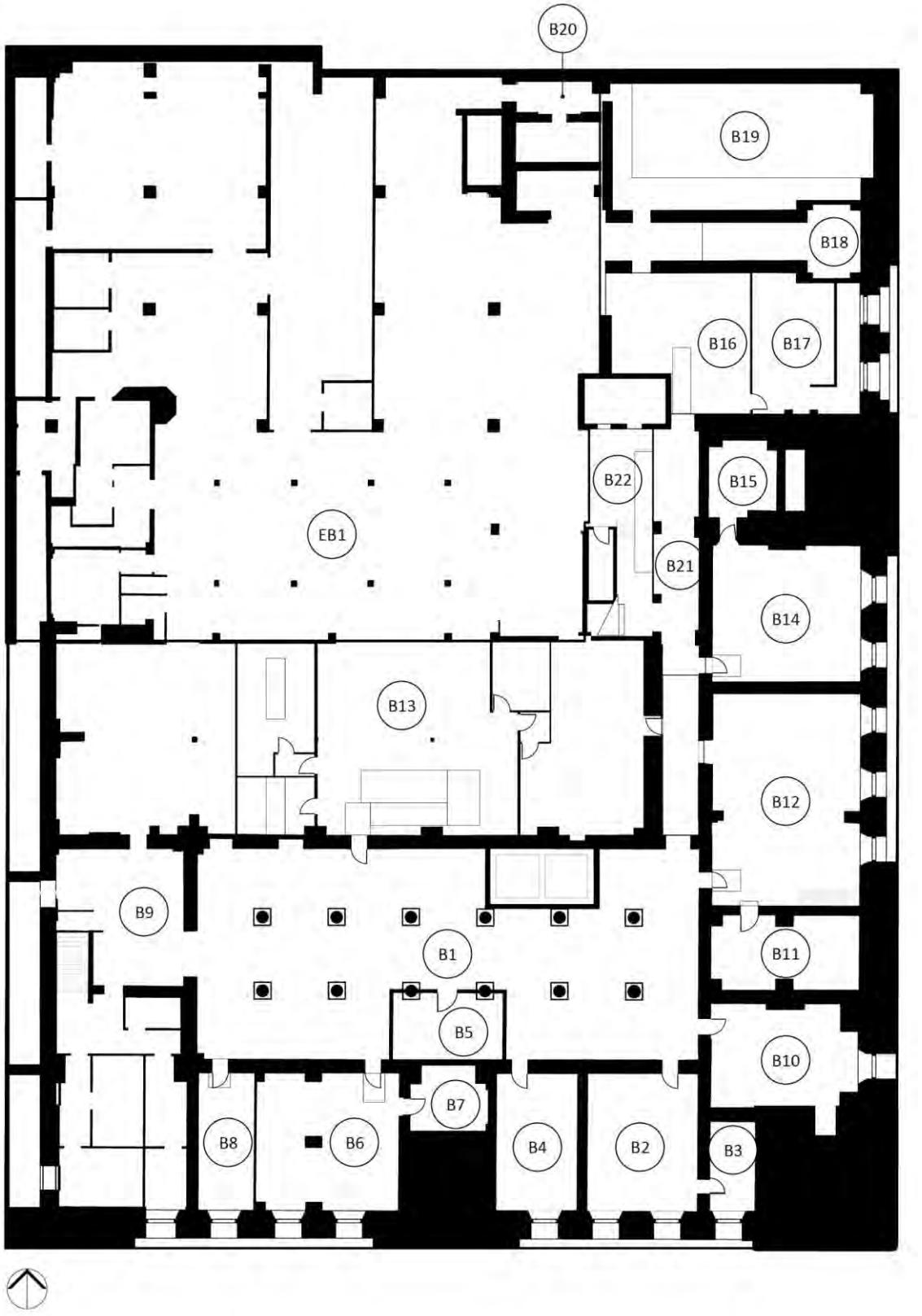



Figure 34 Existing conditions, basement level

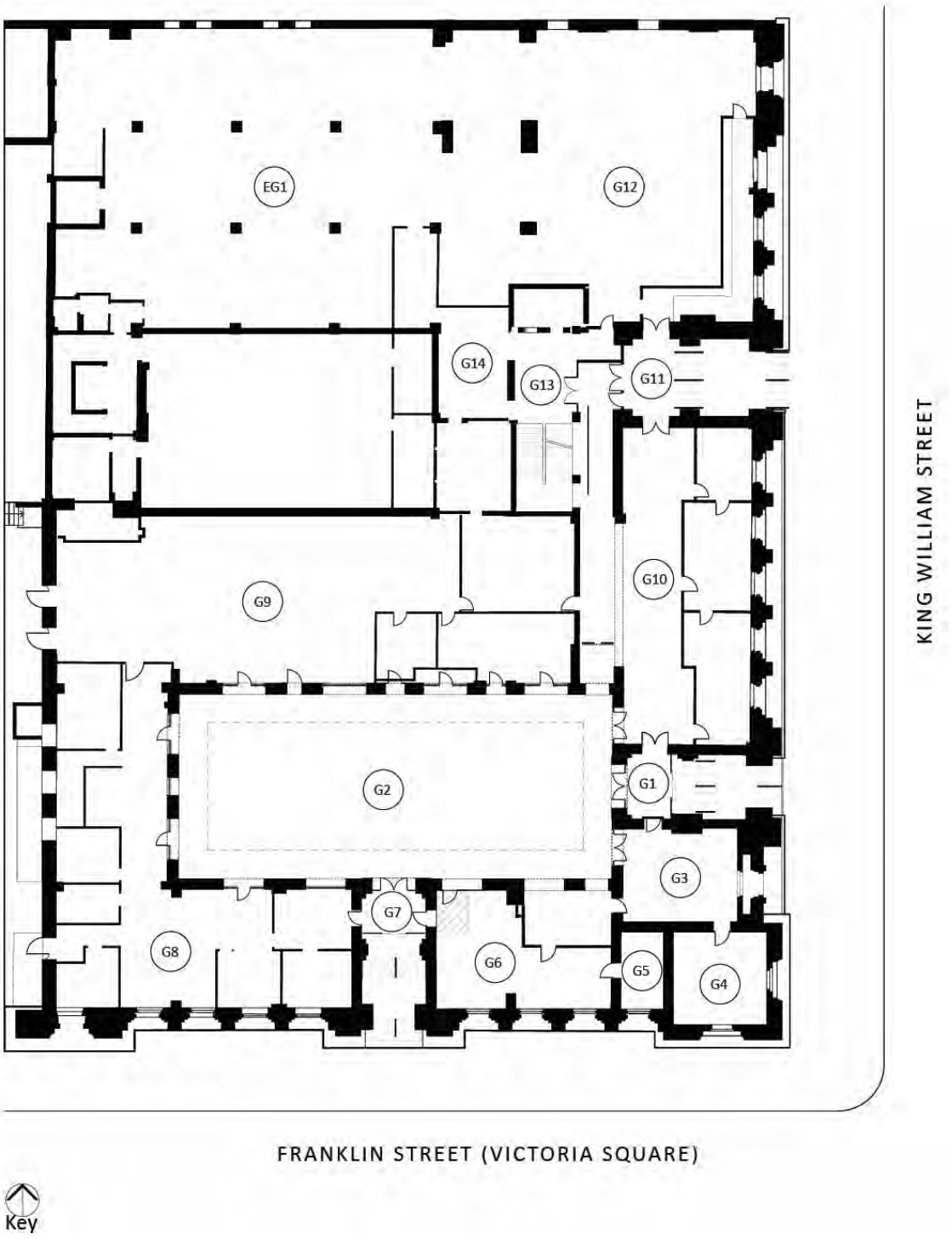



Figure 35 Existing conditions, ground floor level

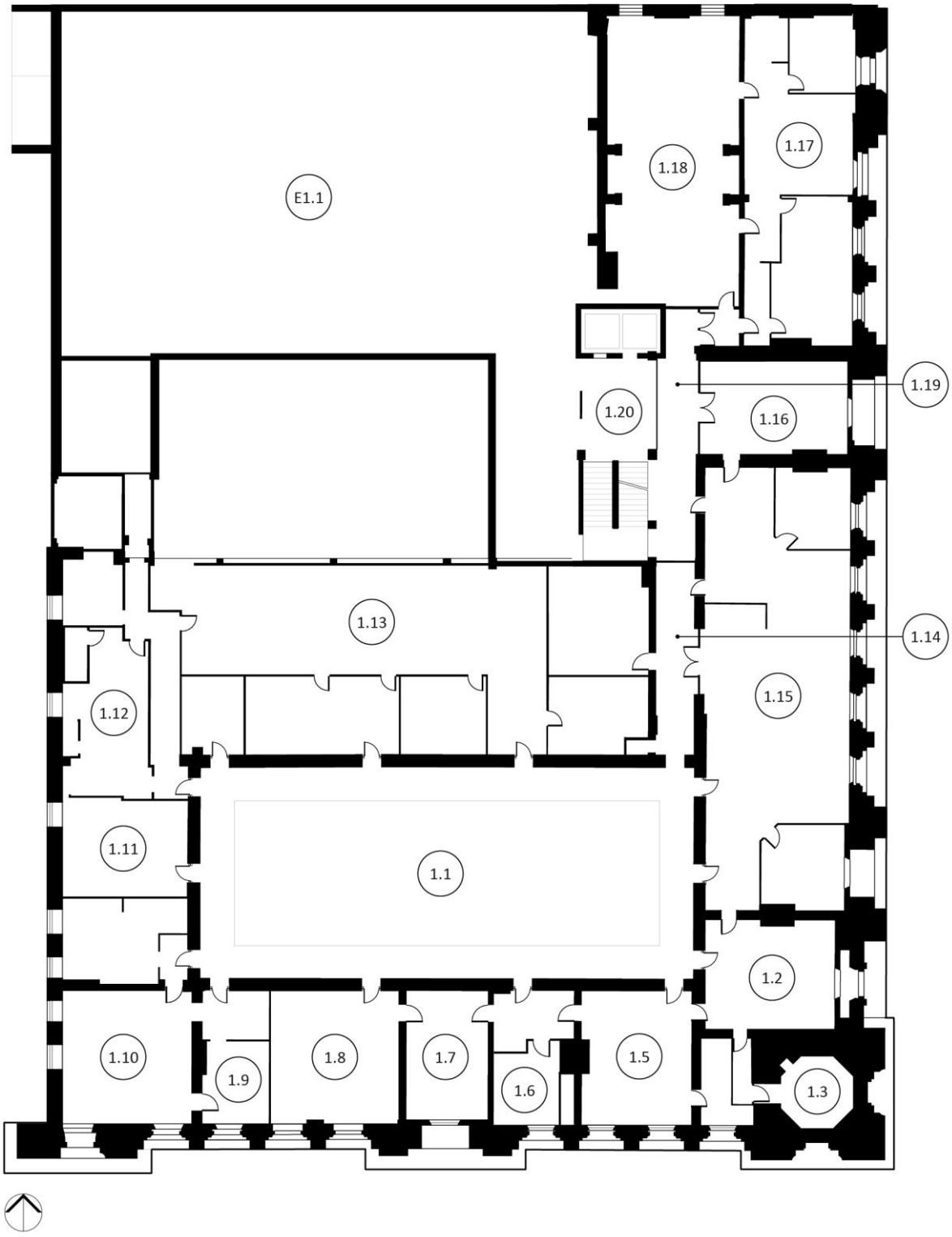



Figure 36 Existing conditions, first floor level

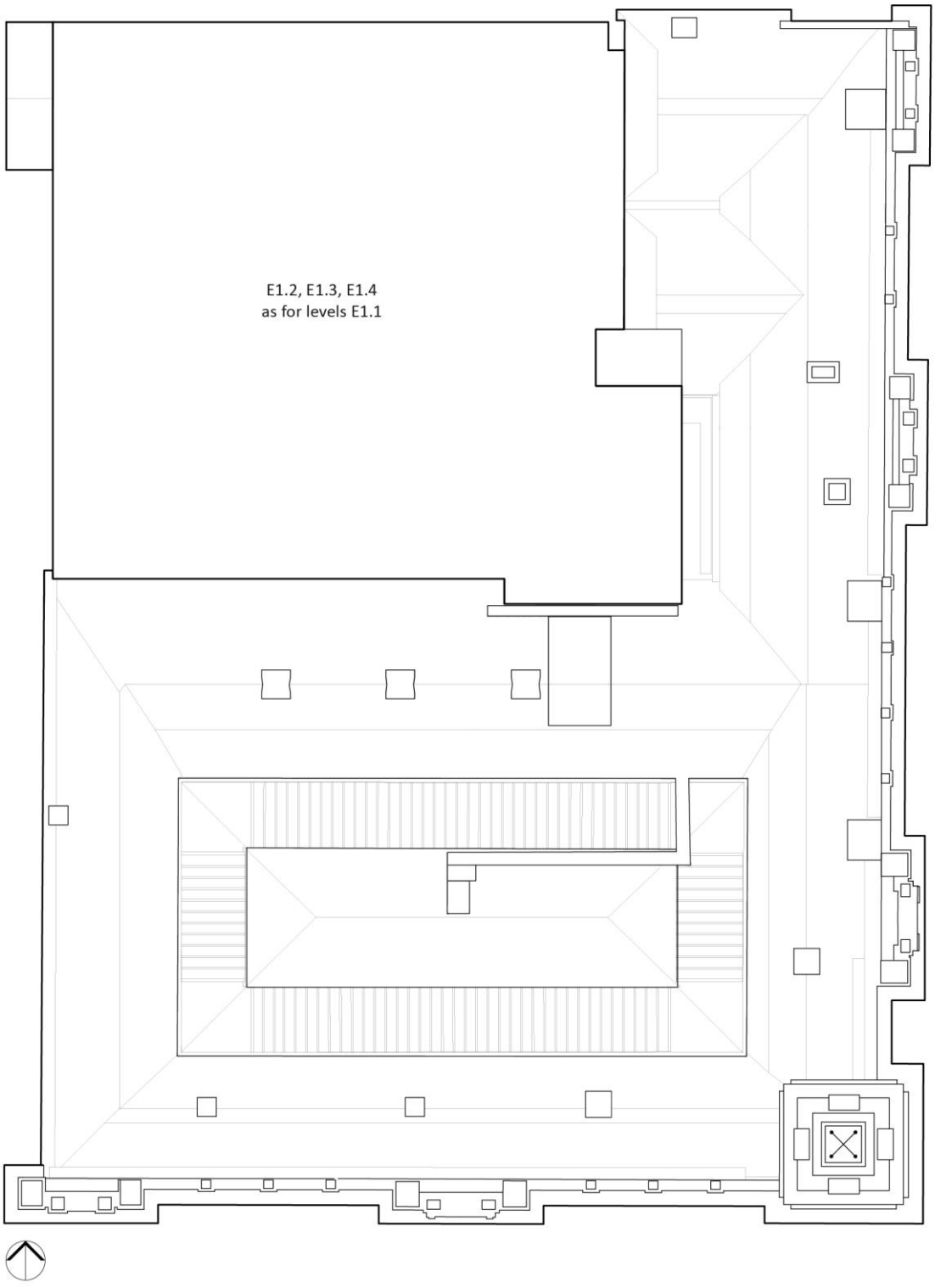



Figure 37 Existing conditions, roof level

### 3.3.1 *Chronological summary of development*

The following provides a brief summary of the development of the Adelaide GPO from 1872-2013. Development is illustrated in 1867-72 Adelaide GPO constructed.

1872 Unspecified further alterations to interior arrangement of post office and telegraph rooms. Alterations to rear yard and outbuildings. Overland Telegraph Line completed

1875 Victoria Tower clock installed.

1883 First telephone exchange switchboard installed in GPO

1884 Alterations to original police station for post office use and outbuildings, construction of new cart sheds along northern boundary.

1891-3 Post Office extension constructed along King William Street, accommodating a second telephone exchange in north wing.

Opening formed through north wall of outbuildings, forming new vehicle access from the post office yard to Post Office Lane.

1905-7 New Telephone Exchange planned and constructed fronting Franklin Street.

1907 Internal alterations to main GPO building. Works included new telephone speaking cabinets for the ground floor and alterations to private letter boxes.

New Telephone Exchange building completed adjacent to GPO

1913-4 Telephone Exchange building extended and stair access formed to access the western end of the 1893 GPO wing.

1922-6 Major five level building addition planned and constructed to the north-west of the 1872 and 1893 wings.

1923-5 Private letterboxes altered, new telephone booths, counters, posting boxes, screens installed

1924 Original detectives gallery extended over new northern mailroom
Electric light and power supply installed

1925 Hydronic heating system installed and water supply system upgraded

1926 Full ducted vacuum system installed [?]

1936 Internal alterations to GPO including infill over 1920s light well

1950 Water services upgraded and air-conditioning installed throughout all office areas

1955 Repairs to bell

1978 Conservation works to west elevation stonework
Unspecified repairs to clock tower exterior

1983 Conservation works to stone façade undertaken

1985 Conservation works to Public Hall interior, including repainting, repair of skylight and protective secondary roof

2003 Alteration of 1893 entrance for disabled access including construction of internal ramp

2013 Australia Post transfers operations to Franklin Street facility; internal partition constructed around 2003 ramp to section off access to now-vacant areas.

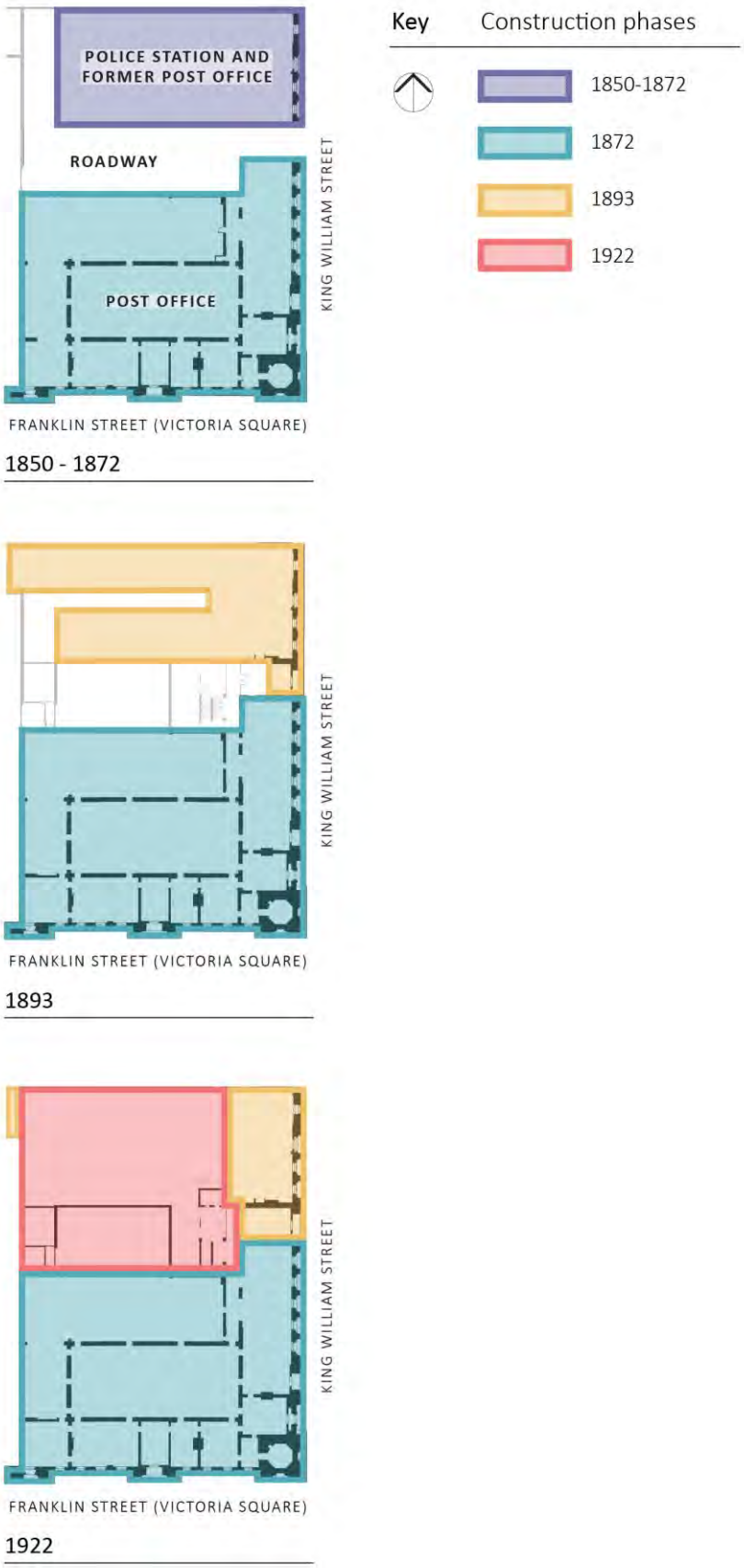



Figure 38 Sequential development of the Adelaide GPO complex, 1851-1922

## 3.4 Building exteriors

The original two-storey GPO building (1867-72) is constructed to the King William and Franklin Street boundaries of the site, with the five-level Victoria Tower marking the south-east corner of the allotment. The building adopts a lavish Victorian Free Classical idiom. The two principal facades of the original building are of Glen Ewin freestone, with carved Bath limestone ornamentation and Glen Osmond bluestone employed for the remaining external walls and basement construction.

The 1893 Post Office extension along King William Street continues the architectural language of the original. However, it is faced with Murray Bridge freestone on brick walling with an iron-framed building structure behind.

At ground floor level the principal façades are divided into bays by Tuscan pilasters; each bay contains regular fenestration with a round arched head, moulded archivolt, keystone and impost. A continuous entablature divides the façade horizontally. Regular fenestration at first floor level is defined by aedicules with Corinthian pilasters, console brackets, detailed carved architraves, figurative keystones and window spandrels. Original timber-framed double-hung sash windows survive throughout.

The upper frieze is defined by a dentillated cornice and paired console brackets to a balustraded parapet. The parapet is divided into bays by short piers. The balustrade includes non-original balusters, believed to be reconstructions of the original and replaced during the 1980s conservation works.

The Victoria Tower extends above the parapet in three stages of finely worked Glen Ewin freestone ashlar. The first stage (base) includes panelled faces, re-entrant curved corners and moulded cornice. The second stage (belfry) includes a round-arched louvered opening with a wrought iron screen flanked by Corinthian order pilasters in each face. The third stage (clock) steps in, above a ventilated and consoled cornice, and features a balustrade balconette, louvered opening and clock face surmounted by a bracketed cornice, lion's heads and stone gutter. The bell-shaped roof includes painted sheet metal cladding with louvered vents, pedimented aedicule and fine wrought iron railing around the flagpole.

Consistent alterations and accretions across the exterior include:

- installation of bird wires and spikes to horizontal elements and ledges
- fixing of street numbering and limited signage to façade
- installation of lighting and electrical services
- installation of exhaust fans and screens to some basement windows
- repairs to cast and wrought iron fence panels and stone plinth
- installation of horizontal flagpoles above King William and Franklin street parapets
- original ogee profile eave gutters replaced with 'D' profile gutters.

### 3.4.1 *East (King William Street) elevation*

While not mirrored, the principal east and south façades address the street with a public entrance hall. In the case of the asymmetrical east elevation, the Victoria Tower forms the southern pavilion, the original public entrance is offset one bay to the north and the original carriageway, later converted to a second entrance hall, marks the northern extent of the 1867-72 building.

The public entrances are marked by a break-fronted entablature with heavily moulded rusticated belts, Tuscan and Ionic order columns and pilasters, rounded arches and entablature. The southern-most entrance is surmounted by a triangular pediment with coat of arms and lettering 'GENERAL POST OFFICE' and contains a pair of cavity sliding wrought iron decorative gates and fanlight screen. Non-original polished brass handrails have been installed. The northern entrance has boldly rusticated voussoirs over the original segmental arched carriageway, balconette motif and reduced pediment. Adapted to form the second public entrance, the cavity sliding wrought iron gates date from 1922.



Figure 39 Adelaide General Post Office, viewed from Victoria Square to the south-east






Figure 40 Victoria Tower, south elevation (left) and ground floor window and foundation stone, east elevation (right)



Figure 41 East elevation, as viewed from King William Street





Figure 42 Public Entrance Hall, King William Street (left) and east elevation showing typical bay (right)



Figure 43 East elevation. Altered 1893 entrance (left) and junction of 1867-72 and 1891-3 wings (right)

Between the pavilions, a decorative cast and wrought iron fence protects the basement light well windows.

To the north of the second entrance, the 1893 addition continues the composition of the original by three bays and terminating pavilion, visually defined by the subtle change in stone. Detail is generally the same across the wings, with the exception of the entrance, which includes an alternative wrought iron screen to the arch fanlight and a pair of panelled timber cavity sliding doors. The doorway has been altered with the installation of an aluminium-framed sliding glass door and lowered threshold to facilitate disabled access to the building (Figure 43).

### 3.4.2 *South (Franklin Street) elevation*

The symmetrical south façade addresses the street with centrally placed public entrance hall and flanking end pavilions, with the eastern pavilion forming the base of the Victoria Tower and the west pavilion providing a terminating element. The entrance generally mirrors that on King William Street but with heavily rusticated quoins, which continue up to form voussoirs to the arch and lions head keystone, in lieu of the fine ashlar walling and florid detail. The south elevation otherwise employs the same overall architectural treatment as the east. Refer Figure 44, Figure 45 and Figure 46.

### 3.4.3 *West elevation*

Stylistically, the west elevation of the 1867-72 wing is relatively utilitarian and unrelated to the principal street-facing east and south elevations. It is set back marginally from the western edge of the Franklin Street façade, with a return of the rusticated banding providing a certain 'depth' to the façade. Original walling is of axe-finished stonework in random coursing. Stuccoed trim is applied in an Italianate manner to quoins, architraves, string course and bracketed frieze and cornice. An original chimney remains evident at the mid-point of the elevation. The external walls of the 1921-3 additions are constructed of rendered brickwork. Original steel framed windows have typically been removed and aluminium windows installed during the twentieth century.



Figure 44 South elevation, viewed from south-west

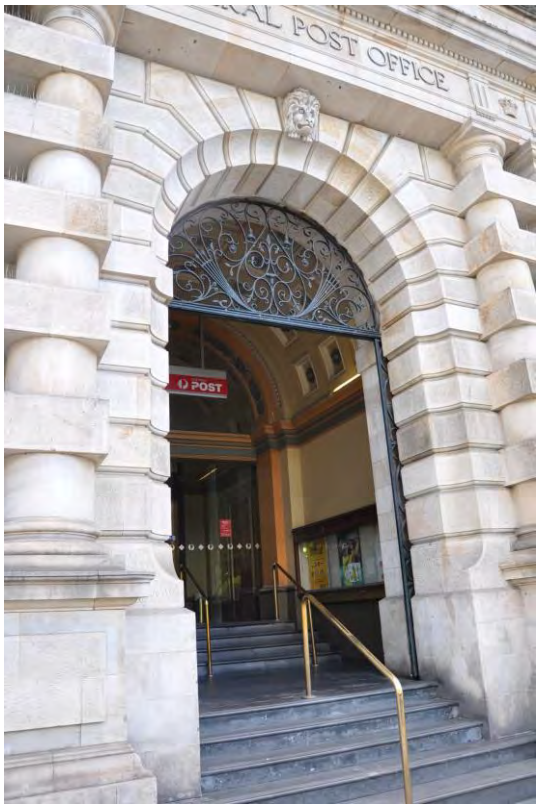





Figure 45 South elevation, Public Entrance detail (left) and cast and wrought iron balustrade (right)




Figure 46 South elevation, light well detail (left) and accretions such as signage and flagpoles (right)



Figure 47 West elevation, viewed from rear laneway

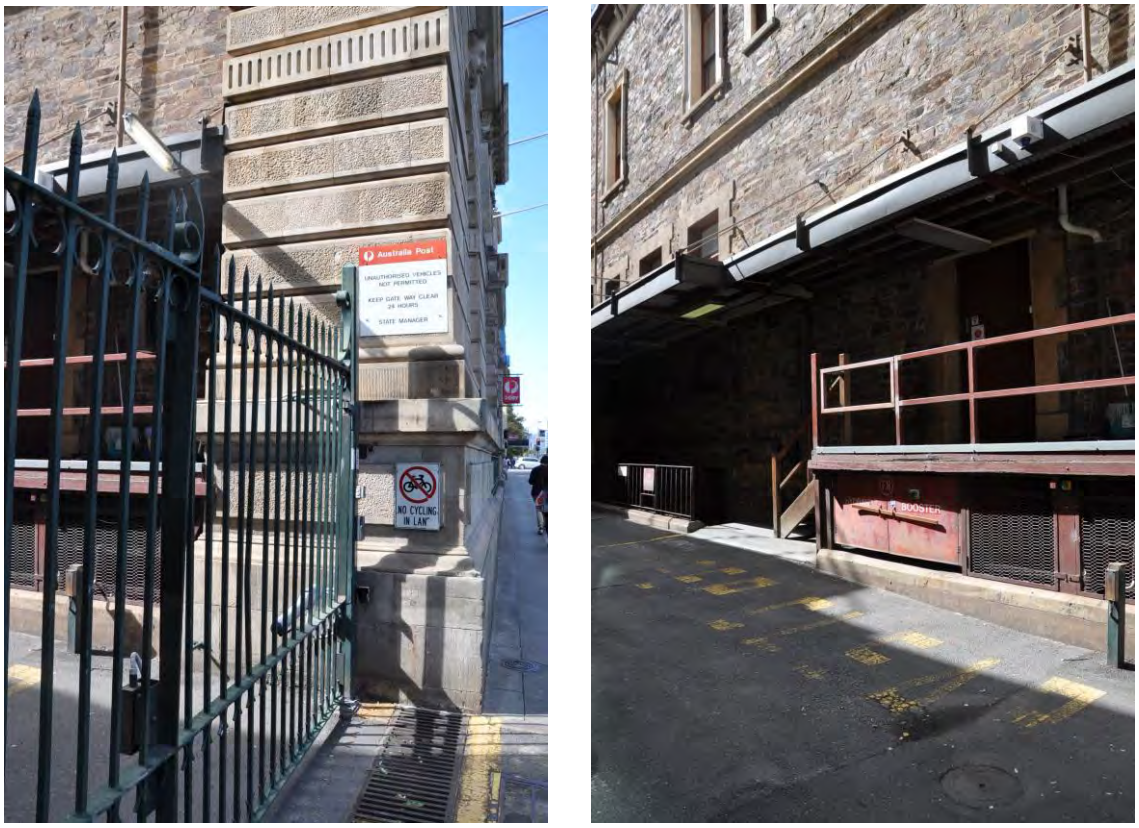



Figure 48 West elevation, 1920s gates (left) and altered loading dock (right)

The original west elevations of the 1867-72 and 1891-3 King William Street wings were completely demolished and/or concealed by the construction of the major addition of 1921.

Alterations and accretions to the west elevation include:

- in 1921 the ground floor windows were increased in height and two windows were converted to sliding doors to accommodate a new receiving platform to the mail room area; this also included construction a of cantilevered roof over.
- original window sashes were timber-framed and double-hung however most appear to have been replaced or altered to accommodate a lower suspended ceiling
- A number of later door and window openings have been constructed or altered which are evidenced by plain cement rendered dressings
- the original entrance door from the southern end of the lane has been altered to include two leaves.

### 3.4.4 *North elevation*

Like the west elevation, the north elevation of the original 1867-72 and 1891-3 wings are utilitarian. The original north elevation of the 1867-72 King William Street wing was concealed by the extension in 1893. Original drawings indicate that the north elevation of the mail room facing the internal yard was similar to the west elevation with axe-finished stonework in random coursing and stuccoed trim. This was then largely concealed or altered by the construction of the major 1921 addition.

From King William Street, the north elevation now comprises an 1893 section of masonry walling, now with overpainted cement rendered and ruled ashlar finish for approximately six metres, beyond which is a section of face red brick walling with regular original fenestration.



Figure 49 North elevation. Original 1893 fabric extends from corner to include red face brick walled section

Window openings include flat arches, tuck-pointed brick heads, stone sills and original timber-framed double-hung sashes.

Alterations and accretions to the north elevation include:

- cement rendered and painted finish to eastern bay
- original ground floor window sashes replaced with timber-framed triple sashes and wrought iron security screens
- a steel-framed fire escape landing and ladder added to a first floor window.

The additions of 1921-3 are located to the north-west of this early volume. The five storeys and part basement are partly visible from King William Street by way of a broad view corridor. External walls are constructed of rendered brickwork. Original steel windows have typically been replaced with aluminium units during the twentieth century. Further to the west, a fragment of the 1893 addition survives to the west of the additions.

### 3.4.5 *Roof*

Beyond the parapeted facades, the 1867-72 and 1891-3 buildings have hipped roof forms of timber-framed construction with corrugated galvanised iron cladding, variously repaired, repainted and replaced. Original documentation suggests that the outward facing roof planes were intended to be clad with slate, however this is no longer evident. Decorative ridge ventilators, of two different designs according to their location on either the 1867-72 or 1891-3 wings, punctuate the roofing and small gablet vents are located on each roof plane.

Central to the Franklin Street wing, the roofscape features a domed decorative skylight which corresponds with the main postal hall below. The skylight is now enveloped in a modern steel-framed secondary structure, peripheral to the original, central hipped roof.

The roof has variously been altered by:

- replacement of the original ogee profile eaves gutters with 'D' profile steel gutters
- overpainting of corrugated galvanised roofing
- installation of additional roof vents
- installation of safe roof access system
- rendered finish to some chimneys
- installation of fluorescent lighting battens behind parapet wall
- fixing of horizontal flag poles over parapet wall
- rendered finish to rear faces of parapet walling and pediments.

Original chimneys of the 1867-72 building have a stucco finish, fielded panels and moulded caps, where original chimneys of the 1891-3 building have a red face brick finish with ribbed banding and brick capping piece.

The roof of the 1921-3 addition was not inspected as part of the current review.




Figure 50 South roofscape along Franklin Street, looking west: note original gablet vents adjacent to walkway.



Figure 51 Roofscape looking north along King William Street to 1890s wing



Figure 52 Roofscape over original skylight dome showing non-original secondary structure



Figure 53 Original ridge ventilators, north face (left) and typical parapet repairs (right)

### 3.5 Building interiors

The integrity of the original planning, form and fabric of the 1867-72 post office building is good. The extension of the King William Street wing in 1891-3 had little impact on the interior of the original building. Extensive alterations and additions carried out as part of the major 1922 extension to the building, however, had a greater impact on the 1867-72 building, particularly in areas of interface such as the northern side of the basement and ground levels where the mail room was opened up to the north and the north-east corner, where a new private letterbox area was created and circulation area added. Similarly, the western side of the 1867-72 King William Street wing was altered at this time to insert new floors and interconnect the circulation area. The 1920s works also removed original internal dividing walls from the 1867-72 ground floor offices fronting Franklin and King William streets to form a Registered Letter Office and Telegraph Office respectively; the original carriageway from King William Street was altered to form a Public Entrance Hall; and the remaining 1893 ground floor offices were completely reorganised to create a cashier and money order office.

Extensive works in 1936 focussed on relocating the private letterboxes to the main Public Hall, forming a parcel post area in their place; creating a money order office in the offices fronting Franklin Street and replanning the remaining 1893 offices fronting King William Street.

Extensive conservation works in 1987 included repair and repainting of internal areas, particularly focused on the main postal hall and the surrounding 1867-72 building. The first floor spaces on both sides of the Public Hall were completely refurbished in the 1990s.

The GPO building otherwise appears to have changed little since the Bruce Harry CMP was undertaken in 2007. Minor works have included a limited amount of signage, upgrade to security and CCTV services, electrical works and emergency lighting.

The additions of 1921-3 are of a lower order of interest and significance. They have been excluded from have never been identified. They comprise generic interwar office spaces. While these have been

altered and adapted over time, typically to provide higher standards of amenity, they survive to a higher standard of intactness and integrity than the Victorian sections of the building. This notwithstanding, they are generic office areas which contribute little to the character and significance of the place

The Victorian and interwar areas are discussed separately below:

### 3.5.1 *Victorian GPO - basement*

Original construction throughout the basement level includes load-bearing stone walling with brick quoins to openings with hard plastered finish, ceilings of either vaulted brick on edge or lathe and plaster and slate flagstone flooring. These ancillary areas were devoid of decorative elements such as skirtings or cornice but included half-glazed panelled timber doors and timber-framed double-hung sash windows.

The original basement level extended across the full footprint of the 1867-72 building and was access via stairs at the south-west and north-east corners of the building; both stairs were demolished and replaced by alternative stairs in 1922.

*1867-72 central basement area (Rooms B1, B5)*



Figure 54 Room B1, Former Telegraph Stores and Packing Department

Originally the Telegraph Stores and Packing Department, the expansive service area corresponds to the ground floor Public Hall above and the form and fabric are largely intact to their 1867-72 date of construction. Original features include stone walling, brick quoins and arches, brick columns with corbelled caps, vaulted brick ceilings and slate flooring. Original door openings exist around the room and provide access to a series of smaller stores around the perimeter of the building. Many of the doorways include original panelled doors and frames. Early floor plans also indicate a sub-surface drainage system and a central 'well' which align with locations of present floor sumps. An early strong room on the northern side of the room appears to have been extended eastward at a later date and a small c.1980s brick-walled room (Room B5) has been constructed on the southern side.

In 1922 the western end of the space was fitted with 'wire screens' to provide a secure storage area for bicycles. These have since been reconfigured with additional Cyclone wire screens. Refer to Figure 54.

Subsequent alterations include:

- removal of hard plastered wall finish from stone perimeter walls
- overpainting of brickwork
- installation of electrical, lighting, hydraulic and fire services
- replacement of small sections of slate flooring with concrete
- steel plate fitted over some original doors

*1867-72 perimeter wings to King William and Franklin streets and rear lane (Rooms B2, B3, B4, B6, B7, B8, B9, B10, B11, B12, B14, and B15)*

This series of smaller rooms is located around the basement perimeter to King William and Franklin streets and rear laneway. Accessed from the central basement area, they are mostly lit naturally via external windows and light wells to the street. They originally served as ancillary spaces including Store (B2), Record Room (B3), Store (B4), Stationery Store (B6), Strong Room (B7), Time and Way Bills Room (B8), Fuel Store and Mail Bag Room (B9), Telegraph Stores (B10), Store (B11), Letter Bills Office (B12), Lobby and Office (B14) and Strong Room (B15).

Original fabric includes dividing walls of stone construction with brick arched openings, slate flooring in B2, B3, B4 and B6, lath and plaster ceilings to most rooms, vaulted brick ceilings to strong rooms, timber-framed double-hung sash windows with arched heads, 6 light half-glazed timber-framed panelled doors and limited moulded timber architraves.

By 1921, the rooms along King William Street were being used as record stores and those along Franklin Street had been altered by removal of some dividing walls to form openings between interconnected spaces. At this time the original floor in Rooms B6, B8 and the southern half of B9 was substantially lowered, a timber floor was installed and an existing stair and lift from elsewhere in the basement were relocated to the south-east corner of B8; the space was to be used for registered letters and a telegraph dispatch room. New bicycle storage racks were installed in Room B9 and an existing window at the north-west corner of the room was cut down to form a new door opening.

At a later stage (possibly c. 1936) some of the floors in the rooms along King William Street were also lowered and laid with timber flooring (Rooms B12 and 14) and an original dividing wall including fireplaces was demolished between two smaller rooms to form Room B12.

Subsequent alterations include:

- over-painting of brickwork, stonework and rendered wall finishes
- installation of cupboard joinery (possibly early twentieth century), Rooms B02, B07, B08, B12, B14, B15
- construction of stair in the south-east corner of Room B12
- replacement of slate flooring with concrete, Rooms B06, B08 and B10
- installation of electrical, lighting, hydraulic, heating and fire services (multiple phases)
- infill brickwork to arched openings in walls between B03 / B04 and B06 / B08
- construction of various plasterboard, hardboard and fibrous plaster ceilings below original lath and plaster ceiling, Rooms B03, B06, B09
- installation of vinyl floor tiles, Room B12
- construction of staff toilet facilities and concrete stair from ground floor, Room B09
- installation of a fire hose reel, Room B09.

While these rooms are not elements of particular architectural distinction and cumulative changes have reduced their individual integrity, as a group they remain able to demonstrate their original ancillary function and the huge spatial requirements of a general post office and telegraph facility. Refer to Figure 56, Figure 57, Figure 58, Figure 60, Figure 59.



Figure 55 Room B3, Former strong room (left) and original door (right)



Figure 56 Room B2, former store



Figure 57 Room B7, former strong room



Figure 58 Room B6, Former Stationery Office (left) and Room B8, Time & Way Bills Office (right)



Figure 59 Room B12, Former Letter and Bills Office retains c.1930s heating (left) and c.1920s door (right)

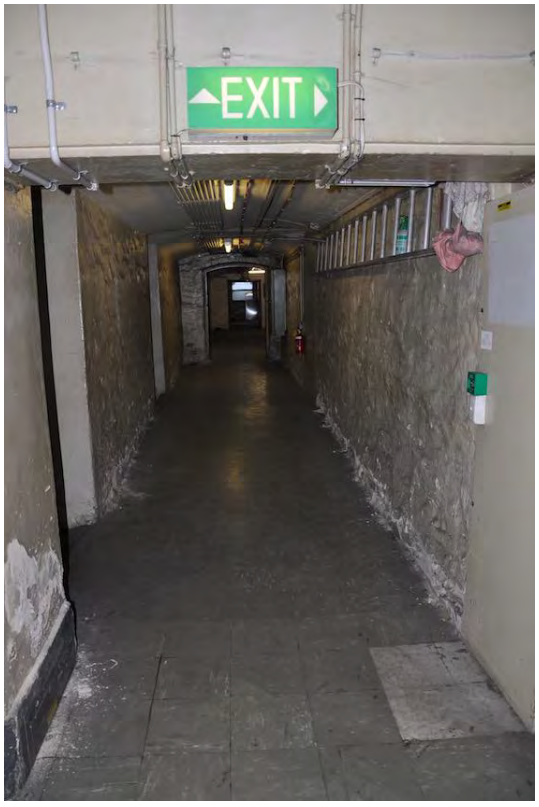



Figure 60 Basement access corridor, west of King William Street rooms south looking to 1870s wing

*1872 north wing (Room B13)*



Figure 61 Room B13, former store, battery room, and residence occupying original north wing

Located along the northern side of the central basement area, the eastern half of the 1867-72 north wing is understood to have originally included a stationery store and battery room, while the western half housed a residential apartment with a sitting room, living room, two bedrooms and kitchen. This was presumably provided for an onsite caretaker.

Original construction and detail is presumed to have generally matched the perimeter rooms of the King William and Franklin Street wings. However, very little remains other than the overall perimeter envelope of the south, east and west walls. The original walls were likely rendered and plastered stone, the floor slate and/or timber and ceiling lath and plaster.

The original internal fabric and planning appears to have been completely altered as part of the 1922 works when the dividing walls were removed and the area was adapted to provide a large room for parcels post and a large mail room locker room at the western end. With the exception of a small section at the western end, the originally external northern perimeter wall was also demolished at this stage and the space became integral with the new building to the north. The work also included replacement of the original floor with a concrete slab with hardwood timber boarded finish, ramped down to accommodate a change in floor level with the new building. The original wrought iron girder beams at ceiling level were extended north to meet the new addition and the work also likely removed the original ceiling.

It is evident that the space underwent further change to planning and fabric to create staff facilities, including a workshop, recreation room and air conditioning plant room (by 1989) with male and female locker rooms, sick bay and office added by 2007. A ramp was added to the southern side of the space to accommodate a large change in floor level from the central basement area, B1. It would appear that the spaces have changed little since 2007. Refer to Figure 61.

*1893 north wing (Rooms B16, B17, B18, B19, B20)*

Constructed in 1893, the basement areas of the GPO extension appear to have housed stores and strong rooms. At basement level the rooms were originally accessed via external stairs to the rear courtyard.

Original construction includes perimeter walls to King William Street of stone rubble with internal dividing walls of brick, concrete floors, vaulted brick ceilings to strong rooms and corrugated ripple iron ceiling lining to underside of ground floor timber floor framing elsewhere. There is no evidence of original joinery.

The general form and planning appears to have remained intact during the 1922 works. However, by this stage the area was accessed via the new corridor along the rear, western, side of the 1867-72 King William Street wing and the spaces used for accountants records and reserved for cables.

Subsequent alterations include:

- over-painting of brickwork, stonework and rendered wall finishes
- general refurbishment of fittings and finishes, c.1960s
- subdivision of Room B16 with timber-framed partition wall
- creation of ramped access to Room B16
- infill of arched opening at the western end of Room B18 and north and south walls of B19 to support new floor beam
- construction of raised concrete slab for compactus in Room B19
- construction of concrete column, Room B20 (1922).

It would appear that the spaces have changed little since 2007. It is evident, however, that a number of phases of adaptation prior to this have reduced the overall integrity of form and fabric. The rooms are utilitarian and of limited architectural value, however as a group they demonstrate their original ancillary function and the nineteenth century spatial requirements of the extended post office and telegraph facility. Refer to Refer to Figure 62 and Figure 63.

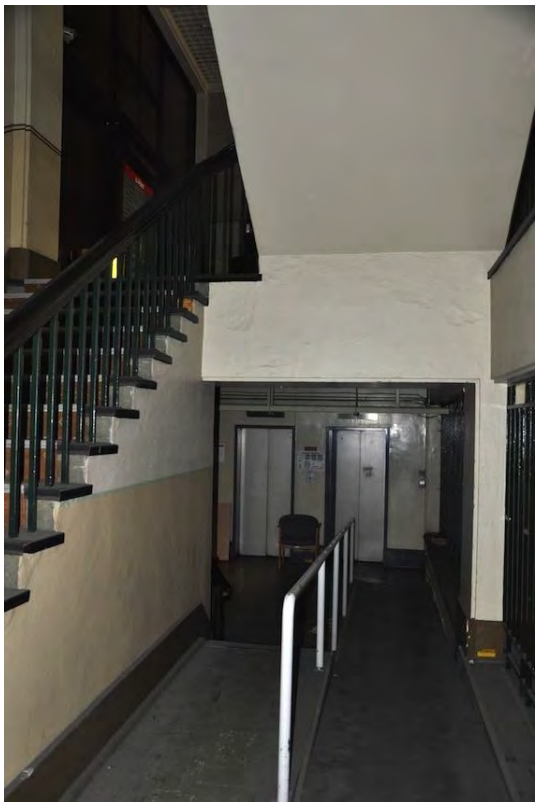


Figure 62 Room B16, former stores (left) and B20, strong rooms (right)



Figure 63 Room B18, former corridor (left) and B19 former stores (right)

*1921 circulation area (Rooms B21 and B22)*



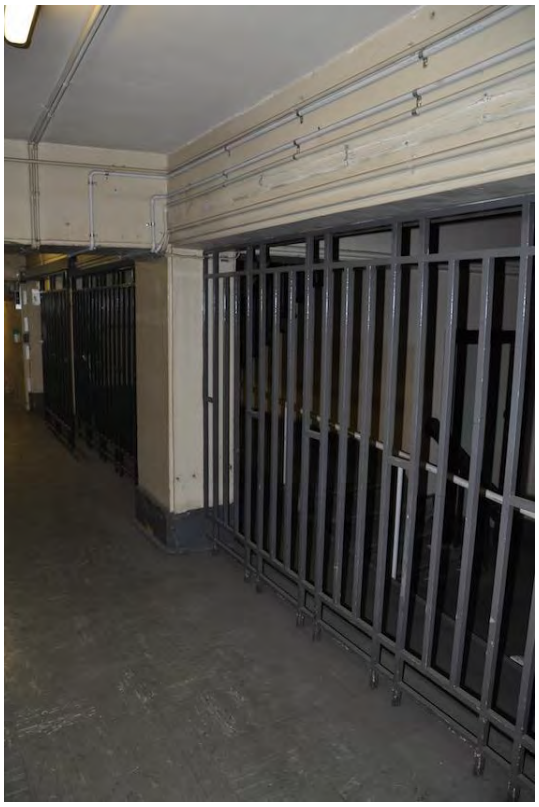


Figure 64 Room B21 and B22, 1920s circulation space are largely intact to their date of construction

Constructed in 1921-3 as part of the major expansion of the GPO, the circulation area is located within the floor area originally occupied by the main public stair and includes interconnecting corridor to the east and main lift lobby and stairwell to the west. Drawings of 1921 indicate that the original passage and stair were completely demolished to integrate the new building into the original. This removed all nineteenth century fabric, with the exception of the original east wall.

The original 1921-3 fabric is largely intact and includes concrete floor with herringbone patterned hardwood parquetry, concealed by later vinyl floor tiles, hard plastered brick walls, concrete columns and concrete ceiling, polished timber partition to west wall, wrought iron screen to east wall, concrete stair with wrought iron balustrade and polished timber handrail, polished timber louvered door to cleaner's store.

Subsequent alterations include:

- over-painting of rendered finishes
- general refurbishment of finishes including vinyl floor tiles and carpet to stairs
- installation of modern lighting
- alteration of polished timber partition with fixed panel in lieu of paired doors
- construction of ramped access over lower stair flight.

The majority of the area does not fall within the extent of the subject site subject to heritage controls (under the CHL and State heritage listing) although the adjacent eastern corridor area does. The space is largely intact to its 1920s date of construction and demonstrates the ongoing expansion and adaptation of the complex. While not of particular architectural or historic note, the spaces survive as a key functional element. Refer to Figure 64.

### 3.5.2 *Victorian GPO - Ground floor level*

*1867-72 King William and Franklin Street Public Entrance Halls (Rooms G1 and G7)*

Constructed in 1867-72, the dual entrance halls have always provided the key public access to the main Public Hall from King William and Franklin Streets. Accessed from street level via broad steps, the halls are secured from the street by heavy cast iron sliding gates which recess into cavity recesses and decorative grilles to the arch above. Both entrance halls adopt a similar floor plan, volume, form and detail and are subdivided into two sub spaces, divided by a flight of steps with decorative arch over. The inner space within each hall is interconnected with the adjoining rooms, originally providing access to an enquiry office and general office from King William Street and a stamp office and mail room from Franklin Street.

Both halls are largely unaltered from their original construction, fabric which includes hard plaster on brick walls and pilasters, pressed cement skirtings and decorative door architraves, coffered barrel vaulted ceilings and arches, panelled timber doors in side walls, cast iron sliding gates and wrought iron grilles.

Later alterations to the spaces include:

- over-painting of finishes
- replacement of north side door in King William Street hall with paired doors (1920s)
- replacement of entrance door in Franklin Street hall with revolving door (1920s)
- replacement of original slate floor and step treads with new slate including recessed floor mats
- installation of polished brass handrails to steps
- installation of new lighting, signage and display cases to side walls
- reconstruction of entry doors to the Public Hall to include new glazed doors and fanlight detail
- installation of frameless glass sliding doors between vestibules
- installation of suspended, internally lit sign boxes.

Despite these changes, the two halls are key original spaces of the highest significance to the internal planning and understanding of the place. They have always provided a key circulation function and demonstrate the original planning of the building, while displaying fine architectural detail which is an expression of the important status of the post office. Refer to Figure 65 and Figure 66.



Figure 65 Room G1, original Public Entrance Hall from King William Street




Figure 66 Room G7, original Public Entrance Hall from Franklin Street

*Public Hall (Room G02)*

Constructed in 1867-72, the Public Hall has always been the key public space within the building and is largely unaltered from its original form. Always central to the planning and operation of the place, the hall is accessed via the public entrance halls from King William and Franklin streets; from the 1920s a third means of public access to the space was provided by interconnecting the original passage from the north-east corner of the room with the newly adapted carriageway entrance.

Originally arranged to be central to the various offices surrounding it, from the 1922 phase of development the function and planning of the space was systematically altered to include a poste restante counter, perimeter service counters, posting slips along the north side, central private post boxes and, later, boxes service counters and a progressively increased retail function. From the 1930s the centre of the room contained a 'Limbless Soldiers' Kiosk' and the south-east corner of the room was opened up to the offices behind to form a money order section. At this time a new opening with paired doors was formed at the north-eastern corner to interconnect with the telegraph section, then operating from Room G10. Over an extended period of time a number of the original arched openings around the perimeter of the room were altered to create new service counters, posting slips or doorways.

Despite these changes to the way the room functioned, the early spatial quality and overall character of the space and much of its original fabric survives throughout. This includes, but is not limited to, hard rendered and plastered brick walls, cement skirtings, segmental arched openings flanked with Ionic order pilasters, acanthus leaves, architrave moulds and keystones in cement, round arched entrance door openings, gallery soffit with boarded timber lining on cast iron brackets and moulded cornice. While not original, other significant features of the room include the roll of honour located adjacent to the Franklin Street entrance doors (1921).

Previous reports suggest that the original Minton encaustic floor tile and slate margins remain extant beneath later carpet finish, however an historic image of the space dated 1933 indicates that the body of the floor was finished with herringbone timber parquetry at the time. This appears to match that which is extant beneath the vinyl floor tiles in Rooms B21 and B22.

Refer to section 0 for a description of the first floor (mezzanine) level of the room.

More recent alterations to the space include:

- conservation and refurbishment of finishes including repair and repainting of walls and mouldings and repolishing of joinery (1985)
- installation of carpet over parquetry floor
- installation of cooling system via original high level cast iron vents and fielded panels beneath mezzanine gallery
- installation of lighting, electrical, fire and security services
- installation of contemporary retail counters and display cabinetry

Refer to Figure 67 and Figure 68.

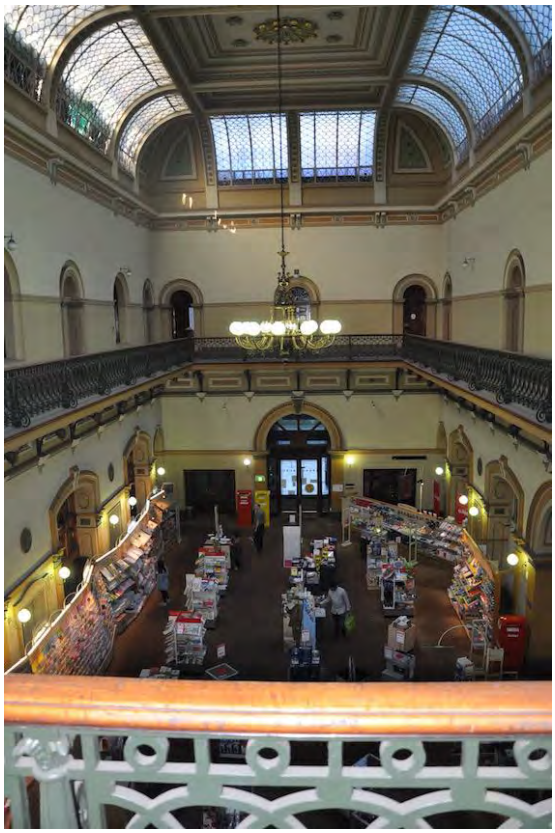


Figure 67 Room G2, original Public Hall, looking east to main entrance







Figure 68 Room G2, Public Hall details of entrance (left) and original window and gallery (right)

*1867-72 Franklin Street and west wing perimeter offices (Rooms G5, G6, G8)*

Constructed in 1867-72 the spaces included a former Strong Room (G5), Money Order Office and Stamp Office (now one room, G6), and three Mail Rooms (G8). Original construction included timber-framed and boarded floors, moulded timber skirtings, hard rendered and plastered brick perimeter and dividing walls, moulded timber architraves, timber-framed double-hung sash windows, panelled timber doors, lath and plaster ceilings, vaulted brick on edge ceiling to strong room and cast iron girder brackets.

With the exception of modern floor covering, painted finish and services, the former Strong Room (Room G4) remains intact to its date of construction.

Original plans indicate that the Money Order and Stamp Offices (Room G6) were divided by a load-bearing wall with dual fireplaces and an interconnecting doorway. The money order office was accessed directly from the main Public Hall and the stamp office from the Franklin Street public entrance. This dividing wall and fireplace were removed in the 1922 works and by 1936 the entire area was refurbished as a money order section, directly accessed from the Public Hall via the original arched openings; the wrought iron grilles above may date from this era. The extensive partitions and joinery have all since been removed. By 1989 a partition wall within this space formed a new public writing area adjacent to the Public Hall and retail display rooms and office on the Franklin Street side; an arrangement which remains, albeit unused, today. While the room has undergone substantial changes to planning and removal of some fabric, it remains a key original space of significance.

The three 1867-72 Mail Rooms at the south-west corner of the building (Room G8) were originally interconnected by wide openings in the dividing walls between them, evidenced by remnant wall nibs. The corner room contained a timber stair, since removed, and a goods lift was located centrally in the west mail room. Primarily a functional back of house area, the rooms were accessed from the rear roadway via a doorway in the southern end of the west elevation and internally via the Franklin Street entrance hall, from a single doorway in the western end of the Public Hall, and via the interconnected former receiving room to the north. The 1921 plans indicate that the dividing walls may have already been cut back, widening the openings between the three spaces and the Receiving Room to the north to create a large L-shaped space. At the same time, a new wire screen was installed in the vicinity of the north-south dividing wall to create a Registered Letter Office adjacent to the Franklin Street entrance hall and the original arched windows to the Public Hall were altered to accommodate sending and receiving counters for registered mail. Today the space acts as a retail service area and the interior form and fabric of the space is greatly changed. While the original building envelope remains, little else survives which would make its original use legible.

More recent alterations to the spaces include:

- construction of timber-framed partition walls, flush plasterboard ceiling and kitchenette, Room G06
- construction of timber-framed partition walls, kitchenette and stair to basement, removal of timber skirtings, architraves and sills, Room G08
- installation of suspended acoustic tiled ceiling beneath original, G08
- refurbishment of finishes including repainting of walls, mouldings and joinery and repolishing of timber doors
- installation of carpet over timber floor
- installation of lighting, electrical, fire and security services.

Refer to Figure 69 and Figure 70.






Figure 69 Room G6, former Money Order and Stamp Offices and strong room door

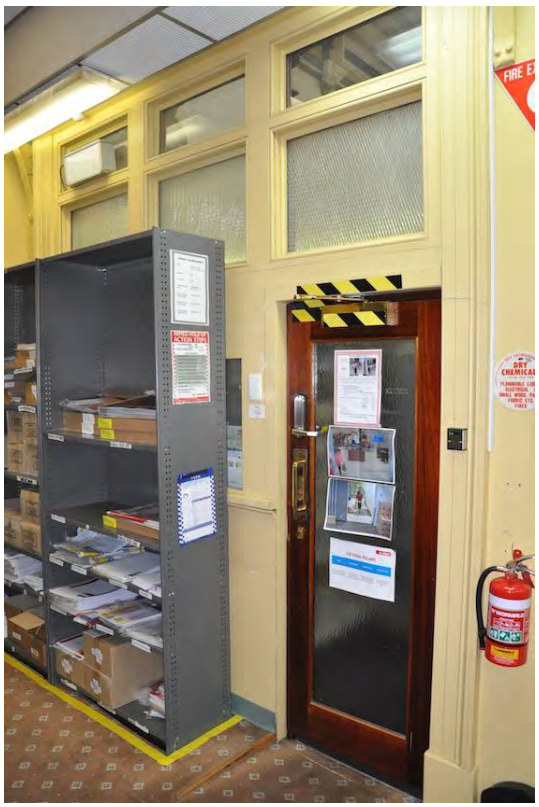




Figure 70 Room G8, former Mail Room, now retail service area and offices

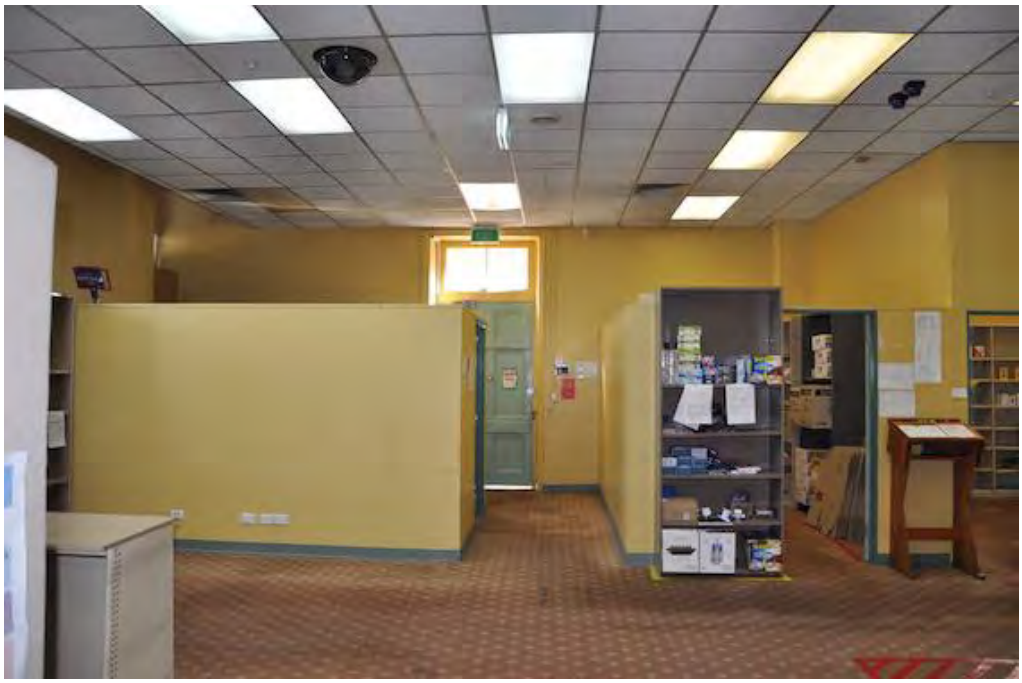


Figure 71 Room G8, former Mail Room, now retail service area and offices

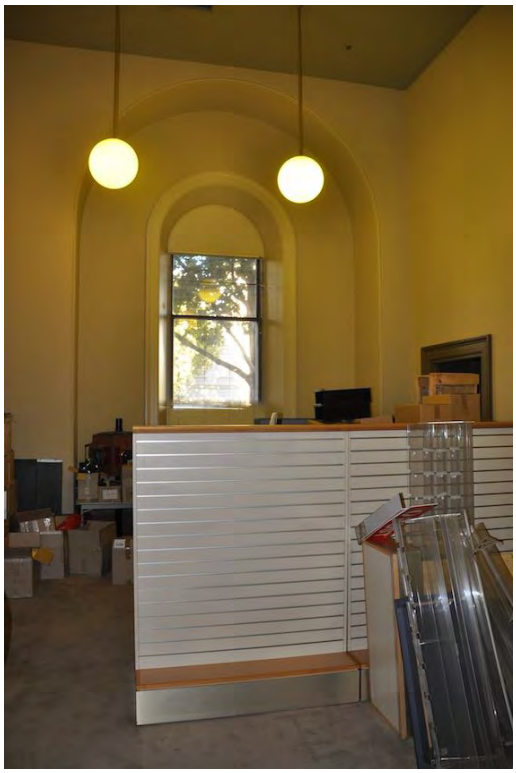
*1867-72 King William Street wing perimeter offices (Rooms G3, G10)*

Constructed in 1867-72 as key office spaces, the rooms originally included an Accountant's Office (G3) to the south of the King William Street entrance, a stair at the north-west end and three individual, yet interconnected, offices for Chief Clerk, Post Master General and Superintendent of Telegraphs (now one room, G10) to the north. Their status within the hierarchy of the building also determined that each office had a ventilation system, an open fireplace and a 'tap' (presumably a hand basin) in one corner; the Accountant's Office also featured a second, deep, arched window reveal.

Original construction mirrored the south wing with timber-framed and boarded floors, moulded timber skirtings, hard rendered and plastered brick perimeter and dividing walls, moulded timber architraves, timber-framed double-hung sash windows, panelled timber doors, lath and plaster ceilings with additional ventilation system and basins.

Extensive alteration in the 1920s included a complete adaptation of the offices to the north of the public entrance to create a Telegraph Receiving Office. At that time: all internal dividing walls were demolished, the private stair was demolished, a long counter and writing slopes were installed through the middle of the room, individual public telephone boxes were constructed along the west wall and a small office was partitioned in the north-east corner. Other major changes included the demolition of a large portion of the west wall to open the space to the original passage behind, and a new double door opening in the north and south end walls, connecting the room with the existing and new public entrances from King William Street. The space was reconfigured again in 1936 to include a Telephonists' area to the north and Telegraph Section to the south. By 1989 the room had been adapted for Philatelic Sales with half-height partition walls forming three offices along the eastern side of the room and new counters and aluminium-framed display cases constructed within the 1920s opening in the west wall. This layout remains today, however the counter has been removed and a small kitchenette has been installed in the south-east corner of the room.

While the original building envelope remains, little else survives which would make its original planning or use legible. Refer to Figure 72 and Figure 73.



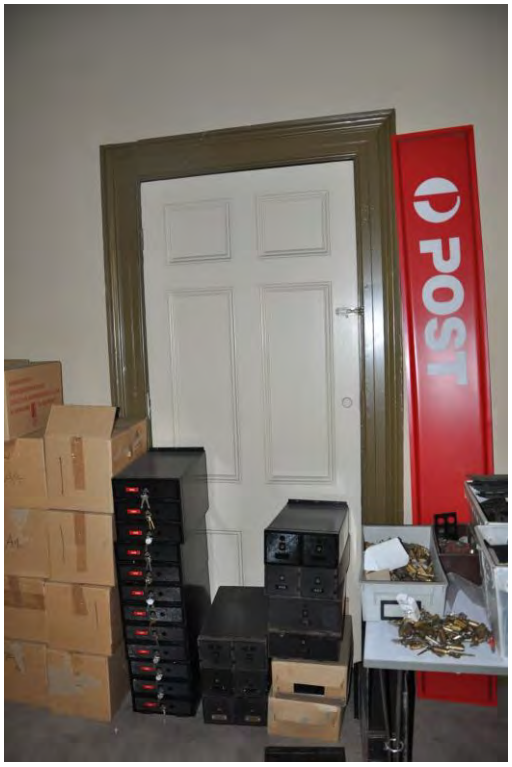



Figure 72 Room G3, former Accounts Office



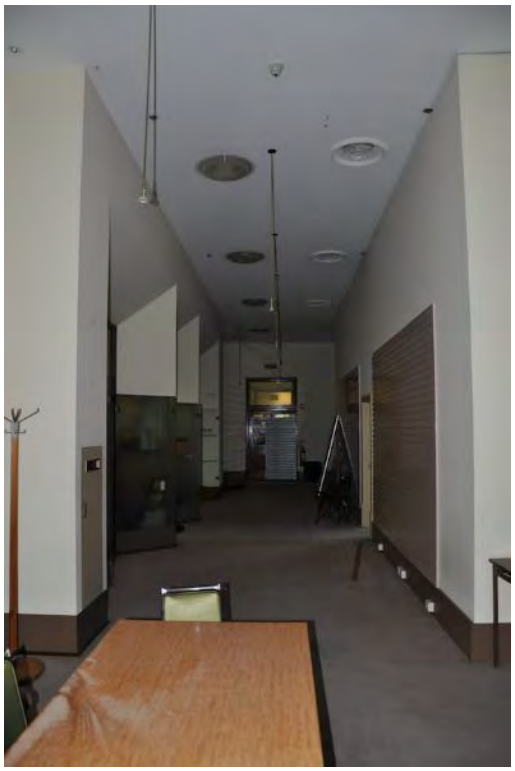


Figure 73 Room G10, former Offices, later philatelic sales area

Other changes include:

- replacement of original moulded timber skirtings with concrete (1920s)
- refurbishment of finishes including repainting of walls, mouldings and joinery and repolishing of timber doors throughout
- installation of carpet over timber floor
- installation of lighting, electrical, fire and security services
- construction of flush plasterboard ceiling beneath original, G10.

*1867-72 former Receiving Office and Mail Room, north wing (Room G09)*

Constructed in 1867-72 and located on the northern side of the main Public Hall (Room G2), the area originally included a large Mail Room with a Receiving Room at the western end. External access to the Mail Room was via bridges over the open light well adjacent to the north elevation of the building and internally via the original north-south passage to the east. The Receiving Room was interconnected at the western end and included an internal stair to the first floor level. The south wall of the Mail Room included the multiple extant arched timber-framed screen windows to the main Public Hall.

In 1921 the extensive development of the GPO had major implications for the planning, form and fabric of this space including demolition of almost the entire north wall to integrate it with the new addition to the north. The concrete columns date from this phase and later works involved with covering the internal light well to the north. The 1920s development also opened the rooms up to the former mail rooms to the west of the Public Hall and a new external receiving platform along the west elevation of the building via new doorways. The arched screens to the Public Hall were variously altered to include posting slips and new doorways were formed in the intermediate bays, extant but later altered.

The original raised 'detectives gallery' above the mail room on the western side of the Public Hall was remodelled and extended eastward in 1922 to provide views over the newly enlarged Mail Room. The timber-framed gallery was accessed via new timber stairs down from the original north-south corridor at first floor level and stairs at the north-west corner of the north wing. The gallery is now concealed within the suspended ceiling space above. In 1922, the eastern end of the wing was also altered to include a large bank of private letter boxes, accessed by the public from the original ground floor north-south corridor via a large new opening in the dividing wall. In 1936, plans were drawn for relocating the private letterboxes to the main Public Hall and replacing them with a Parcel Post counter at the eastern end of the room. The original openings in the south wall to the Public Hall were again altered.

By 1989, a suspended acoustic ceiling had been installed throughout the area, concealing the detective gallery, and several partitioned offices had been created along the southern side of the room. By 2005 these had again been altered but remain as such today.

Extensive and ongoing alterations within the ground floor spaces of the original north wing have resulted in greatly-reduced legibility. The building envelope in this area only survives to the extent of the timber floor, south and west walls and part north and east walls. The original lath and plaster ceiling and 1870s and 1920s detective gallery are evident above the modern suspended ceiling, though are of low integrity and poor condition. Refer to Figure 74 and Figure 75.

Other changes include:

- alterations to windows and doors in west wall to provide roller shutters
- refurbishment of finishes including cement render and repainting of original walls, mouldings and joinery throughout
- installation of carpet over timber floor
- installation of lighting, electrical, fire and security services



Figure 74 Room G9, Mail Room with altered service counter windows to public hall on right



Figure 75 Room G9, 1920s detective gallery above ceiling level

*1872-1921 Public Entrance Hall and circulation area (Rooms G11, G13, G14)*

The area was included in the original 1867-72 building as a carriageway from King William Street to the rear yard and internal roadway. As such, it had no floor and was originally situated at street level, well below the existing internal floor level. The carriageway remained consistent with the 1893 planning.

A reordering of the internal circulation and construction of the large addition behind the GPO in 1922 required the infill of the original carriageway and its adaptation to a third public entrance hall. This included the construction of three entrances from the new lobby space; the principal entrance in the west wall to the new 1920s circulation space, to the north to the new Cashier and Money Order Department and to the south to the new Telegraph Office. The form and fabric of the space today essentially dates from this phase of development.

Form and fabric original to the 1870s building include the building envelope of stone and brick walls and likely rendered vaulted brick ceiling extant above extant flat ceiling. 1920s fabric includes rendered ashlar wall finish, raised floor and steps (original surface possibly replaced), marble skirting, timber entrance doors, wrought iron cavity sliding gates and plaster ceiling and cornice.

Subsequent alterations include:

- overpainting of wall and ceiling finishes
- installation of timber-framed glass fronted display cases (c.1940s)
- replacement of marble floor and granite steps with terrazzo finish (c.1940s)
- replacement of collapsible iron framed gates with hinged gates
- installation of signage
- installation of brass handrails
- installation of sheet flooring to top landing
- installation of lighting and security services
- installation of clear Perspex to entrance gates.

Despite being dramatically altered in the 1920s, the overall building envelope of the original carriageway remains legible. The space now contributes to an understanding of the 1920s development and re-ordering of the complex. Refer to Figure 76 and Figure 77.

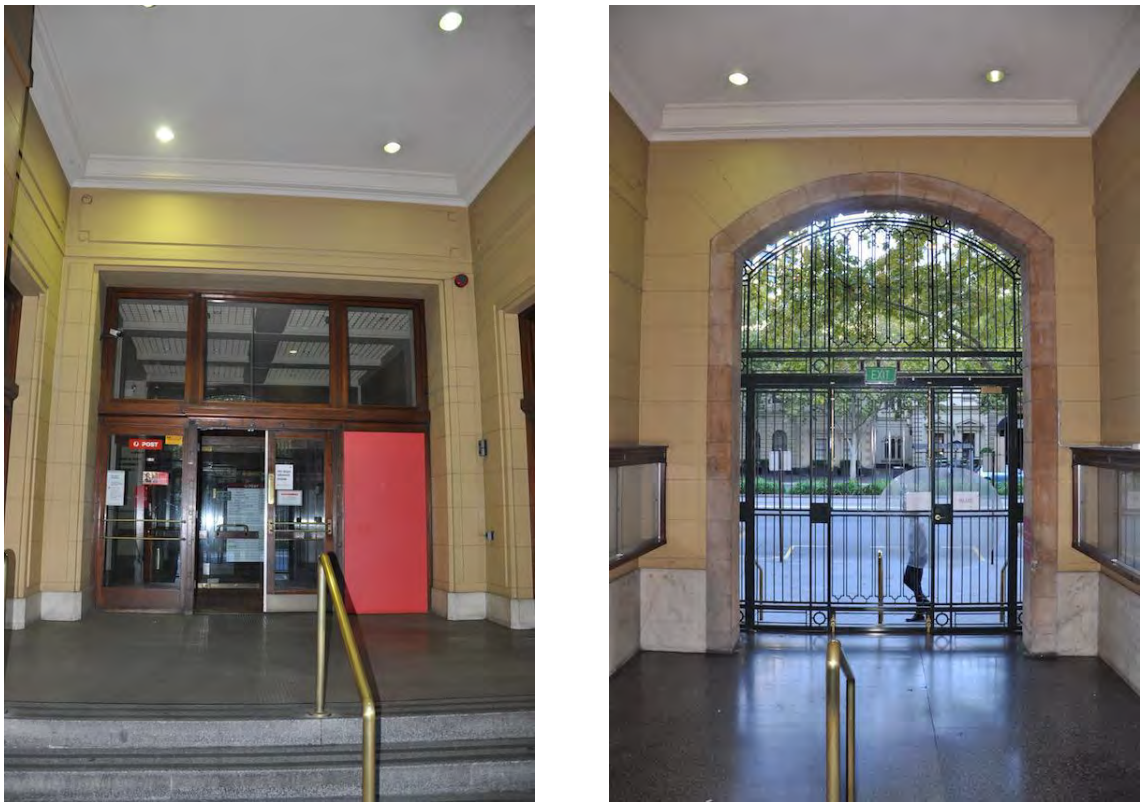


Figure 76 Room G11, original carriageway converted to an entrance hall in the 1920s



Figure 77 Room G13, linking corridor between the 1920s entrance and the original north-south corridor (left) and 1920s stair (right)

### 3.5.3 *1893 wing (Room G12)*




Figure 78 Room G12, DDA access ramp (left) and 1980s private letter box area (right)

Constructed in 1893 to dramatically expand the post office's facilities, the area originally provided three distinct spaces; a centrally located public entrance hall and double-loaded east west corridor, a Parcels Post Office to the south and Money Order Office to the north. The rooms were interconnected with a series of strong rooms and fine staircase hall to the west, and were key public spaces.

Major development in 1922 removed the bulk of the dividing walls, retaining small nibs of the corridor walls and the original entrance hall screen to form one large office for Cashiers and Money Orders. The works also interconnected the office with the new public lobby to the south (Room G11, above). The two new passenger lifts intruded into the south-west corner of the room.

The internal planning of the area was altered again in 1936 with the introduction of numerous stud-framed partition walls to form small counter and office areas for a Mail Branch and Cashier's Office; the original entrance hall screen appears to have remained. By this stage very little of the original masonry wall to the west of the room remained and large openings were formed into the 1920s wing behind.

The area was extensively remodelled in the 1960s, when the private letter boxes were relocated from the Public Hall (Room G2) where they had operated since the late 1930s. By the 1980s the box area had been refurbished and extended further west into the area originally occupied by the strong rooms and stairwell, leaving only very small fragments of original dividing walls. A small entrance lobby was formed to King William Street and the three of the four remaining fireplace breasts were blocked over. The centre of the room contained the large U-shaped box facility with writing spaces to the perimeter.

The principal disabled access to the building was created in 2003 via the King William Street entrance, work which involved demolition of the original 1890s steps and lowering of the floor level. This DDA ramp was later partitioned following vacation of the building by Australia Post in 2013.

Ongoing and extensive changes to planning and refurbishment has resulted in the 1890s building envelope remaining only to the extent of perimeter brick walling, rendered and hard plastered finish, timber-framed sash windows, moulded plaster architraves, slate hearths (concealed) and timber-framed and boarded floors. The majority of the moulded timber skirting boards and architraves appear to be modern reconstructions. Refer to Figure 78.

Other alterations include:

- overpainting of finishes
- removal of fireplaces
- installation of suspended ceiling
- installation of lighting, electrical, ventilation and hydraulic services
- installation of signage.

### 3.5.4 *Victorian GPO - First floor level*

*1867-72 Mezzanine gallery (Room F01)*

The mezzanine gallery extends the Public Hall (Room G02) to first floor level in a double-height space. With an open void to the room below, a wide gallery encircles the room and provides direct access to wings of offices on all sides. The gallery is accessed via a doorway in the north-east corner which leads to the original north-south corridor (Room 1.14).

Constructed in 1867-72, the planning, form and fabric of the space has remained virtually unchanged other than for conservation works to walls, the renewal of finishes, reconstruction of some doors and installation of lighting services.

Original fabric includes:

- rendered and hard plastered walls with ruled ashlar finish and moulded cement pilasters to round arched openings
- cement render skirtings
- Oregon timber floor boards on joists bolted to cast iron decorative brackets
- decorative cast iron balustrade with polished cedar handrail and Newell posts
- decorative cast iron grilles to former Detective Gallery
- iron-framed, half-domed coffered plaster ceiling and decorative clerestory skylights.

The origin of the central decorative chandelier has not been confirmed, however it is understood to be a replica of the original. Similarly, the bracketed wall lights around the gallery walls replace original gasolier fittings.

A key space within the complex, the mezzanine gallery is intact and is of high order of significance within the building. It retains the ability to demonstrate the original planning and aesthetic qualities of the place, despite refurbishment of finishes. Refer Figure 79 and Figure 80.



Figure 79 Room 1.1, Public Hall mezzanine gallery, looking east

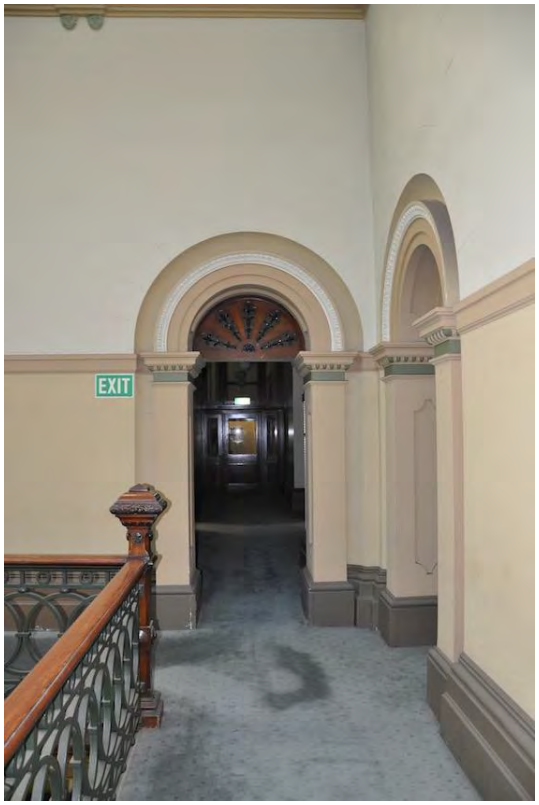





Figure 80 Room 1.1, original balustrade and window detail, with adapted gasolier over

*1867-72 King William street wing offices (Rooms 1.2, 1.14, 1.15, 1.16)*

No original plans have been located for the first floor area. It is likely that the wing was subdivided along King William Street, as per the ground floor below it, into six rooms, to provide various administrative offices, and a stair well. The offices featured ventilation tubes and open fireplaces and were accessed from the mezzanine gallery, main north-south corridor and adjacent interconnected rooms. Access to the Victoria Tower is provided via an original door in the south wall of Room 1.2.

Plans from 1921 indicate that as part of the major development most of the subdividing walls were demolished, leaving a single office for a Senior Inspector adjacent to the Victoria Tower at the southern end (Room 1.2), a large combined space for Records and Correspondence (Room 1.15) and a single office at the northern end above the former carriageway (Room 1.16). The 1921 works also included removal of the staff stair and formation of two glazed entrances with paired doors between the passage and the Records and Correspondence Office (1.15) and northern office (1.16). A sectional detail indicates that the ceiling was also replaced at this time.

The integrity of the 1870s fabric, therefore, extends only to the building envelope and includes timber floors and moulded timber skirtings, rendered and hard plastered masonry perimeter walls, remnant chimney breasts, door and window openings and moulded timber architraves, panelled cedar doors (some reconstructed), timber-framed double-hung sash windows and ventilation dampers. Refer to Figure 81 and Figure 82.



Figure 81 Room 1.2, door from Senior Inspector's Office to tower (left) and Room 1.15, Records & Correspondence Office (right)



Figure 82 Room 1.14, original north-south corridor (left) and 1920s doorway, Room 1.16 (right)

The dates of other alterations is not known, with the majority of the following works likely dating from the 1980s onwards:

- fireplaces removed and blocked
- suspended acoustic ceiling installed
- stud-framed partitions constructed
- finishes refurbished
- installation of lighting, electrical and mechanical services.

Despite the 1920s alterations, sufficient remnant form and fabric remains to demonstrate the original planning of the spaces and the magnitude of the spatial requirements for a large general post office.

*1867-72 Franklin Street and west wing offices (Rooms 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12)*

No original plans have been located of the first floor area. As per the King William Street wing, it is likely that the wing was subdivided along Franklin Street, as per the ground floor below it, into multiple offices to provide various administrative functions. Some offices featured open fireplaces and all were accessed directly from the mezzanine gallery and adjacent interconnected rooms. The rooms located in the west wing appear to have been slightly larger and their original function is unclear. They may have been accessed either directly from the gallery or interconnected with the adjoining offices.

The integrity of the 1870s fabric extends to the building envelope and also includes internal planning, timber floors and moulded timber skirtings, rendered and hard plastered masonry perimeter and dividing walls, remnant chimney breasts, door and window openings and moulded timber architraves, panelled cedar doors (some reconstructed), timber-framed double-hung sash windows and ventilation dampers. Refer to Figure 83 and Figure 84.



Figure 83 Room 1.4, bathroom formed from original strong room and Room 1.5



Figure 84 Room 1.8, former office (left) and Room 1.11, part of former Telegraph Office (right)

Plans from 1921 suggest that the offices were subject to little change as part of the development at the time and the physical evidence supports this interpretation. A change has occurred at the northern end of the west wing to provide connection to the new wing. A concrete stair was constructed in this location to address the differing floor levels. On completion, the Franklin Street offices were used for the Deputy Post Master General, Chief Clerk, Board Room, Meteorological Office and Telegraph Manager. The date of other alterations is unknown, with the majority likely dating from the 1980s onwards. These include:

- fireplaces removed and blocked
- suspended acoustic ceiling installed
- stud-framed partitions constructed in 1980s (west wing) and 1990s (south wing)
- demolition of original dividing walls, within Room 1.8 and between 1.11 and 1.12 (c.1921)
- bathroom constructed, Room 1.4 (c.1989 to 2005)
- kitchen constructed, Room 1.6 (c.1989 to 2005)
- finishes refurbished
- installation of lighting, electrical and mechanical services.

*1867-72 Northern wing offices (Former Chief Telegraph Office Operating Room, Room 1.13)*

The single large room on the northern side of the mezzanine was constructed in 1867-72 as the Chief Telegraph Office Operating Room. Little is known of the features of the space other than it was divided by timber partitions and accessed via three doors from the gallery. Importantly, from 1883 the GPO housed the first Adelaide Central telephone exchange and the switchboard was installed in the north-west corner of this room.

It apparently remained in use as such until 1893 when the telegraph department was transferred to the new extension at the northern end of the original building. A 2007 plan detailing new joinery for the telegraph room indicates that the space was still in use, however, and that it had been enlarged to an L-shaped plan through the demolition of the western wall. The north wall was also largely rebuilt at this stage, including demolition of an existing chimney and creation of the large window openings overlooking a new light court. The earliest CMP for the place (Andrew C Ward and Associates, 1889) suggests that the western wall had been reconstructed and the room partitioned into a number of smaller offices by 1989. By 2007 these offices accommodated the property services division.

As a result of these phases of change to the internal planning and refurbishment of the area, original fabric is now limited to the building envelope including timber-framed and boarded floors, rendered and hard plastered walls, lath and plaster ceiling (concealed), moulded timber joinery, arched windows and panelled cedar doors to gallery. The extent of change is such that the original aesthetic qualities or use of the space are now obscured. Refer Figure 85.

Subsequent alterations are consistent with other first floor areas and include:

- suspended acoustic ceiling installed
- stud-framed partitions constructed
- replacement of original steel-framed windows in north wall with fixed aluminium-framed sashes
- finishes refurbished
- installation of lighting, electrical and mechanical services



Figure 85 Room 1.13, north wing, former Telegraph Office, later Corporate Real Estate

*1893 wing (Rooms 1.17 and 1.18)*

Working drawings of 1891 show this area of the GPO extension provided five large offices arranged around an L-shaped passage, connected to the 1867-72 building via a new arched doorway in the north-west corner of the room above the carriageway. Each room included an open fireplace, timber floors, rendered and hard plastered perimeter walls, timber-framed double-hung window sashes with moulded plaster architraves, panelled timber doors and lath and plaster ceiling; timber-framed dividing walls formed two of the offices.

Extensive works from 1922 demolished the walls on either side of the original east-west corridor, leaving the wall nibs which are evident today, and also involved the encroachment of the new lift shaft into the south-west corner. Subsequent change involved demolition of all original dividing walls except one north-south wall; and then later construction of new stud-framed partitions, prior to 1989. By 2005 the area was used for Sales and Training offices and the partition walls were again altered. Refer to Figure 86 and Figure 87.

Redevelopment has involved:

- removal of fireplaces
- suspended acoustic ceiling installed
- stud-framed partitions constructed
- plasterboard dry walling installed over original masonry walls
- finishes refurbished
- installation of lighting, electrical and mechanical services.



Figure 86 Room F17, original window to King William Street (left) and subdivided space (right)



Figure 87 Room F18, original form indicated by remnant nibs (left), chimney breast and window (right)

As for the ground floor of the 1890s wing, ongoing and extensive changes to planning and refurbishment have resulted in the original building fabric being limited to the perimeter brick walls, rendered and hard plastered finishes, timber-framed sash windows, moulded plaster architraves, slate hearths (concealed) and timber-framed and boarded floors.

*1920s circulation spaces (Rooms 1.19 and 1.20)*

Constructed as part of the 1920s development of the place, the area provided the key link and vertical circulation device between the existing and new building wings. Like the ground floor level, this area was also integrated into the structure of the 1870s and 1890s wings.

Original fabric dating from the 1922-5 works includes the concrete floor and stairs, rendered and hard plastered walls, rendered skirting, wrought iron and polished timber balustrades to stairs, polished timber entrance doors and surrounds and concrete ceiling.

While essentially intact, the space is of a lower level of significance when compared with the core nineteenth century spaces and fabric. Refer Figure 88.



Figure 88 Original wall nib concealed within interface between 1920s and 1893 wings (left) 1920s first floor level corridor, Room F19

**Post office -Victoria Tower**

*1867-72 Victoria Tower (Rooms G4, 1.2 and tower levels above)*

Original drawings depict the Victoria Tower conceived as a landmark structure. It is essentially intact in form and fabric to its 1867-72 date of construction. It has five levels, including two which relate to the floor levels within the post office and three rising above. The tower is relatively modest in its internal treatments, when compared to its lavish exterior.

Internal access to the tower at ground and first floor levels is via a single doorway in the adjoining offices to the north (Rooms G3 and 1.2); the first floor retains the original panelled cedar door. An octagonal plan and continuous timber stair rise to a landing at first floor level. A slate floor contains a sunken pit filled with sawdust surrounded by wrought and cast iron balustrade. Walls are rendered and hard plastered with moulded cement architraves and reveals and an original paint finish is extant above first floor landing level. The ceiling is rendered and plastered and features a wide ornamental cornice. Slender round-arched window openings contain timber-framed double-hung sashes; the upper level windows retain early timber venetian blinds.

From the first floor level, a narrow doorway with panelled cedar door in the north-west corner of the tower wall leads to the Bell Chamber. The walls are of painted face brickwork with arched openings fitted with wide metal louvres. The space contains a timber and iron frame, which supports the five bells, and clappers connect to the clock mechanism above via a system of pulleys through the timber floor. A steep timber ladder provides access to the clock mechanism above.

Access was not available to the clock mechanism or above, but the room is similarly finished to the level below with face brick walls. Each side of the space contains a paired timber-framed door, providing access to the balconette. The clock mechanism is concealed behind a glazed screen in a timber panelled dust proof room dating from 1875 when the clock was fitted. Extensive repairs were made to the clock mechanism in 1955 and the cast iron bell hammer was replaced. Access to the cupola, above, is via a steep timber ladder.

Internally the cupola contains two stages, connected via another steep ladder. The lower half has overpainted brick walls with arched window openings containing timber-framed metal louvres; historic graffiti adorns the walls. The curved upper cupola chamber walls are rendered brick and a steep timber and steel ladder provides access to the window's walk via a small hatch.

Alterations to the Victoria Tower include:

- overpainting of walls and joinery, ground and first floor level
- overpainting of polished timber stair balustrade and stair
- original door to ground floor office replaced
- installation of venetian blinds with infill boarding to upper sash to ground floor windows
- linoleum installed over slate floor
- installation of fire-fighting equipment.

The Victoria Tower interior survives virtually unchanged, and while not publicly accessible, it is a key space within the building. The tower, bells and clock are all associated with significant aesthetic and functional qualities of the place. Refer to Figure 89 and Figure 90.

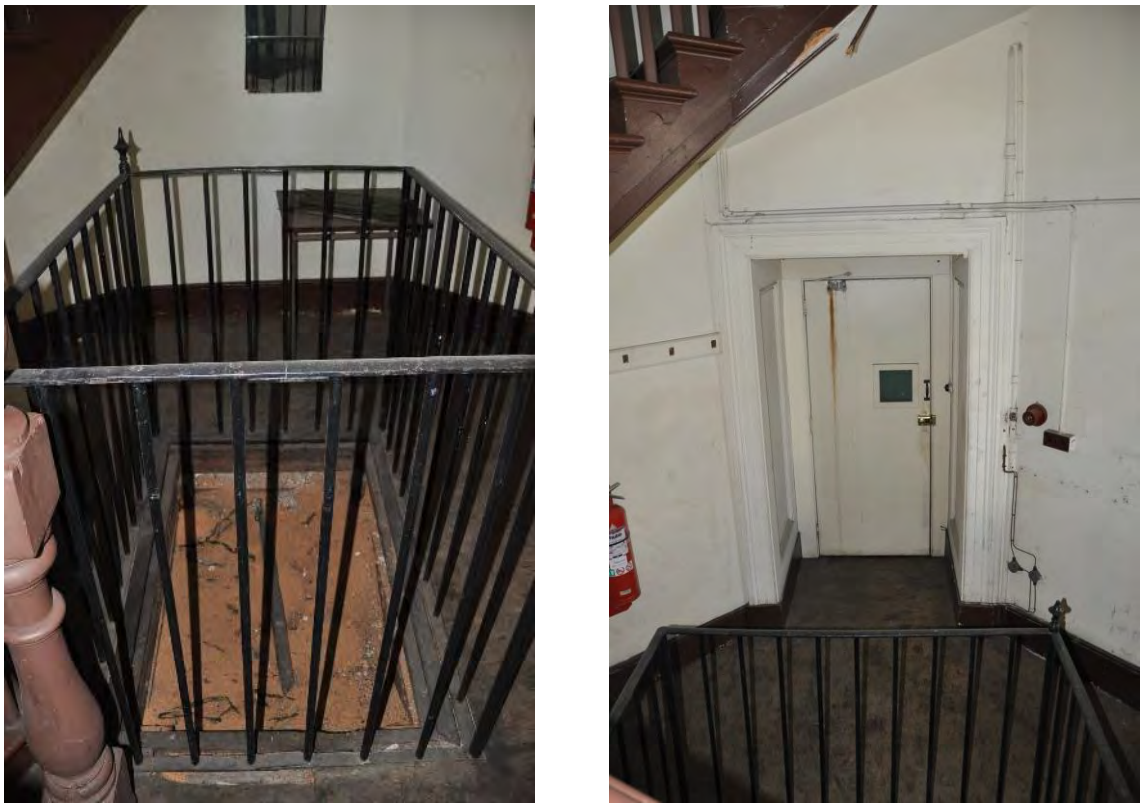


Figure 89 Original pit and altered door to office, Victoria Tower, ground floor, Room G4

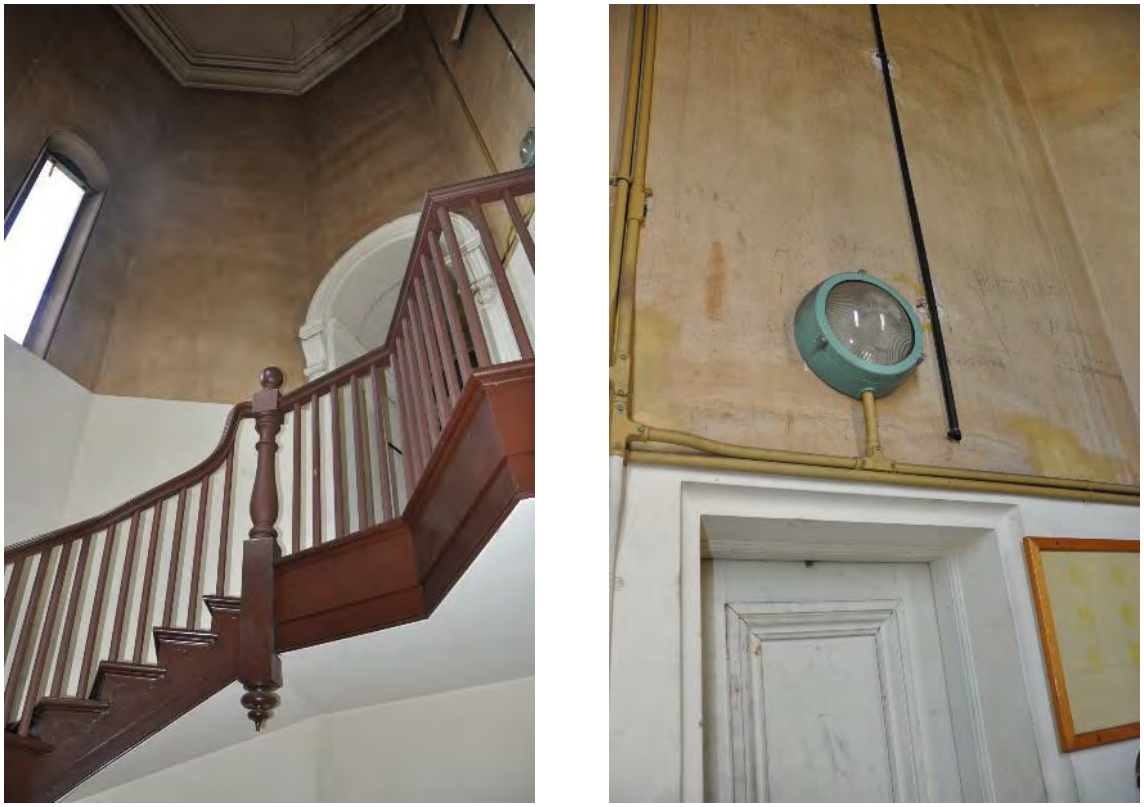


Figure 90 Timber stair and door to bell chamber, Victoria Tower, first floor, Room 1.3



Figure 91 Stone stair to bell chamber (left) and bell chamber, third level, Victoria Tower

### 3.5.5 *Interwar additions- basement (EB1)*

The northern areas of the basement form part of the additions of 1921-3. These areas comprise a range of staff and plant areas which have been modified in an *ad hoc* manner to accommodate different functions over time. A modest stairwell is located in the western section of the basement. A larger circulation area in the eastern section of the basement addition have been discussed earlier (refer Rooms B21 and B22). Refer Figure 92.

### 3.5.6 *Interwar additions- ground floor level (EG1)*

As noted earlier, the most recent incarnation of the mail room is includes parts of the 1867-72 northern mail room discussed as Room G9 above and additional areas constructed as part of the 1922 works. The area was substantially altered as part of the 1948 programme of works. The light well was covered over and the mail boxes were relocated at that time. Concrete columns in this area date from the 1922 works.

The western stairwell retains tiled floors and stair treads, hard plastered painted walls and timber doors, some of which incorporate glazed panels. Offices in the eastern sections of the addition are of plasterboard construction with modern fittings.

### 3.5.7 *Interwar additions- First floor level (E1.1)*

First floor areas of the addition comprise three principal spaces, namely, office areas, toilets and the western stair well, arranged around a void space above the roof to part of the mail room below.

The office area retains suspended ceilings with acoustic tiles and recessed light fittings. Walls are rendered or plasterboard with a paint finish. External windows are of bronze anodised aluminium. Internal offices and meeting rooms retain modern plasterboard walls and partially-glazed partitions. A kitchenette and staff room have been installed in the north-eastern corner of the office.

Toilet facilities have been updated in recent decades and incorporate disabled facilities. The adjacent female toilet has terrazzo partitions and flooring and some ceramic tiles to walls. The western stair and lobby retains tiled floors with rendered walls.

An additional stair is located in a remnant volume of the 1893 addition. Part of this area is included in the current Commonwealth ownership.



Figure 92 Typical basement areas in 1921-3 additions, Room EB1




Figure 93 Ground floor mail room; areas in the foreground (Room G9) date from 1867-72 works: the columns and areas beyond date from the 1921-3 works



Figure 94 Ground floor lift lobby and main (eastern) stairwell at second floor landing

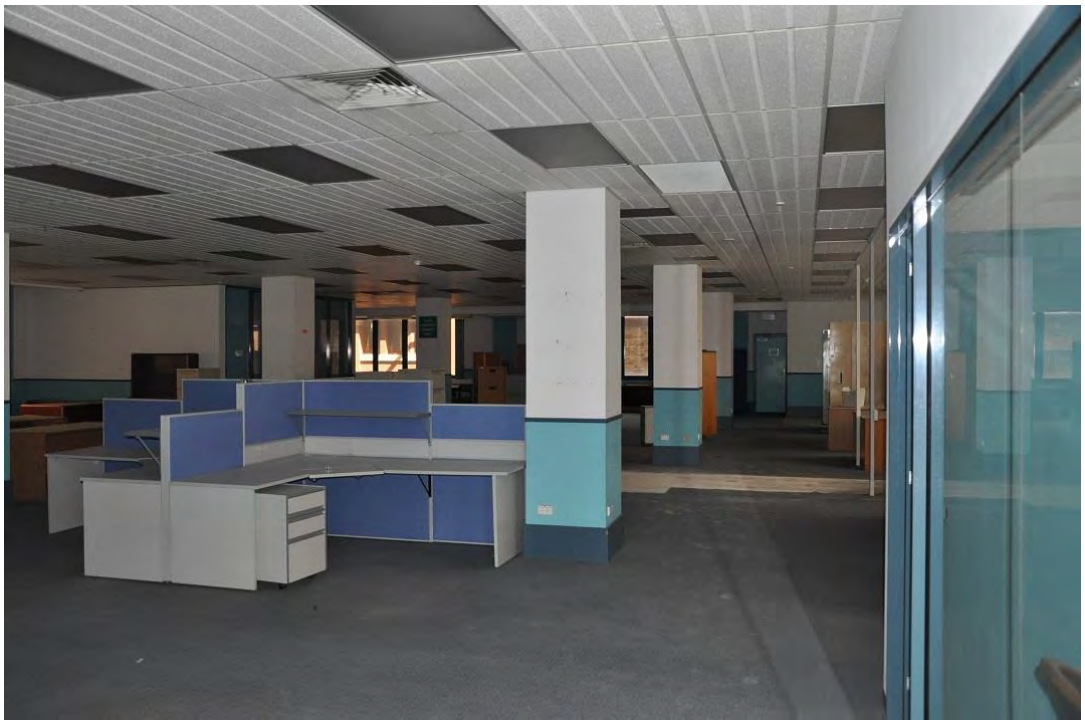


Figure 95 First floor offices



Figure 96 Second floor offices

3.5.8 *Interwar additions- Second Floor level (E2.1)*

The second floor adopts the same broad arrangement as the first floor below, with largely open office areas to the north, formal stairs and a lift lobby to the east and secondary stairwell to the west, all arranged around a void space above the roof to part of the mail room below. The lift lobby survives with original partitioning and stained timber framing largely intact. These elements have been overpainted on their internal faces. The inner entry area retains a curved screen of glass bricks.

Office areas retain suspended ceilings with acoustic tiles and modern light fittings situated below the original ceiling levels. Walls are rendered or clad in plasterboard with paint finishes. External windows are powder-coated aluminium units. Internal offices are formed using part glazed and plasterboard partitioning with flush painted doors. Toilet areas have been modified to include disabled facilities.

3.5.9 *Interwar additions- Third floor level (E3.1)*

The third floor generally adopts the same arrangement as floors below with open office areas to the north, formal stairs and a lift lobby to the east and secondary stairwell to the west all arranged around a void space. However a plant room is located in roof space below the stairs and above the GPO mezzanine level.

Offices areas at third floor level retain suspended ceilings with acoustic tiles and recessed light fittings. Walls are of hard plaster or plasterboard with a painted finish. External windows are aluminium with a bronze finish. Internal office spaces are of plasterboard sometimes partly glazed. A kitchenette and staff area are located in the south eastern corner of the office. This retains modern joinery and fittings.

The lift lobby retains suspended ceilings with acoustic tiles and recessed light fittings. Walls are rendered with a paint finish. External windows bronze anodized aluminium.

As noted, a plant room is located in roof space below the stairs and above the GPO mezzanine level. This comprises a utilitarian area of modest floor to ceiling heights with concrete floors and rendered walls.

3.5.10 *Interwar additions- Fourth floor level (E4.1)*

The area broadly repeated the arrangements found on the floors below with large open planned office areas to the north and amenities around the two stair wells.

The office area originally housed the staff canteen and recreational areas. It is understood that a roof garden was originally situated at the centre of this area. A false floor has been installed in this section of the upper level. Standard office partitioning has been used to create smaller offices within this space. A suspended ceiling with acoustic tiles and recessed fluorescent light fitting extends over the entire office area. Original steel windows have generally been replaced with bronzed anodised aluminium units. A kitchenette and staff room have been installed in the south-eastern corner of the office area. This retains a number of modern fixtures and fittings.

The eastern lift lobby retains suspended ceilings with acoustic tiles and recessed light fittings. Walls are rendered or clad in plasterboard with a paint finish. External windows have been replace with bronze anodized aluminium units.

Fabric to the toilets generally dates from the recent past although original steel-framed windows survive.

Alterations to the additions of 1921-3 include:

- introduction of suspended ceilings with acoustic tiles
- installation of recessed light fittings
- installation of plasterboard and glazed partitions
- replacement of external windows with bronze anodized aluminium units
- introduction of plasterboard and glazed partitions
- overpainting of some stained timber elements – notably lift lobby doors and associated joinery
- modern toilets fittings

The additions of 1921-3 survive largely unchanged although the early character of the internal spaces has been overwritten by later refurbishment.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 Introduction

The statutory and non-statutory heritage listings that apply to the Commonwealth-owned portion of the Adelaide GPO are set out in Chapter 1.

The heritage values of the place were most recently assessed by Lovell Chen as part of the National Survey and Assessment of Australia Post (owned) Heritage Properties (prepared for Australia Post in May 2009). This assessment formed the basis of the current Statement of Significance for the CHL.

Based on the more detailed work undertaken as part of the HMP, a revised assessment of CHL values.

The assessment includes a comparative analysis which considers the Adelaide GPO within the development of Australian Post Offices, generally and as a grand, capital city GPO. Its role within the oeuvre of noted architects and public servants including, Edmund J Wright, Edward Woods, John Smith Murdoch and Charles Edward Owen Smyth, is also considered. The comparative analysis also provides context for an assessment of the place as an example of the monumental Victorian Free Classical style - the preferred mode for public and civic buildings in the latter part of the nineteenth century.

### 4.2 Typological overview of Australian post offices

This section of the analysis provides an overview of post office design in Australia. It is based on a typological research essay prepared by Lovell Chen as part of the 2009 survey of properties owned by Australia Post (National Survey and Assessment of Australia Post (owned) Heritage Properties, 2009, see Appendix A). This examined historical typologies of post offices and identified particular phases that reflect the evolution of post office buildings deriving from changes in their function, services and technology. The essay provides a typological and thematic context for considering individual post offices nationally, including their overall heritage values and relative levels of significance.

The essay is provided in an abridged form below.

Note that the date ranges provided for each identified post office 'generation' are indicative only and not intended to imply that the postal typologies cited, or the historical phases outlined, occurred exclusively within the date ranges. For example, the Adelaide GPO was first envisioned through a design process held in 1865, but is considered in the essay as part of the second generation of Australian post offices constructed between 1870 to 1929.

#### 4.2.1 *First generation post offices: 1803 to 1869*

On the eve of Governor Macquarie's arrival in 1809, the emancipist boat builder, Isaac Nichols, was installed as the first Postmaster for New South Wales. Nichols collected incoming and outgoing overseas mail, and supervised its transport to and from ships, distributing it from his own house. After Nichols' death in 1819, his successor, George Panton, established the European settlers' first Post Office building outside a private house. Mortimer Lewis, the colonial government architect in NSW, designed a General Post Office for Sydney in 1825. His design reflected its perceived importance as a civic building, being temple-fronted with half columns, as with a contemporary bank. Its 1848 successor was similar, but with the columns free standing in a full front portico.

Melbourne and Adelaide had each gained a provisional postmaster and post office in 1837 (Melbourne's in a bark hut, Adelaide's in a general store) and then small GPOs in 1841, both on their present sites. Stamped services were introduced in 1850-51 in NSW and Victoria. By then Sydney, Hobart, Launceston and Melbourne all had morning, midday and afternoon deliveries in their city areas, and the major colonial settlements had all been linked by regular packet boats and overland transport. The regional post offices gained their first stimulus in the early 1850s, aided by the spread of stage coaching.

Post offices of this first generation typology usually included a residential component of several rooms and storage areas, 'offices' and kitchen for the store owner or postmaster and family, a front room for business transactions, or, in the case of stage coach inns as at Ararat and Hamilton in Victoria, multiple front rooms, guest rooms, public kitchen, privies and stables. As overland telegraph lines were developed, the Morse code apparatus tended to be accommodated in specific rooms.

Post offices were progressively rebuilt from the 1860s onward. The design was concentrated in the hands of colonial government architects. Unusually, the competition for the design for the Adelaide GPO, held in 1865, was won by architects in private practice. Outside of Adelaide, the South Australian tendency in later purpose-built postal buildings was often for telegraph offices to open first, with the post office moving its activities in later and the final result being an improvisation of sorts. This happened in Moonta (1865), Kingston and Meningie (1873), Laura (1872-4), and Hawker (1881).[20] South Australia, as with NSW, lacked Victoria's level of colonial wealth and the retention of a residential form for numbers of regional post offices was a sensible path financially.

Despite this tendency towards domestic expression, by the end of this period, the postal system had expanded to become a major component of most colonial governments, with sizeable public service establishments and, generally, specific ministers in each colonial cabinet.

### 4.2.2 *Second generation post offices: 1870 to 1929*

The second generation in Australian post office design spanned stylistic phases including middle and later Victorian Italianate and round-arched, free treatments of Gothic and Romanesque, Federation, Free Style, Neo-Baroque and Neo-Georgian. The Adelaide GPO adopted a free Classical style based on Renaissance Revival antecedents. Elsewhere, Colonial, then State Architects' offices designed most of these post offices up until c.1907-11. These public works offices were at the height of their powers in this period, headed variously by prominent and talented architects including Wardell, Clark, Kerr, Barnet, Hanson, Temple-Poole, Bindley, Vernon, Owen Smyth, Brady, Beasley, Walker, Rickards and McRae.

Looking at the buildings themselves, post offices began to rival the railway stations as social gathering places, and became almost nineteenth-century replacements for marketplaces or town squares. This social dimension registered in the second generation of colonial post offices from the 1860s, when most acquired porticos, porches, stepped aprons, imposing postal halls, colonnaded perimeters and enclosed post box areas. While some retained the residential component that had marked the earliest post offices, these were more distinctive in their identity than their temple-fronted or single-storey predecessors had been. These changes were fuelled by the growing perception that post offices worked as civic centres and town meeting points. Post offices also came to be seen as the embodiment of civic progress and local vitality, as important to many regional centres as the railway. The new pattern to their design additionally reflected the government architects' growing ease and skill with nuanced and monumental form and gesture.

Monumental post offices were also constructed in regional Victoria in the second half of the nineteenth century. The phase of Public Works Office rebuilding and expansion came under the direction of William Wardell and was assisted by J J Clark, Peter Kerr, C H E Blackman and others. This produced the most cohesive rebuilding program in the Australian colonies, beginning with Beechworth and Daylesford post offices in 1858-63, continuing through the purge of Wardell and his principal assistants in 1878, and culminating in George Watson, S E Bindley and J T Kelleher's Bendigo, Fitzroy and other post offices around 1881-7.



Figure 97 Sydney General Post Office, combines Venetian and Florentine Renaissance motifs (James Barnett, 1866-91).
Source: https://www.flickr.com/photos/powerhouse_museum/2363524214



Figure 98 Perth General Post Office, J S Murdoch, 1914-23
Source: http://www.abc.net.au/news/2016-05-10/australia-post-considers-selling-historic-perth-gpo/7402014

All six 'final' GPOs, from Melbourne of 1859-1903, to Brisbane and Sydney, 1867, to Hobart, c.1903 and to Perth, 1914-23, sought to draw the public in through the empathetic device of long, enclosed, arcaded loggias, components that were also increasing in the regional post offices.

From imposing street fronts, the mid- to late-nineteenth century GPOs became inner city thoroughfares, permeable at most edges and assuming, internally, the character of roofed-in streets, like giant arcades. Apart from James Barnett's towered or porticoed NSW designs and the arcaded post offices of William Hanson in South Australia and Charles Tiffin in Queensland, suburban and rural post offices were naturally more basic in their accommodation, their public gesture usually just extending to shorter loggias, arcaded bays and balconies.

*Riding the rails*

Railways made their major inland incursions in the later 1850s and 1860s. Cobb and Co, who by that time held the Australian coaching monopoly, shrewdly co-ordinated their deliveries around the new rail heads. The power of this railway linkage was memorialised by the appearance of imposing mail exchanges near major city railway terminals in the period 1910-1920, by architects such as JS Murdoch in 1915-17 (Melbourne) and George McRae in 1913 (Sydney).[21] The capital city mail exchanges all appeared after Federation, and at the end of this period of rail consolidation. Their celebratory role was expressed in a massive cuboid architecture, partly reflecting ferro-concrete frame construction and embodying the simplification and stripping down of Renaissance and Baroque referencing that was by then occurring in other larger city buildings.

*Urbanisation and increases in mail volume*

Apart from the mail exchanges, the principal effect of this consolidation and improvement in mail transport was an increase in internal and overseas Australian mail. This was accompanied by a need to expand postal working space in almost all centres and an expansion in the number of assistant mail staff, all of whom had to be accommodated in post office buildings. Post office savings banks spread from the 1860s, as at Carlton in Victoria in 1867,[22] and the post offices, often placed close to government offices and courthouses as at Kyneton and Maryborough, began to take on government agency roles, becoming an initial point of contact for routine legal and bureaucratic procedures.

The other new factor in post office building was the electric telegraph, which came under post office aegis in all Australian colonies after 1854 and required new spaces for its dynamo and key equipment, for the induction of its cables and areas for transcribing. The telegraph network usually preceded the railways, connecting all the eastern colonies by 1859, South Australia by 1865, Perth in 1877 and linking overseas with a line to Port Darwin and a submarine cable to Java by 1872.[23] The volume of mail and telegraph traffic also increased with developing literacy and was a direct index of Australia's growing social sophistication.

The immediate effect of these personnel increases and telegraph proliferation was to double the volume needed in most post office buildings, and this in turn, compounded by the population growth in both colonial capitals and regional centres, meant that large numbers of post offices were reconstructed to new designs between the late 1860s and about 1920.

*Telephones, horizontality and post office size*

Another major change with an impact on post office buildings typology was the spread of telephone services from 1880. These were quickly subsumed by the colonial post offices, in part because of the expense in building landline services and their equipment. Telephones needed manual exchange rooms, which were large in area and required additional staff rooms. After 1890 it seemed logical to attach these to existing post and telegraph buildings altering the ground area and frontal appearance of post

offices significantly. Telephone exchanges effectively doubled the ground area occupied by a post office, and they brought even more personnel under the post office roof. This is reflected in the increasingly horizontal bearing of 1900s post offices, which relied more specifically on long street frontages and the address of crucial intersections than on the 'beacon' effect of the earlier clock towers and other vertical components. These developments coincided with the Federalising of post office building designs. The Federal Department of Works and Railways took over their design, progressively, from around 1905-11, although state government architects continued some involvement till around 1917.

*Yards and annexations*

This horizontal spread was compounded by the telephone's requirements for generated electric power, and the subsequent provision for transformers, substations and generator space. Telephone networks needed mobile technicians and vehicles to service them - all of which required accommodation. By the 1960s a series of purpose-built PMG telephone technical depots had appeared, as at Tally Ho in Melbourne's eastern suburbs (1965). So did purpose built telephone exchanges, which were all under the Post Master General's aegis up until the Australia Post/Telecom split in the mid-1970s.

The telephone system additionally required a physical manufacturing base, given that the PMG's department now produced everything from circuitry equipment to concrete manhole covers. Accordingly, a series of factory and storage buildings, all effectively part of the post office function, proliferated in this period. With the adoption of motor vehicles, in the early twentieth century, came the need for garages and for maintenance and servicing areas.

The other conspicuous result, and perhaps the post office's most pervasive symbol at the turn of the century, was in telephone poles carrying dozens of lines. Telephony's typological impact on individual post offices was less obvious internally, as the mail halls and telegraph offices largely remained in place as the frontal 'public' component, and the telephone exchange, bulky externally, was generally added on to one side or to the rear.

The expanding volume of mail prompted another development - the takeover of buildings near major post offices for overflow activities. The Melbourne parcels dispatch office, for example, occupied a building behind the GPO in Little Bourke Street from the 1900s on. However, many of these or annexed buildings were inexpressive of their postal function externally.[24]

*Expanded duties*

Besides these roles the post offices gradually accumulated other duties as well. The Commonwealth Bank used Australian Post offices as retail outlets from the Federation period on. In addition, post offices gathered a range of other public service functions, including drivers' licence issue (South Australia), radio and television licence handling, quasi-banking roles such as the provision of money orders, electoral and census recording, and a conduit for paying government authorities' bills. Interestingly, almost all post offices built in the period 1900-1930 favoured some intimacy of scale and touches of domesticity, apart from Perth's GPO (1914-23) which followed the large, simplified Baroque and Classical referencing of the mail exchanges. The suburban and rural post offices, by contrast, were linked increasingly to contemporary domestic form and detail. Many still retained a residential role, and this was not to recede until later in the twentieth century.

*Off the rails*

Other modes of transport were quickly co-opted into mail service, although they did not in themselves have a major effect on post office size or typology. These included tram-hauled mail services, motor trucks, vans and buses after c.1905. A radical change occurred with the spread of air transport from the

later 1920s, when regular air services were established and the increasing power of aircraft allowed the carriage of large mail sacks. Regular air mail services provided by airlines such as ANA, from the late 1920s, cut the transport time for mail to 12 hours between each capital GPO in the Adelaide-Brisbane chain. By the later 1930s, more powerful planes cut this time again to four or five hours. From this period, air transports also made rapid and scheduled overseas mail services realisable, delivering letters and parcels to the UK in five or six days, and being linked to an Empire-wide, standard tariff system radiating from Cairo and terminating (for Australia) in a dock at Sydney's Rose Bay.[25] Architecturally, the first impact of this was seen in the expansion of mail transit facilities at airports, freed from any function as postal halls and from the usual railway-era links with telegraph and telephone. These depots were usually attached to the terminal buildings but were sometimes isolated or free-standing buildings.

Air transport posed a new challenge to the rail-based mail exchanges, since no major airports were near rail transport and airmail was no longer bound by the early twentieth-century mail exchange and terminal station linkage. The suburban train networks were disconnected from mail transport in the 1930s and '40s and this gradually allowed new post offices to be built away from railway or tram lines. The rail-based mail exchanges were largely closed by the later 1980s, along with extensive tunnels and railway station linkages that served them. This in turn affected the usage of ancillary buildings around them, as with the Bourke Street sorting buildings at the Melbourne GPO, which eventually closed, along with the mail exchange.[26]

### 4.2.3 *Third generation post offices: 1930 to 1974*

*Retail connections in the 1950s and 1960s*

Motor vehicle ownership increased enormously across Australia during the twentieth century, and the motorisation of commercial and mail transport accompanied this. The traditional role of the post office as a community gathering place was immediately challenged by this development, which recast post offices increasingly as short term transit stops and aligned them to drive-in/drive-out usage. Mail centres and post offices from this period were frequently sited on street corners near off-street parking, or in the heart of angle-parking retail areas.

The first generation form, of a lightly scaled verandah, returned, while the outer walls, close to the cars and patterned with ranks of post office boxes, became appropriately abstract in surface. The logical extension of this was to put post offices into conventional shop spaces. This is seen in the regional shopping malls that appeared after were built in 1959. These could often be accessed by car or bus only, and the traditional local pedestrian access, on which most second-generation post offices were predicated, was lost in these instances. Post offices in these settings were often separated from their mail exchanges and sorting rooms, and this had significant implications in that it articulated post offices' retail areas as physically separate from their other functions.

*Rise of the industrialised postal centre-functions, materials and imagery*

This new division accompanied the emergence of automated and semi-automated regional mail centres, intended to supplant the old rail-based mail exchanges. These included Sydney's Redfern Mail Exchange, of c.1962, which was initially plagued by faulty processing and machinery, and later depots such as Blackburn and Dandenong in Victoria, where problems were ironed out. However, the shift to automated or key-punch mail sorting rooms in larger post offices moved slowly. At the same time, van-based parcels delivery and, in the 1990s, motorcycle-based letter services were probably an equal influence on mail centre form. This meant that a large shed or warehouse form began replacing the old sorting rooms at the rear of earlier post offices. Since this shift gathered momentum in the 1960s and 1970s, the external expression of sorting areas often became very different from that of the earlier second generation nineteenth-early twentieth century post offices.

Construction and design form changes, mostly to strict budgetary limits, shifted to utilising industrial and warehouse modes. These included, either bought or freshly built structures, often with clear span internal trussing to leave the most flexible space below. Between the 1950s and 1973, too, there was a growing use of asbestos compounds for fireproofing, lagging, sound deadening and wall lining components.

Post office designs of this period had their basis in architectural changes occurring in the 1920s and 1930s, although it is noted that relatively few Australian post offices were built in the 1930s and 1940s due to a cessation of capital works for Commonwealth agencies in those years. Designs are frequently linked by a shared debt to the juxtaposition of brick massing by Willem Dudok, a major influence on European architectural modernism in Australia during the 1930s. This approach was widely applied in early post-WWII government designs, being seen in schools, pumping houses, libraries and related projects. In typological terms, themes and arrangements were similar to those of the second generation post offices, but with modernist architecture as an intervening medium.

The later 1950s saw a move to light, airy and open forms, with extensive glass and bright, y everyday materials, in particular house bricks, steel tubing for balustrades and other elements, planter box step balustrading, tiling and linoleum. This was all fairly domestic, and monumentalism was generally out of favour at this time, in part because corporate and public service-based modern architecture was expressing itself increasingly as an industrially produced product, infinitely adaptable through volumetric adaptation and abstraction. Around the middle 1960s the light post-WWII forms favoured in public buildings began falling into disfavour. In contrast later designs favoured thick and enveloping brick or concrete, heavier massing, and presentation of the ground floor spaces as hooded undercrofts.

*Changes in postal processing*

The 1960s and 1970s saw the provision of more conspicuous relief or escape areas from the increasingly mechanised work: lounge areas and kitchens. New health laws prompted still further changes, as in the expansion of simple toilets into systematically allocated washrooms and rest facilities. On postal sites generally, the motorization of delivery and commuting among postal workers brought equally marked changes. Even where a post office maintained a generally second generation (1870s-1920s) form, its service yard invariably changed significantly, to allow lock-up sheds - first for the postal bicycles, then for postal motorcycles - car spaces for couriers, technicians' vehicles and commuting postal staff, fuel storage and bowsers and storage and service areas for maintenance equipment. These in turn forced security works on this yardage, primarily in the form of high, heavy duty fences and gates, external lighting, and camera surveillance. Interestingly, the mail centres were now increasingly connected to a new set of compatible institutions. These included major public service centres requiring large postal contact, as with the Australian Tax Office at Dandenong, the close linkage of new or refurbished post offices to regional administrative centres, as at Parramatta or Chatswood in NSW, or to perceived centres of office activity, as at St Kilda Road, South Melbourne (c.1970).

*Style and theme changes in architecture*

Street front post offices themselves changed in the 1950s and 1960s, in part under the influence of modernist architecture, where open or at least direct entry planning was stressed, cutting out the vestibules and antechambers that often marked earlier designs. The public contact areas inside post offices were shaped by conspicuously modern movement materials and usages, in particular plate glass, tiling and plastics. The plans for public areas became, generally, simple two part divisions of space on either side of a counter. This made post office interiors resemble those of contemporary banks or shops and, arguably, that was the intention.

The resemblance was not inappropriate given the post office's continuing role as Commonwealth Bank outlets and their slowly increasing role selling value added items for retail, alongside the more traditional post office merchandise of stamps. The architectural implication of this shift was huge. It rendered the sense of specifically postal place and occasion, so crucial in second generation post office design, completely redundant. A range of these post offices were built in Melbourne during the 1960s. All are marked by external grids in steel-framed plate glass, accentuating the shopfront parallel in modernist terms; the other common program was the use of administrative offices above on a first floor.

#### 4.2.4 *Fourth generation post offices: 1975 and later*

*The disappearing post office*

The telephone had expanded the program in postal buildings enormously. Consequently, its separation from the post office, in the Australia Post-Telecom restructure of July 1975, had a dramatic effect on the whole post office system. This separation meant the demolition of the comprehensive PMG system, and ushered in strategies for drastically reducing and rearranging post office size and function. Post offices developed from this period, effectively the fourth generation in Australian post office design, were marked primarily by an increasing invisibility.

In 1975, the maintenance of Australia's huge and increasingly complex telecommunications network was taken out of the post offices' aegis formally. Telecom and its Telstra successor progressively separated their technical facilities, personnel, telephone exchanges, research and manufacturing sectors from the physical territory and form of the post offices. This often meant that half of all post office facilities and their yardage and open site areas became gradually redundant. Added to this were the reductions in mail and parcels custom though increasing use of private couriers.

*Mail alternatives*

Even more significant, from the 1970s, were the development of alternatives to mail. The telegraph function of post offices was drastically compressed in area through telephone replacements of the telegraph machinery and the decreasing cost of trunk calls. Then the telegraph function disappeared from post offices altogether, replaced by telex machines (from 1954)[27] and then fax machines in the 1980s. The great majority of these were privately operated away from post offices. Digital telephoning, variable frequency transmission and broadband web systems have further rendered the post office and its traditional spatial and physical apparatus even more isolated from this realm of communication.

*Mail delivery*

More recently changes in the delivery of letters have acted to reduce the usable volumes of post offices even further. Independent contractors are responsible for the delivery and distribution of some mail. Express mail is also sent through a separate distribution system, generally eliminating the need for direct sorting within post offices themselves. As a consequence, many administrative office roles have also disappeared, meaning that much office space in surviving post offices and mail centres was made redundant or used for storage.

*New fusions with retail and adaptive re-use*

For these general reasons the typology and public identity of post offices changed yet again. Postal counters were more limited and were coupled to a largely commercial post box function often requiring only a few square metres of sorting and allocation space. In some cases post office functions were (re) united with another retail function, returning to the old post office-general store operation. Newsagents have also joined this role. Where separate post offices have been retained, these have been increasingly moved to the same buildings as mail centres, and have been reconfigured as retail or

'shop' pattern segments of the larger mail centre building. In malls and large shopping precincts the post office is routinely settled in a shop and has often been moved from the locality's original or earlier post office building. By implication, the post office's traditional visual presence has been greatly reduced.

The strongly residential post offices have always had a potential for renewed residential use, particularly as their old domestic spaces can be seen as attractive upgraded contemporary accommodation. The rich decorative character and conspicuous street placement of numbers of former post offices lends them to single and multiple retail adaptations or restaurant functions. The semi-arcaded, roofed-street interiors of the GPOs have favoured retail conversions in all state capitals. Larger regional post offices are suited to adaptation as arts centres and office suites.

In both function and imagery, therefore, the independent post office building with a dedicated postal function has begun to recede from Australian communities. Postal services and operations remain, albeit in a constantly evolving form, but within retail centres or in shared retail premises. Society will also continue to invent new ways to communicate, inevitably leading to further changes to post office infrastructure.

*Comment*

The Adelaide GPO is part of the second generation of Post Office designs responding to the increased requirements for accommodation and civic presence. Opened in 1872, it was part of the first wave of 'final' GPOs, including Melbourne (1859-1903), Brisbane and Sydney (1867), Hobart (c.1903) and Perth (1914-23). The Adelaide GPO adopted a monumental form in a free Classical mode consistent in terms and its classicised expression of its presence with other GPOs of the period.

## 4.3 Comparative Analysis

### 4.3.1 *Australian GPOs*

As part of the expanding role of postal services, large GPOs were constructed in all state capitals from c.1860. These included: Melbourne GPO, 1859-1903; Brisbane and Sydney, 1867; Hobart, c.1903; and Perth, 1914-23. Each of these buildings survives and is discussed briefly below:[28]

*Melbourne*

Melbourne's GPO, on the corner of Elizabeth and Bourke streets, was completed in 1867, on the site of its predecessor (1852). A competition was held in two parts, for 'architectural design' and 'internal management'. Architects Crouch & Wilson won the first part of the competition but a controversy was caused when the government subsequently adopted the second-placed design of A E Johnson. As a result of over-crowding, a third storey and tower were added to the initial two storey building by 1887. In 1906/07 additions were made to the Elizabeth Street facade consisting of two storeys and a basement. The original intention to extend as far north as Little Bourke Street has never been realised. In 1919 the original sorting hall was converted to public space following designs by Walter Burley Griffin and J S Murdoch.

Melbourne GPO is large; its scale is unprecedented even in Britain. Its significance is enhanced by the architectural grandeur and location of the building at the heart of Melbourne's central activities district. Further, the unified system of the trabeated architectural orders of Doric, Ionic and Corinthian columns and pilasters placed over an arcuated structure belies the construction of the building in several stages over a period of many years.

The GPO is a familiar local landmark in Melbourne. Its approach, tower and steps have been the location for public meetings, demonstrations, Armistice Day celebrations and New Year's Eve parties. The building is the point from which distances from Melbourne to other Victorian centres are measured (Figure 99).



Figure 99 Melbourne GPO, c.1894
Source: National Library of Australia

*Sydney*

The earliest post office existed in Sydney from 1822 and a succession of buildings was constructed until the current building was erected in 1874. The new, permanent GPO, located in George Street, was designed by the Colonial Architect, James Barnet in the sixteenth century Italian Renaissance style. The building comprised six levels – a basement, ground floor, mezzanine and the first, second and third floors. It contained a lavish suite for the Postmaster-General, staff offices, and the Telegraph Operating Room. The ground floor was designed for public business transactions and the basement contained space for the handling of mail, docks and stables. The façade 'was crowned by a massive cornice which effectively unified the rhythmic pattern of the windows and colonnade below'. The GPO was officially opened on 1 September 1874. The opening ceremony was performed by the Governor, Sir Hercules Robinson, at a 'conversazione' attended by approximately 2,000 of Sydney's elite. The Postmaster-General, Saul Samuel, was reported in the *Sydney Morning Herald*, declaring that he believed the buildings:

> will not be surpassed by any other similar structure in the Southern Hemisphere … combining the graceful luxuriousness of the Venetian arcades so well suited to our climate and modern wants with the vigour of the Florentine astylar examples.[29]

While supervising the building of the new GPO, Barnet was also active in negotiating through the Colonial Treasurer for the acquisition of additional lands. At the opening of the George Street section of the building in 1874, Barnet said that this part of the building completed only half the design and that it was intended to continue it to Pitt Street – at a length of 353 feet (107.5 m) and a width of seventy-eight feet (23.8 m).[30] Between 1881 and 1884, Sydney's GPO building was extended through to Pitt Street. The clock tower was added with the completion of the Pitt Street extension in 1887, although the tower with its clock, bells and cast iron staircase was not completed until 1891, the same year Melbourne's clock tower extension and bells was completed (Figure 100).



Figure 100 Sydney GPO, c.1890s
Source: Australian Postal History

*Brisbane*

The first post office in Brisbane was a single-storey structure, built around 1850. The Brisbane GPO, located in Queen Street, was constructed by local builder, John Petrie, in 1871/2 at a cost of £7,450. A plaque on the site commemorates the construction of the building. It states that the original wing was erected in 1872 on the site selected by the Hon. Thomas Lodge Murray-Prior, Postmaster-General in 1863, and surveyed by M C Rawnsley in 1865. Plans for the building were prepared by architect, F G D Stanley. Freestone for the façade, arcades and Corinthian columns were quarried from Murphy's Creek and Albion Heights, Queensland. The two-storied building was completed in 1872, and the southern wing, central tower and archway were erected by Petrie from 1876-79. Locked front private boxes were installed (reportedly for the first time in the British colonies) in the original wing of the Brisbane Post Office in 1876 (Figure 101).

The GPO was first opened for business on 28 September 1872. The 1879 building extension accommodated the Electric Telegraph Department which was merged shortly afterward with the Post Office Administration. Although plans existed for the construction of a prominent clock tower, financial pressures prevailed and it was never built. The clock remained as a feature built into the pediment.



Figure 101 Brisbane GPO undated
Source: Australian Postal History

*Hobart GPO*

Prior to the existing building's construction between 1901-5, the Hobart GPO had existed in five separate locations. Each building quickly outgrew the needs of the community, until, in 1892, the Tasmanian government purchased a site on the corner of Elizabeth and Macquarie Streets. The new GPO was designed by Hobart architect, Alan Walker. The foundation stone was laid by the Duke of York, later George V, in 1901. The building took four years to complete, and was officially opened on 2 September 1905. The following year a clock tower was added, the cost of which was met by public subscription, as the authorities were unwilling to bear the cost involved.[31]

*Conclusion*

The Adelaide GPO comprises part of a group of similar GPOs, constructed between 1859 and 1923. In each case, the design sought to address the additional needs of emerging technologies such as telegraphy and telephony and to provide a civic landmark expressing the growth and optimism of each of the colonies. While the Adelaide GPO is smaller than contemporary GPOs in Melbourne or Sydney, it is among the earliest and most refined

### 4.3.2 *Free Classical Architecture*

Victorian Free Classical architecture combined the design sensibilities and details of the Classical world in an innovative and original manner.[32] Used largely for civic or Institutional buildings, key examples incorporates richly-modelled facades in masonry or stucco. Florid motifs were derived or adapted from the classical language and often combined in an idiosyncratic manner. Cupolas of many kinds were common, particularly crowning towers.

From the early colonial period, Australian architecture was enriched by the revival of classical styles. Architects drew in a sober fashion from the monuments of ancient Greece and Rome, as well as post-medieval Italy, France and Britain. Designers also studied the classical principles of order, distribution and decorum, which were set out in Vitruvius', *Ten books on architecture* and reinterpreted in the writings of many authors, including Alberti, Palladio, Chambers and Gwilt.

Governor Macquarie's vision for Georgian Sydney can be discerned in the classical buildings of his architect, Francis Greenway, including the Hyde Park barracks (1817-18) and St James' Church (1819-24). Exhibiting Classical forms and underlying qualities of order and decorum, these two schemes are unique but interconnected. Buildings in London, such as John Soane's Dulwich Art Gallery (1811) and Chelsea Hospital's Stables (1814-17), contributed to Greenway's designs.

The architectural historian and theorist, Peter Kohane, writing in the *Encyclopedia of Australian Architecture* notes,[33]

> The principles of order and decorum underlying Sydney's Hyde Park Barracks and St James' Church remained pertinent to the subsequent construction in Australia of fully adorned classical buildings. Their design was informed by a theoretical context, which involved widespread dissatisfaction during the middle of the 19th century with the mundane architecture of London's Georgian areas, such as Bloomsbury. British theorists outlined remedies, whereby a brute and inarticulate structure had to be entirely concealed by superimposition of expressive ornament. The effect of such a formulation on Australian Architecture was manifest initially and most profoundly in the state of Victoria where money from its gold rush emboldened architects to envisage highly adorned classical buildings, especially for Melbourne.
>
> The city's aspirations to construct imposing works is evident in two designs from the 1850s: J J Clark's Treasury Building (Vic PWD [Public Works Department]

1857-62) and Peter Kerr and John George Knight's Parliament House (1855-1929) ... While these buildings were based on distinct ways of interpreting the classical past, both contributed towards the development of a decorous and magnificent city ...

The Treasury Building and Parliament House contribute to an appreciation of two classical design strategies, both of which remained vital to Australian Architecture until the middle of the twentieth century.

The first involves the continuation of a modern classical tradition, often through innovation. In Melbourne, the initial statement of Treasury Building was followed by sober schemes, such as the Royal Mint Building (J.J. Clark at the Vic. PWD, 1869-72), and the highly-charged ones from the Boom period, including the facades of the Block Arcade (Twentyman & Askew, 1890-93). The Colonial Architect of NSW, (James Barnett, combined Venetian and Florentine Renaissance motifs for Sydney's General Post Office (1866-91). His inventive powers can also be identified in the Lands Department (Sydney 1876-91), particularly the series of forms rising in a picturesque fashion above the cornice. Brisbane's impressive civic projects include the Treasury Building (J.J. Clarke, 1885-9), where projecting pavilions add to the articulation of four distinct facades, each suited to it accompanying street. Working in a free classical manner at the end of the 19th century, the Colonial Architect of WA, G.T. Poole, incorporated extraordinary bracketed colonnades in the Titles Office, Perth (1897).

The second [less free] interpretation of classicism, which depends on respect for antiquity, was most fully realised in Melbourne's Parliament House. Later examples of the design approach include Adelaide's Parliament House (Edmund Wright and Lloyd Tayler, 1874-1939), Launceston's Town Hall (Peter Mils, 1864) and Brisbane's City Hall (Hall & Prentice, 1929). In the 1920s, Melbourne's Shrine of Remembrance (Hudson & Wardrop, 1927-34) was constructed with Greek forms, which exhibit the subtle curves that British antiquarians in the early 19th century discovered in the Parthenon.




Figure 102 Victorian Treasury Building, Victorian Public Works Department, 1857-62
Source: State Library of Victoria

### 4.3.3 *Victorian Free Classical Architecture in Adelaide*

Mid- to late-nineteenth century civic architecture in Adelaide was overwhelmingly realised in one of the Victorian Classical revival styles. Edmund Wright and Edward Woods were great proponents of the free and inventive use of the classical vocabulary. Their collaborations produced many notable designs; their monolithic Adelaide Town Hall and GPO designs with dominant towers on opposing sides of King William Street were a striking accomplishment at the interface between the civic precinct around Victoria Square and the CBD. Their works, along with those of their contemporaries, had, by the early 1870s, produced a remarkable civic landscape of two-storey buildings punctuated by spires and towers.

Key Adelaide buildings in a classical mode are listed below in Table 1.[34] Those identified by an asterisk are realised in a free Classical mode. The role played by Wright, Woods and Hamilton working in a free Classical mode is clear from the table.

Table 1 Key examples of Classical revival styled buildings in Adelaide

| **Building Name** | **Architect(s) and construction date** | **Original Purpose** |
|---|---|---|
| Magistrates Court | Richard Lambeth (1847-1850) | Government |
| Institute Building* | Edward Angas Hamilton (1860-1861) | Educational |
| Adelaide Club* | Edward Angas Hamilton and George Ernest Hamilton (1863-1864) | Commercial |
| The Gallerie | Edmund Wright, Edward John Woods and Edward Angas Hamilton (1865) | Commercial |
| Supreme Court* | Robert George Thomas (1866-1869) | Government |
| General Post Office* | Edmund Wright and Edward John Woods (1867-1872) | Government |
| Town Hall* | Edmund Wright and Edward John Woods (1863-1873) | Government |
| Treasury Building* | Edward Angas Hamilton (1858-1876) | Government |
| Botanic Hotel* | Michael McMullen (1876-1877) | Commercial |
| Bank of South Australia | Lloyd Tayler and Edmund Wright (1876-1877) | Commercial |
| Bank of Adelaide | Edmund Wright (1878-1880) | Commercial |
| Ambassadors Hotel | J. H. Grainger (1880-1881) | Commercial |
| Torrens Building* | Michael Egan (1879-1881) | Government |
| Newmarket Hotel* | Daniel Garlick (1883) | Commercial |

| Building Name | Architect(s) and construction date | Original Purpose |
|---|---|---|
| State Library, Jervois Wing | Robert George Thomas (1873-1884) | Educational |
| Parliament House | Edmund Wright and Lloyd Tayler (1883-1889) | Government |

* Denotes buildings in the free Classical revival style

*Conclusion*

The Adelaide GPO is a key South Australian example of work in the free Classical mode. It is a significant element in the national catalogue of buildings in this mode and is a major contributor to a broader urban landscape in central Adelaide noted for architectural works drawing on classical antecedents. Victoria Square and the associated section of King William Street incorporating the Adelaide Town Hall, Banking Chambers and other Victorian elements, is notable, even when considered at a national level.

4.3.4 *The Architects*

Edmund Wright, Edward Woods, Edward Angus Hamilton and Robert George Thomas were each instrumental in creating the streetscapes of the City of Adelaide and the institutional character of the colony more broadly. Their lives and works are discussed below.

*Edmund Wright*

Edmund William Wright (1824-1888) was a noted architect, engineer and businessman, who was closely associated with the development of Adelaide through his practice and his role in the design of landmark public buildings throughout the City of Adelaide.

The *Architects of South Australia* database notes that Wright was born in London on 4 April 1824. The young Wright spent time in France, which may have influenced his taste for the French Renaissance architecture, which recurs through his practise.[35] During his 39 years working in South Australia, this preference for French and Italian idioms spanned civic, ecclesiastical, commercial and domestic work.

Wright trained as an architect, surveyor and engineer with the Borough Surveyor of the London suburb Bermondsey and was appointed as Clerk of Works at Yarmouth for the British Government.[36] After working in Bermuda and Canada he sailed to South Australia to join his brother, arriving in the colony in May 1849.

When the architect Henry Stuckey died in June 1851, **Wright** took over his practice. However, in March 1852, Wright joined the exodus to the Victorian goldfields. Returning six months later, **Wright** was appointed Adelaide's City surveyor. **He** resumed private practice in February 1853, designing houses, business premises and churches, including an imposing but sombre Anglican church at Kapunda, South Australia. In 1856, he won a competition to design a building for the North Adelaide Masonic and Public Hall Association.

Wright formed a professional partnership with E J Woods (see below) in 1860. During this period, the busy practice designed a new head office for the Bank of South Australia; the chambers for the National Bank of Australasia in King William Street (1864, Figure 105, demolished); and the Congregational Church in Brougham Street, North Adelaide (1863-6, Figure 104). While realised at a relatively modest scale, the National Bank Chamber achieves a confident, yet scholarly and well-mannered, Classical Renaissance composition. In 1863, the practice gained first prize (£50) in a competition for a new Town Hall for Adelaide. Councillors demanded substantial modifications to the plan and elevations to the

extent that it became a different design. However, **Wright** accepted the changes and was paid to superintend the work.

**Wright** joined forces with the Melbourne architect Lloyd Tayler and the pair won a competition to design new Houses of Parliament at the intersection of North Terrace and King William Street (1873-1888, Figure 106). Designed in the most confident Academic Classical style, Wright would have been responsible for the city's third Victorian-era domed tower, had it not been deleted from the design (Figure 107). Tayler did the creative work for the Town Hall project while **Wright** oversaw construction.

The Adelaide GPO was designed during this period. It was the result of the competition-winning entry by Wright & Woods in 1865 although the building was not completed until 1872. As with the earlier Town Hall, the design for the GPO proposed a fine example of the Victorian Free Classical mode and the two projects share similarities in terms composition, proportions and detail.

In 1866, the architect Edward Angas Hamilton (see below) joined the partnership to form Wright, Woods & Hamilton, Architects. Woods reluctantly left the partnership in 1869, after a request from Bishop Short, that he devote himself exclusively to the construction of St Peter's Cathedral, North Adelaide. Wright subsequently continued in practice as Wright & Hamilton.

**Wright** was elected an alderman for the Adelaide City Council in 1857. He became Mayor in 1859 but resigned 11 months later. From the early 1860s, **Wright** was busy with non-architectural work, becoming South Australian manager of the Imperial Fire Assurance Co., chairman of the Mt Craig Mining Co. and a director of other companies. He planted a vineyard near Penfold's at Magill, purchased an adjoining cellar and winery and was a founding member and major shareholder in the South Australian United Vineyards Association. In the 1870s he became engineer for, and a shareholder in, the Adelaide & Suburban Tramways Co., which eventually built and operated the city's first horse-drawn tram services.

In 1879, J H Reed joined the partnership, which continued as Wright & Reed Architects; when J G Beaver became a partner in 1886 the name changed to Wright, Reed & Beaver, shortly before Wright's death in August 1888.

P A Howell writing in the *Australian Dictionary of Biography* notes:

> During Wright's 39 years in South Australia, he created a substantial and significant body of work. Spanning civic, ecclesiastical, domestic, and commercial architecture for city and country, his preference for the architectural vocabulary of the French and Italian Renaissance is reflected in a number of his designs. His finest architectural works display a scholarly neo-classicism, which is inconsistent with much of his other work (Jensen and Jensen 1980). Influenced by childhood memories of French and Italian domestic architecture and his work in French Canadian cities prior to arriving in South Australia, Wright worked in what has been termed the 'Victorian Free Classical' style. Examples of his works in this style include the Adelaide Town Hall and the General Post Office. Demonstrating the breadth of his architectural palette, Parliament House was designed in the Victorian Academic Classical style and reveals ideas about architecture that was appropriate for late nineteenth century civic buildings …37



Figure 103 Congregational Church, Brougham Place North Adelaide, after tower added in 1871
Source: State Library of South Australia



Figure 104 Adelaide Town Hall, Adelaide, by Wright and Woods, 1863-6
Source: State Library of South Australia



Figure 105 National Bank of Australasia, King William Street, Adelaide, by Wright and Woods, 1864-5 (demolished)
Source: State Library of South Australia



Figure 106 New Houses of Parliament, North Terrace, Adelaide, by Wright in association with Lloyd Tayler, as designed 1873
Source: State Library of South Australia



Figure 107 New Houses of Parliament, North Terrace, Adelaide, west wing as constructed 1889
Source: State Library of South Australia




Figure 108 Bank of South Australia, King William Street, Adelaide, 1875-78
Source: State Library of South Australia



Figure 109 Bank of Adelaide, King William Street, Adelaide, 1878-80
Source: State Library of South Australia

*Edward John Woods*

Born in London in 1839, E J Woods was articled to architect Charles J Richardson, who 'himself had been a pupil of neo-classicist, Sir John Soane'.[38] Migrating to Adelaide in 1860, his architectural career began in the office of Edmund Wright, initially as architectural draughtsman, becoming a partner soon after. The partnership grew, until Woods left in 1869 to focus as a sole practitioner on the construction of St Peter's Cathedral, North Adelaide. It has been suggested that Woods was far more competent than he was given credit for and likely had a greater hand in many of the designs, which came from Wright's office.[39] He later formed a partnership with William McMinn, which lasted until 1877 when he moved to the public service as Architect-in-Chief.

The National Bank (Figure 105) is believed to be the first building Woods worked on in South Australia in 1864-5, followed by the Adelaide Town Hall (Figure 104) in 1866. While in practice with Wright, it is understood that he took the reins in developing the GPO design, following their successful design competition win.[40] While this might have been the case, it is uncertain who had the greatest influence, given that Wright and Woods were asked to alter their design, and that they also worked in collaboration with Edward Hamilton before the Government decided to carry out the work in-house under Government Architect, Robert George Thomas.

Woods was involved in many other of Adelaide's large buildings, both in private practice and public office as architect to the Council of Education and, later, Government Architect. As Government Architect, Woods superintended the final design and construction of many civic buildings including: the Governor's summer residence, Marble Hill (1879) and the first stage of New Parliament House (1883-89). The new Government Offices in Victoria Square (which has a remarkably similar language and proportions to the GPO but was adapted by Woods from a competition design by Melbourne architect, Michael Egan (Figure 110, 1881). At the same time, the first wing of the Public Library,

attributed to C T Light, was constructed. This adopted a far more flamboyant language of Victorian Second Empire origins (Figure 111, 1873-84).

Like Edmund Wright, Woods is considered to have played a major role in the shaping of colonial Adelaide and the GPO is one of the finest elements of his legacy.



Figure 110 Government Offices, Victoria Square, Michael Egan, 1879-81
Source: State Library of South Australia



Figure 111 Public Library, west wing, North Terrace, c.1884
Source: State Library of South Australia

*Edward Angus Hamilton*

Edward Angus Hamilton (1831- date of death unknown) arrived in the Colony of South Australia in 1849. He began public service in the Assay Office in 1852, where he remained until promotion through ranks within the Colonial Architect's Office, until his appointment as Colonial Architect and Supervisor of Works in 1856. In this role, Hamilton's prolific and notable civic architectural works included: Government House extensions (1855); Redruth Gaol (1856); the Colonial Store (1857); Adelaide Lunatic Asylum (1856-9); Dry Creek Labour Prison (1857); Strathalbyn Court House and Police Station (1858); South Australian Institute Building (1858); Treasury Buildings (1858); Old Government House Belair (1858); Goolwa Court House and Police Station (1859); Agricultural and Horticultural Society Exhibition Building (1859-60); Port Adelaide Court House and Police Station (1860); and the Gawler Telegraph Station (1860). During this period, Hamilton was praised for his skilled application of the Victorian Renaissance style, which demonstrated excellent knowledge of classical form.[41]

Following his resignation from government office in 1860, Hamilton went into private practice with his brother, George Ernest Hamilton, until he joined Wright and Woods in 1866. During this time the Hamilton brothers designed a series of South Australian buildings, including the chapel at the Destitute Asylum (1861); the Burra branch of the National Bank (1861); and the Black Bull Hotel (1861); the Adelaide Club (1864); St Michael's Church at Bungaree (1864) and Karatta House at Robe.

Edward Hamilton lodged one of the 13 competition entries for the GPO competition in 1865. When the results were announced in 1866, and Wright and Woods learnt that Hamilton had also entered, they asked him to join them in its execution. During this period the firm of Wright, Woods & Hamilton, designed many large South Australian buildings, but the GPO stands as possibly their greatest achievement and the only key work involving all three.

Hamilton was member for Light in the Legislative Assembly of South Australia from April 1870 until his resignation in July 1871. He served briefly as Treasurer in May 1870. He is understood to have emigrated to America in the c. 1870s.

*Robert George Thomas*

Robert George Thomas (1820-1883) arrived in South Australia in 1836 as one of the first colonists. Aged only 16, he travelled with Deputy Surveyor George Strickland Kingston, with whom he was an articled student. His early years in South Australia did not produce significant architectural designs and he returned to practice in Britain from 1846 to 1861, producing a prolific body of work, mainly in the Gothic style.[42]

On his return to Adelaide, Thomas was engaged in private practice, designing a number of large public and private works including: the Gothic-styled Flinders Street Baptist Church (1861); the Italianate Alberton Baptist Church (1863); Register and Observer office and Register Chambers (1865); an impressive residence for Matthew Goode in the south-east corner of Adelaide (1865, demolished); an Italianate Gothic-styled warehouse for Thomas Johnson and the Beeby and Dunstan store (1865).[43]

From 1866 to 1870, Thomas was employed as Assistant and subsequently Government Architect, designing the Mount Gambier Hospital in an ornate Italianate Gothic Revival style (1867-9, Figure 112, demolished), the bold Supreme Court buildings (1867); and the exuberant Gothic revival-styled Parkside Lunatic Asylum (1868, Figure 114). It is of note that his earlier catalogue strikes a marked contrast with the classical design for the GPO. However, it is possible, that his role in the redesign of the GPO was limited to adopting the preferred design and the architectural language of Wright, Woods and Hamilton, working within budgetary constraints by simply reducing the height of the clock tower and reducing the extent of the building footprint by omitting the northern wing. In this regard, the GPO appears as a deviation from his regular work.



Figure 112 Mount Gambier Hospital, R G Thomas, c.1867
Source: State Library of South Australia

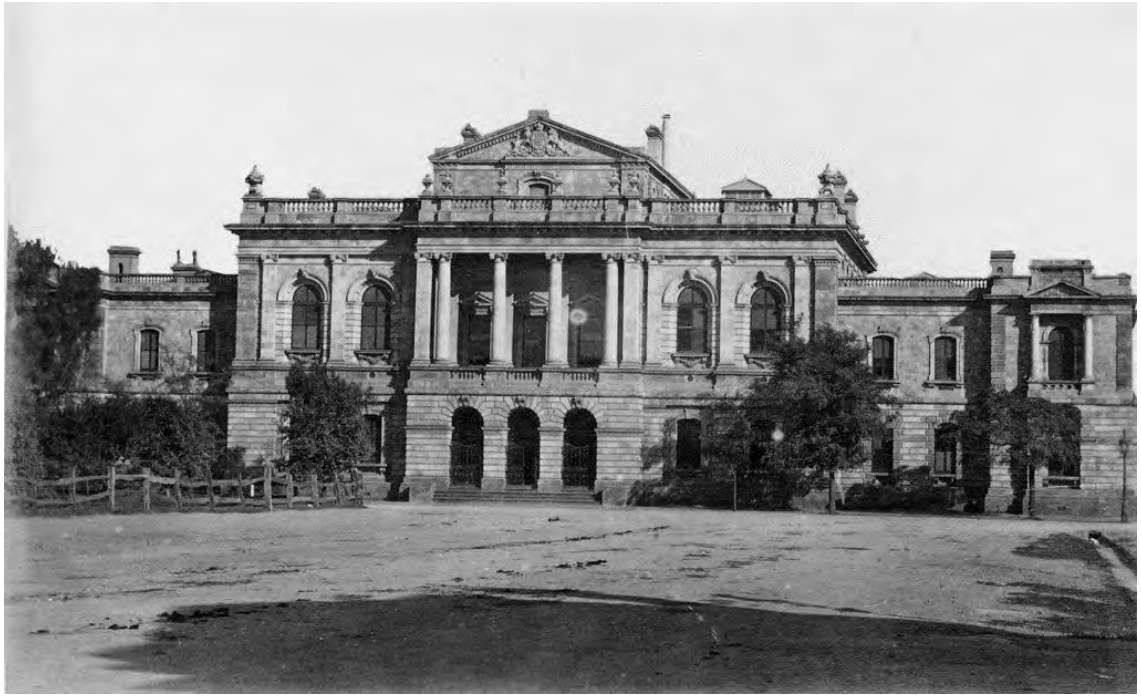


Figure 113 Supreme Court Adelaide, R G Thomas, c.1867
Source: State Library of South Australia



Figure 114 Parkside Lunatic Asylum, R G Thomas, c.1868
Source: State Library of South Australia

*Charles Edward Owen Smyth*

Writing in the Australian Dictionary of Biography, Percy Dungy provides a detailed summary of the life and work of Charles Edward Owen Smyth. It is reproduced in full below, with some minor editing.

> Charles Edward Owen Smyth (1851-1925), public servant, was born on 1 January 1851 at Ferrybank, County Kilkenny, Ireland. Educated at the Erasmus Smith High School, Dublin, he travelled the world as a sailor and house-painter before arriving in Victoria in 1873 where he spent two years as foreman and manager for a builder. He settled in Adelaide an joined the civil service in May 1876. As clerk to Edward J. Woods, architect, he copied specifications and attended to correspondence; when Woods became architect-in-chief two years later, Smyth stayed with him as a virtual chief of staff.
>
> In 1886 Smyth was appointed to head the new Works and Buildings Department. Smyth controlled the design, construction, maintenance, letting and rent of public buildings until he retired in 1920. He supervised such major projects as the Exhibition Building, a wing of the General Post Office, the Museum and Art Gallery of South Australia buildings, Magill Home, Bedford Park Sanatorium, Thebarton Police Barracks, the South Australian School of Mines and Industries, and additions to the Adelaide Hospital (Flinders wing) and Parkside Lunatic Asylum. Although not professionally qualified, Smyth influenced the design of many of the structures which his department built, notably the School of Mines and the hospital additions. He was justifiably proud of his programme, which transformed North Terrace and created the Torrens Parade Ground and gardens from a former rubbish tip.
>
> He worked hard in the public interest, even against political pressure; seeking excellence and value for money. While he was admired by some for his rugged outspokenness, the 1888 civil service commission found him vindictive, 'hasty in his temper, impulsive and overbearing'. His conduct was later criticized in parliament .

> Following Federation, in 1906 Smyth was South Australian delegate to a Melbourne conference which arranged the transfer of land, buildings and property to the Commonwealth. He was appointed to the Imperial Service Order in 1903 and C.M.G. in 1920. The Royal Agricultural Society of South Australia also awarded him a medal.
>
> An ardent Imperialist and patriot, Smyth was a founder (secretary from 1908) of the Adelaide branch of the Royal Society of St George, and active in the South Australian branches of the League of the Empire and the Navy League. Smyth was a Freemason, an Anglican and a collector of walking-sticks, paintings and Aboriginal weapons who enjoyed field-shooting expeditions throughout the State. He published his reminiscences in the *Register* shortly before his death on 1 October 1925. [44]

### 4.3.5 *The 1922-26 addition*

The 1922-26 addition stands as a relatively undistinguished and utilitarian example of 1920s design. This appears to reflect the status of the building as an understated addition to the site which was intended to sit back from the principal facades of the Victorian post office and not impose itself physically or architecturally.

The building is of interest as the work of JS Murdoch in the Commonwealth Department of Railways, in this case working with Alfred Edward Simpson, acting superintendent of public buildings, South Australia. Equally, it is not in any sense a notable example of Murdoch's work. In a long and distinguished career in public service, Murdoch was responsible for the design of numerous major building complexes.

Murdoch's most significant building is arguably Old Parliament House (1922-27), Canberra. Other significant buildings in Canberra attributed to him include the East and West Provisional Secretariat Offices (1924-26, 1925-27), the Power House (1911-15), the Hotel Canberra (1914), the Hotel Acton (1926-27), the Hotel Kurrajong (1925-2G), Gorman House (Former Ainslie Hotel, 1924), the Molonglo Internment Camp, Fyshwick (1918), the Telopea Park High School (1923-27), the Solar Observatory, Mt Stromlo (with H M Rolland and T R Casboulte) (1926) and the residence for the Director of the Observatory (1926), the Pumping Station, Cotter Dam (1911), the Government Printing Office (1925-26) and the Commencement Column, Capital Hill (1913).

Important public buildings designed by Murdoch include the General Post Office, Perth (1923), Commonwealth Bank of Australia, Forrest Place, Perth (1933), City South Telephone Exchange, Sydney (1922) and State and Commonwealth Offices in Brisbane (1930). He also designed the Commonwealth Offices, No. 4 Treasury Place (1910-13), the Spencer Street Mail Exchange (1915-17), the former High Court of Australia, Little Bourke Street (1925), the Former Mail Exchange (also referred to as the City West Telephone Exchange), Little Bourke Street (1928) and A1 Block at Victoria Barracks, St Kilda Road (1915-18), all in Melbourne

Murdoch was also involved in the construction of a number of military bases, including RAAF Richmond (NSW), the Royal Military College, Duntroon (ACT), Enoggera (Queensland), HMAS Cerberus, Flinders (Victoria), RAFA Barracks and Depot, Maribyrnong (Victoria), RAAF Point Cook and Laverton (Victoria) and HMAS Creswell (Jervis Bay) as well, possibly, as quarantine stations at Lytton (Queensland) and Point Nepean (Victoria).

In the 1920s, Murdoch established a 'house' style for all official Commonwealth architecture in Australia which he called 'Modern Renaissance', loosely based on the principles of the Beaux Arts but considerably more streamlined. Murdoch described it as 'a style which depends on proportions and lines rather than on details.'[45] Today, this style is more commonly referred to as 'stripped classicism'.

The use of red face bricks, and in particular the rustication of brickwork, is a readily identifiable characteristic of Murdoch's style.

The Adelaide GPO extension is not readily identifiable as a building designed by, or under the influence of, Murdoch and it does not readily demonstrate this association or any of the distinctive characteristics of his work. Compared with other Commonwealth buildings designed by Murdoch, the building is not an outstanding example, nor is it one of particular interest. It is a minor and utilitarian building both in terms of 1920s commercial and civic buildings more broadly.

One element of minor interest in the building relates to the use of the so-called 'mushroom' construction system. Andrew Ward has commented on this in his 1989 CMP:

> Both the GPO additions and the Commonwealth offices [on the adjacent site to the west] used the then new 'mushroom construction' for light loads which presumably refers to the design of the column shear heads…

Alfred Simpson, who worked on the designs with Murdoch, commented at the time:

> 'I have not had any personal experience of the mushroom system of construction. I do not think there is anything of this kind in Adelaide.'[46]

Mushroom construction had developed in the united States through the 1910s. However no evidence of this form of construction is evident on the subject site. Rather, it appears that similar benefits were achieved through the use simple shear plates at the junctions of columns and floor plates.

*Comment*

The additions of 1922-6 were undertaken by Department of Works and Railways under John Smith Murdock. However, the works are unremarkable in terms of their external expression or their internal planning and are not key elements within the Murdoch catalogue. They were designed as an understated and somewhat utilitarian adjunct to the earlier building along the street frontages resulting in an understated architectural expression of no particular distinction. The intention to use mushroom construction does not appear to have eventuated and there is no evidence of structural design of technological significance.



Figure 115 City West Telephone Exchange, Melbourne



Figure 116 High Court of Australia, Little Bourke Street



Figure 117 Spencer Street Mail Exchange, Bourke and Spencer streets, Melbourne

### 4.4 Assessment against criteria

The following assesses the Adelaide GPO against the nine Commonwealth Heritage Criteria defined by the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The assessment below in large part confirms the assessment included on the current CHL assessment, which is based on earlier work by Lovell Chen. Some alterations and editing have been made throughout. These have typically been made to increase the clarity of the earlier assessment. Where more substantial alterations have been made, these are discussed in the commentary below each criterion.

***Criterion A:*** *the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history*

The Adelaide General Post Office, built in 1867-1872 and extended in 1891-1893, is significant as one of South Australia's most important public buildings.

The GPO forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide.

With its substantial dual frontage to King William and Franklin Streets and landmark tower, the GPO has a well-established relationship with the nearby Adelaide Town Hall, former Bank of South Australia, [Treasury, Government Offices], Supreme Court and Victoria Square. The building, and broader precinct, are well-known images and are often used to demonstrate the historical nature and prosperity of the city.

The GPO was the most expensive building constructed to that time by the Colonial Government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone.

The Adelaide GPO also received the first international telegraph message in Australia in October 1872 via the overland telegraph line, completed between Darwin and Adelaide in August 1872; the Darwin end of the line connected with the undersea cable from Indonesia. This technological leap made communication with the rest of the world possible in hours rather than weeks.

*Comment*

The Adelaide GPO satisfies this criterion.

***Criterion B:*** *the place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*

Adelaide GPO was one of a number of post offices constructed in the mid-nineteenth century in state capital cities across the nation. Similar GPOs survive in Sydney, Melbourne, Perth, Hobart and Brisbane with less substantial examples surviving throughout regional Australia. While these buildings have changed over time, the broad catalogue of Victorian-era Post Offices survives, to a large extent, and the Adelaide GPO is not considered to possess uncommon, rare or endangered aspects of Australia's natural cultural history.

*Comment*

The Adelaide GPO is not considered to satisfy this criterion.

***Criterion C:*** *the place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*

This criterion typically relates to archaeology or concealed evidence or fabric. It can also relate to significant research potential not yet realised. No evidence has been located that suggests there is significant potential of this kind at a level that warrants recognition.

*Comment*

*This criterion is not considered to be relevant to the Adelaide GPO.*

***Criterion D:*** *the place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:*

i. a class of Australia's natural or cultural places
ii. a class of Australia's natural or cultural environments

In the broader typological context of post offices in Australia, the Adelaide General Post Office (1867-1872) is a fine example of a second generation typology (1870-1929), with late nineteenth century additions (1893) which continued the style and form of the original.

Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in lieu of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar in planning around an internal public space.

In terms of its architectural style, the Adelaide GPO is notable as a distinguished and monumental example of a substantial post office design in the Victorian Free Classical style. Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, flanking columns and displaced pediments.

The 1922-26 addition stands as a relatively undistinguished and utilitarian example of 1920s design and is not considered to meet this criterion.

*Comment*

The Adelaide GPO satisfies this criterion.

As noted, this is with the exception of the 1922-26 additions to the building.

It is noted that the heritage values of the Adelaide GPO were most recently assessed by Lovell Chen as part of the National Survey and Assessment of Australia Post (owned) Heritage Properties (Lovell Chen, 2007). This took the form of a brief datasheet informed by limited physical inspection. The datasheet noted that the '1920s alterations and additions to the Adelaide GPO by Commonwealth chief architect JS Murdoch in close co-operation with superintendent of public buildings in South Australia, A E Simpson, recall the transfer of responsibilities for the design of Commonwealth buildings from the State to Commonwealth governments. To clarify, these associations exist and are documented, however the place is not considered to derive significance from them.

***Criterion E:*** *the place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*

The Adelaide General Post Office (1867-1872 and 1893) is important as a major public building erected in the Victorian Free Classical revival style. It features a grand postal hall with a half-domed roof and peripheral clerestory lighting. A gallery at first floor level is supported on ornamental cast-iron trusses with matching cast iron balustrading. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower and is a significant streetscape element on the corner of King William and Franklin Streets and a landmark within the broader environment. The GPO's Victoria Tower, in conjunction with the Town Hall's Albert Tower, forms an imposing gateway feature at the edge of Victoria Square.

*Comment*

*The Adelaide GPO satisfies this criterion.*

***Criterion F:*** *the place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period*

Although the elements of the main façades were not uncommonly used in important buildings during the Victorian period, they are most skillfully deployed in this particular building. The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which stands apart even at the national level. The postal hall at the Adelaide GPO compares with other nationally-important postal halls at Melbourne and Hobart in terms of its planning and its functionality. .Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in place of an external arcade or loggia with service windows along its length and survives as one of Australia's finest public interiors of the mid-to-late nineteenth century.

*Comment:*

The Adelaide GPO satisfies this criterion.

***Criterion G****: the place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*

While not investigated in detail, it is considered that the GPO would have contemporary social value to the Adelaide community both for its lengthy connection with postal services (including the social dimension of those services) and as a well-known known landmark in central Adelaide. The Postal Hall has been a key focus of public engagement with the building.

This value is strengthened by the awareness of the long-standing association of the site with this function since 1851. Historically, the scale of the Adelaide GPO reflects the sense of importance and civic pride in Adelaide at the time of the building's design and construction; and the role of postal, telegraph and telephone services from this site for over 160 years has also been integral to the history of South Australia and the development of its economy. It is reasonable to assume, that as for other key civic buildings, that there is a broad community value that is placed on the building as a result of these historical associations.

*Comment*

The Adelaide GPO satisfies this criterion.

***Criterion H:*** *the place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history*

The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods and Edward Angus Hamilton. These architects were central to the realisation of Adelaide's Victorian-era character that endures and continues to be valued today. The building's final design and delivery was undertaken by Robert George Thomas, Government Architect from 1866 to 1870.

The building and the broader postal and telegraph network retain associations with Charles Edward Owen Smyth an important figure in the development of telegraphy nationally.

*Comment*

The Adelaide GPO satisfies this criterion.

***Criterion I:*** *the place has significant heritage value because of the place's importance as part of Indigenous tradition.*

No formal assessment against this criterion has been undertaken.

### 4.5 Statement of significance

A statement of significance for the Adelaide GPO was prepared for the National Survey and Assessment of Australia Post (owned) Heritage Properties in May 2009, and is included in the Commonwealth Heritage List citation for the property. On the basis of additional research and analysis undertaken in the preparation of this HMP, some minor additions to the statement of significance have been made. These additions have been enclosed in square brackets:

Place ID 105518

Place File No. 3/03/001/0010

> The Adelaide General Post Office forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide. The building, and broader precinct, are well-known images and are often used to illustrate the historical nature and prosperity of the city. The GPO was the most expensive building constructed to that time by the colonial government in South Australia. This emphasizes its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone (Criterion a). Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in place of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space. Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry (Criterion D). The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building

features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square (Criterion e). The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which is outstanding nationally. The postal hall at the Adelaide GPO is also one of Australia's finest public interiors of the mid-to-late nineteenth century (Criterion F). The GPO has considerable social significance for Adelaide residents owing to the building's lengthy connection with postal, [telegraph and telephone] services and is important to the community as a well-known landmark [and meeting place] (Criterion G). The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton, Robert George Thomas [and Charles Edward Owen Smyth] (Criterion H).

## 4.6 Levels of significance

In the following section the individual elements of the place are assessed for their relative significance, based on the contribution they make to the overall significance of the place, including their original or early fabric and use, and their relative levels of intactness. This assessment provides a framework for the conservation policies and recommended treatment of fabric and elements included in Chapter 6 and Appendix C.

The three levels of significance for Adelaide GPO are defined below, with the significance of the individual elements illustrated at(Figure 118, Figure 119, Figure 120, Figure 121). In this instance, the categories of 'primary', 'contributory' and 'little or no' significance have been applied.

### 4.6.1 *Definitions*

*Primary significance*

Spaces, elements and fabric of primary significance make a substantial contribution to the overall significance of the place. These elements contribute in a fundamental way to an understanding of the heritage values. They are likely to include original or early fabric (as described in the physical survey at Chapter 3), to be representative of the original or early design and use of the place and to be critical to an understanding of the historical function and operation of the place. Spaces, elements and fabric of primary significance are predominantly intact to their period of construction, although some areas have undergone limited alteration or modification.

External elements and fabric of primary significance are identified at Figures 14-17 above. They include:

- The external form and fabric of the face stone rendered and face brick elevations of the GPO (1872 and 1893). These include the Victoria Tower and cupola and the Franklin Street and King William Street facades. It also includes parts of the elevation to the accessway between the GPO and the former Telephone Exchange to the west and some early elements visible from the open space at Nos 135-139 King William Street to the north. These elements are significant to the extent of their early fabric and fenestration, molded dressings, cast and wrought iron detail, timber-framed joinery, clock elements, slate-lined light wells, but excluding modern signage, services and accretions.
- The roofscape of the GPO (1867-72 and 1893) including rendered and face brick chimneys, all original ventilators and gablet vents, the original half-domed lantern and all associated form and

fabric but excluding corrugated galvanized roof sheeting, steel eaves gutters, non-original vents, recent secondary roof over skylight, roof safety access system, lighting and services.

Internal spaces, elements and fabric of primary significance include:

- The basement, ground and first floor (mezzanine) levels of the 1872 and 1893 building to the extent of original building envelope and structure, plan form, volume, fabric and details. These comprise:
  - central basement sorting areas and associated strong rooms along with all remnant form and fabric of original walls and door openings. (Rooms B1, B5)
  - original 1867-1872 form and fabric of the Postal Hall and public entrance halls at ground floor level (Rooms G1, G7) and the former carriageway to King William Street (Room G11) along with all remnant form and fabric of original walls and door openings. Later reinstatement of an original or early paint scheme is also of primary significance.
  - mezzanine areas and surviving walls at first floor level along with all remnant form and fabric of original walls and door openings. (Room 1.1)
  - original fixtures, fittings, services and finishes, where extant (visible and concealed) throughout the three levels.

*Contributory significance*

Individual spaces, elements or fabric of contributory significance make a moderate (or lesser) contribution to the overall significance of the place. These elements may also be associated with the Adelaide GPO in a secondary or supporting way or provide evidence of later site development and use. They can include utilitarian elements or spaces, elements or fabric which have been modified or altered and are less intact than elements of high significance. These elements preferably should be retained, but provide greater flexibility with regard to potential removal, alteration and change, subject also to other relevant policies in this HMP.

No external elements or fabric of contributory significance are noted.

Internal elements and spaces of contributory significance are listed below. It is noted that, at various locations, internal room volumes remain legible although some internal fabric such as dividing walls, fireplaces cornices or skirtings have been removed. Generally, these spaces survive as a record of the planning rather than the character of the original GPO. As such, a degree of change may be accommodated in these spaces. Alterations to these areas should have regard to impacts on any original fabric identified at Chapter 3 of this HMP and the policies provided at Chapter 6.

Contributory areas include:

- all areas within the extent sections of the 1867-72 and 1893 building programmes apart from those identified as being of primary significance noted above: this typically comprises spaces in and around the central basement sorting area, postal hall and mezzanine
- the 1920s form and fabric of the adapted 1867-72 carriageway including the stair well to the additions of 1922-26 and the concealed 1920s detectives walk above the Postal Hall.
- The extant honour board.

*Little or no significance*

Spaces, elements and fabric of little or no significance at the Adelaide GPO make a limited or no contribution to the overall significance of the place. These include elements which are not original and have limited intrinsic quality or significance, as well as elements that have undergone substantial alterations and change. In some instances, these spaces, elements and fabric may limit the

understanding of the significance of the place or compromise the presentation of the place or significant elements within it.

The additions of 1922-26 have been assessed as of little or no significance. While part of the evolved complex these do not reflect on particular uses or historical associations or aspects of post-office design, other than for a requirement for additional accommodation in that period. Nor do they contribute to the aesthetic (architectural) values of the place; while associated with an important figure in the architect JS Murdoch, the building is not a good example of his work or of 1920s design more broadly.

External elements and fabric of little or no significance include:

- External fabric to the additions of 1922-6
- the form and fabric of non-original ramps, flooring, doors and canopy to west elevation loading dock
- the form and fabric of the modern secondary roof over the original half-domed lantern
- modern finishes.

Internal spaces, elements and fabric of little or no significance include:

- the form and fabric of the 1920s circulation spaces: B21, B22, G14, G15, F19, F20
- all internal alterations including: whole of Room B5 and interior spaces of basement rooms B9, B13, B17, ground floor rooms G8, G9, G12, first floor rooms F4, F6, F11, F12, and F13
- the form and fabric of 1920s and 1930s development within the nineteenth century building, including non-original internal doorways and polished timber doorsets
- all modern finishes, fittings and accretions including suspended ceilings.

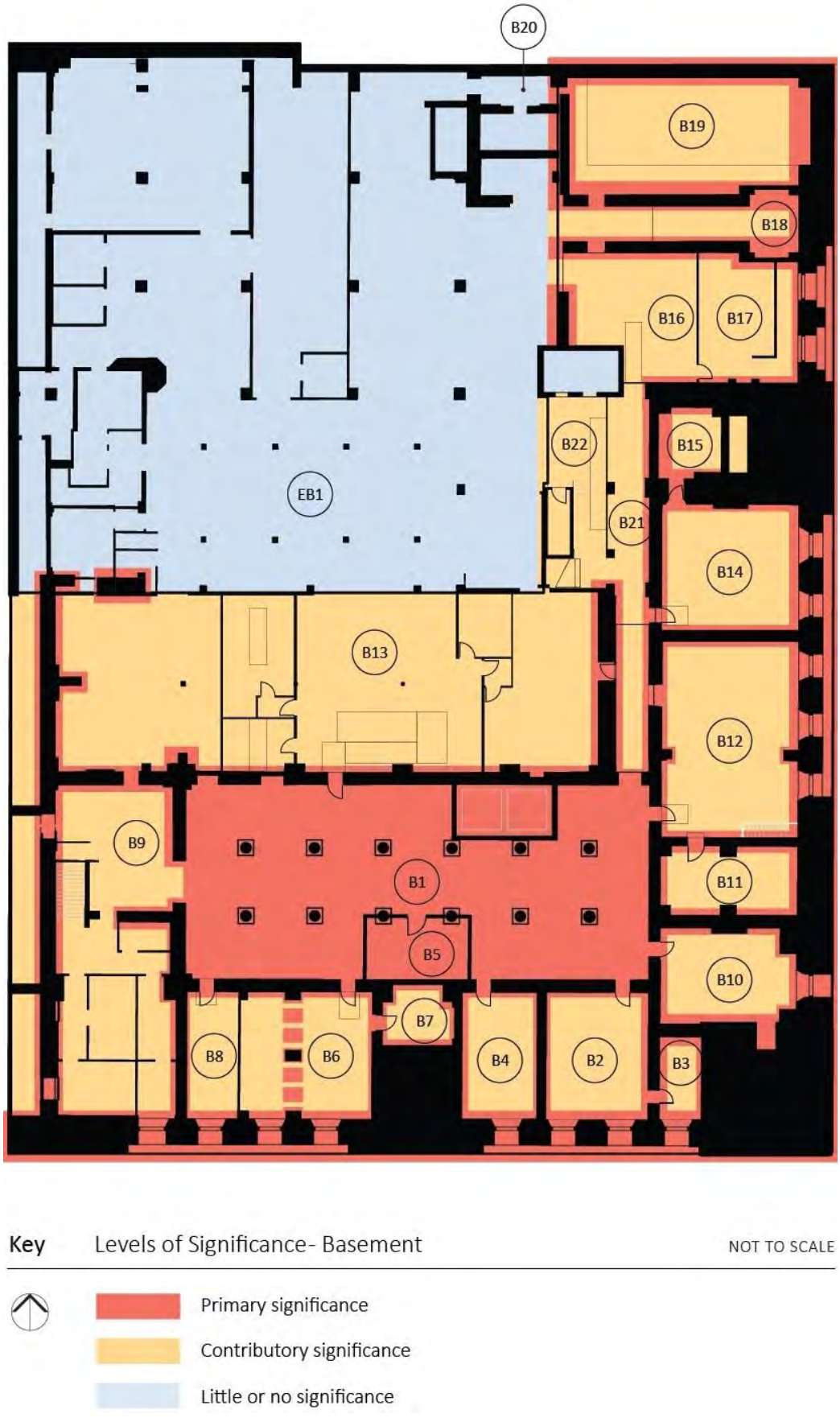



Figure 118 Significance at basement level

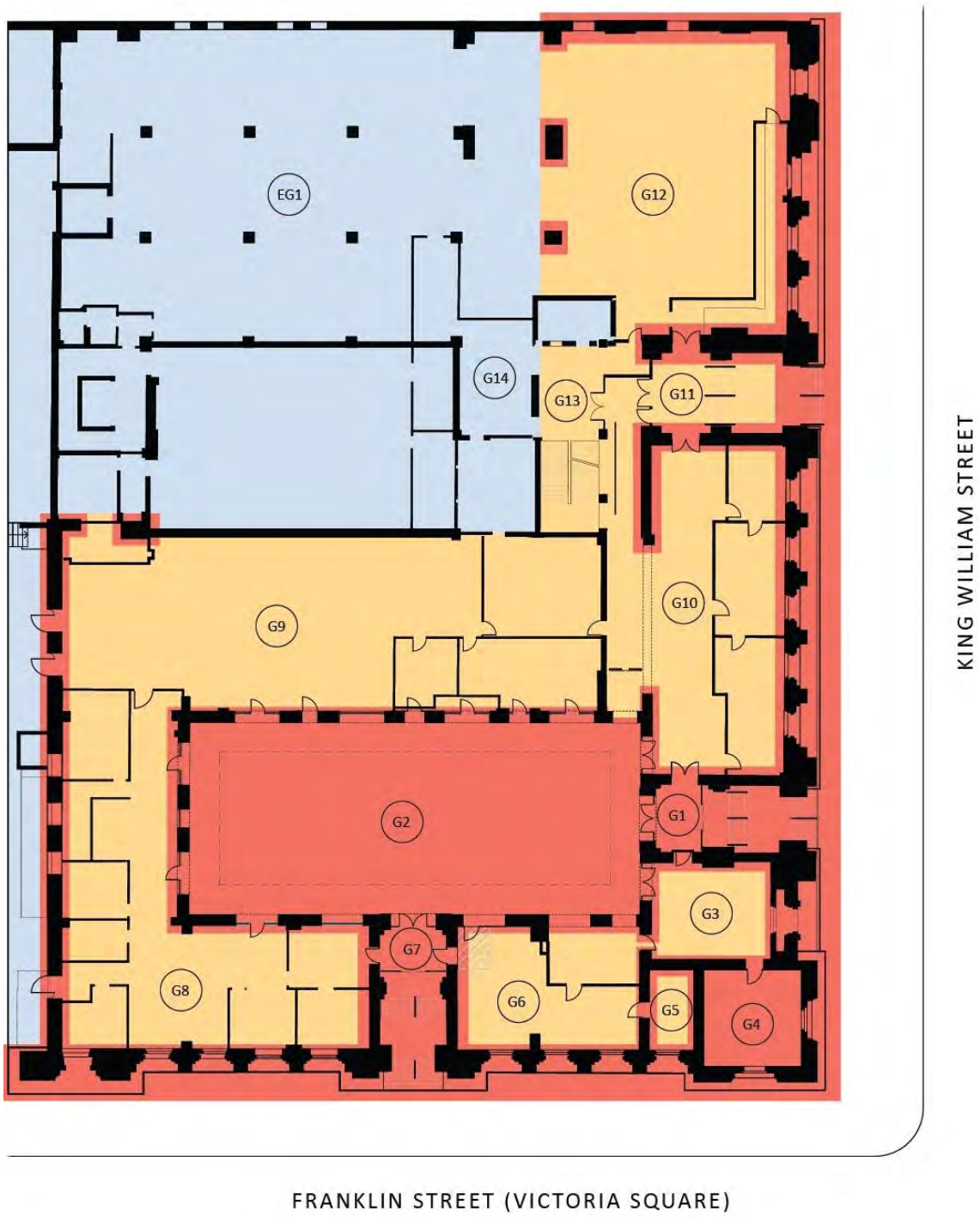



Figure 119 Significance at ground floor level

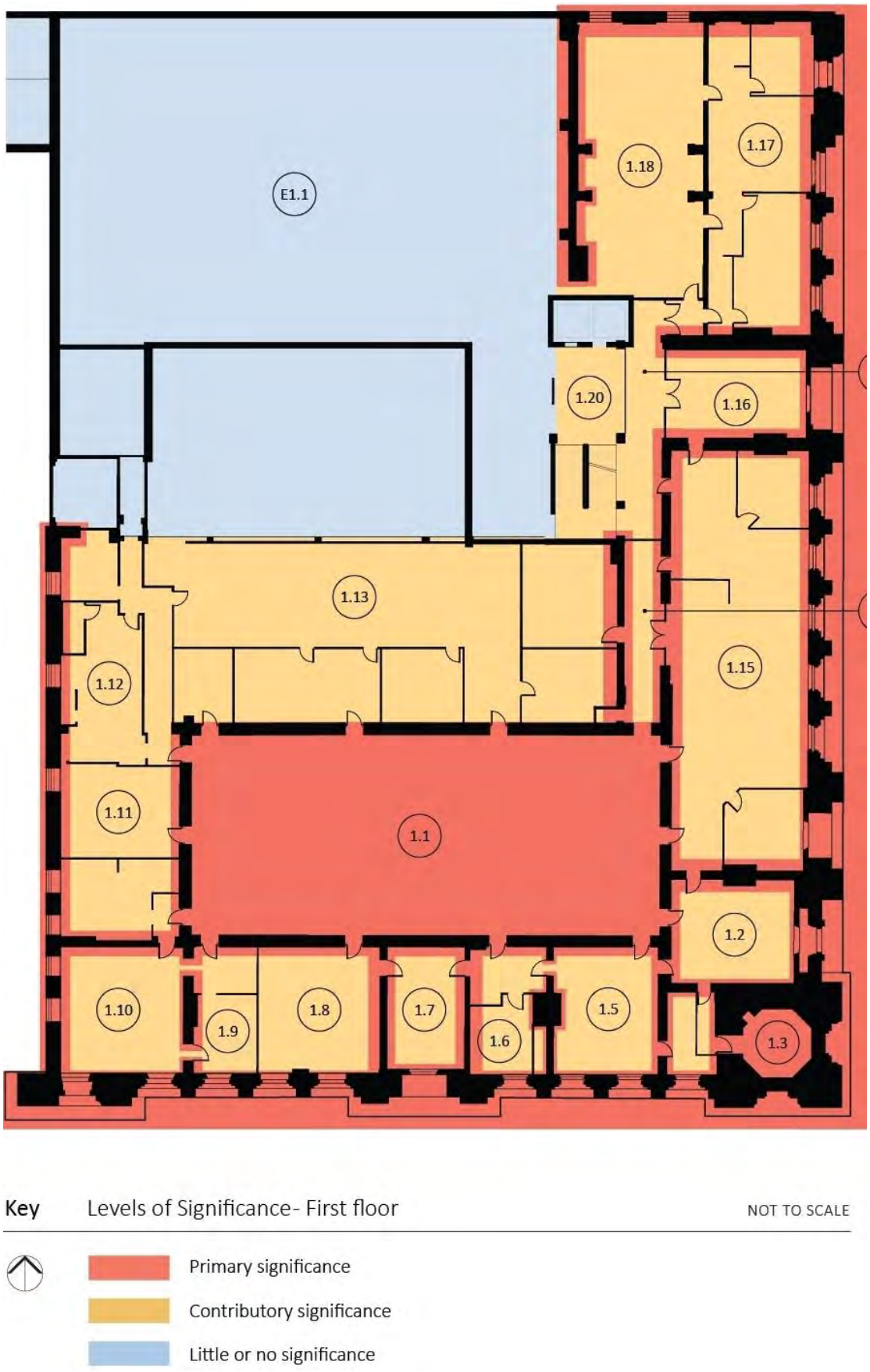



Figure 120 Significance at first floor level

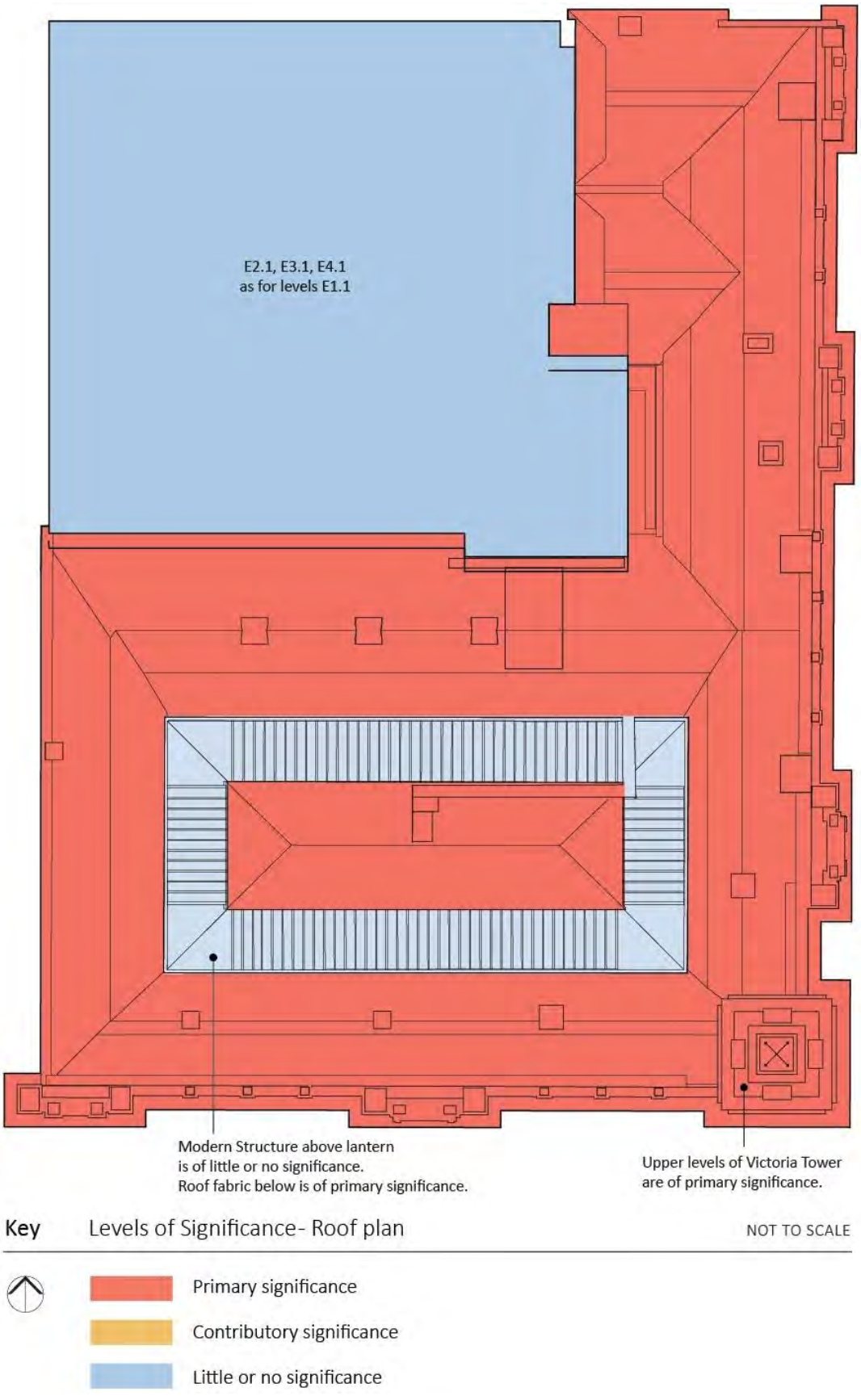



Figure 121 Significance at roof level

## 5.0 OPPORTUNITIES AND CONSTRAINTS

The following establishes a framework for the conservation policy at Chapter 6. Issues addressed include:

- implications arising from significance
- legislative requirements
- condition and integrity.

### 5.1 Implications of significance

The assessment and statement of significance at Chapter 4 demonstrates that the former Adelaide General Post Office (GPO) is of state historical, social and aesthetic significance.

It is of *historical significance* for its central role in the provision of postal and other communications services in South Australia, and specifically in Adelaide, since 1872. It is also one of South Australia's most important public buildings and a key element in Adelaide's historic central civic and administrative core, with important relationships with other buildings in the precinct. When constructed in 1872 the GPO was the most costly building to be built by the colonial government to that date. It has historical associations with figures important to the development of South Australia including Edmund Wright, Edward Woods and Charles Owen .

It is also of *historical and architectural significance* for its ability to demonstrate the broad planning, form and architectural qualities of a major nineteenth century capital city post office. The 1867-72 and 1891-3 wings remain externally intact, as do the planning and fabric of the principal public areas, which retain the ability to reflect on the original treatment and uses. The 1922-26 wing was constructed to provide additional office accommodation and presents does not reflect particularly on use.

The building is also of *aesthetic significance*. The 1867-72 building is significant for its architectural design, as accomplished and distinctive example of the use of the Victorian Free Classical Revival style as applied to a public building (in this case a post office) and the 1891-3 additions were consistent with this. The building includes a series of impressive internal spaces, notably the postal hall with its distinctive roof light. The building is also of *aesthetic and social significance* as a landmark in central Adelaide; the relationship of the Victoria Tower to the clock tower on the Adelaide Town Hall is a key aspect of this. While the use has changed over time, the place also has social significance deriving from its long-standing role as a post office in central Adelaide and from the social dimension of this use.

It satisfies the Commonwealth Heritage criteria for

- its heritage value to the course, or pattern, of Australia's natural or cultural history (Criterion A)
- its ability to demonstrate the principal characteristics of a type, or class, of cultural heritage place (criterion D)
- its aesthetic characteristics (criterion E)
- its association with a particular community or cultural group for social and cultural reasons (Criterion G)
- its association with the life or works of figures of importance to Australia's cultural history (Criterion H).

The key implications arising from this assessment are that:

- Elements identified as contributing to the historical, social and aesthetic significance of the Adelaide GPO should be retained and conserved. These include:

- external form of the building complex dating from the 1867-72 and 1891-3 programmes of work to Franklin Street, King William Street, Post Office Lane and the laneway to the east and including:
    - facades
    - the Victoria Tower
    - the roof with particular emphasis on chimneys, lantern and other elements but extending to the form of the roof more broadly
- key interiors largely associated with the main Postal Hall, the basement immediately below and the mezzanine areas above
- the entries from King William Street and Franklin Street
- other fabric as identified at Chapter 5 of this HMP.

It is noted that this HMP has confirmed previous assessments to the effect that while part of the evolved fabric of the place, the 1922-26 additions are of little or no significance. The implication of this assessment is that the demolition of this wing could occur and redevelopment of this part of the site could also be contemplated and these issues are addressed in Chapter 6.

## 5.2 Legislative requirements

The legislative framework within which any future works or development of the site will occur includes a range of statutory provisions relating to heritage, planning, construction and the environment. The key acts, regulations and policies which will impact on the heritage outcome are as follows:

- EPBC Act 1999
- Heritage Places Act 1993
- National Construction Code 2016
- Disability Discrimination Act, 1992
- Work Health and Safety Act 2012

It is noted that pursuant to section 90A of the Australian Postal Corporation Act (Aus) 1989, 'for the purposes of the laws of the Commonwealth, or of a State or Territory, Australia Post is not entitled to any immunity or privilege of the Commonwealth except so far as express provision is made by this Act or any other law of the Commonwealth, or by a law of the state or Territory.' Accordingly, while the property is in Commonwealth ownership, the provisions of both the Commonwealth (EPBC Act) and the state (Heritage Places Act) legislation.

### 5.2.1 *EPBC Act and EPBC Regulations*

The EPBC Act imposes obligations on Commonwealth agencies to protect and maintain the environment, including the cultural heritage values of assets that they own or lease.

While the post office remains in Australia Post ownership, or under Australia Post control, its management will be in accordance with sections 26 and 28 of the EPBC Act.

Any actions which will have a significant impact on the environment of a listed place, including identified Commonwealth Heritage values, require approval of the Minister for the Environment. If an agency is unsure that a proposed action will result in a significant impact it can refer the proposal to the Minister for a determination. The decision on whether to refer a proposal is a matter for the agency concerned, being a matter of judgement as to whether the action could have a significant impact on heritage values. A qualified heritage practitioner can also provide advice on this.

Where Australia Post divests a property and it is no longer Commonwealth owned or controlled (i.e. Australia Post ceases to operate or function within the property), then the above statutory framework would cease to apply.

*Commonwealth Heritage List*

The Adelaide GPO is a Commonwealth Heritage place, and is protected under the provisions of the EPBC Act.

As a Commonwealth Heritage place, a Heritage Management Plan must be prepared for the GPO that addresses a range of issues identified in the Regulations to the EPBC Act, at Schedules 7A and 7B. The purpose of these issues is to ensure that the place meets the Commonwealth Heritage Management Principles set out in the Regulations.

Table 2 below sets out the EPBC Act Regulation requirements for management plans, and provides a comment about how the requirements are satisfied in the present HMP.

Table 2 EPBC Act Regulation requirements for management plans

| **EPBC Act Regulations, 2000, Schedule 7a** | **Relevant section(s) of this HMP** |
|---|---|
| (a) establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place; and | Chapters 5 and 6 |
| (b) provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place; and | Chapter 5 and 6 |
| (c) provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and | Chapters 1, 2, 3 and 4 |
| (d) provide a description of the Commonwealth Heritage values and any other heritage values of the place; and | Chapter 4. |
| (e) describe the condition of the Commonwealth Heritage values of the place; and | Chapter 3 and 4 |
| (f) describe the method used to assess the Commonwealth Heritage values of the place; and | Chapter 4.4 |
| (g) describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and | Chapter 5 |
| (h) have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following: | Chapter 6 |
| (i) the management and conservation processes to be used; | Chapter 6, policies 1-5 |
| (ii) the access and security arrangements, including access to the area for indigenous people to maintain cultural traditions; | Chapter 6, policy 25 |

| EPBC Act Regulations, 2000, Schedule 7a | Relevant section(s) of this HMP |
|---|---|
| (iii) the stakeholder and community consultation and liaison arrangements; | None in place |
| (iv) the policies and protocols to ensure that indigenous people participate in the management process; | Not undertaken, Refer Chapter 1.8 - Limitations |
| (v) the protocols for the management of sensitive information; | Not applicable |
| (vi) the planning and management of works, development, adaptive reuse and property divestment proposals; | Chapter 6, policies 14-16 |
| (vii) how unforeseen discoveries or disturbance of heritage are to be managed; | Chapter 6, policy 24 |
| (viii) how, and under what circumstances, heritage advice is to be obtained; | Chapter 6, policy 5 |
| (ix) how the condition of Commonwealth Heritage values is to be monitored and reported; | Chapter 6, policy 4 |
| (x) how records of intervention and maintenance of a heritage places register are kept; | Chapter 6, policy 4, 7 |
| (xi) the research, training and resources needed to improve management; | Chapter 6, policy 4 |
| (xii) how heritage values are to be interpreted and promoted; and | Chapter 6, policy 18 |
| (i) include an implementation plan; and | Chapter 6, policy 18 |
| (j) show how the implementation of policies will be monitored; and | Chapter 6, policy 4 |
| (k) show how the management plan will be reviewed. | Chapter 6, policy 4 |

### 5.2.2 *Heritage Places Act (1993)*

Under the *Heritage Places Act (1993),* the Adelaide General Post Office is included in the South Australian Heritage Register (SAHR) maintained by the South Australian Heritage Council as a State Heritage Place.

The Adelaide GPO, to the extent of the Adelaide General Post Office (GPO), including the original 1867-72 building, remaining 1891-3 extensions, former Telephone Exchange (1907) and its 1914 extension are included on the *South Australian Heritage Register*, administered by the South Australian Heritage Council. It is designated as building 10860.

**Implications of inclusion in the SAHR**

A development proposal under the development Act for a state listed heritage place is ordinarily referred to the Minister responsible for the *Heritage Places Act* for consideration and must be approved under the *Development Act* if it:

- directly affects a state heritage place or area
- affects the context of the place or area, including adjacent or nearby sites.

5.2.3 *National Construction Code*

The National Construction Code (NCC) provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings, and new work in existing buildings, throughout Australia. The NCC was developed to incorporate all on-site construction requirements into a single code. It covers the Building Code of Australia and Plumbing Code of Australia and is managed by the Australian Building Codes Board (ABCB).

The NCC provides a nationally accepted and uniform approach to technical requirements for the building industry. It contains provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, environmental sustainability, services and equipment and aspects of health and amenity.

In cases of existing buildings undergoing alterations and/or additions, some discretion may be available with regard to upgrading the existing part of the building to meet the NCC.

5.2.4 *Disability Discrimination Act, 1992*

The Disability Discrimination Act makes it illegal to discriminate against a person on the basis of their disability. It is not specifically about buildings, however it has an effect on buildings in which the design and construction prevents access by people with a disability, as the owners of those buildings are deemed to be discriminating against people on the basis of a disability.

The DDA is philosophical in approach and:

- Is complaints based
- Has no construction standards
- Applies to actions of discrimination wherever they occur
- Can apply retrospectively to both new and existing buildings, wherever the discrimination occurs

On 1 May 2011, the Disability (access to Premises – Buildings) Standards (Premises Standards) took effect under the *Disability Discrimination Act 1992.* These standards align with changes to the 2011 edition of the BCA.

5.2.5 *Work Health and Safety Act (SA) 2012*

The Work Health and Safety Act 2012 and its regulations and codes of practice, amongst other things, establish health and safety duties, including the primary duty to protect any person from exposure to hazards and risks that arise from work.[47]

There is a risk that the building complex could contain hazardous materials such as asbestos, lead-based paint and potentially, other materials, that would require specific methods of removal and/or handling. This could occur in the context of the use of the building as a workplace or in the context of works to or within the building and subject site. Subject to hazardous materials audits, it is possible that the existence of such materials could have implications for the management of significant fabric.

## 5.3 Condition and integrity

The external form and fabric of the Adelaide GPO is largely intact to its c. 1893 state, with the exception of the demolition of some early fabric in the north-western sections of the site which occurred as part of the works to construct the 1922-26 additions. Internally, the building varies in terms of its intactness, though it is noted that the principal nineteenth century interiors also retain a high level of intactness. Other areas of the building have undergone extensive alterations, as detailed in Chapter 3 of this HMP.

While no condition assessments have been undertaken to date, the Adelaide GPO appears to be generally in sound condition.

## 6.0 CONSERVATION POLICY AND MANAGEMENT PLAN

This conservation policy is based on the assessment of cultural significance at Chapter 4, and informed by the opportunities and constraints identified at Chapter 5.

The objective of the conservation policy is to provide guidance on the conservation and management of heritage values and attributes of the place.

As relevant, the individual policies are followed by explanatory text.

### 6.1 Definitions

The terminology used in this chapter is of a specific nature. The following definitions are from the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Article 1), as endorsed by all statutory and national heritage bodies.

> *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
>
> *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
>
> - Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
> - Places may have a range of values for different individuals or groups.
>
> *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
>
> *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
>
> *Maintenance* means the continuous protective care of a *place*, and its *setting*.
>
> Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
>
> *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
>
> *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
>
> *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
>
> *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.
>
> *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
>
> *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
>
> *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its cultural significance and distinctive character.
>
> *Related* place means a *place* that contributes to the *cultural significance* of another place.

*Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

*Associations* mean the special connections that exist between people and a *place*.

*Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

*Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## 6.2 General policies

***Policy 1 Significance as the basis for future conservation and management***

*The statement of significance included in this HMP should be the principal basis for future management and conservation of the former Adelaide GPO.*

*Comment:*

Specific conservation objectives should include:

- managing the place in accordance with the assessment of significance and amended statement of significance in Chapter 4 of this HMP and with the levels of significance ascribed to particular elements, spaces and areas within the complex
- the retention and conservation of significant elements and areas in accordance with the policies and recommendations in this HMP
- a sensitive and respectful approach to adaptation, new works and future development where significant elements and areas may be affected
- if alterations or changes are proposed which support an appropriate and viable use for a structure or area of significance, the works should be undertaken in a manner which has minimal impact on significant fabric and on the original form and presentation of the element/area and the heritage values more generally identified at Section 4.

***Policy 2 Adoption of the Burra Charter***

*The conservation and management of the Adelaide GPO should be carried out in accordance with the principles of the Burra Charter.*

*Comment:*

When assessing the suitability of proposed works to significant areas and elements at the Adelaide GPO, the principles of the *Burra Charter* (2013) and its practice notes should provide the basis for all future works. These principles provide guidance on the conservation and adaptation of places and elements identified as being of cultural heritage significance.

***Policy 3 Specialist advice and skills***

*Advice from qualified heritage practitioners should be sought before any action is proposed or undertaken that could have an impact on significant built fabric at the Adelaide GPO.*

*Comment:*

Where works to significant built fabric or elements are proposed, or where technical advice is needed, it is important to select consultants and contractors with proven experience in the relevant field. This applies to the development of strategic approaches to undertaking works, as well as to the delivery of conservation works.

***Policy 4 Review of the HMP***

*Consistent with best practice, this HMP should be reviewed and updated every five years (in 2021).*

*Comment:*

Major physical change to the Adelaide GPO would be a trigger for a review of this HMP. Other triggers include instances where:

- approaches to conservation practice change, with potential implications for the management of buildings/areas at the Adelaide GPO
- major change occurs as a result of an accident or misadventure (i.e. vandalism or fire)
- the HMP is found to be out of date with regard to significance.

### 6.3 Conservation policies

***Policy 5 Setting, views and key relationships***

*In future management and interpretation of the place, consideration should be given to maintaining historical and visual relationships with other heritage places in the vicinity.*

*Views of the Adelaide GPO from the south and east should be maintained.*

*Comment:*

The broader setting of the Adelaide GPO includes its visual and historical links to the collection of nineteenth century buildings that make up the city's historic civic, administrative and commercial precinct, including the Adelaide Town Hall, former Bank of South Australia, Treasury, Government Offices, Supreme Court and Victoria Square.

In the immediate context it has particularly strong links to the former Telephone Exchange to the west and the Adelaide Town Hall to the north-east.

The former Telephone Exchange at 141-159 Franklin Street does not form a part of the subject site. Historically, however, the Adelaide GPO and former telephone exchange were part of one complex. The ability to perceive the historical and visual relationship between the two elements should be maintained. This relationship is most apparent in views from Franklin Street, Victoria Square and Post Office Lane.

In the broader context, there is an important visual relationship between the tower of the Adelaide GPO and that of the Town Hall. The visual relationship between these two buildings should be maintained.

As viewed from the key frontages to King William Street and Franklin streets and the broader environs of Victoria Square, the Adelaide GPO is visually prominent, owning to its largely detached form, scale, tower and the architectural qualities of the built form. The presentation of these elevations to Franklin Street, King William Street and Victoria Square should be maintained.

***Policy 6 Conservation of significant elements and attributes***

*Elements and areas of significance at the Adelaide GPO should be conserved.*

The most significant elements and areas are those identified as being of primary significance in this HMP (refer to 4.6 Levels of significance and as shown on the associated plans) and these should generally be retained and conserved.

These are summarised as follows:

Exterior:

- the external form and fabric of the GPO (1867-72 and 1891-3), including the Victoria Tower and cupola and the Franklin Street and King William Street facades, parts of the elevation to the access way between the GPO and the former Telephone Exchange to the west and some early elements visible from the open space at Nos 135-139 King William Street to the north.
- the roofscape of the GPO (1867-72 and 1891-3) including rendered and face brick chimneys, all original ventilators and gablet vents, the original half-domed lantern and all original or early form and fabric.

Interior:

- the basement, ground and first floor (mezzanine) levels of the 1867-72 and 1891-3 building to the extent of original building envelope and structure, plan form, volume, fabric and details. These comprise:
    - central basement sorting areas and associated strong rooms along with all remnant form and fabric of original walls and door openings. (Rooms B1, B5)
    - the original 1872 form and fabric of the Postal Hall and public entrance halls at ground floor level (Rooms G1, G7) and the former carriageway to King William Street (Room G11) along with all remnant form and fabric of original walls and door openings
    - mezzanine areas and surviving walls at first floor level along with all remnant form and fabric of original walls and door openings. (Room 1.1)
    - original fixtures, fittings, services and finishes, where extant (visible and concealed) throughout the three levels.

In the case of elements and areas of contributory significance (refer to section 4.6 Levels of significance) which play a supporting role in the significance of the place, the focus should be on the retention of evidence of early planning and as much significant fabric as is possible.

Contributory areas are all internal to the 1867-72 and 1891-3 building and they include:

- all areas within the extent sections of the 1867-72 and 1891-3 building apart from those identified as being of primary significance noted above: this typically comprises spaces in and around the central basement sorting area, postal hall and mezzanine areas above.
- the 1920s form and fabric of the adapted 1867-72 carriageway including the stair well to the additions of 1922 and the concealed 1920s detectives walk above the Postal Hall.

Refer also to the policies for Adaptation below at 6.4 and to the Specific Policies at 6.5.

***Policy 7 Remedial works and cyclical maintenance of built fabric***

*Programs of priority maintenance, remedial works and cyclical maintenance should form the basis for on-going care of the significant fabric at the Adelaide GPO.*

*These should be based on the repair and maintenance works in the schedules at Appendix C to this HMP.*

*Comment:*

The fabric of historic buildings will deteriorate over time due to the effects of age, weather and use. Poor maintenance can hasten the decline and decay of fabric, which can be expensive to rectify if not promptly addressed. It may also result in the loss of significant heritage fabric which can, in turn, affect the heritage values of the place.

The establishment of a cyclical maintenance programme will help to retard deterioration and, following any refurbishment works, to prevent future deterioration of restored original or introduced new material. Broadly, the approach to maintenance should firstly be to maintain and ensure that the significant original and early fabric does not deteriorate further and secondly to maintain all existing fabric. *Ad hoc* repairs or patch ups should be avoided.

Where existing fabric needs to renewed, the replacement generally should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials. New material should be marked on the back with the date (year/month) of installation.

Regular inspections of the building's fabric should occur, with an emphasis on susceptible areas such as guttering and downpipes, door and window openings. Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies and without reference to a conservation specialist. However, major maintenance works should be undertaken under the direction of an appropriately qualified conservation practitioner.

The primary aim of repair work should be to retain as much of the historic material as possible. In most cases involving repairs to significant fabric, the advice of a heritage practitioner will be required prior to undertaking the works, to ensure the significant fabric is treated appropriately.

**Maintenance**

Maintenance addresses all existing components of the place, including fabric and setting. Introducing new elements (such as new structures) or changing and adapting the existing building are not matters of maintenance, and are addressed in policies and recommendations included elsewhere in this HMP.

Typical maintenance works include:

- Cleaning out gutters, drainage systems and other water storage and drainage areas
- Securing and replacing roof sheeting
- Attention to cracking and crazing of external wall fabric, cracks to render should be addressed before spalling becomes a serious issue. This may require specialist input.
- Attention to glazing, timberwork and decorative features, in an appropriate and sympathetic manner. This may require specialist input.
- Maintaining existing equipment and services
- Maintaining existing power or pipelines or other services where this involves no alteration to the fabric of the place
- Replacing or upgrading services (may require specialist input for substantial works)

Regular monitoring of the condition of significant fabric is also an important aspect of maintenance.

With regard to the recommended cyclical inspection and maintenance programme, the following sets out a desirable minimum program for cyclical maintenance.

| | |
|---|---|
| Annual: | Roof cladding, gutters, downpipes, drains and surface drainage, bird-proofing, roof space, security and fire precautions, plumbing, electrical and data cables and appliances, windows and doors and general safety. Ceilings, floors, stairs, joinery, fixtures and fittings, tiling and building services. |
| 4–5 years: | External walls, external joinery other than for windows and doors and lighting. |

**Repairs**

From a heritage perspective it is generally recommended that repairs of significant buildings and structures should involve replacing 'like with like,' i.e. the replacement of material (missing, deteriorated or broken) with fabric to match the existing. Accepting this principle, it is also important to determine if the material proposed for replacement is appropriate (it may not be original). The advice of a qualified heritage practitioner should be sought on this. Wherever possible, only actual decayed fabric of a heritage structure should be replaced, instead of the whole host element.

Repairs to significant structures should also, in preference, be carried out by appropriately skilled staff or contractors, and may require in some cases prior analysis of the composition of the fabric to be repaired/replaced (i.e. mortars, renders and surface treatments).

Specialist input may also be required for the identification and eradication of any damage caused by pest infestations. Rectification may involve repair to, or replacement of, damaged fabric.

***Policy 8 Restoration and conservation works***

*It would be desirable to undertake active conservation (restoration and reconstruction) works to the slate roof and King William Street parapet. Of these, the reinstatement of the missing urns to the King William Street parapet would improve the presentation of the building and would be a higher priority from a heritage perspective.*

*Comment:*

Beyond the routine maintenance works noted at Appendix C, two areas for potential conservation works are present on the site. These relate to the slate roofs and the reinstatement of lost urns to the King William Street parapet.

While they have been identified as significant elements, roofs are not visible from King William Street or Victoria Square. They are visible in some, reasonably distant views from taller buildings nearby. Early slates have been replaced in corrugated steel throughout. Consideration could be given to reinstatement of slate cladding as opportunities come to hand.

Early images of Adelaide GPO show the eastern façade of the Adelaide GPO to King William Street. A number of urns are visible at the parapet level which have subsequently been removed. Reconstruction of these elements with units that match the appearance of urns visible in early images should be undertaken as a priority.



Figure 122 Victoria Square with Adelaide GPO, and part government buildings at right, c1910, showing urns at parapet level
Source: State Library of South Australia

### 6.4 Use, adaptation and development

***Policy 9 Use***

*Future uses of the Adelaide GPO should seek to minimise impacts on the values and historic fabric of the place, and should preferably retain a level of public access to the building.*

*Comment:*

The Adelaide GPO continues to provide Australia Post retail services in the original Postal Hall. However, the balance of the site is largely vacant.

When new uses are considered at the Adelaide GPO, these should be considered for the compatibility with the significant fabric of the place. Compatible uses will include those which do not place undue pressure on the significant fabric and can be accommodated without compromising the fabric or the presentation and legibility of the place. Changes of use with the potential to impact on the external presentation of the GPO, particularly as viewed from King William Street and Victoria Square, should not be contemplated. Internally, uses which allow both entries to continue to service the internal volume of the Postal Hall are preferred. Uses which provide for the retention of the original plan and mezzanine arrangement of this key space should be encouraged, while those that require subdivision, partitioning or other works that diminish the legibility of the space should be discouraged.

Given the history of the place, uses which maintain a level of public access, particularly to the Postal Hall (and even where this access may be restricted) ideally would be preferred.

***Policy 10 Adaptation***

*Adaptation of spaces and fabric within the Adelaide GPO complex should support the ongoing operational and functional requirements, and be sympathetic both to the overall heritage values of the place and the significance and contribution of the affected spaces and fabric*.

*Comment:*

Physical change to spaces within the building complex has occurred in the past and is likely to occur in the future, as spaces are required to adapt to new uses and functional requirements. The extent of physical change which can be contemplated for individual spaces, areas and fabric relates to the level of significance of these.

Generally, adaptation of, and alterations to all significant heritage buildings should, in the first instance, follow *Burra Charter* principles including the 'cautious' approach recommended by the Charter, where as little as possible of the significant fabric is changed and works do not 'distort' the physical or other evidence provided by the place.

This particularly applies to elements of higher significance, in this case areas and elements of primary significance, while those of a lesser level, that of contributory significance, provide greater flexibility for change, although even in that case, care should still be taken in planning and implementing such change. Elements of little or no significance can generally be altered and adapted as required. The management of the complex will entail the management of physical change, not prohibition of change, but within a framework of conserving the significant heritage values. Refer also to the specific policies at 6.5.

***Policy 11 Spaces and elements of primary significance***

*Where spaces of primary significance are proposed for adaptation, the works should involve minimal physical alteration to significant fabric and should not adversely affect the exteriors of the spaces, significant decoration, or the interior spatial quality including a sense of the planning and layout and the dimension of the affected spaces.*

*Comment:*

Wherever possible, change should also avoid permanent intervention into areas and elements of primary significance and all changes and installations in these areas should be reversible, i.e., not requiring significant reconstruction of the heritage fabric when the interventions are no longer required. Change should be carefully planned, and not undertaken on an *ad hoc* basis, responsive to short-term requirements.

Where significant elements are removed, any work should be done in a manner which is ultimately reversible when the present need becomes obsolete, and the removed items should be stored for future reinstatement.

***Policy 12 Spaces and elements of contributory significance***

*There is greater scope for adaptation and alteration to spaces and elements of contributory significance. These offer the opportunity, when planning works, to focus change required to support the ongoing use and functioning of the building in locations where the tolerance for change is greater, and there is less impact on the heritage place as a whole. Accepting this, there is a preference for the retention of original plan form and fabric.*

*Comment:*

All works in areas of contributory significance should be planned so as to retain original fabric wherever possible and to retain or reinstate early or original plan form. Impacts on areas adjacent to nearby areas of primary significance should be avoided.

***Policy 13 Spaces and elements of little or no significance***

Spaces and elements of little or no significance could be altered or adapted as required.

*Comment:*

Impacts on fabric adjacent to areas of primary significance should be avoided.

### 6.5 Specific policies

***Policy 14 Exterior***

Retain and conserve the external form and fabric of the 1867-72 and 1891-3 wings, with a particular focus on the principal street frontages and visible roof form and fabric.

Avoid or minimise alterations to the significant external fabric.

*Comment:*

The principal elevations of the Adelaide GPO (addressing Franklin and King William streets) should remain unaltered. Original exterior elements, including original fabric to walls, rendered details, the arrangement of openings and the form and fabric of roof elements should be retained intact and should not be obscured or altered by new work.

Reflecting its relatively modest contribution to the presentation of the building, there is some, limited, potential for physical change to the western elevation to the laneway. Changes of this kind should be limited in terms of their extent and undertaken where no less intrusive alternatives exist. In the event that works of this type are contemplated, these should be kept to the minimum extent required, retain maximum original fabric and be designed in a manner that allows them to be legible as alterations. Where possible, works involving the loss of early fabric should be reversible. Works in this area should not limit an appreciation of the early association with the former Telephone exchange.

While the roof, in its entirety, has been identified as a significant element, its significance extends to its broad form and to some individually significant fabric such as chimneys and the roof lantern above the main postal hall. Changes to the roof that do not affect the presentation of the building such as the construction of new skylights, gantries and access ways whose impacts on fabric are limited to the roof cladding only, could be countenanced. These should be designed to limit the impact on early fabric. As noted above, the replacement of galvanised steel roof cladding with slates is encouraged.

***Policy 15 Interior***

*Retain and conserve the key public entries and spaces of primary significance. Early or original paint scheme recreated in areas of primary significance (c.1990s) should also be retained.*

*Retain evidence of the original internal planning and circulation within the building (including to areas of contributory significance) to maintain an understanding of the overall building programme and its historical use.*

*Adaptation works should focus first on areas of little or no significance, with some scope for change in contributory significance.*

*Within these constraints there is scope for further adaptation within the building.*

*Comment:*

To the extent that it survives, the plan form of the key public spaces at the Adelaide GPO should be maintained. In particular, the relationship between the two key entries to King William and Franklin Street and the Postal Hall which aid in an understanding of the original use and operation of the building, should be maintained. It is preferred that the plan form of spaces of contributory significance should also be maintained where their original arrangement remains legible. The original planning at basement level of the 1872 building is largely intact and should remain unaltered. However, future change to the plan form of areas to the north of the postal hall and non-public areas more broadly could be contemplated without detrimental impact on the building's heritage values. Original internal elements, such as the stair, timber joinery, panelled doors, fireplaces and leadlight, should be retained wherever they survive. Where walls are removed, evidence of an early arrangement should be retained in the form of nibs.

The existing paint scheme in the postal hall and associated entries dates from restoration works undertaken in c.1990s. This recreates an original or early paint scheme in these spaces. It contributes to the character and significance of these areas and should be retained.

***Policy 16 New development***

The 1922-26 addition has been assessed as of little or no significance and could be retained and adapted or demolished as required. This part of the site offers the opportunity for new development on the site, consistent with and responsive to the heritage values of the place.

Any new development on the Adelaide GPO site would need to have regard for any impacts on the presentation of the place and on significant fabric as identified in this HMP.

*Comment:*

Confirming previous assessments, this HMP has concluded that the 1922-26 additions, while part of the evolved complex, are of little or no significance. They could be retained and adapted or demolished as required.

Any new development on the site of the 1922-26 additions should aim to minimise impacts on views to the heritage place from key vantage points.

Refer above for policies for the conservation and management of significant fabric.

**Potential impacts on the broader presentation of the heritage place**

The Adelaide GPO can be viewed from a number of different vantage points. Broadly speaking, these vantage points are located in: King William Street to the north of the Adelaide Town Hall at 128 King William Street; King William Street immediately to the east of the GPO; and various locations around Victoria Square. These three conditions are discussed separately below:

New additions should have regard to distant views to the GPO from vantage points in King William Street to the north of the Adelaide Town Hall. Views from these areas allow the Victoria and Albert Towers to be read in conjunction with one another as the tallest elements within the King William Street view corridor. Additions on the GPO site should not obscure views to the Victoria Tower from these locations and should allow the traditional relationship between the two towers to be maintained.

The impacts arising from new development presenting to the adjacent sections of King William Street should be mitigated through setbacks from the facade. Where new development is visible from King William Street, it should be set back sufficiently should be sufficient to allow any new built form to be understood as later, distinct and recessive elements that allow the King William Street volume of the

GPO to remain the pre-eminent built form on the site. While the precise setbacks would depend on the form and character of the addition, it is unlikely that a setback of less than 17 metres could be achieved irrespective of the design of the addition. A setback of this order is consistent with ; the significance of the King William Street wing and the location of surviving fabric; the opportunities afforded for views from distant vantage points; and the role of the tower in the King William Street environs.

Setbacks from the southern Franklin Street frontage will be influenced by the footprint, height, form and architectural expression of new built form. However, new works are likely to be visible from Victoria Square irrespective of their setback from the Franklin Street façade. Here, the setbacks should be sufficient to ensure that the presence of new built form that is visible from Victoria Square is subordinate to that of the GPO and allows its original form and character to remain legible.

Further to this, future works and development in the area between the GPO and Telephone Exchange to the west should be designed to avoid visual and physical impacts on views of the historic buildings from Franklin Street and from within Victoria Square. Works should allow the two buildings to remain legible as distinct but related elements.

**Potential impacts on significant fabric**

The remnant significant fabric of the GPO is valued both intrinsically and for its contribution to the form, character and legibility of the building. Roofs have been identified a significant elements and fabric at roof level should not be removed or covered over or otherwise overwhelmed by the presence of new built form on the GPO site.

Again, different circumstances exist in different sections of the site. The external building envelope of the 1867-72 building to Victoria Square survives largely intact. Its roof has been identified as a significant element whose chimneys and roof lantern and other elements are visible from Victoria Square. New works will require substantial setback from the Franklin Street facade that is sufficient to allow the early roofscape to be conserved. By contrast, the additions of 1891-3 were very substantially affected by the works of 1922-26 and far less of the original roof survives. Consequently, the location and intactness of surviving early fabric in the vicinity of the King William Street facade provides fewer constraints in terms of setbacks. The extent to which setbacks from the two street frontages to new built form may be affected by the presence of fabric of primary significance fabric are discussed separately below.

As noted above, there are no opportunities for substantial change to original sections of the roof, roof lantern or extant original chimneys of 1867-72 addressing Victoria Square. New built form in this area should be designed in a manner that requires little or no change to these elements. In practical terms, this would require that new works extend no further south than the existing southern boundary of the additions of 1922-26, approximately thirty-five metres from the Franklin Street facade. Some opportunities may exist to cantilever new built form over the existing roof to Victoria Square. However, new fabric adopting this form should extend no further south than existing chimneys located on the northern side of the roof lantern and be located at sufficient distance above the chimneys to allow these elements to remain legible as independent roofscape elements.

Further to this, it is noted that the natural lighting provided by the roof lantern has traditionally supplemented artificial light from other sources. New works should be sited or should incorporate devices that allow the lantern to continue to operate in its traditional role

Additions presenting to King William Street should conserve the form and all remaining roof fabric from the additions of 1891-3. As noted above, a setback in this section of the site is likely to exceed 17 metres in order to provided sufficient separation between the King William Street facade and new built

form. Consequently, no substantial opportunities to cantilever new built form over the retained roof to King William Street exist.

### 6.6 Honour boards, memorials and commemorative plaques

***Policy 17 Honour boards, memorials and commemorative plaques***

*An inventory of honour board, memorials and commemorative plaques should be prepared and a strategy developed for their management and placement.*

*Comment:*

There are a number of honour boards, commemorative plaques and the like located around the complex. These have not been documented in detail as part of this HMP. As a general comment, these vary in terms of their historical and contemporary and historical associations and significance. They should be further assessed for retention within the building complex.

As a note, the WWI honour board located adjacent to the Franklin Street entrance doors (within the 1922-26 addition) should be retained. In the event this building is demolished, the honour board should be relocated to a new position within the complex, preferably one that is publicly accessible.

### 6.7 Interpretation

***Policy 18 An interpretation strategy should be developed for the place.***

*Comment:*

The heritage values of the Adelaide GPO are analysed at Chapter 4 of this HMP. These values relate to a range of architectural, historical, social and aesthetic attributes.

While the identity and primary use of the place as a GPO is well-known in the Adelaide context and is demonstrated through the fabric of the place, this may change over time, particularly in the context of changes in use.

Accordingly, as part of any proposal for the adaptive reuse of all or part of the building complex, it would be desirable to develop and implement of a values-based interpretation strategy for the heritage place, to supplement the historic built fabric. An increased understanding of the cultural significance of the GPO by the users and visitors would serve to raise awareness of the place, and support the long term conservation of its cultural significance.

As part of this process, consideration should be given to the introduction of a mix of interpretive signage and other interpretative devices within the public areas of the places, to summarise the heritage values of the place.

### 6.8 Signage

***Policy 19 Signage***

*In the event of a change of use and the introduction of new uses into the complex, a signage strategy should be developed consistent with the heritage values of the place and taking into account any other relevant considerations.*

*Comment:*

As a general comment, external signage should be kept to the minimum required for business identification, and should avoid impacts on original fabric and the presentation of the building. Where additional signage is required, this should be non-illuminated and limited in size and number. It could

be located within the key street entries in a manner that does not damage significant fabric or obscure key architectural features. No potential exists for promotional signage that is fixed to the heritage building.

### 6.9 Management policies

***Policy 20 Adoption of policies***

*The policies included in this HMP should be endorsed and adopted by the present and future owners, lessees and managers of the Adelaide GPO, and should form the primary guide for its management.*

*Comment:*

The present and future owners, lessees and managers of the Adelaide GPO at 141 King William Street, Adelaide should adopt and implement the policies in this HMP.

***Policy 21 Compliance with legislation***

*The owners, lessees and managers of the Adelaide GPO should comply with all applicable legislation.*

*Comment:*

It is important that those responsible for the management and maintenance of the Adelaide GPO are aware of the statutory heritage controls which apply and their obligations under these controls. Processes should be developed and followed when proposing maintenance, repair work, or other activities which potentially involve changes to and modification of significant fabric and elements, and accordingly may impact on the heritage values.

Information about the applicable legislation is at Chapter 5 (5.2, Legislative requirements).

***Policy 22 Statutory controls***

*The Adelaide GPO should be subject to statutory heritage protection, to ensure that its values are maintained and conserved.*

The Adelaide GPO is included in the Commonwealth Heritage List under the EPBC Act and the South Australian Heritage Register under the *Heritage Places Act.*

These mechanisms provide an appropriate level of statutory heritage protection for the place. In the event that the GPO is divested, it would remain on the South Australian Heritage Register and would continue be protected by the provisions of the Heritage Places Act.

As noted previously, the South Australian Heritage Register extent includes the 1867-72 and 1891-3 wings, together with the former Telephone Exchange to the west. It does not include the 1922-26 additions, nor the remnant 1891-3 fabric at the northern end of the central laneway. This is considered to be an appropriate reflection of the assessment of significance in this HMP.

***Policy 23 Recording***

*A photographic and documentary record should be made before any demolition, substantial change or new construction occurs at the Adelaide GPO.*

*Comment:*

Where an element of significance is proposed for partial demolition or change, a recording program should be undertaken prior to any works. This may include, but is not necessarily restricted to, measured drawings and a black and white archival quality photographic record; a digital or video record may also be undertaken. Such records are typically required to be lodged with a statutory heritage

authority, or a local historical society. A separate copy should also be lodged with an approved archival repository. The record may also be used for future site interpretation (see Policy 18)

***Policy 24 Unforeseen discoveries***

*In the event that an artefact or sub-surface material is uncovered at the site appropriate government agencies should be notified of the discovery.*

*Comment:*

Given the extent of basement across the subject site, including the 1922-26 additions, the potential for historical archaeology and sites, or Aboriginal sites, objects or remains is considered to be relatively limited. Notwithstanding this, in the event of unforeseen discoveries, work would need to be stopped and the appropriate government agency or Minister, as applicable, notified as per the requirements of the Heritage Places Act and the *Aboriginal Heritage Act (SA), 1988*.

***Policy 25 Risk preparedness***

*A Risk Management Strategy should be integrated into the management of the Adelaide GPO.*

*Comment:*

Risk management is an important means of protecting and conserving the heritage values of all heritage places. As such a Risk Management Strategy should be integrated into the management and of the Adelaide GPO.

While a detailed assessment of risk is outside the scope of this report, the following risk preparedness analysis outlines potential threats and hazards posed to the physical fabric and landscape at the property by environmental and social factors.

Table 3 Risk preparedness

| **Threat** | **Probability** | **Preparation/Response** |
|---|---|---|
| Fire | Always present | Maintain a fire suppression and warning system at the site. Ensure there is an evacuation plan in place, and conduct regular training and rehearsals. Ensure that combustible materials do not come into contact with hot lights. Ensure that extinguishers, fire blankets etc, are located within reach of potential sources of fire. Maintain electrical systems in good order. Maintain liaison with fire brigade to regularly test and monitor systems. |
| Bird ingress | Moderate | Visually unobtrusive bird proofing devices, such as netting and wiring, should be installed in locations where roosting is known to have occurred, or could potentially occur in the future. These should also be checked regularly and upgraded as required. |
| Flood | Possible | Localised internal flooding, from toilets, sinks and pipe work, is always possible. Maintenance of wet areas and pipe work is a means of minimising this possibility. |
| Water ingress | Moderate | Rainwater goods (gutters, downpipes and sumps) should be repaired (where required), maintained, installed and kept clear. Inspect and maintain roofs, windows and doors regularly. |
| Storm damage | Always present | Maintain roof in good order, inspect fixings; inspect and maintain windows and doors in good order; regularly inspect and clean eaves gutters and downpipes. |
| Vandalism and theft | Moderate | Vandalism and theft are always possible and a normal level of awareness and security should be maintained, particularly while the building is not occupied. Installation of security cameras could be considered in discrete locations. These should be fixed to cause the minimum possible impact on significant fabric. |

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## APPENDIX A COMMONWEALTH HERITAGE LIST CITATION

**Commonwealth Heritage List: Adelaide General Post Office**

List Commonwealth Heritage List

Class Historic

Legal Status Listed place (22/06/2004)

Place ID 105518

Place File No 3/03/001/0010

*Summary Statement of Significance*

The Adelaide General Post Office forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide. The building, and broader precinct, are well-known images and are often used to illustrate the historical nature and prosperity of the city. The GPO was the most expensive building constructed to that time by the colonial government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone (Criterion a). Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in place of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space. Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry (Criterion d). The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square (Criterion e). The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which is outstanding nationally. The postal hall at the Adelaide GPO is also one of Australia's finest public interiors of the mid-to-late nineteenth century (Criterion f). The GPO has considerable social significance for Adelaide residents owing to the building's lengthy connection with postal services and is important to the community as a well-known landmark (Criterion g). The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton and Robert George Thomas (Criterion h).

*Official Values*

Criterion A Processes

The Adelaide General Post Office, built in 1867-1872 and extended in 1891-1892, is significant as one of South Australia's most important public buildings. Adelaide GPO forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide. With its substantial dual frontage to King William and Franklin streets and landmark tower, the GPO has a well-established relationship with the nearby Adelaide Town Hall, former Bank of South Australia, Supreme Court and Victoria Square. The building, and broader precinct, are well-known images and are often used to demonstrate the historical nature and prosperity of the city.

The GPO was the most expensive building constructed to that time by the Colonial Government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone.

The Adelaide GPO also received the first international telegraph message in Australia in October 1872 via the overland telegraph line, completed between Darwin and Adelaide in August 1872; the Darwin end of the line connected with the undersea cable from Indonesia. This technological leap made communication with the rest of the world possible in hours rather than weeks.

Criterion D Characteristic values

Adelaide General Post Office is an example of:

1. General Post Office (first generation typology 1803-1869) with combined telegraph office and second generation additions.
2. Victorian free classical Renaissance revival style
3. Colonial and Commonwealth architects.

Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in lieu of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space.

The inclusion of an adjunct free-standing telephone exchange demonstrates a shift in the programme to accommodate increasing demands for telephone services.

The 1920s alterations and additions to the Adelaide GPO by Commonwealth chief architect J S Murdoch in close co-operation with superintendent of public buildings in South Australia, A E Simpson, recall the transfer of responsibilities for the design of Commonwealth buildings from the State to Commonwealth governments.

Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry. The building also has several important Baroque elements, primarily from French and English sources, with the building hinting at the coming grand manner Baroque of 1900s England.

Criterion E Aesthetic characteristics

The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. It features a grand postal chamber with a half-domed roof and peripheral clerestory lighting. A gallery at first floor level is supported on ornamental cast-iron trusses with matching cast iron balustrading. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square.

Criterion F Technical achievement

Although the elements of the main façades were not uncommonly used in important buildings during the Victorian period, they are most skilfully deployed in this particular building. The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which stands apart even at the national level. The postal hall at the Adelaide GPO is also one of Australia's

finest public interiors of the mid-to-late nineteenth century. It compares with other nationally important postal halls at Melbourne and Hobart [CMP 1989, p.179].

Criterion G Social value

The GPO is significant to Adelaide residents for its lengthy connection with postal services and is important to the community as a well known landmark.

The scale of the Adelaide GPO reflects the sense of importance and civic pride in Adelaide at the time of the building's design and construction; the role of postal, telegraph and telephone services from this site for 150 years has also been integral to the history of South Australia and the development of its economy.

The importance of the building can be gauged by the enormity of the ceremony to lay the foundation stone; 3,500 people including all levels of officials witnessed Prince Alfred, Duke of Edinburgh, lay the stone to Adelaide's most expensive building. The enormous public hall has provided a social meeting place.

Criterion H Significant people

The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton and Robert George Thomas.

Description

Construction date 1867-72

Style Renaissance revival frontages with fully rusticated pavilions and Neo-Baroque cube-and-drum columns (rusticated or blocked columns) round the entrances, and curved Baroque mansarded clock tower.

Period Victorian c.1840 – c.1890

Structure and materials

Original fabric

The following 'original' fabric is based on the 1867-72 and 1891-3 to 1885 form of the GPO building as was completed by 1893. Refer also to section on alterations, below, for additional information on subsequent building fabric.

Levels: Three, including basement, plus three additional stages to the corner 'Victoria Tower'.

Structural frame: Solid load-bearing masonry (brick and stone) construction to wall structure on stone footings; small number of cast iron columns; cast iron beams and girders supporting roof lantern over public hall and floor over mail room hall; timber floor framing on cast iron girders; timber-framed roof structure.

External walls: Glen Ewin freestone to original principal south and east elevations, heavily rusticated with moulded stone string courses; west elevation finished with axed random rubble stonework with moulded stucco dressings to quoins, windows, doors, stringcourses and bracketed frieze. The 1893 addition presents a Murray Bridge freestone façade to King William Street on brickwork structure, essentially replicating the detail of the original. The north elevation of this wing, however, is constructed of red face brickwork with a 6-metre return from King William Street finished with ruled ashlar.

Internal walls: Generally brickwork finished with hard plaster and painted finish, with the exception of perimeter basement walls which were face stone and brickwork, some sections of wall around the public entrances and hall which were freestone and Glen Osmond stone, and gallery walls which were finished with ruled ashlar; timber-framed walls to internal lavatory partitions. 1893 wing basement walls were unpainted face brickwork.

Floor: Basement floor and ground floor public entrances of the original building are all slate flag-paved; ground floor public hall finished with Minton encaustic tiles; concrete mail room floor; elsewhere flooring

comprises timber boards on timber joists and cast iron girders. Floors finished with variously profiled moulded cement render skirtings. The basement floor of the 1893 wing is concrete.

Ceiling: Basement ceiling of vaulted brickwork to original building and ripple-iron finished to 1893 basement addition; public entrance vestibules have barrel vaulted brick structure with coffered plaster finish; public hall ceiling is constructed in a half-dome form with cast iron girders, fish scale glazing and coffered plaster finish; generally plaster finish elsewhere through original building and ripple iron through 1893 addition, west wing.

Roof: Hipped timber-framed roof form finished with slate to the external faces and corrugated galvanised iron to the internal faces; rendered brick chimneys with moulded panels and caps; hipped central lantern roof constructed of timber framing on cast iron girder framing with half-domed form, corrugated galvanised iron and fish scale glazing finish; decorative galvanised iron roof ventilators. 1893 addition was hipped roofed with corrugated galvanised steel finish.

Other: Cast iron balustrade panels with polished cedar handrails and newel posts to stairs and public hall gallery; polished cedar 6-panelled doors; various moulded cedar architraves with polished finish to doors and windows; doors to public spaces and gallery are surrounded by moulded aedicules and arched surrounds; gallery doors surmounted by arched polished timber screens; decorative cast iron brackets to perimeter of public hall supporting gallery floor; generally timber-framed double-hung sash windows, some with operable 2-light fanlight. Fireplaces throughout office areas have surrounds and slate hearths. Public hall fitted with 12-arm brass gasoliers. Externally, the basement light well facing the principal street elevations is screened by cast iron balustrade and the entrance vestibules are screened by paired wrought iron gates on friction rollers.

The GPO was constructed between 1867 and 1872-6. By 1876 the building had its present two-storey main component and its clock tower. Compositionally, nine bays faced King William Street and ten bays faced Franklin Street. The façade utilises 16th Century Roman palazzo composition as its core, parapeted in a Sansovino manner with waisted balustrading facing King William and Franklin Streets. The ground floor is presented as a basement layer with six Doric half-columns and four plain-shafted pilasters, which form in antis settings for the northern and central colonnades facing King William Street. The first floor is treated as a piano nobile. The King William Street facade has four two-storey pavilions, each projecting, to their cornice lines, just over a metre. Moving northward from the corner, these include:

(i) For the clock tower base: placed at the corner, this presents a rusticated basement with a single arch facing towards King William Street and Franklin Street respectively. These have progressively angled voussoirs and concave-scooped reveals, housing a window set in a smooth-surfaced panel and flanked by two small Doric columns supporting around arch with a keystone linked to the outer arch keystone immediately above. The aedicule sits on a chamfered sill fronted by a patterned iron railing above a three-panelled base. In the 1867 drawings by Wright, Woods and Hamilton the window was intended as a square-panelled doorway cutting down through the base to street level, and the stepped concentric arch pattern, in the manner of Soane or Sanmicheli or, for that matter, Greenway. Its use here is contemporary with James Barnet's introduction of the element in his gatehouses at Liverpool Hospital, NSW, probably in direct tribute to Greenway and Soane. Barnet employed the device in later NSW post offices such as Albury (1880-1). The second storey is separated by a Doric entablature with a plainer base above that, centred on a single recessed panel. The rustication continues on this level, but is horizontally raked only. This rustication continues into a stepped recess housing another arch supported on a string course with its keystone supporting a panelled entablature with two groups of brackets over the outer rusticated layers. The window in turn is set in a stilted arch. As originally designed it filled the arch volumes, but as built it shows a different, more complex arrangement, with a moulded architrave, and inside that is a third rusticated layer forming a partly blind panel in side the arch. The actual opening here is narrower still, a rounded slit arch. The spandrel includes two concave quadrant recessed panels.

(ii) The main entrance pavilion is separated from the clock tower base by a single aediculed bay. The basement is on two single-panelled plinth with an in antis composition in Doric with a plain frieze. The columns

and their flanking pilasters are linked in a set of rusticated banding that continues across the column shafts to form a drum-and-cube rustication, or blocked columns, a device seen more commonly in the 1880s and during the heyday of Edwardian Baroque. Behind these is a recessed rusticated surface with a central entrance arch, flanked by carved spandrel panels and filled with a large iron gate. The building title is on the entablature directly above, and the second storey, treated as an Ionic piano nobile, has two half columns in antis, flanked by rusticated pilasters. Originally the window arch was figured in a recessed layer, again forming a concentric pattern with an outer arch, recalling Soane or, earlier, Sanmicheli, and used in Australia by Greenway (see above). This was replaced by a Serlian arrangement with a single arch springing from a four-columned subordinate order, on unusually thin shafts. The entablature was distinguished by a regular run of brackets cutting across it and above that was a panelled parapet topped, in the original design, by orb finials in two pairs, in line with the column and pilaster pairings below. This was supplanted in the built version by two panelled parapet block piers flanking a miniature pediment over the Imperial crest. This was hoisted on miniature plinths and columns, bracketed with quarter parapeted gables and scroll consoles.

(iii) As for the second pavilion, but with four parapet piers above and a vestigial pediment over a central balustrade bay. Separated from the second pavilion by a five-bay recessed façade. The main basement arch was intended as identical to that in the main entry, but was replaced by a segmental arch in the final form spanning most of the distance between the rusticated columns.

(iv) As for the clock tower pavilion, separated from the third pavilion by a three bay recessed façade. It reproduces the piano nobile window originally designed for the clock tower pavilion. The parapet treatment is similar to that over the present vehicular entry pavilion three bays along. The rusticated basement has a hefty course line running across at springing point level. The basement window has an astylar architrave recessed on a smooth plane inside the rusticated arch, another mannerist device pioneered by Giulio Romano suggesting uncertain window depth. Originally the basement was to have housed the main vehicular arch, but again this was altered in the final design.

Intermediate bays: these are asymmetrical on both façades. In the original design one aediculed bay separated the end pavilions, and seven aediculed bays, half columned in Doric on the ground floor or basement level, formed the central intermediate façade. The bay numbering was also changed in the built version to a five-bay central façade and a three bay northern façade, each facing King William Street.

The bay between the clock tower and main entry pavilion remained as originally designed, with no columns apart from the subordinate order supporting its window arches. The basement or ground floor window, originally square headed with a pediment, was replaced by a round arched window in the 1872 completion, though its framing, of two pilasters on block-corbels, remained. The upper window is as originally designed in 1867, framed by two Ionic half-columns and linked to an Italianate balustrade alluding to a balcony. Several of these details parallel components seen on Clark's Old Melbourne Treasury of 1858-62, and Edmund Wright, for one, had a compositional sensibility related to Clark's.

The central bays, spread through five aedicules, are defined by a set of half-columns. These replaced the pilasters indicated in Wright, Woods and Hamilton's 1867 drawing and represented a general increase in the ground floor façade's sculptural sense. Each window sits on a panelled spandrel, and the label moulds over each arch are quite distinct. The same bay pattern is repeated in the northern recessed portion of the façade, except that a large arched double door has been placed across the northernmost ground floor bay, spanning the entire space between the half-columns and topped with a panelled spandrel similar to those on the other pavilions at ground floor level.

Clock Tower, completed 1876: named the Victoria Tower, this was to have been about a storey taller in height than the final version, and omitted an extra facet shown in the 1867 drawings. It has a large panelled base similar in height to the pediment array over the main entrance one bay north. This replaced a mezzanine-plinth in the 1867 design: this was to have had rusticated quoins and a lunette arch housing the imperial coat of arms, and was rather neoclassical in appearance. Above is a balustraded base and an arched storey framed by Corinthian pilasters at each corner. Originally the arch was to have been rusticated, with the clock directly under it and two vent windows in smaller arches under that, but this area now houses a single vent with

sculpted spandrel inside the arch. The original columniation appears to have been intended as a pilaster and column at each corner, but by 1876 this was changed to trios of superimposed pilasters with re-entrant angles at each corner, rather in the manner of Melbourne GPO. Above this level the 1867 design showed an arched vent storey framed by paired columns at each corner, under spur entablatures. This was changed to the main clock-face storey by 1876, with the clock framed by a solidly moulded arch framed by two quasi-pilasters at each corner. The long scroll consoles intended for an open arched lookout higher up were now drawn down into this level and reduced in mass. This is less evident in the 1876 form as the consoles' gesture is reinforced by the corner pilasters to which they are attached. Either way, the consoles and their placement are a distinctly Baroque component in the tower design, and the design, particularly in its 1867 version, has strong affinities with the London Church towers of Wren and Hawksmoor. Wright's earlier Town Hall tower (1866) has this connection also. In the event the lookout storey was omitted and the dome, an elongated four-sided mansard, was drawn down to top the clock-face level directly. Originally this was to have been Gothic-arched in section, as with the Town Hall tower summit, with a large ball finial; but in the 1876 version this was converted to a catenary mansard of semi-elliptical section, very unusual in Australian mansard treatments. The finial was changed and linked to the roof by small scroll linkages. Collectively this part of the design appears much closer to French Baroque sources than the original.

The construction was in a mixture of Glen Osmond and Glen Ewin stone, relieved by Bath limestone. Behind the 1867-72 building is a bluestone and brick building, remnant sections of the former Police station and barracks. This was arcaded when absorbed into post office extensions to the rear in 1884, and in 1912 was fused with the 1907-8 Central Telephone Exchange fronting Franklin Street. The result was a courtyard to the rear of the main Post Office building.

Interior: The central postal hall is a rectangular double-height cubic space, with a coved and skylight lantern ceiling. The massively coffered ceiling has central and flanking rosettes in each bay and full classical cornices forming the reveals of each coffer. Access to the hall is via entrance vestibules from both street frontages; each vestibule features a coffered barrel-vaulted ceiling. The upper level is a ruled ashlar finished wall with a series of round arched doorways entered from a bracketed gallery walkway with cast-iron balustrade with scrolled supports. The ground floor was paved in patterned Minton tiles, and the service doors and openings were a mixture of rounded and segmentally-arched doorways, each arch springing from a ground floor dado. This dado was integrated with the counter area, and the public were served from the sides in a manner later adopted in Melbourne.

History

History The Adelaide General Post Office was constructed between 1867 and 1872 on the site of the original Adelaide post office (1851). The Colonial government held a design competition for the new GPO and telegraph station buildings in 1865. Thirteen entries were received, and the design by Edmund Wright and Edward Woods was selected. Architects Edward Hamilton and Robert Thomas (appointed Colonial Architect in 1867) also influenced the final design, which was redrawn by Wright and Woods to alter the scale and reduce the tower in height. The first building contractor quit after disagreements about the stone being used, and builders Brown and Thompson were awarded the contract to continue construction works. The GPO was the most expensive building the Colonial Government had constructed to that point, costing a total of £53,258. The foundation stone was laid on 1 November 1867 by Prince Alfred, Duke of Edinburgh, and the post office opened on 6 May 1872. The clock, made by JB Boyce of Whitechurch, London, for £410, and bells cast by John Taylor of Lough Keough were installed in the tower in 1875. The Adelaide telephone exchange was opened in 1883 and a switchboard was installed on the first floor of the GPO. The building was extended to the north along King William Street in 1891-92 to accommodate the telegraph office. This addition was constructed by JJ Leahy and cost £16,469. (P Summerling and P Donovan, City of Adelaide Heritage Survey)

Architect Edmund Wright and Edward J Woods (1872); Edward A Hamilton and Robert G Thomas (alterations); Superintendent of Public Buildings: Charles E Owen-Smyth (1891-93 work)

Summary of use General Post Office, Telegraph Office; Telephone Exchange (added 1883)

Summary of development and/or alteration 1852: First post office on this site.

1865: Single-storey Renaissance revival Post Office in place. This had rusticated quoins and several massively rusticated arch voussoir groupings, cues that probably affected the wide and energetic rustication employed in the current building.

1865-6: Competition for successor building held.

1867-72: Construction of core of present building.

1872: Former police station behind the GPO converted to quarters.

1876: Clock installed.

1883-4: Telephone exchange added and second storey added to former police station/quarters building to provide an ironmongery store and carpenters' and instrument fitters' workshops (later partly demolished for 1891-3 wing to GPO)

1891-3: North Wing on King William Street added to house new telegraph office and administrative offices.

1907-8: New Central Telephone Exchange building constructed to the west of the GPO to designs by C T Owen Smyth. The exchange comprised four levels including basement and extended back from Flinders Street with seven bays. Extensions in 1912-3 linked the building to the GPO at the rear through the shared quarters of the former police court with three additional bays.

1921-6: Substantial alterations and additions to the design of Chief Architect, J S Murdoch, to create a six-level extension to the GPO building. This was situated over the north-western portion of the site, retaining the eastern 2 bays of the 1891-3 north wing and the 1891-3 trailing west wing and provided additional accommodation for mail handling, parcel post, telephone and administration. Within this period, a five level building for Commonwealth Offices was designed for the western portion of the site, facing Franklin Street. Ultimately, only the first stage of this building was constructed and used for the Accounts Department. Alterations to the original building were carried out as part of this reworking of the building. At basement level these included lowering of some of the floor levels in the southwest corner rooms and demolition of a large section of the northern wall of the original north wing to the new building to incorporate a large parcel post department. It is unclear what the ground floor alterations included, however first floor alterations incorporated construction of a locker room mezzanine floor area in the telegraph operators' area in the north wing of the original building, demolition of internal partition walls in the King William Street wing to provide a large, open plan area for a 'records and investigations branch' office in the 1867 section and 'accounts department' in the 1893 section. A light well was incorporated into the design between the new wing and the original building and the public and staff stairwells at the northeast corner of the original building were altered for the second time.

1925-39: Standard and Waygood passenger lift installed.

1936: Plans are prepared for alterations and additions to the ground floor, including the installation of private letter boxes in the western end of the public hall. By this time, or as part of these works, the former stamp and money order offices flanking the southeast corner of the public hall are combined by demolition of a partition wall and fireplaces to provide an enlarged money order section. This included conversion of the two counter windows to doorways. The former mail room to the southwest of the public hall is refurbished and re-partitioned to form new counter areas for registered mail. Further, the works also included alterations to the eastern end of the north mail room to provide a separate parcel post office and extensive raised platforms throughout the mail areas for 'detective' galleries.

1942: First aid and air raid precautions (unspecified works).

1946-50: Postal Institute alterations to Simpson's [?] Building. General painting and renovations to building.

c. 1959-67: Unspecified installations, repairs and maintenance.

1970s: First floor gallery level offices extensively refurbished and fourth floor area altered to provide special functions/dining room and cafeteria.

1972-3: New private letter box installation at ground floor level and alteration to mail room for postmaster control.

1975: Phased removal of telegraphic and telephone functions from the complex.

Date unknown: Various conservation and refurbishment works to interior and exterior

1990s: Retail post shop fitout to public hall and refurbishment of first floor boardroom area facing Flinders Street.

c.2000: Refurbishment of 1921 wing basement for posties and contractors area.

Date unknown: Retail shop (external revenue tenant) created in 1860s ground floor rooms facing King William Street. The former money order office flanking the southeast corner of the public hall is again reorganised and subdivided to provide a 'pack and wrap' counter area off the public hall. It would appear that [sic]

Condition and Integrity

Despite numerous phases of alterations and additions, Adelaide GPO's ability to demonstrate externally is exceptionally good with regard to the original architectural conception, as completed in 1872 and extended in 1893, when viewed from the surrounding streetscape. The exterior has been well maintained and reflects most aspects of its original attributes, particularly with reference to the following:

The entire east and south facades to King William and Franklin streets respectively; including stone construction and detail, entrance vestibules, cast iron work, clock tower elements, timber-framed door and window joinery.

Façade returns on the north and west elevations; including stone construction and detail and timber-framed door and window joinery.

Original stone and brick construction and rendered details of the north and west elevations including original timber-framed windows and doors.

Original roofscape elements to main building and clock tower.

While the original design intent is clearly legible externally, cumulative works throughout some sections of the interior have diminished or concealed the integrity of the original plan form and finishes. In general terms, vertical circulation has been reorganised in the general vicinity of the original; the planning of the public hall has changed with the introduction of service counter areas within the space, rather than service from the flanking rooms; and the opening of the original north wall at basement and ground floor levels to the 1921 building. Alterations have also affected the integrity of the interiors of the 1893 and 1921 additions and 1907-12 telephone exchange, while the former police quarters building and the western end of the 1893 addition are completely degraded internally and externally.

The building is generally in good condition, although there is evidence of deteriorating stonework and previous conservation works. There is also evidence of some damp effected masonry. (2008)

Location

141 King William Street, Adelaide, north-western corner of King William and Franklin Streets.

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# Place Details

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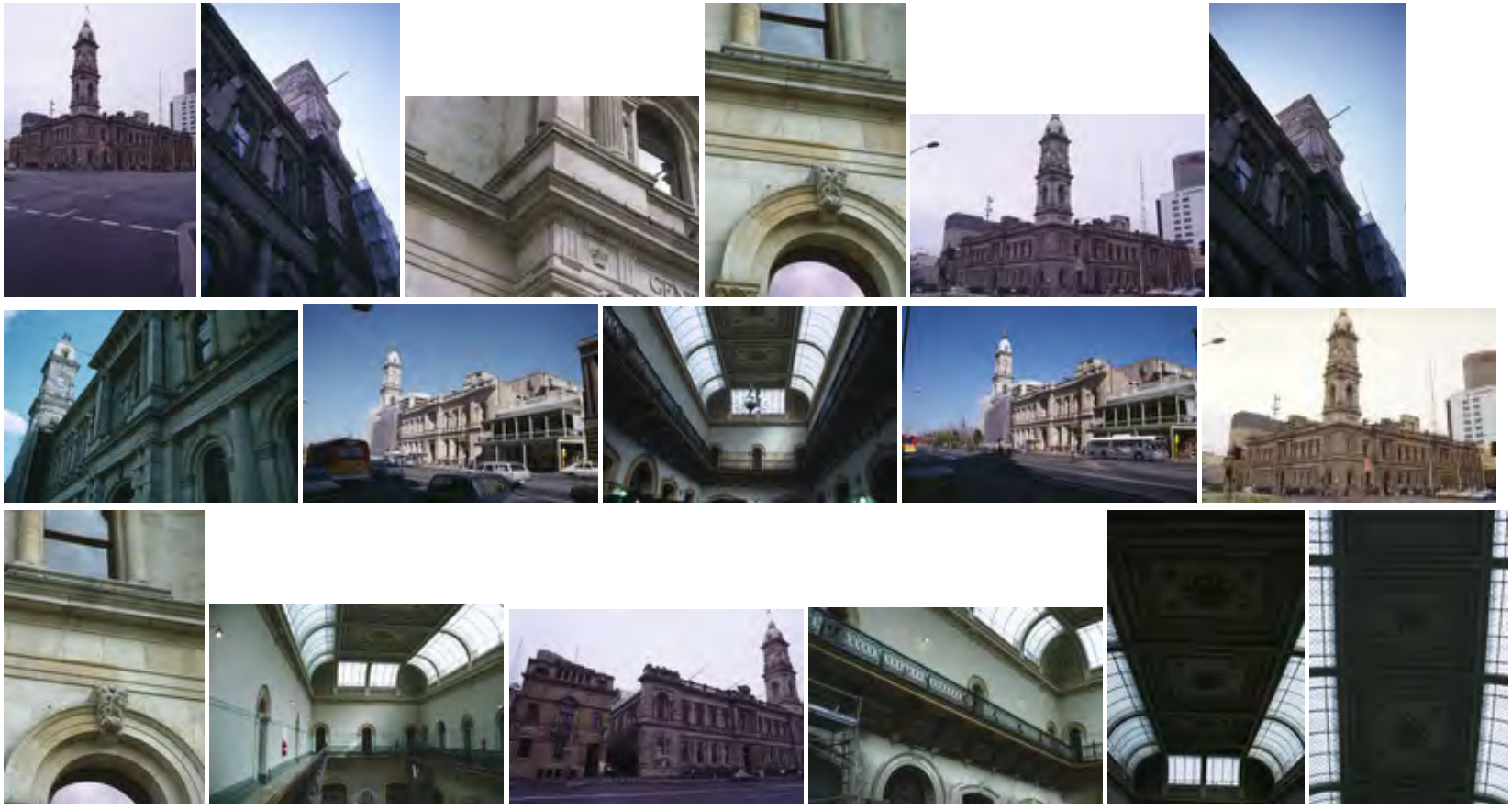
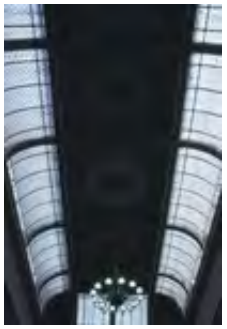
## Adelaide General Post Office, 141 King William St, Adelaide, SA, Australia

Photographs



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|---|---|
| List | Commonwealth Heritage List |
| Class | Historic |
| Legal Status | Listed place (22/06/2004) |
| Place ID | 105518 |
| Place File No | 3/03/001/0010 |

## Summary Statement of Significance

The Adelaide General Post Office forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide. The building, and broader precinct, are well-known images and are often used to illustrate the historical nature and prosperity of the city. The GPO was the most expensive building constructed to that time by the colonial government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone (Criterion a). Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in place of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space. Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry (Criterion d). The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square (Criterion e). The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which is outstanding nationally. The postal hall at the Adelaide GPO is also one of Australia's finest public interiors of the mid-to-late nineteenth century (Criterion f). The GPO has considerable social significance for Adelaide residents owing to the building's lengthy connection with postal services and is important to the community as a well-known landmark (Criterion g). The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton and Robert George Thomas (Criterion h).

## Official Values

### Criterion A Processes

The Adelaide General Post Office, built in 1867-1872 and extended in 1891-1892, is significant as one of South Australia's most important public buildings.
Adelaide GPO forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide.
With its substantial dual frontage to King William and Franklin streets and landmark tower, the GPO has a well-established relationship with the nearby Adelaide Town Hall, former Bank of South Australia, Supreme Court and Victoria Square. The building, and broader precinct, are well-known images and are often used to demonstrate the historical nature and prosperity of the city.
The GPO was the most expensive building constructed to that time by the Colonial Government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone.
The Adelaide GPO also received the first international telegraph message in Australia in October 1872 via the overland telegraph line, completed between Darwin and Adelaide in August 1872; the Darwin end of the line connected with the undersea cable from Indonesia. This technological leap made communication with the rest of the world possible in hours rather than weeks.

### Criterion D Characteristic values

Adelaide General Post Office is an example of:
1. General Post Office (first generation typology 1803-1869) with combined telegraph office and second generation additions.
2. Victorian free classical Renaissance revival style
3. Colonial and Commonwealth architects.

Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in lieu of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space.
The inclusion of an adjunct free-standing telephone exchange demonstrates a shift in the programme to accommodate increasing demands for telephone services.
The 1920s alterations and additions to the Adelaide GPO by Commonwealth chief architect J S Murdoch in close co-operation with superintendent of public buildings in South Australia, A E Simpson, recall the transfer of responsibilities for the design of Commonwealth buildings from the State to Commonwealth governments.
Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry. The building also has several important Baroque elements, primarily from French and English sources, with the building hinting at the coming grand manner Baroque of 1900s England.

### Criterion E Aesthetic characteristics

The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. It features a grand postal chamber with a half-domed roof and peripheral clerestory lighting. A gallery at first floor level is supported on ornamental cast-iron trusses with matching cast iron balustrading. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square.

### Criterion F Technical achievement

Although the elements of the main façades were not uncommonly used in important buildings during the Victorian period, they are most skilfully deployed in this particular building. The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which stands apart even at the national level. The postal hall at the Adelaide GPO is also one of Australia's finest public interiors of the mid-to-late nineteenth century. It compares with other nationally important postal halls at Melbourne and Hobart [CMP 1989, p.179].

Criterion G Social value

The GPO is significant to Adelaide residents for its lengthy connection with postal services and is important to the community as a well known landmark.
The scale of the Adelaide GPO reflects the sense of importance and civic pride in Adelaide at the time of the building's design and construction; the role of postal, telegraph and telephone services from this site for 150 years has also been integral to the history of South Australia and the development of its economy.
The importance of the building can be gauged by the enormity of the ceremony to lay the foundation stone; 3,500 people including all levels of officials witnessed Prince Alfred, Duke of Edinburgh, lay the stone to Adelaide's most expensive building. The enormous public hall has provided a social meeting place.

Criterion H Significant people

The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton and Robert George Thomas.

## Description

Construction date 1867-72
Style Renaissance revival frontages with fully rusticated pavilions and Neo-Baroque cube-and-drum columns (rusticated or blocked columns) round the entrances, and curved Baroque mansarded clock tower.
Period Victorian c.1840 – c.1890

Structure and materials
Original fabric
The following 'original' fabric is based on the 1867-72 and 1891-3 to 1885 form of the GPO building as was completed by 1893. Refer also to section on alterations, below, for additional information on subsequent building fabric.
Levels: Three, including basement, plus three additional stages to the corner 'Victoria Tower'.
Structural frame: Solid load-bearing masonry (brick and stone) construction to wall structure on stone footings; small number of cast iron columns; cast iron beams and girders supporting roof lantern over public hall and floor over mail room hall; timber floor framing on cast iron girders; timber-framed roof structure.
External walls: Glen Ewin freestone to original principal south and east elevations, heavily rusticated with moulded stone string courses; west elevation finished with axed random rubble stonework with moulded stucco dressings to quoins, windows, doors, stringcourses and bracketed frieze. The 1893 addition presents a Murray Bridge freestone façade to King William Street on brickwork structure, essentially replicating the detail of the original. The north elevation of this wing, however, is constructed of red face brickwork with a 6-metre return from King William Street finished with ruled ashlar.
Internal walls: Generally brickwork finished with hard plaster and painted finish, with the exception of perimeter basement walls which were face stone and brickwork, some sections of wall around the public entrances and hall which were freestone and Glen Osmond stone, and gallery walls which were finished with ruled ashlar; timber-framed walls to internal lavatory partitions. 1893 wing basement walls were unpainted face brickwork.
Floor: Basement floor and ground floor public entrances of the original building are all slate flag-paved; ground floor public hall finished with Minton encaustic tiles; concrete mail room floor; elsewhere flooring comprises timber boards on timber joists and cast iron girders. Floors finished with variously profiled moulded cement render skirtings. The basement floor of the 1893 wing is concrete.
Ceiling: Basement ceiling of vaulted brickwork to original building and ripple-iron finished to 1893 basement addition; public entrance vestibules have barrel vaulted

brick structure with coffered plaster finish; public hall ceiling is constructed in a half-dome form with cast iron girders, fish scale glazing and coffered plaster finish; generally plaster finish elsewhere through original building and ripple iron through 1893 addition, west wing.
Roof: Hipped timber-framed roof form finished with slate to the external faces and corrugated galvanised iron to the internal faces; rendered brick chimneys with moulded panels and caps; hipped central lantern roof constructed of timber framing on cast iron girder framing with half-domed form, corrugated galvanised iron and fish scale glazing finish; decorative galvanised iron roof ventilators. 1893 addition was hipped roofed with corrugated galvanised steel finish.
Other: Cast iron balustrade panels with polished cedar handrails and newel posts to stairs and public hall gallery; polished cedar 6-panelled doors; various moulded cedar architraves with polished finish to doors and windows; doors to public spaces and gallery are surrounded by moulded aedicules and arched surrounds; gallery doors surmounted by arched polished timber screens; decorative cast iron brackets to perimeter of public hall supporting gallery floor; generally timber-framed double-hung sash windows, some with operable 2-light fanlight. Fireplaces throughout office areas have surrounds and slate hearths. Public hall fitted with 12-arm brass gasoliers. Externally, the basement light well facing the principal street elevations is screened by cast iron balustrade and the entrance vestibules are screened by paired wrought iron gates on friction rollers.

The GPO was constructed between 1867 and 1872-6. By 1876 the building had its present two-storey main component and its clock tower. Compositionally, nine bays faced King William Street and ten bays faced Franklin Street. The façade utilises 16th Century Roman palazzo composition as its core, parapeted in a Sansovino manner with waisted balustrading facing King William and Franklin Streets. The ground floor is presented as a basement layer with six Doric half-columns and four plain-shafted pilasters, which form in antis settings for the northern and central colonnades facing King William Street. The first floor is treated as a piano nobile. The King William Street facade has four two-storey pavilions, each projecting, to their cornice lines, just over a metre. Moving northward from the corner, these include:
(i) For the clock tower base: placed at the corner, this presents a rusticated basement with a single arch facing towards King William Street and Franklin Street respectively. These have progressively angled voussoirs and concave-scooped reveals, housing a window set in a smooth-surfaced panel and flanked by two small Doric columns supporting around arch with a keystone linked to the outer arch keystone immediately above. The aedicule sits on a chamfered sill fronted by a patterned iron railing above a three-panelled base. In the 1867 drawings by Wright, Woods and Hamilton the window was intended as a square-panelled doorway cutting down through the base to street level, and the stepped concentric arch pattern, in the manner of Soane or Sanmicheli or, for that matter, Greenway. Its use here is contemporary with James Barnet's introduction of the element in his gatehouses at Liverpool Hospital, NSW, probably in direct tribute to Greenway and Soane. Barnet employed the device in later NSW post offices such as Albury (1880-1). The second storey is separated by a Doric entablature with a plainer base above that, centred on a single recessed panel. The rustication continues on this level, but is horizontally raked only. This rustication continues into a stepped recess housing another arch supported on a string course with its keystone supporting a panelled entablature with two groups of brackets over the outer rusticated layers. The window in turn is set in a stilted arch. As originally designed it filled the arch volumes, but as built it shows a different, more complex arrangement, with a moulded architrave, and inside that is a third rusticated layer forming a partly blind panel in side the arch. The actual opening here is narrower still, a rounded slit arch. The spandrel includes two concave quadrant recessed panels.
(ii) The main entrance pavilion is separated from the clock tower base by a single aediculed bay. The basement is on two single-panelled plinth with an in antis composition in Doric with a plain frieze. The columns and their flanking pilasters are linked in a set of rusticated banding that continues across the column shafts to form a drum-and-cube rustication, or blocked columns, a device seen more commonly in the 1880s and during the heyday of Edwardian Baroque. Behind these is a recessed rusticated surface with a central entrance arch, flanked by carved spandrel panels and filled with a large iron gate. The building title is on the entablature directly above, and the second storey, treated as an Ionic piano nobile, has two half columns in antis, flanked by rusticated pilasters. Originally the window arch was figured in a recessed layer, again forming a concentric pattern with an outer arch, recalling Soane or, earlier, Sanmicheli, and used in Australia by Greenway (see above). This was replaced by a Serlian arrangement with a single arch springing from a four-columned subordinate order, on unusually thin shafts. The entablature was distinguished by a regular run of brackets cutting across it and above that was a panelled parapet topped, in the original design, by orb finials in two pairs, in line with the column and pilaster pairings below. This was supplanted in the built version by two panelled parapet block piers flanking a miniature pediment over the Imperial crest. This was hoisted on miniature plinths and columns, bracketed with quarter parapeted gables and scroll consoles.
(iii) As for the second pavilion, but with four parapet piers above and a vestigial pediment over a central balustrade bay. Separated from the second pavilion by a five-bay recessed façade. The main basement arch was intended as identical to that in the main entry, but was replaced by a segmental arch in the final form spanning most of the distance between the rusticated columns.

(iv) As for the clock tower pavilion, separated from the third pavilion by a three bay recessed façade. It reproduces the piano nobile window originally designed for the clock tower pavilion. The parapet treatment is similar to that over the present vehicular entry pavilion three bays along. The rusticated basement has a hefty course line running across at springing point level. The basement window has an astylar architrave recessed on a smooth plane inside the rusticated arch, another mannerist device pioneered by Giulio Romano suggesting uncertain window depth. Originally the basement was to have housed the main vehicular arch, but again this was altered in the final design.

Intermediate bays: these are asymmetrical on both façades. In the original design one aediculed bay separated the end pavilions, and seven aediculed bays, half columned in Doric on the ground floor or basement level, formed the central intermediate façade. The bay numbering was also changed in the built version to a five-bay central façade and a three bay northern façade, each facing King William Street.

The bay between the clock tower and main entry pavilion remained as originally designed, with no columns apart from the subordinate order supporting its window arches. The basement or ground floor window, originally square headed with a pediment, was replaced by a round arched window in the 1872 completion, though its framing, of two pilasters on block-corbels, remained. The upper window is as originally designed in 1867, framed by two Ionic half-columns and linked to an Italianate balustrade alluding to a balcony. Several of these details parallel components seen on Clark's Old Melbourne Treasury of 1858-62, and Edmund Wright, for one, had a compositional sensibility related to Clark's.

The central bays, spread through five aedicules, are defined by a set of half-columns. These replaced the pilasters indicated in Wright, Woods and Hamilton's 1867 drawing and represented a general increase in the ground floor façade's sculptural sense. Each window sits on a panelled spandrel, and the label moulds over each arch are quite distinct. The same bay pattern is repeated in the northern recessed portion of the façade, except that a large arched double door has been placed across the northernmost ground floor bay, spanning the entire space between the half-columns and topped with a panelled spandrel similar to those on the other pavilions at ground floor level.

Clock Tower, completed 1876: named the Victoria Tower, this was to have been about a storey taller in height than the final version, and omitted an extra facet shown in the 1867 drawings. It has a large panelled base similar in height to the pediment array over the main entrance one bay north. This replaced a mezzanine-plinth in the 1867 design: this was to have had rusticated quoins and a lunette arch housing the imperial coat of arms, and was rather neoclassical in appearance. Above is a balustraded base and an arched storey framed by Corinthian pilasters at each corner. Originally the arch was to have been rusticated, with the clock directly under it and two vent windows in smaller arches under that, but this area now houses a single vent with sculpted spandrel inside the arch. The original columniation appears to have been intended as a pilaster and column at each corner, but by 1876 this was changed to trios of superimposed pilasters with re-entrant angles at each corner, rather in the manner of Melbourne GPO. Above this level the 1867 design showed an arched vent storey framed by paired columns at each corner, under spur entablatures. This was changed to the main clock-face storey by 1876, with the clock framed by a solidly moulded arch framed by two quasi-pilasters at each corner. The long scroll consoles intended for an open arched lookout higher up were now drawn down into this level and reduced in mass. This is less evident in the 1876 form as the consoles' gesture is reinforced by the corner pilasters to which they are attached. Either way, the consoles and their placement are a distinctly Baroque component in the tower design, and the design, particularly in its 1867 version, has strong affinities with the London Church towers of Wren and Hawksmoor. Wright's earlier Town Hall tower (1866) has this connection also. In the event the lookout storey was omitted and the dome, an elongated four-sided mansard, was drawn down to top the clock-face level directly. Originally this was to have been Gothic-arched in section, as with the Town Hall tower summit, with a large ball finial; but in the 1876 version this was converted to a catenary mansard of semi-elliptical section, very unusual in Australian mansard treatments. The finial was changed and linked to the roof by small scroll linkages. Collectively this part of the design appears much closer to French Baroque sources than the original.

The construction was in a mixture of Glen Osmond and Glen Ewin stone, relieved by Bath limestone. Behind the 1867-72 building is a bluestone and brick building, remnant sections of the former Police station and barracks. This was arcaded when absorbed into post office extensions to the rear in 1884, and in 1912 was fused with the 1907-8 Central Telephone Exchange fronting Franklin Street. The result was a courtyard to the rear of the main Post Office building.

Interior: The central postal hall is a rectangular double-height cubic space, with a coved and skylight lantern ceiling. The massively coffered ceiling has central and flanking rosettes in each bay and full classical cornices forming the reveals of each coffer. Access to the hall is via entrance vestibules from both street frontages; each vestibule features a coffered barrel-vaulted ceiling. The upper level is a ruled ashlar finished wall with a series of round arched doorways entered from a bracketed gallery walkway with cast-iron balustrade with scrolled supports. The ground floor was paved in patterned Minton tiles, and the service doors and openings were a mixture of rounded and segmentally-arched doorways, each arch springing from a ground floor dado. This dado was integrated with the counter area, and the public were served from the sides in a manner later adopted in Melbourne.

## History

History The Adelaide General Post Office was constructed between 1867 and 1872 on the site of the original Adelaide post office (1851). The Colonial government held a design competition for the new GPO and telegraph station buildings in 1865. Thirteen entries were received, and the design by Edmund Wright and Edward Woods was selected. Architects Edward Hamilton and Robert Thomas (appointed Colonial Architect in 1867) also influenced the final design, which was redrawn by Wright and Woods to alter the scale and reduce the tower in height. The first building contractor quit after disagreements about the stone being used, and builders Brown and Thompson were awarded the contract to continue construction works. The GPO was the most expensive building the Colonial Government had constructed to that point, costing a total of £53,258. The foundation stone was laid on 1 November 1867 by Prince Alfred, Duke of Edinburgh, and the post office opened on 6 May 1872. The clock, made by JB Boyce of Whitechurch, London, for £410, and bells cast by John Taylor of Lough Keough were installed in the tower in 1875. The Adelaide telephone exchange was opened in 1883 and a switchboard was installed on the first floor of the GPO. The building was extended to the north along King William Street in 1891-92 to accommodate the telegraph office. This addition was constructed by JJ Leahy and cost £16,469. (P Summerling and P Donovan, City of Adelaide Heritage Survey)

Architect Edmund Wright and Edward J Woods (1872); Edward A Hamilton and Robert G Thomas (alterations); Superintendent of Public Buildings: Charles E Owen-Smyth (1891-93 work)

Summary of use General Post Office, Telegraph Office; Telephone Exchange (added 1883)

Summary of development and/or alteration 1852: First post office on this site.

1865: Single-storey Renaissance revival Post Office in place. This had rusticated quoins and several massively rusticated arch voussoir groupings, cues that probably affected the wide and energetic rustication employed in the current building.

1865-6: Competition for successor building held.

1867-72: Construction of core of present building.

1872: Former police station behind the GPO converted to quarters.

1876: Clock installed.

1883-4: Telephone exchange added and second storey added to former police station/quarters building to provide an ironmongery store and carpenters' and instrument fitters' workshops (later partly demolished for 1891-3 wing to GPO)

1891-3: North Wing on King William Street added to house new telegraph office and administrative offices.

1907-8: New Central Telephone Exchange building constructed to the west of the GPO to designs by C T Owen Smyth. The exchange comprised four levels including basement and extended back from Flinders Street with seven bays. Extensions in 1912-3 linked the building to the GPO at the rear through the shared quarters of the former police court with three additional bays.

1921-6: Substantial alterations and additions to the design of Chief Architect, J S Murdoch, to create a six-level extension to the GPO building. This was situated over the north-western portion of the site, retaining the eastern 2 bays of the 1891-3 north wing and the 1891-3 trailing west wing and provided additional accommodation for mail handling, parcel post, telephone and administration. Within this period, a five level building for Commonwealth Offices was designed for the western portion of the site, facing Franklin Street. Ultimately, only the first stage of this building was constructed and used for the Accounts Department. Alterations to the original building were carried out as part of this reworking of the building. At basement level these included lowering of some of the floor levels in the southwest corner rooms and demolition of a large section of the northern wall of the original north wing to the new building to incorporate a large parcel post department. It is unclear what the ground floor alterations included, however first floor alterations incorporated construction of a locker room mezzanine floor area in the telegraph operators' area in the north wing of the original building, demolition of internal partition walls in the King William Street wing to provide a large, open plan area for a 'records and investigations branch' office in the 1867 section and 'accounts department' in the 1893 section. A light well was incorporated into the design between the new wing and the original building and the public and staff stairwells at the northeast corner of the original building were altered for the second time.

1925-39: Standard and Waygood passenger lift installed.

1936: Plans are prepared for alterations and additions to the ground floor, including the installation of private letter boxes in the western end of the public hall. By this

time, or as part of these works, the former stamp and money order offices flanking the southeast corner of the public hall are combined by demolition of a partition wall and fireplaces to provide an enlarged money order section. This included conversion of the two counter windows to doorways. The former mail room to the southwest of the public hall is refurbished and re-partitioned to form new counter areas for registered mail. Further, the works also included alterations to the eastern end of the north mail room to provide a separate parcel post office and extensive raised platforms throughout the mail areas for 'detective' galleries.
1942: First aid and air raid precautions (unspecified works).
1946-50: Postal Institute alterations to Simpson's [?] Building. General painting and renovations to building.
c. 1959-67: Unspecified installations, repairs and maintenance.
1970s: First floor gallery level offices extensively refurbished and fourth floor area altered to provide special functions/dining room and cafeteria.
1972-3: New private letter box installation at ground floor level and alteration to mail room for postmaster control.
1975: Phased removal of telegraphic and telephone functions from the complex.
Date unknown: Various conservation and refurbishment works to interior and exterior
1990s: Retail post shop fitout to public hall and refurbishment of first floor boardroom area facing Flinders Street.
c.2000: Refurbishment of 1921 wing basement for posties and contractors area.
Date unknown: Retail shop (external revenue tenant) created in 1860s ground floor rooms facing King William Street. The former money order office flanking the southeast corner of the public hall is again reorganised and subdivided to provide a 'pack and wrap' counter area off the public hall. It would appear that

## Condition and Integrity

Despite numerous phases of alterations and additions, Adelaide GPO's ability to demonstrate externally is exceptionally good with regard to the original architectural conception, as completed in 1872 and extended in 1893, when viewed from the surrounding streetscape. The exterior has been well maintained and reflects most aspects of its original attributes, particularly with reference to the following:

- The entire east and south facades to King William and Franklin streets respectively; including stone construction and detail, entrance vestibules, cast iron work, clock tower elements, timber-framed door and window joinery.
- Façade returns on the north and west elevations; including stone construction and detail and timber-framed door and window joinery.
- Original stone and brick construction and rendered details of the north and west elevations including original timber-framed windows and doors.
- Original roofscape elements to main building and clock tower.

While the original design intent is clearly legible externally, cumulative works throughout some sections of the interior have diminished or concealed the integrity of the original plan form and finishes. In general terms, vertical circulation has been reorganised in the general vicinity of the original; the planning of the public hall has changed with the introduction of service counter areas within the space, rather than service from the flanking rooms; and the opening of the original north wall at basement and ground floor levels to the 1921 building. Alterations have also affected the integrity of the interiors of the 1893 and 1921 additions and 1907-12 telephone exchange, while the former police quarters building and the western end of the 1893 addition are completely degraded internally and externally.
The building is generally in good condition, although there is evidence of deteriorating stonework and previous conservation works. There is also evidence of some damp effected masonry. (2008)

## Location

141 King William Street, Adelaide, north-western corner of King William and Franklin Streets.

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## Heritage Places

Heritage Place Details

| | |
|---|---|
| LOCATION | |
| Map | Show Map |
| Address | 141 King William Street ADELAIDE |
| Locality | ADELAIDE |
| Accuracy | L - low level confidence |
| Development Plan | ADELAIDE Council |
| Polygon Type | B - Building footprint |
| DESCRIPTION | |
| Details | Adelaide General Post Office (GPO), including the original 1872 building, remaining 1893 extensions, former Telephone Exchange (1907) and its 1914 extension |
| Significance | Opened in 1872, the Adelaide GPO was one of South Australia's most important public buildings, and represents the critical role played by postal, telegraphic and telephonic communications in the development of the state. The scale and impressive architectural detailing of the building and its prominent location in the centre of Adelaide reflect its importance as the focus of the network of communication services in South Australia for many decades. Its construction was the result of the entrepreneurial drive of Postmaster-General Sir Charles Todd, who was instrumental in establishing telegraphic communications in both South Australia and Australia and in encouraging the state Government's monopolistic control of all communication services in South Australia. The subsequent additions to the building and the construction of the separate Telephone Exchange were a direct response to increasing demand for the new technologies of telegraph and telephone services in the years leading up to and following Federation. [HB 11/2006] |
| Subject Index | Communication (postal and tele) - Post Office |
| Class | State |
| STATUS | |
| Status Code | REG - Confirmed as a State Heritage Place in the SA Heritage Register |

| | |
|---|---|
| Status Date | 24-JUL-1980 |
| REFERENCE | |
| LGA | Adelaide |
| State Heritage ID | 10860 |
| Heritage Number | 1299 |
| SECTION 16 INFORMATION | |
| Section 16 | |
| PLAN PARCEL & TITLE | |
| As listed in the SA Heritage Register | |
| Plan Parcel & Title Information | CT 6084/525 D86151 A807,CT 6091/763 D86151 A801,CT 6122/319 D86151 A800 |

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**APPENDIX B TYPOLOGICAL SURVEY**

**First generation post offices: 1803 to 1869**

*Through people's parlours*

Public mail services were a First Fleet importation, being an unofficial extension of the British Royal Mail services originally made public in 1635.1Deliveries were initially by police and other officials, often collecting private fees, with some private mail outside Australia being contracted individually with specific ships. The receiver typically paid. A regular 2d mail service was established between Sydney and Parramatta in 1803, mail being shipped along the Parramatta River. A Postmaster for New South Wales, the emancipist boat builder Isaac Nichols, was established on the eve of Governor Macquarie's arrival in 1809. Mail content was mostly official, personal mail being largely restricted by limited literacy. Nichols collected incoming and outgoing overseas mail, supervised its transport to and from ships, and distributed it from his own house for an expensive surcharge (i.e. 1 shilling per letter, 5 shillings per parcel). After Nichols' death in 1819 his successor, George Panton, established the European settlers' first Post Office building outside a private house, although he retained the same personal control over overseas mail exercised by Nichols. The new Legislative Council passed their Postal Act in 1825, transferring postal services to a specific government agency, although retaining private contractors for transport and delivery. Regular government sea mail services to Hobart and Newcastle began around 1828, along with weekly coach transport to Goulburn and Bathurst.

Tasmanian postal services were authorised from Sydney and organised under Nichols' aegis on very similar lines, the first Hobart Postmaster, James Mitchell, previously a farmer, running Van Diemen's Land services from a private house in Hobart, from 1813 to 1822. The earliest known were at Macquarie and Argyle Streets, opened from around 1816, Collins Street, 1818, and in conjunction with John Collicott's general store after 1822. Launceston and George Town gained postmasters that year, and a system of convict mail messengers between major settlements, mounted and armed, was in place by 1825. There were 55 of these by c. 1846.

*Purpose-built post offices*

Mortimer Lewis, the colonial government architect in NSW, designed a General Post Office for Sydney in 1825. His design reflected its perceived importance as a civic building, being temple-fronted with half-columns, as with a contemporary bank. Its 1848 successor was similar, but with the columns free-standing in a full front portico. This became the centre of a 2d letter service.

Melbourne and Adelaide had each gained a provisional postmaster and post office in 1837 (Melbourne's in a bark hut, Adelaide's in a general store) and then small GPOs in 1841, both on their present sites. Compulsory sender-paid stamped services were introduced in 1850-51 in NSW and Victoria respectively. By then Sydney, Hobart, Launceston and Melbourne all had morning, midday and afternoon deliveries in their city areas, and the major colonial settlements were all linked by regular packet boats and overland transport. The regional post offices gained their first stimulus in the early 1850s, aided by the spread of stage coaching.

The range of outlying post office buildings which now appeared in the Australian colonies retained the form of houses, as they often were, or sometimes stage coach depots or inns. The Victoria region had 14 of these by 1845, 30 by 1849, and 54 by 1853.2 There were 146 in South Australia by 1860.3Van Diemen's Land had 30 by c. 1846.

The generally standard divisions of this first generation typology of post offices usually included a residential component of several rooms and storage areas, 'offices' and kitchen for the store owner or postmaster and family, a front room for business transactions, or, in the case of stage coach inns as at Ararat and Hamilton, multiple front rooms, guest rooms, public kitchen, privies and stables. 4As

overland telegraph lines were developed the Morse code apparatus were accommodated in specific rooms.

These early post office buildings were invariably accompanied by a yard space, usually enclosed with a light fence, for coaches, drays, and horses. Their street front address was usually a porch, paved apron or verandah, with flanking windows sometimes flush with the street boundary. Externally, they resembled private houses or shops rather than specific institutional or public buildings. Symbolic or structurally expressive ornamentation was usually minimal or non-existent, and the material vocabulary was that of contemporary houses: timber, unrendered brick or stone, and basic timber or flagstone flooring.

Significantly, the regional post offices in particular were the typological nuclei for their more monumental successors, when post offices were progressively rebuilt from the 1860s onward and as their design was concentrated in the hands of colonial government architects. By that time the postal system had expanded to become a major component of most colonial governments, with sizeable public service establishments and, generally, specific ministers in each colonial cabinet.

Some later post offices retained this early typology external form and materials usage through the later nineteenth century and even into the 1900s, as with Braidwood in NSW, 1866-74, and later 'villa' and shop forms that marked a series of post offices under James Barnet's aegis, including West Kempsey, c. 1876, Gulgong, 1879, Coonamble, 1880, Warialda, 1880, Boggabri, Rylstone and Menindee, 1881.5South Australia had a series, including shop-form buildings for Moonta, 1866-7, Two Wells, 1875-6, Laura, 1877, Port Lincoln, 1877, Lobethal, 1883-4, Hawker, 1882-3 and Crystal Brook, 1884. House and row house forms marked Two Wells, 1875-7, Meningie, 1877, and Crystal Brook, 1884, and in quite sophisticated government designs by Owen Smyth and others, the suburban post offices at Alberton, 1899, and Burnside, 1903-4. Most of these were rebuilt versions of earlier post offices, as with Burnside's original in 1874, Crystal Brook's, 1873, and Lobethal's, 1864-74.

The South Australian tendency in later purpose-built postal buildings was often for telegraph offices to open first, with the post office moving its activities in later and the final result being an improvisation of sorts. This happened in Moonta, 1865, Kingston, Meningie, 1873, Laura, 1872-4, and Hawker, 1881. 6 South Australia, as with NSW, lacked Victoria's level of colonial wealth and the retention of a first generation form for numbers of regional post offices was, as for NSW, a sensible path financially. For marginally different reasons first generation types persisted even longer in regional Western Australia, partly through the climate, partly through the rapid population and infrastructural expansion from a fairly limited base, and through consequent difficulties in government funding. Examples are Gingin, 1886, Pingelly, Mount Barker and Broome Hill, c.1892-3, Brunswick 1895-6, Capel and Perth (Brisbane Street), 1896-7, and Norseman, 1897. This was during Poole and Grainger's terms as government architects, and both were determined 'monumentalists' by nature.

*First generation GPOs*

The same General Post office (GPO) and subordinate post office arrangement, predicated on a prepaid stamp system, was adopted in all Australian colonies. The colonial capitals' GPO buildings included a distinct postal hall for the preparation and stamping of pre-paid mail, and sorting facilities and dedicated areas for the deliverers to pick up mail for specific areas. This broadly followed the system in London's General Post Office, built in 1840.

**Second generation post offices: 1870 to 1929**

*Monumental post offices*

The second generation in Australian post office design spanned stylistic phases including middle and later Victorian Italianate and round-arched, free treatments of Gothic and Romanesque, Federation, Free Style, Neo-Baroque and Neo-Georgian. The colonial, then state architects' offices designed most of these post offices up until c.1907-11. They were at the height of their powers in this period, headed variously by Wardell, Clark, Kerr, Barnet, Hanson, Temple-Poole, Bindley, Vernon, Owen Smyth, Brady, Beasley, Walker, Rickards and McRae.

The Federal designers who succeeded them were under the aegis of JS Murdoch. All these were in the front rank of Australian architects and were assisted by a highly talented group including J J Clark, J T Kelleher, E Wilson Dobbs, A J McDonald, Thomas Pye, F D G Stanley, A E Michaels, and the various Williams: Kemp, Oakeshott and Hardwick. This genre included designs for major trans-shipment offices, such as Albany, which handled all incoming mail to Western Australia until that region's linkage to the Trans-Australian railway in 1917. Their construction was pushed further by increasing urbanisation, particularly after 1900-18, and by suburban development in larger cities and towns, requiring new post offices to service expanding residential areas. In each case, too, the post offices began to rival the railway stations as social gathering places, and became almost nineteenth-century replacements for marketplaces or town squares.

This social dimension registered in the second generation of colonial post offices from the 1860s, when most acquired porticos, porches, stepped aprons, imposing postal halls, colonnaded perimeters and enclosed post box areas. Though they retained the residential component that had marked the earliest post offices, these were more distinctive in identity than their temple-fronted or single-storey predecessors had been. In part this distinctiveness was fuelled by the growing perception that post offices worked as civic centres and town meeting points. Post offices also came to be seen as the embodiment of civic progress and local vitality, as important to many regional centres as the railway. The new pattern to their design additionally reflected the government architects' growing ease and skill with nuanced and monumental form and gesture.

Monumental post offices were also constructed in regional Victoria in the second half of the nineteenth century. The phase of Public Works Office rebuilding and expansion came under the direction of William Wardell and was assisted by J J Clark, Peter Kerr, C H E Blackman and others. This produced the most cohesive rebuilding program in the Australian colonies, beginning with Beechworth and Daylesford post offices in 1858-63, continuing through the purge of Wardell and his principal assistants in 1878, and culminating in George Watson, S E Bindley and J T Kelleher's Bendigo, Fitzroy and other post offices around 1881-7. Most of these replaced earlier timber or house and shop-form post office buildings, as at Creswick, 1854-7, then 1863; Ballarat, 1851, then 1863-4; Daylesford 1858,then 1866-7; Beechworth (Peter Kerr), 1853, then 1858-9/1869-70; Kyneton, (Peter Kerr), 1870; Castlemaine (J J Clark), 1848, then 1872-4; Stawell, 1857, then 1873-5; Warrnambool (C H E Blackman), 1848, then 1875-6; Hamilton (Blackman), 1844, then 1875-7; Maryborough (J H Marsden), 1854, then 1877-8; Echuca (John Brown), 1848, then 1877-8; then, under Watson, Port Fairy, 1843, rebuilt 1880-1; Fitzroy, new, 1883-4; Bendigo, 1852 (tents) 1853 (timber), then 1883-7; and finally Carlton, 1867, then 1883-4.

*Smaller post offices*

Domestic and institutional expression also came in smaller designs. Smaller post offices reflected this new tendency toward recasting post office functions in conspicuously permanent and gestural masonry buildings. Victoria developed a system quite early, whereby even substantially house-form post offices gained a clear institutional identity with mail rooms projecting as breakfronts and wings, and a round-

arched, horizontally accentuated Italianate styling. This distinctive style set post offices and other small government buildings apart from more usual housing and is seen in the series initiated by Henry Williams and appearing in Central and Western Victoria: at Heathcote, 1869, Maldon, 1870, Avoca, 1871, Beaufort 1871-2, Coleraine, 1874-5. Penshurst, by Alfred Snow, 1878, fused a courthouse with an otherwise domestically scaled post office, a linkage seen later in the larger and monumental post office at Traralgon, 1894-5.

Barnet matched this in NSW, designing, alongside his 'domestic' or 'villa' post offices, a set with imposing, episodic fronts to state their institutional identity. Wentworth, 1867-93, Gundagai, 1880, Grafton, 1874-8, 1887, Richmond, 1875, Molong and Parkes, 1880, all used one or two-storey residences enveloped in a layer of arcaded masonry to form public entries. In the last four these were deepened into loggias. Narrabri and Tumut, 1879, and Dungog, 1880, were hybrids of these two arcade functions. Casino, 1879/1891, Bourke, 1880, and Cooma, 1879, expanded verandah and porch components in their otherwise residential forms, again to indicate their institutional role. Tiny Jerilderie, c. 1879, marked its identity with a wing housing expanded windows, rather like a contemporary school; Urana, of the same date and region, used an outsized wing and extruded verandah - again expansions from an otherwise domestic vocabulary - to accentuate a direct linkage with the street. This was repeated at Boggabri, at the other end of the state, 1881, and extended in the encircling street face of Gunning, 1881.

*Second generation GPOs and civic post offices*

The GPOs abandoned their residential role in this period and instead, all six 'final' GPOs, from Melbourne of 1859-1903, to Brisbane and Sydney, 1867, to Hobart, c. 1903 and to Perth, 1914-23, sought to draw the public in through the empathetic device of long, enclosed, arcaded loggias, components that were also increasing in the regional post offices. Sydney and Melbourne, in particular, were renowned for their social commentary and experimentation, Sydney through Barnet's bold articulation of the arcade and his provision of Loureiro's sculptures of modern life; Melbourne through the Griffins' collaboration with Murdoch in converting the GPO Postal Hall into a region where the public was symbolically served from either side, inverting the nineteenth-century pattern of crowds milling around an island counter of postal officials. Both were logical strategies.

From imposing street fronts, the mid- to late-nineteenth century GPOs became inner city thoroughfares, permeable at most edges and assuming, internally, the character of roofed-in streets, like giant arcades but with their array of visual signals under much closer control. Apart from James Barnet's towered or porticoed NSW designs and the arcaded post offices of William Hanson in South Australia and Charles Tiffin in Queensland, suburban and rural post offices were naturally more basic in their accommodation, their public gesture usually just extending to shorter loggias, arcaded bays and balconies. But if the funds were available Australian public works architects were generally happy to add clock towers or loggias. This reflects the highly civic and iconic role of the post offices, particularly in the nineteenth and early twentieth century, and may well explain their continual proximity to town halls and shire offices. After 1914-19, town and suburban war memorials, another symbol of Australian social bonding, were often placed either directly outside or even inside the porches or halls of post offices.

*Riding the rails*

Railways made their major inland incursions in the later 1850s and 1860s. Cobb and Co, who by that time held the Australian coaching monopoly, shrewdly co-ordinated their deliveries around the new rail heads. Colonial governments' railway takeovers hastened this composite system, which began introducing British and European sophistications such as specific mail vans (1869) and mail sorting carriages (1877) on regular mail trains ('Travelling Post Offices' or TPOs) beginning with Queensland and Tasmania in 1877. Many of these services were eventually shut down after c. 1932, about the time when motor post services were extending.

In NSW the TPOs lasted until 1984,8 being generally attached to overnight passenger trains known as 'Mails'. Their disappearance accompanied a general demise of night passenger trains to regional Australia, other than in Queensland. The one-time power of this railway linkage was memorialised by the appearance of imposing mail exchanges near major city railway terminals in the period 1910-1920, by architects such as JS Murdoch in 1915-17 (Melbourne) and George McRae in 1913 (Sydney).9These were also similar to JS Murdoch's landmark railway station designs, in particular Port Augusta (c.1917). By then rail transport had cut most inter-colonial and interstate mail delivery times from several days to around one or two, although the Queensland, Tasmanian and South Australian railway systems were still isolated in some segments and relied on ships or coaches to carry the mail partway. These gaps were filled in during the early twentieth century, when apart from Tasmania and northern Australia, the railways carried virtually all long distance mail inside Australian borders. The capital city mail exchanges all appeared after Federation, and at the end of this period of rail consolidation. Their celebratory role was expressed in a massive cuboid architecture, partly reflecting ferro-concrete frame construction and embodying the simplification and stripping down of Renaissance and Baroque referencing that was by then occurring in other larger city buildings.

*Urbanisation and increases in mail volume*

Apart from the mail exchanges, the principal effect of this consolidation and improvement in mail transport was an increase in internal and overseas Australian mail, a need to expand postal working space in almost all centres, and the expansion of assistant mail staff, all of whom had to be accommodated in post office buildings. Post office savings banks spread from the 1860s, as at Carlton in Victoria in 1867, and the post offices, often placed close to government offices and courthouses as at Kyneton and Maryborough, began to take on government agency roles, becoming an initial point of contact for routine legal and bureaucratic procedures.

The other new factor in post office building was the electric telegraph, which came under post office aegis in all Australian colonies after 1854 and required new spaces for its dynamo and key equipment, for the induction of its cables and areas for transcribing. The telegraph network usually preceded the railways, connecting all the eastern colonies by 1859, South Australia by 1865, Perth in 1877 and linking overseas with a line to Port Darwin and a submarine cable to Java by 1872. The volume of mail and telegraph traffic also increased with developing literacy and was a direct index of Australia's growing social sophistication.

The immediate effect of these personnel increases and telegraph proliferation was to double the volume needed in most post office buildings, and this in turn, compounded by the population growth in both colonial capitals and regional centres, meant that large numbers of post offices were reconstructed to new designs between the late 1860s and about 1920. 41 post offices had been rebuilt and enlarged in NSW by 1878 and over the next 11 years (to about 1890) another 169 NSW post offices were built to the designs of James Barnet's office alone.

*Telephones, horizontality and post office size*

Another major change with an impact on post office buildings typology was the spread of telephone services from 1880. These were quickly subsumed by the colonial post offices, in part because of the expense in building landline services and their equipment. Telephones needed manual exchange rooms, which were large in area and required additional staff rooms. After 1890 it seemed logical to attach these to existing post and telegraph buildings. Since relatively few people had domestic telephones, the post offices also became the local place to cluster groups of public telephones. Each of these in turn required a cubicle or booth, and collectively altering the ground area and frontal appearance of post offices significantly. Telephone exchanges effectively doubled the ground area occupied by a post office, and they brought even more personnel under the post office roof: operators, technicians, and billing

and additional bookkeepers. This is reflected in the increasingly horizontal bearing of 1900s post offices, which relied more specifically on long street frontages and the address of crucial intersections than on the 'beacon' effect of the earlier clock towers and other vertical components. Clock towers disappeared from new post offices in NSW in the 1890s, being replaced, largely, with conspicuous vestibule spaces and entry halls.

This coincided with the Federalising of post office building designs. The Federal Department of Works and Railways took over their design, progressively, from around 1905-11, although state government architects continued some involvement till around 1917. In NSW the state government office, under the aegis of George Oakeshott, Walter Vernon and George McRae, designed 125 new post offices between 1891 and 1916. Murdoch's department then oversaw another 34 in NSW between then and the Depression. These architects all continued Barnet's earlier strategy in placing solidly finished 'rhetorical' breakfonts and wings on residential post offices, to emphasise their institutional role.

*Yards and annexations*

To this horizontal spread in newer post offices was added the telephones further use of generated electric power, and the subsequent provision for transformers, substations and generator space. The service yard component of post offices, which had been grafted onto many of the post-1860s designs, was also affected, as telephone networks needed mobile technicians to service them: their vehicles and trailers increased steadily with the physical expansion of the telephone system and its loading, and these vehicles all had to be stored. By the 1960s a series of purpose-built PMG telephone technical depots had appeared, as at Tally Ho in Melbourne's eastern suburbs (1965). So did purpose built telephone exchanges, which were all under the Post Master General's aegis up until the Australia Post/Telecom split in the mid-1970s. The telephone system additionally required a physical manufacturing base, given that the PMG's department now produced everything from circuitry equipment to concrete manhole covers.

Accordingly, a series of factory and storage buildings, all effectively part of the post office function, proliferated in this period. With motor vehicles, particularly, came the need for garages and for maintenance and servicing areas, particularly in the 1900s when motor service stations were few and the expectation was that vehicles be privately serviced. But the tendency to retain specific service centres remained over several decades following. The other conspicuous result, and perhaps the post office's most pervasive symbol at the turn of the century, was in telephone poles carrying dozens of lines, some of which lingered on into the 1980s. Following British practice the colonial railways all constructed parallel telegraph and then telephone systems that remain in place outside areas of automatic signalling. Telephony's typological impact on individual post offices was less obvious internally, as the mail halls and telegraph offices largely remained in place as the frontal 'public' component, and the telephone exchange, bulky externally, was generally added on to one side or to the rear and performed its detailed duties away from the postal halls, sometimes screened from public sight by ripple glass windows.

The expanding volume of mail prompted a second development - the takeover of buildings near major post offices for overflow activities. The Melbourne parcels dispatch office, for example, occupied a building behind the GPO in Little Bourke Street from the 1900s on. The mail exchanges also soon exceeded capacity and this prompted takeovers of existing buildings nearby or next door. The Bourke Street sorting houses in Melbourne, e.g. Harrison's Ramsay complex originally built in 1879, are a case in point. It also follows that many of these 'take-over' or annexed buildings were inexpressive of their postal function externally.12

*Expanded duties*

Besides these roles the post offices gradually accumulated other duties as well. The Commonwealth Bank used Australian Post offices as retail outlets from the Federation period on, a role only relinquished when the bank moved to automatic teller machines en masse in the 1980s. In addition, post offices gathered a range of other public service functions, including drivers' licence issue (South Australia), radio and television licence handling, quasi-banking roles such as the provision of money orders, electoral and census recording, and a conduit for paying government authorities' bills. Interestingly, almost all post offices built in the period 1900-1930 favoured some intimacy of scale and touches of domesticity, apart from Perth's GPO (1914-23). That followed the large, simplified Baroque and Classical referencing of the mail exchanges. The suburban and rural post offices, by contrast, were linked increasingly to contemporary domestic form and detail (Leongatha, Orbost, Cobram, Surrey Hills and Box Hill in Victoria), or had an implicit grand manner softened by an intimacy in scale (South Melbourne, Rochester, Brunswick, Carlton North in Victoria). Many still retained a residential role, and this was not to recede until later in the twentieth century.

*Off the rails*

Other modes of transport were quickly co-opted into mail service, although they did not in themselves have a major effect on post office size or typology. These included tram-hauled mail services, motor trucks, vans and buses after c. 1905. A radical change occurred with the spread of air transport from the later 1920s, when regular air services were established and the increasing power of aircraft allowed the carriage of large mail sacks. Regular air mail services provided by airlines such as ANA, from the late 1920s, cut the transport time for mail to 12 hours between each capital GPO in the Adelaide-Brisbane chain. By the later 1930s, more powerful planes cut this time again to four or five hours. From this period, air transports also made rapid and scheduled overseas mail services realisable, delivering letters and parcels to the UK in five or six days, and being linked to an Empire-wide, standard tariff system radiating from Cairo and terminating (for Australia) in a dock at Sydney's Rose Bay.13

All this prompted an upsurge in air mail traffic, assisted in quantity by the appearance of tissue-paper aerogrammes. Even within Australia these became an option for fast mail delivery. For a long time airmail had weight and surcharge restrictions, but these were eased in 1960, primarily through the dramatically increased speed, size and lifting capacity of prop-jet aircraft and then jet engine aircraft. These had taken over most Australian air travel by 1965, reducing total mail transport times to around three hours between most Australian capital GPOs. Architecturally the first impact of this was seen in the expansion of mail transit facilities at airports, freed from any function as postal halls and from the usual railway-era links with telegraph and telephone. These depots were usually attached to the terminal buildings but were sometimes isolated or free-standing buildings. The air transport of mail also had physical impacts in the development of specific airmail processing at city and regional mail sorting depots and post office counters.

A great deal of the spreading regional air services that marked the later 1950s and early 1960s was due to the general provision and subsidy of air mail. In turn air transport also posed a new challenge to the rail-based mail exchanges, since no major airports were near rail transport and airmail was no longer bound by the early twentieth-century mail exchange and terminal station linkage. The rail-based mail exchanges were largely closed by the later 1980s, along with the extensive tunnels and railway station linkages and yards that served them, as in the former Spencer Street station postal tunnel and Sydney Central Station's mail yard terminal behind the Railway Square Mail Exchange. This in turn affected the usage of ancillary buildings' around them, as with the Bourke Street sorting buildings in central Melbourne, which eventually closed along with the mail exchange.14

The suburban train networks were disconnected from mail transport in the 1930s and '40s and this gradually allowed new post offices to be built away from railway or tram lines. They had invariably been kept close well into the twentieth century, as with Hawthorn West, Hawthorn Central, Canterbury, Surrey Hills, Mont Albert and Box Hill in Melbourne's eastern suburbs, or Ashfield, Burwood, Strathfield, and Homebush in Sydney's inner west, all or which were within 400m of a railway station.

*Loss of residential role*

The other significant change in this 'Second Generation' period was the gradual disappearance of any residential component. Residences had been part of almost all post offices, other than GPOs, since the early decades of the nineteenth century, and the postal halls in front of or below them often suggest typological origins in 'front rooms' or public inn spaces. For the older post offices with these integrated residences, the latter were gradually converted into offices and storerooms, their bathrooms and kitchens becoming amenities for the day workers. There were major implications for regional post offices, which no longer housed or were identified with specific families in a given town or suburb. To some extent the longevity of many employees would have lessened this impact, but the freeing of post offices from their residential role clearly severed some community roots, making the postal employees and their families less visible in terms of place, and reducing their place-profile to that of say, railway or bus personnel.

**Third generation post offices: 1930 to 1974**

*Retail connections in the 1950s and 1960s*

The new 'freedom' in terms of the siting and location of postal buildings also reflects the 'motorising' of Australian communities and suburbs, and in turn, newer post offices were reshaped by car and truck access. Motor vehicle ownership increased enormously across Australia during the twentieth century, and the motorisation of commercial and mail transport accompanied this. The traditional role of post office as community gathering place was immediately challenged by this development, which recast post offices increasingly as short term transit stops and aligned them to drive-in/drive-out usage, not unlike service stations. Ballarat and Benalla Mail Centres are the direct result of this, and more 'publicly' presented post offices such as Warragul (1967), South Blackburn (1956, demolished), Eildon (c.1957), Manuka ACT (c.1970) and Queanbeyan NSW (c.1971) were similarly geared, sited on street corners near off-street parking, or in the heart of angle-parking retail areas.

The first generation form, of a lightly scaled verandah, returned, while the outer walls, close to the cars and patterned with ranks of post office boxes, became appropriately abstract in surface. The logical extension of this was to put post offices into conventional shop spaces. This is seen in the regional shopping malls that appeared after Toombul, Top Ryde and Chadstone were built in 1959-61. All these could be accessed by car or bus only, and the traditional local pedestrian access, on which most second generation post offices were predicated, was lost in these instances. At the malls, post offices were either slotted into pre-built retail tenancies or set out as gazebo 'events' in the early malls' outdoor garden areas. Post offices in these settings were often separated from their mail exchanges and sorting rooms, and this had significant implications in that it articulated post offices' retail areas as physically separate from their other functions.

*Rise of the industrialised postal centre-functions, materials and imagery*

This new division accompanied the emergence of automated and semi-automated regional mail centres, intended to supplant the old rail-based mail exchanges. These included Sydney's Redfern Mail Exchange, of c.1962, which was initially plagued by faulty processing and machinery, and later depots such as Blackburn and Dandenong in Victoria, where problems were ironed out. These new centres often rendered mail sorting far less 'public-hall' and more factory 'production-line' than it had been: their

buildings had workstation processing built into their internal planning, in contrast to the earlier sorting rooms, which had more social and conversational environments and allowed freer physical movement.

However, the shift to automated or key-punch mail sorting rooms in larger post offices moved slowly. At the same time, van-based parcels delivery and, in the 1990s, motorcycle-based letter services were probably an equal influence on mail centre form. The need was, in particular, for undercover servicing of multiple delivery vans and vehicle couriers' expanded sorting areas, either in extended or new premises. This meant that a large shed or warehouse form began replacing the old sorting rooms at the rear of earlier post offices. Since this shift gathered momentum in the 1960s and 1970s, materials usage in these extensions, or in rented or acquired premises such as warehouses (South Melbourne, 1967-87) or converted bowling alleys (Ballarat, 1965-86) was often very different from that of the earlier second generation nineteenth-early twentieth century post offices. Examples are the spread of asphalt and concrete paving to back yard postal areas.

Construction and design form changes, mostly to strict budgetary limits, shifted to utilising industrial and warehouse modes. These included, either bought or freshly built, exposed ducting and conduit; builders' foil linings or open-soffit ceilings, often with the frames exposed; large-span wall treatments using ribbon windows and expanses of brick, sometimes in conjunction with steel or reinforced concrete grid-framing; clear span internal trussing to leave the most flexible space below; glazed or thin-skinned partitions, freed from structural roles; and sudden shifts in floor claddings to mark specific territory over a standard set of concrete floor slabs. Between the 1950s and 1973, too, there was a growing use of asbestos compounds for lagging, sound deadening and wall lining components, and as an ingredient of vinyl tiling. Arguably, asbestos had an immediate affect in freeing up materials and spatial usage, since it was an appliqué fireproofing and sound-deadener with minimal structural impact. But it also drastically altered the economic and environmental implications in the subsequent usage of buildings with the material, and has impacted on the degree to which 1960s postal buildings can be economically used now.15

Post office designs of this period had their basis in architectural changes occurring in the 1920s and 1930s, although relatively few Australian post offices were built in the 1930s and 1940s due to a cessation of capital works for Commonwealth agencies in those years. South Yarra's new post office (1946) showed architecture's possibilities in this era, and forms a group with others such as Morwell (1954). These designs are linked, broadly, by a shared debt to the juxtaposition of brick massing by Willem Dudok, a major influence on European architectural modernism in Australia during the 1930s. This approach was widely applied in early post-WWII government designs, being seen in schools, pumping houses, libraries and related projects. Morwell Post Office is closely related to pre-WWII projects on these general lines, and is dominated externally by juxtaposed brick massing in thick planes, a balanced asymmetry with the main entry to one side, and the maintenance of some monumentalist ceremony in the entrance. In typology its themes and arrangements were similar to those of the second generation post offices, but with modernist architecture as an intervening medium.

The later 1950s saw a move to light, airy and open forms, with extensive glass and bright, y everyday materials, in particular house bricks, steel tubing for balustrades and other elements, planter box step balustrading, tiling and linoleum. This was all fairly domestic, and monumentalism was generally out of favour at this time, in part because corporate and public service-based modern architecture was expressing itself increasingly as an industrially produced product, infinitely adaptable through volumetric adaptation and abstraction.

Around the middle 1960s the light post-WWII forms favoured in public buildings began falling into disfavour. In contrast later designs favoured thick and enveloping brick or concrete, heavier massing, and presentation of the ground floor spaces as hooded undercrofts. This approach marks the design of

Fawkner Post Office in Victoria (1970) and Mentone (1972), and is seen also in a range of NSW suburban and regional post offices.

*Changes in postal processing*

Mechanical and vehicular components in mail sorting, as well as changes in staff roles and functions, prompted a greater articulation of areas in postal buildings which had previously been more shared or open. This is seen in the proliferation of administrative offices and equipment storage areas, particularly, most of which either filled the old residential rooms of post offices or were added to new postal centres, usually as a first-floor usage. The 1960s and 1970s also saw the provision of more conspicuous relief or escape areas from the increasingly mechanised work: lounge areas and kitchens. This in turn brought mail centres and post offices into new health law territories, and prompted still further changes, as in the expansion of simple toilets into systematically allocated washrooms and rest facilities. On postal sites generally, the motorization of delivery and commuting among postal workers brought equally marked changes. Even where a post office maintained a generally second generation (1870s-1920s) form, its service yard invariably changed significantly, to allow lock-up sheds - first for the postal bicycles, then for postal motorcycles - car spaces for couriers, technicians' vehicles and commuting postal staff, fuel storage and bowsers (as at Ballarat), and storage and service areas for maintenance equipment. These in turn forced security works on this yardage, primarily in the form of high, heavy duty fences and gates, external lighting, and camera surveillance. Interestingly, the mail centres were now increasingly connected to a new set of congenial institutions. These included major public service centres requiring large postal contact, as with the Australian Tax Office at Dandenong, the close linkage of new or refurbished post offices to regional administrative centres, as at Parramatta or Chatswood in NSW, or to perceived centres of office activity, as at St Kilda Road, South Melbourne (c. 1970).

*Style and theme changes in architecture*

Street front post offices themselves changed in the 1950s and 1960s, in part under the influence of modernist architecture, where open or at least direct entry planning was stressed, cutting out the vestibules and antechambers that often marked earlier designs, and with interiors that were now often much brighter and more simply divided. The public contact areas inside post offices were shaped by conspicuously modern movement materials and usages, in particular plate glass, tiling and plastics. The plans for public areas became, generally, simple two part divisions of space on either side of a counter. This made post office interiors resemble those of contemporary banks or shops, and that was arguably the intention: that post offices be aligned with everyday retail in transactions and visual experience.

The resemblance was not inappropriate given the post office's continuing role as Commonwealth Bank outlets and their slowly increasing role selling value added items for retail, alongside the more traditional post office merchandise of stamps. The architectural implication of this shift was huge, since in program it rendered the sense of specifically postal place and occasion, so crucial in second generation post office design, completely redundant. A range of these post offices were built in Melbourne during the 1960s, notably Richmond, Hawthorn Central and Camberwell (1965-7). The subsequent pattern has been to divide the 1960s post offices into two or more retail units with office space then being let in the upstairs portions.

All are marked by external grids in steel-framed plate glass, accentuating the shopfront parallel in modernist terms; the other common program was the use of administrative offices above on a first floor.

**Fourth generation post offices: 1975 and later**

*The disappearing post office*

The telephone had expanded the program in postal buildings enormously, so its separation from the post office in the Australia Post-Telecom restructure of July 1975, had a dramatic effect on the whole post office system. This separation meant the demolition of the comprehensive PMG system, and ushered in strategies for drastically reducing and rearranging post office size and function. Post offices developed from this period, effectively the fourth generation in Australian post office design, were marked primarily by an increasing invisibility.

The maintenance of Australia's huge and increasingly complex telecommunications network was taken out of the post offices' aegis formally, and Telecom and its Telstra successor progressively separated their technical facilities, personnel, telephone exchanges, research and manufacturing sectors from the physical territory and form of the post offices. This often meant that half of all post office facilities and their yardage and open site areas became gradually redundant. Added to this were the marginal reductions in mail and parcels custom though increasing use of private couriers, and the expansion of couriers' direct aircraft access from IPEC onward (c. 1963).

*Mail alternatives*

Even more significant, from the 1970s, were the development of alternatives to mail. The telegraph function of post offices was drastically compressed in area through telephone replacements of the telegraph machinery and the decreasing cost of trunk calls. Then the telegraph function disappeared from post offices altogether, replaced by telex machines (from 1954)16 and then fax machines in the 1980s. The great majority of these were privately operated away from post offices, as changes in electronics and radio manufacture had made equipment privately available in areas where previously, as with the telephone exchanges and the telegraph, the post office's collective resources had been necessary to purchase the essential equipment and build physical transmission networks. Digital telephoning, variable frequency transmission and broadband web systems have further rendered the post office and its traditional spatial and physical apparatus even more isolated from this realm of communication, although some post offices sell computer peripherals such as recordable disks and printers. Telex, faxing, email and web usage merely completed a privatising and personal encryption of electronic communication that can be seen as early as the news bureaux' wire photo transmissions of the 1940s and '50s, or commercial firms' tickertape and teletype machinery of the 1910s-1930s.17

*Mail delivery*

More recently changes in the delivery of letters have acted to reduce the usable volumes of post offices even further, including contraction of personnel at mail centres and the use of independent contractors for delivery and distribution of mail. Express mail is also sent through a separate distribution system, generally eliminating the need for direct sorting within post offices themselves. In line with this decentralised delivery system and the reduction of needed space, many administrative office roles also disappeared, meaning that much office space in surviving post offices and mail centres was made redundant or used for storage. This in part stemmed from the post offices' declining role as a public service contact point, and also from the Commonwealth Bank's reduced presence.

*New fusions with retail and adaptive re-use*

For these general reasons the typology and public identity of post offices changed yet again. Postal counters were more limited, and were coupled to a largely commercial post box function often requiring only a few square metres of sorting and allocation space. In some cases post office functions were (re) united with another retail function, returning to the old post office-general store operation. Newsagents

have also joined this role. Where separate post offices have been retained, these have been increasingly moved to the same buildings as mail centres, and have been reconfigured as retail or 'shop' pattern segments of the larger mail centre building. In malls and large shopping precincts the post office is routinely settled in a shop and has often been moved from the locality's original or earlier post office building. By implication, the post office's traditional visual presence has been greatly reduced.

The strongly residential post offices have always had a potential for renewed residential use, particularly as their old domestic spaces can be seen as attractive upgraded contemporary accommodation. The rich decorative character and conspicuous street placement of numbers of former post offices (in Victoria the 1909-15 Hawthorn, Canterbury and Box Hill buildings, for example) also lent themselves to single and multiple retail adaptations or restaurant functions. The semi-arcaded, roofed-street interiors of the GPOs have favoured retail conversions in all state capitals; while the larger regional post offices - Rockhampton, Townsville, Geelong, Ballarat - allow for adaptations to arts centres and office suites.

As a décor-logo, the Australia Post retail outlets have generally absorbed some of the private warehouse imagery of the later, industrialised mail centres, being dominated by large tubular air-conditioning and electrical servicing ducts and simple white- painted interiors. Their array of retail items mostly approximates newsagents' stationery sections, along with some specifically postal items such as mailing bags and prepaid envelopes. Apart from their postal service retail and some post office box distribution, they also perform virtually no other duties inherently connected to the nineteenth or early twentieth century post office.

In both function and imagery, therefore, the independent post office building with a dedicated postal function has begun to recede from Australian communities. Postal services and operations remain, albeit in a constantly evolving form, but within retail centres or in shared retail premises. Society will also continue to invent new ways to communicate, inevitably leading to further changes to post office infrastructure.

**APPENDIX C SCHEDULE OF CONSERVATION WORKS**

## 1.0 CONSERVATION WORKS SCHEDULE

### 1.1 Introduction

This Schedule of Conservation and Repair works has been prepared for Cushman and Wakefield on behalf of Australia Post. It forms part of the Adelaide GPO Heritage Management Plan (HMP) being prepared for the GPO site and subject to the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (the Act). The GPO building was originally constructed between 1867-1872 with substantial additions in 1891-3 and 2922-6 and is included in the Commonwealth Heritage List, the Register of the National Estate and State Heritage Register (SA).

The Schedule of Conservation and Repair works provides a commentary on the existing condition of the building and a schedule of conservation and repair works. It is understood a substantial conservation works package occurred between 1982 and 1987 to the principal elevations and public postal hall interior. The emphasis of the schedule is on the conservation of significant fabric. As such, works outlined in this section describe critical repairs and maintenance to prevent, slow or manage future deterioration of built fabric.

This report has been developed from a visual inspection of the exterior and interior of the building, including the roof (from current access) and refers back to the Conservation Management Plan (March 2007), prepared by Bruce Harry + Associates.

This report should be read in conjunction with the Heritage Management Plan (HMP).

## 2.0 Building condition

The built fabric of the Commonwealth-owned portion of the Adelaide GPO is in reasonably good condition to levels above ground, both externally and internally. The exterior is substantially intact, retains its historic form and detailing and legibility of the corner presentation amongst a precinct of other former civic buildings. The principal changes have occurred internally, including the evolution of postal services and mail delivery and re-configuration of office accommodation or cosmetic finishes and linings. Visible exterior alterations are relatively minor and are contained to local portions of the building, either to facilitate services, DDA access and tenancy signage.

The original two-storey GPO building (1867-72) is constructed to the King William and Franklin street boundaries of the site (the principal elevations), with the five-level Victoria Tower marking the south-east corner of the allotment. The CMP (2007) identifies the original building as being constructed of ashlar Glen Ewin freestone, with Bath limestone ornamentation and Glen Osmond bluestone plinth and basement walls and a corrugated iron roof atop a timber-frame. The roof over the main hall includes a half-dome skylight, with corrugated iron on an iron frame and glazed clerestory windows – a new framed glass enclosure has been constructed to its exterior. The parapet decoration consists of a plain frieze surmounted by a decorative cornice with a bottled balustrade punctuated by raised pediments. The tower is elevated in three stages; panelled with re-entrant corners to the base, arched louvre openings to the belfry and; narrower upper comprising the clock face, bracketed cornice and cupola roof form. Chimneys are typically stucco finished with run and cast decoration, windows are timber-frame double-hung timber sashes and a cast and wrought iron railing fence on a stone plinth protects the light wells to the sub-basement.

### 2.1 Exterior

The external stonework, above ground level is generally in good condition, though there are very small local portions of missing pointing. There are multiple locations of water ponding and inadequate drainage to the sub-basement light well bases, resultant in water-related deterioration (rising damp) to internal faces of low level stone, which is in poor to fair condition – this continues to multiple faces within the internal walls to perimeter rooms to a single room depth (refer below).

The bottles to the parapet balustrade are of an inconsistent appearance with adjoining stone and substantial cracking is evident to the top cushions, with some loss. There is local cracking and water-related deterioration to moulded cornice dimensioned stones, evidence of previous repair and recent installation of unsympathetic moulded portions about the pediment. The balustrade coping stone and pier caps exhibit substantial weather discolouration and stone exfoliation. It appears that a program of progressive render repair has occurred to the rear of the piers and pediment, though cosmetic cracking remains. The early repairs appear visually comparable with c.1920s works and the latter is demonstrative of a higher cement content.

The brick and stucco chimneys exhibit substantial water and cosmetic deterioration and a similar repair approach and recent works have occurred using unsympathetic patching. They appear in fair condition, though cosmetic cracking remains. The remaining brick chimneys require stabilisation and re-pointing.

The roof cladding to the original portion of building is in fair/poor condition and is of varying origin. The corrugated galvanised iron short-length roof sheets, cappings and flashings have substantial rust build-up – they have been previously coated and local sheets appear to have been previously replaced. Box gutters have been previously coated with a bituminous tanking, though localised water ponding and algae growth is evident. The water-path was not traced and the condition of concealed downpipes was not able to be viewed. It is apparent that inadequate roof drainage or blockages regularly occur at the north-east corner of the 1893 wing, resulting in back-flow and water ingress to the first floor level space. The secondary hipped roof protecting the original half-dome roof over the main hall appears in sound condition.

The roof access system is a combination of earlier substantially weathered unprotected timber ladders and landings, with aluminium framed and mesh planking, ladders and balustrade – no roof anchor points were observed.

Roof ventilation is all of metal construction and is a combination of original decorative Doric order circular ventilators with cruciform finials, more recent circular service flues and triangular roof space vents. The latter are in a similar condition to the roof sheeting and have been subject to sympathetic repair for water-tightness and vermin-proofing. Modern works included the installation of surface-mounted fluorescent lighting to the rear face of the parapet balustrade base and roof-mounted square hollow section steel out-riggers have been installed to cantilever across the balustrade coping for the display of banner flag signage – both appear in fair condition.

Timber door and window openings generally retain their original form and fabric, with the exception of the public entrance hall to the 1893 extension, which includes a modem aluminium framed sliding door. Timber joinery appears generally to be in good condition, however the working order of window sashes was not checked.

The entrance doors from the public entrance halls are modern and in good condition.

Some openings contain wrought and cast iron gates and grilles. These elements appear sound with only minor examples of surface corrosion. The roller gates remain in good operable order but have been fitted with later bird mesh and Perspex infill.

Metal louvres to tower openings were not inspected.

External doors have been fitted with modern brass hardware and furniture, which appears in good order.

The integrity of the original windows and doors of the rear, west elevation has been compromised with a number of phases of change. The original joinery, where evident, appears in sound condition.

Accretions include wire screens and exhaust fans.

## 2.2 Interior

The interior configuration of the building appears substantially as it was when surveyed for the previous CMP (2007) and generally remains in fair/good condition. The interior has been progressively refurbished through the renewal of finishes and linings, sub-division of spaces through stud-framed construction or metal storage cages and the installation or renewal of amenities (kitchen and bathroom). A modern coating system has been applied to originally unpainted stone and brick surfaces at basement level. There has been substantial previous modification of original treatments, fitments and decorative finishes. Building services, fire systems and escape provisions were not surveyed as part of this visit.

Lath and plaster ceilings generally remain in the basement (Rooms B3, B4, B6, B8, B10 and possibly B12, B14) and are generally in fair condition, though there are some rooms where a modern ceiling has been installed beneath (Rooms B6, B12, B14). There is local failure, fatigue and cosmetic cracking and loss of plaster, principally where scars of previous penetrations have not been repaired. Quadpartite brick vault ceilings are located below the main hall (Room B1) though a failing modern coating masks an assessment of their condition. Similarly, ceilings in Rooms B2, B7 and B11 are over-painted brick arches. Where modification of ceilings (incl. replacement) has occurred, this has been with a proprietary suspended ceiling system or flush plasterboard and coved cornice, both are in generally fair and good condition respectively. A large proportion of the peripheral ground and first floor office ceilings are suspended beneath lath and plaster.

There has been progressive change to original slate floors in the basement which are in variable condition; modern concrete slab flooring is now evident (Rooms B7, B9, B10), the original slate floor has been lowered and replaced with concrete slab flooring (Rooms B6, B8, B12 and B14) and covered with timber floorboards or vinyl tile. The extant slate flooring exhibits substantial areas of water-related deterioration and salt efflorescence (Rooms B2 - B4) and some delamination. A slate DPC is evident within brick columns above the finished sub-basement floor level – though it is masked by a modern coating and appears in fair condition save deterioration at the perimeter. Slate sills to sub-basement windows are in various condition – there appears a coating has been applied to some, itself peeling and blistering and, there is local exfoliation and de-lamination of slate. Sub-basement drainage or sub-surface damp has not been traced and there is evidence of original drainage routes in original drawings.

Water-related deterioration is replicated at basement level to stone walls within perimeter rooms (to a single room depth) to the King William and Franklin street elevations which are in poor/fair condition due to rising damp and salt attack. A modern coating system has been applied to originally exposed stone and/or the plaster finish, which has progressively de-bonded from the stone, itself becoming friable and crumbling, mortar pointing is missing to both stone and brick construction (incl. brickwork infill) and stone has further deteriorated where services have been installed with limited ventilation or radiators installed immediately in front. The coating system is in variable condition and is flaking and peeling locally and failed due to underlying stone/plaster deterioration.

Timber joinery throughout is of various origin, including original 1872, 1893 as well as 1920s, 1930s and later. It is also of varying integrity and condition. Key issues relate to refacing of doors with steel plate (basement), mechanical damage, missing glazing and haphazard furniture and hardware replacement.

Original window sashes are generally extant but many, particularly in the basement, include later accretions including exhaust fans and furniture. The working order was not checked, but it is evident many require sash pulls, counter weights and sash cords. Some moulded timber architraves have been removed or altered. Plaster architraves are also evident and generally sound.

Skirtings throughout are variously plaster or moulded timber. Key issues relate to missing or altered section, where walls have been demolished, and mechanical damage.

Wall linings of rendered and hard-plaster finish are generally in good original condition however, original decoration has been over-painted. Minor surface crazing occurs locally. Ruled ashlar finish is evident in

Room G2, Public Hall. The early colour scheme is evident within the detectives' gallery walk. Modern board linings to stud walls are in good condition.

Strong rooms and safes have vaulted brick ceilings, rendered brick walls, original slate or later concrete floors and iron doors of various age. With the exception of inoperable door hardware/ locks they are in good condition.

Services throughout the building are of various dates and operable condition. A full audit was not carried out to determine function. Key issues have arisen throughout the basement due to constant layering and insensitive installation methods over an extended period. This has resulted in large amounts of pipework, conduits, wiring, drainage etc. visible throughout the basement in particular. In the case of ground and first flor areas, much of the service infrastructure is concealed within the suspected ceiling space.

Overall, the building is in generally good condition, though the basement is in dilapidated condition with a general build up of dirt and debris over and above the generally average condition. The focus for a prioritised conservation and refurbishment works should be the basement and roof areas, to arrest water ingress and associated deterioration. As a result of a substantial package of works in 1982-7 and continued occupation of the building subsequently, the interiors elsewhere are in a good to fair condition though demonstrate scars of progressive change and unsympathetic previous modification.

Recommended conservation works are discussed below.

## 3.0 Approach to Conservation and Repair Works

The schedules allow for regular inspections of fabric, with an emphasis on susceptible features such as guttering and downpipes, door and window openings and general drainage associated with buildings.

Generally, day-to-day maintenance work can be carried out in accord with the conservation policies in the CMP, with periodic reference to a conservation specialist. However, major maintenance works should be undertaken under the direction of an appropriately qualified conservation practitioner. The main aim of such work should be to retain as much as possible of the historic fabric.

Typical maintenance works should include:

- Inspection and cleaning-out of gutters, downpipes, light wells, drainage systems and drainage areas and checking for inoperable or failing elements,
- Checking connection to site stormwater system to ensure proper functioning on a regular basis (ie. annually),
- removal of bird-droppings, vermin, (in-)organic growth, vegetation and substantive discolouration to original construction using biological or organic means – this process should not attempt to remove the patina of age across the building,
- servicing of timber-framed openings, doors and glazed sash windows and checking weather resistance,
- inspections and maintain a register of hazardous materials, including: asbestos, lead-paint,
- renewal of decorative treatments and re-working of non-original components in an appropriate and sympathetic manner (may require specialist input),
- maintaining existing power, pipelines or other services where this involves no alteration to the fabric of the place,
- removal of redundant services or modification of services (may require specialist input for substantial works), and,

- regular monitoring of the condition of significant fabric.

## 4.0 Schedule of Works

This document recommends that an annual inspection of the building be undertaken, with particular attention to areas susceptible to damage and wear. Specific attention is to be paid to locations of potential water ingress including: roof, rainwater goods, chimneys, parapets (incl. parapet balustrade), the sub-basement and painted finishes.

In addition to the above, this document provides a prioritised approach to conservation of deteriorated portions of the building and acknowledges the observations of the CMP (2007). The series of tables below group the works into similar components or locations, identify these works and provide an approach for their implementation.

**Priority A** works include items actively compromising heritage fabric due to their current poor condition, and that therefore require immediate attention to halt further degradation. Priority A items should be undertaken as soon as possible after identification, but within five years.

**Priority B** works include items that require repair but the state of damage or deterioration is not severe and is not negatively affecting surrounding heritage fabric. Priority B works should be undertaken within a five to 10 year timeframe.

**Priority C** works include more active conservation works (as distinct from maintenance works) that seek to return original detail to the structures and undertake detailed repair where required. These works are not considered to be urgent works and may be undertaken within a ten year timeframe as funding is available.

In addition to these works, all previously painted plaster, timber and metal elements should be repainted as required arising from identification or assessment at annual inspection.

## 5.0 Building elements

### 5.1 Roof (incl. roof ventilators)

As noted earlier the roof is clad in short-length corrugated iron sheeting, flashings, cappings and guttering. There is evidence of re-roofing and subsequent local replacement or modification where failure has occurred. The key issue for the roof is the undertaking of regular inspections and, as required, maintenance and repairs to ensure that the roof remains watertight and rainwater goods are not obstructed.

| *Roof (incl. roof ventilators)* | | |
|---|---|---|
| 1. | De-rust existing metal roof components and ensure water-tight integrity of complete roof (incl. upper roof and clerestory windows over main hall). | A |
| 2. | Ensure all flashings and cappings are secure and watertight at laps and joins. | A |
| 3. | Ensure all penetrations through roofing are watertight. | A |
| 4. | Remove redundant fixtures, fitments and accretions to the roof space. | B |
| 5. | Remove previous treatments and rationalise and upgrade roof access system to contemporary compliance. | B |
| 6. | Replace all metal roofing, rainwater goods and accessories.<br>*A like-for-like replacement involves new heritage galvanised sheeting in the traditional profile with matching rainwater goods and accessories, though consideration should be given to the reinstatement of the original slate roof* | B |

| | | |
|---|---|---|
| *Roof (incl. roof ventilators)* | | |
| | *and compatible rainwater goods and accessories, should physical or documentary evidence demonstrate that the original roof was slate.* | |
| 7. | Undertake full conservation of half-dome roof and glazed clerestory windows, to retain and conserve original detail. Replacement of metal components should match the original profile and be of a compatible finish to the new metal sheeting (match new elsewhere).<br>*Consideration could be given to reconstruction of the original secondary roof structure.*<br>*Consideration should be given to improvements to achieve contemporary compliance for stormwater management.* | B |
| 8. | Reconstruct all triangular roof ventilators to match original form using new heritage galvanised sheeting and flashings. | B |
| 9. | Inspect, conserve and maintain decorative metal roof ventilators (fleches) – ensure sufficient structural restraint. | B |

### 5.2 Rainwater goods

All rainwater goods (box gutters, eaves gutters, valley gutters and rainwater goods) appear to be non-original and are likely to be of a date commensurate with the roof replacement works or later.

Key works for rainwater goods include regular inspection and cleaning to ensure good condition and proper operation.

| | | |
|---|---|---|
| *Rainwater goods* | | |
| 10. | Inspect and clean rainwater goods on a regular basis. | A |
| 11. | Clean gutters, downpipes and check connection to site stormwater system to ensure proper functioning on a regular basis (ie. annually). | A |
| 12. | Investigate cause of stormwater backflow/leakage to north-east corner of building (1893 portion) and provide additional/ improved rainwater goods to accommodate flow. | A |
| 13. | Investigate and rectify cause of damp in wall at south-west corner of public hall (visible from Public Hall G8), possibly caused by a failure to a concealed downpipe. | A |
| 14. | Replace all non-original metal box gutters, eave gutters, sumps, rainwater heads, rainwater goods and accessories to be compatible with the roof material and match original detail where possible.<br>*Consideration should be given to improvements to achieve contemporary compliance for stormwater management.* | B |
| 15. | Conserve and maintain viable original gutters and rainwater goods to the half-dome roof over the main hall. If replacement is necessary, use of cast-iron components to match original detail is recommended.<br>*Consideration should be given to improvements to achieve contemporary compliance for stormwater management.* | B |

### 5.3 Masonry Construction (Stone and Brick)

With the exception of minor infill to earlier openings in west elevation and repair undertaken in 1985-9, all masonry is original to its 1872 and 1893 construction.

Key works include conservation of original fabric, particularly to damp-affected basement areas.

| *Masonry Construction* | | |
|---|---|---|
| 16. | Identify types of paint applied to internal stone and brick construction and wash-down. Undertake sample applications of organic hand-applied proprietary paint removal system to brick and stone construction to remove non-compatible paints or non-original finishes to masonry surfaces – do not use non-neutral chemical products or sand-blasting/ pressurised water methods.<br>*As part of this process, investigation and recording of previous decorative finishes should occur.* | A |
| 17. | Conserve and remediate deterioration to stone and brick construction – allow walls to 'dry' prior to commencement of damp repair. Treat salt-attack using approved proprietary paper poultice or dry-vac system. Note: this may require multiple applications. Following damp and salt treatment, conserve and repair stone, brick and pointing using materials and techniques to match composition and profile of original construction.<br>*As part of this process, a DPC (if extant) should attempt to be located. If not extant, consideration should be given to the installation of a proprietary injection chemical damp-proof course and external works to mitigate deterioration to stone construction. In conjunction, ensure stormwater and groundwater is adequately diverted or collected.* | A |
| 18. | Carefully remove any accrual of bird droppings, nests etc. and maintain effective bird spike system to all nesting/ perching surfaces. | A |
| 19. | Wash down all external masonry (incl. stucco) surfaces with biocide and hot water to remove organic growth, vegetation and surface pollution – this may require multiple attempts.<br>*If further cleaning is required, conduct sample applications and undertake low-pressure water mist clean using proprietary method.* | B |
| 20. | Investigate sections of eroded/missing mortar – remove all friable portions back to sound mortar and determine composition of original mortar. Allow to clean and re-point missing portions to match original composition and profile. | B |
| 21. | Inspect, conserve and repair localised sections of deteriorated stone, brick and pointing using compatible materials to match original construction. | B |
| 22. | Refer Section 5.4 : Chimneys | |
| 23. | Refer Section 5.5 : Parapet | |

### 5.4 Chimneys

Metal caps have been placed upon the decorative stuccoed multi-chamber brick chimneys. There is evidence of progressive repair and removal of original components.

Key works include stabilisation, re-pointing of brickwork, repair of stucco and reconstruction of original detail.

| *Chimneys* | | |
|---|---|---|
| 24. | Remove biological growth and clean stucco finish on a regular basis. | A |
| 25. | Ensure chimney caps remain water-tight and securely restrained. | A |
| 26. | Stabilise, reconstruct, repoint face brick chimney at northern end of 1893 building. Mortar and pointing to match composition and profile of original construction. Replace missing/ fretting bricks to match, as required. | A |
| 27. | Remove unsympathetic or non-compatible previous repair, clean sound stucco, reinstate missing portions, repair cracking and re-run top coat to flat/run portions, ensuring decorative profiles are maintained.<br>*Consideration should be given to reinstatement of stepped caps as shown on the original drawings.* | B |

### 5.5 Parapet (incl. pediments and balustrade)

The parapet walls to King William and Franklin Streets are largely original to their 1872 and 1893 dates of construction. It is evident that some reconstruction work has replaced the original balusters with new. These later elements are now failing, cracking and deteriorating.

Key works include relate to the conservation, either replacement or repair, of failing parapet members.

| *Parapets* | | |
|---|---|---|
| 28. | Wash down all masonry and stucco finishes with biocide and hot water to remove all organic growth and vegetation – this may require multiple attempts and should occur on a regular basis. | A |
| 29. | Balustrade bottles: investigate origin and compatibility of previous repairs, including fixings and cracking to top cushion. Investigate compatible stone for repair and replacement and conserve and repair failing portions to match original detail. | A |
| 30. | Conserve and repair stucco to rear face of plinth and pediments to match composition and profile of original (refer Chimneys).<br>*Unsympathetic repairs should be removed and re-done using traditional methods to match earlier construction and a new top-coat applied.* | B |
| 31. | Inspect, conserve and repair localised sections of deteriorated stone, brick and pointing using materials and techniques to match composition and profile of original construction. | B |
| 32. | Balustrade copings: Conduct sample applications and undertake low-pressure water mist clean using proprietary method. | B |
| 33. | Reconstruct missing urns to 1893 pediments to match original detail as evidenced. | C |
| 34. | Remove unsympathetic light fixtures (incl. associated conduit) from rear face of parapet and make good where fixings revealed. Install new sympathetic lighting system, if required, to illuminate parapet, roofscape and roof access system as necessary. | C |

### 5.6 Light wells

It appears the original light wells to building permitter are a source of water ingress to sub-basement areas. Originally lined with slate on a crushed metal base with sub-ground stormwater drainage, the light wells appear deteriorated and in poor condition and integrity.

Key works include the investigation of water management, construction integrity and conservation works.

| *Services* | | |
|---|---|---|
| 35. | Clean out and investigate condition of paving, tanking and flashings including floor and sill construction and stormwater drainage route. Conserve and repair or replace as required all non-viable portions using materials and techniques to match composition and profile of original construction. *Consideration should be given to improvements to achieve contemporary compliance for stormwater management.* | A |
| 36. | Conserve and maintain viable original portions and replace to match original detail with compatible material – undertake remediation works to stone in conjunction (refer Masonry Construction). Conserve and maintain lower sections of stone – conserve, repair and repoint portions affected by works to match original detail. | A |
| 37. | Undertake regular inspections of integrity and remove build-up of water and leaf litter. | A |
| 38. | Rationalise all non-original accretions to lights, including electrical and mechanical services. | B |

### 5.7 Cast and Wrought Iron Components (ornament, columns, railings)

Large amounts of decorative cast and wrought iron work are located around the building which date variously from the 1870s, 1890s and 1920s dates of construction. The components appear intact and in relatively good condition, with the exception of small sections of corrosion.

Key works include the conservation of all original ironwork.

| *Cast and Wrought Iron* | | |
|---|---|---|
| 39. | Locally de-paint, de-rust, prime and apply rust inhibitor to all exposed/deteriorated portions of metal. Cut out sections of non-viable rust-affected metal portions (incl. fixings) and replace with like to match existing profile and fixing detail. | A |
| 40. | Inspect and re-fix (match original detail) fence panels at ground level as required. | A |
| 41. | Renew or reinstate opaque decorative finishes as required, following investigation of previously applied finishes, to match adjacent coating. | B |
| 42. | Ensure original cast iron tracks and runners to sliding gates remain free of debris, corrosion or deterioration and remain operable. | B |

### 5.8 Windows, Doors and Joinery

The principal street facades contain original timber-framed windows which are identified as significant. They appear generally sound and intact, but their operative condition was not assessed. The majority of external doors are later fabric and of little or no significance, while the majority of internal doors are original to 1870s, 1890s, 1920s and 1930s.

Key works involve the retention and conservation of original fabric and reconstruction of appropriate door and window detail.

| *Window, Doors and Joinery* | | |
|---|---|---|
| 43. | Assess condition of all timber-frame sash windows – inspect operation, water-tightness, weights, pins and plugs, timber beads, timber joinery, hardware, glass and putty, paint finish. | A |
| 44. | Conserve and maintain windows in-situ to operable order – modify weights, re-rope and consolidate/replace deteriorated sections of timber with equal to match existing species and detail. | A |
| 45. | Renew decorative finishes as required, or on a regular basis (i.e. no greater than 10 year cycles), following investigation of previously applied finishes. | A |
| 46. | Slate Sills (Basement): Investigate flaking + blistering of opaque coating and exfoliation of slate. Remove opaque coating and allow to conserve and maintain all sills in-situ using traditional techniques.<br>*Should replacement be required then slate type and profile should match original detail.* | A |
| 47. | Remove modifications from basement doors (steel plate) and reglaze as required to match original doors. | B |
| 48. | Timber Skirtings, Architraves and Rails: Retain and conserve original timber-frame joinery where extent. Where damaged or missing, reconstruct to equal detail using equal or compatible materials. | B |
| 49. | Cement Skirtings, Awes and Mouldings: Retain and conserve original where extant, repair mechanical damage and reconstruct missing to equal detail to match composition and profile of original construction. | B |
| 50. | Tower Louvres: Investigate flaking + blistering of opaque coating – allow to undertake local conservation to louvre blades and reinstate opaque finish, following investigation of previously applied finishes. | B |
| 51. | To elements identified as being of primary significance, remove later modifications to doors and windows (frames, door types, glazing, services, hardware and the like) and reinstate original configuration and details using equal or compatible materials, where sufficient evidence exists. | C |
| 52. | G10: Remove cement render skirtings and reinstate moulded timber or plaster to match composition and profile of original construction. | C |
| 53. | Reverse previous modification of opening configuration, including removal of bricks, to reinstate original or early spatial configurations to elements or locations identified as being of primary or secondary significance. Make good adjacent surfaces such as floors and walls to match original detail. | C |

| | | |
|---|---|---|
| *Window, Doors and Joinery* | | |
| 54. | Where original internal doors have been replaced with unsympathetic flush single-panel doors, reconstruct original panelled timber doors to match original. | C |
| 55. | Where arched openings to Public Hall (Room G2) have been altered to include doors or alternate configurations, investigate original form and reconstruct to match where possible. | C |

### 5.9 Ceilings

Original lath and plaster ceilings variously remain intact, have been replaced or concealed by later plasterboard or suspended acoustic tile ceilings.

Key works include removal of unsympathetic ceilings and the retention and conservation of remaining original ceilings.

| | | |
|---|---|---|
| *Ceilings* | | |
| 56. | Carefully remove non-original linings to reveal original lath and plaster ceiling construction and reinstate original room volumes/ceilings. | A |
| 57. | Investigate condition of original lath and plaster ceiling and conserve and maintain viable portions in-situ – undertake repair using traditional methods to equal detail to match original construction.<br>*Consider replacement of complete ceiling where extensive portions are non-viable. Preference should be given to reinstatement of lath and plaster, though use of modern materials could be considered, subject to identified significance of location.* | A |
| 58. | Investigate condition and integrity of remnant plaster cornices. Retain, maintain and conserve original and reconstruct where missing to match original detail. Note: retain square-set where cornice not employed. | A |
| 59. | Retain and conserve original mini-orb ripple iron ceiling lining to 1893 basement areas. Repair and reconstruct missing to match original. | A |
| 60. | Locate any remnant ceiling vents and retain and conserve as part of any ceiling conservation program. | A |
| 61. | To all vaulted areas, remove non-compatible modern coatings to brick vaults and conserve and repair extant brick construction.<br>*Consideration should be given to the recording previous decorative treatments prior to their removal.* | B |

### 5.10 Stairs, Ramps and Vertical Transportation

Remnant stairs, ramps and vertical transportation are generally not original to the nineteenth century building and can be retained or removed as required. The exception being the form and location (not the fabric) of the slate entrance steps to rooms G1 and G7 and clock tower steps.

Key works include retention and conservation of extant original stairs.

| | | |
|---|---|---|
| *Stairs* | | |
| 62. | G1 and G7: Slate steps have been reconstructed to match original form and profile. Retain and maintain to match original as required. | B |
| 63. | G8: Date from c.1960s. Retain or remove as required and make good/ reinstate original adjoining surfaces. | B |
| 64. | B6, B8 and B12: Stairs and Steps appear to date from the 1920s and can be retained and conserved or altered as required. If removed, then make good/ reinstate original adjoining surfaces. | B |
| 65. | G12: DDA Access Ramp – Remove as required as part of future adaptation works where a new route for an accessible path may be available. Reinstate portions of previously removed original section of building to equal detail to match composition and profile of original construction. | C |

### 5.11 Flooring

Numerous original floor structure survives including slate flags, timber boards on timber framing, early concrete (1893). In some cases, the original has been replaced or concealed.

Key works include the retention and conservation of all original floor structure and fabric as well as reconstruction of original types where appropriate.

| | | |
|---|---|---|
| *Flooring* | | |
| 66. | Conserve and maintain original floor construction in-situ – allow to remediate damp and consider installation of chemical damp-proof course. | A |
| 67. | Identify types of material and adhesion method of recent covering (eg carpet, vinyl tiles, timber) – note material containing asbestos may be present. Undertake sample removal method to reveal underlying/ original floor finish/ construction. Carefully remove non-original floor treatments to reveal previous/original treatments below. Investigate condition of revealed floor finish and construction and conserve and repair in-situ. | A |
| 68. | Investigate source of damp to extant original slate floor. Treat, conserve and repair damp deterioration and salt attack in-situ. Undertake repair using traditional methods and equal or compatible products. Replace severely delaminated sections only as required with new slate to match original type and size.<br>*As part of this process, a DPC (if extant) should attempt to be located. If not extant, consideration should be given to the installation of a proprietary injection chemical damp-proof course and external works to mitigate future deterioration.* | A |
| 69. | Basement: Investigate portions of concrete slab flooring where abutting dilapidated original stone and brick construction - determine sub-surface and footing condition to reveal extent of rising damp/salt-attack to original walls. *Consideration should be given to local removal of concrete flooring to facilitate stone conservation. Reinstatement of flooring should enable* | A |

| | | |
|---|---|---|
| *Flooring* | | |
| | *'breathability' to original construction. This may include reinstate original floor levels where previously reduced (1920s)* | |
| 70. | Ground + First: Investigate type of floor finish below carpet in Public Hall (G2) to confirm existence of original encaustic tiles or later timber parquetry. Should these be extant, then retain and conserve in-situ. | C |

### 5.12 Interior Finishes and Fitout

The interior of the building is generally in good condition with the basement in poor/fair condition. Many rooms have numerous phases of refurbishment which have resulted in concealment, removal or damage to original finishes and fitout. Very few original fixings or fixtures remain; these are generally associated with the Victoria Tower and strong rooms.

Key works include the identification of original interior finishes and fitout and retention and conservation of such. Other works relate to revealing concealed tails by removing unsympathetic accretions.

| | | |
|---|---|---|
| *Interior* | | |
| 71. | Remove redundant furniture, fixtures, furnishings and equipment where not identified as being of primary or secondary significance. | B |
| 72. | Remove non-original or elements identified as being of little or no significance which have altered the legibility of the original room configuration, such as partition walling and suspended ceilings.<br>*Consideration should be given to retention of portions/fragments in-situ (eg. wall nibs) or investigate and record accreted change prior to alteration for future interpretation works.* | B |
| 73. | Reconstruct adjacent original form and fabric as required where redundant or unsympathetic alterations are removed. | B |
| 74. | 1.17 and 1.18: Remove non-original linings to wall face, conserve and repair original wall construction beyond using traditional methods to match original detail and renew decorative treatments, following investigation of previously applied finishes. | B |
| 75. | Either rationalise or remove redundant occupant amenities including kitchen and bathroom. Conserve and repair as required all original construction revealed using traditional techniques to equal detail to match composition and profile of original construction.<br>*Consideration should be given to the sympathetic incorporation of same as part of any adaptation works.* | C |
| 76. | Retain and conserve marble and timber honour boards in-situ or relocate within the building as appropriate. | C |

### 5.13 Services

The building contains large quantities of non-original service equipment, particularly throughout the basement area where it is apparent these services have been installed without regard o significant form or fabric.

Key works include the rationalisation of present services, removal of redundant services, reconstruction of damaged significant fabric and sensitive concealment of retained services.

| *Services* | | |
|---|---|---|
| 77. | Remove redundant or unsympathetic recent services, voids, penetrations and/or mechanical exhaust vents. | A |
| 78. | Remove all surface-mounted conduits, light fittings, signs, brackets, fixings and the like. | A |
| 79. | Maintain and conserve historic services, such as natural ventilation in-place if discovered during works. | A |

### 5.14 Maintenance/ Management

As discussed, the building is in good general condition however an on-going program of maintenance should be established that potential defects do not jeopardise significant fabric.

LOVELL CHEN

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 **9667 0800**
FAX +61 (0)3 9416 1818
enquiry@lovellchen.com.au
www.lovellchen.com.au

# Adelaide
# General Post Office

## Heritage Impact Assessment

141 King William Street, Adelaide

December 2017

Prepared by

LOVELL CHEN
ARCHITECTS & HERITAGE CONSULTANTS

Prepared for

Greaton Group

## 1.0 Introduction

This Heritage Impact Assessment (HIA) has been prepared on behalf of the Greaton Group to accompany an application to the State Commission Assessment Panel (SCAP), South Australia. It addresses the redevelopment of the Adelaide General Post Office (GPO) at the corner of King William Street and Franklin Street, Adelaide (Figure 1). The proposed works include the demolition of 1920s additions in the north-western section of the site and some earlier remnant fabric to allow the construction of a new hotel tower. The balance of the GPO building is to be restored and refurbished as bars, restaurants and retail spaces in support of the hotel's activities.

It is noted that the Environment Protection and Biodiversity Conservation Act 1999, the Australian Postal Corporation Act 1989 and the South Australian Heritage Places Act 1993 all apply at the subject site and the approvals jurisdiction is not clear. The current proponent proposes to respect the jurisdictional position established in previous applications relating to the subject site and accordingly provides a heritage assessment to the SCAP which addresses matters of state interest.

## 1.1 References

A similar redevelopment of the Adelaide GPO and the adjacent former telephone exchange building was proposed in August 2015 by owners Charter Hall Group. A HIA was prepared for the scheme (Dash Architects, 2015). The scheme anticipated an office development at the GPO. Since that report was prepared the eastern sections of the site has been sold to the Greaton Group and settlement is pending. Works on the reduced, eastern section of the site is the subject of this HIS. The current works are limited to the GPO building only and now comprise redevelopment as a hotel. It does not consider any works at the adjacent telephone exchange. This report references the earlier HIA where relevant.

The Dash Architects' HIA refers to a Conservation Management Plan (CMP) prepared by Bruce Harry and Associates (2007). Subsequently, a Heritage Management Plan (HMP) was prepared for the site by Lovell Chen (2016), this HMP is generally referenced throughout this report in preference to the earlier CMP and the following should be read in conjunction with that document.

This report makes reference to the following architectural drawings prepared by Hassell annotated Revision D – Development Application and dated 15/12/17.

- DA_0000 Cover Sheet & Drawing Index
- DA_0001 Area Summary
- DA_0002 Development Boundary Plans
- DA_0100 Masterplan
- DA_0301 Demolition Plan – Levels B01 & L00
- DA_0302 Demolition Plan – Levels L01 & Roof
- DA_0321 Demolition Elevations – East & South
- DA_0322 Demolition Elevations – West & North
- DA_0331 Demolition Sections A&B
- DA_0332 Demolition Sections C &D
- DA_0333 Demolition Sections E & F
- DA_0371 Demolition – 3D Views 1 & 2
- DA_0372 Demolition – 3D Views 3 & 4
- DA_0373 Demolition – 3D Views 5 & 6
- DA_1101 Level B01 Plan
- DA_1102 Level 00 Plan
- DA_1103 Level 01 Plan
- DA_1104 Level 02 Plan
- DA_1105 Level 03 Plan
- DA_1106 Typical Hotel Floor Plan (L04-L13)
- DA_1116 Level 14 Plan
- DA_1117 Level 15 Plan

- DA_1118 Roof Plan
- DA_2001 East Elevation
- DA_2002 South Elevation
- DA_2003 West Elevation
- DA_2004 North Elevation
- DA_3001 Section A
- DA_3002 Section B
- DA_4001 Tower Façade Concept
- DA_6001 Materials Schedule
- DA_6010 Sun Shadow Diagrams
- DA_8001 Landscape Plan
- DA_9001 Artists Impression 01
- DA_9002 Artists Impression 02
- DA_9003 Artists Impression 03
- DA_9004 Artists Impression 04
- DA_9005 Artists Impression 05
- DA_9006 Artists Impression 06

This HIS also refers to interior design concepts prepared by Make architects entitled, Adelaide GPO Restaurant, Bar and Lounge.

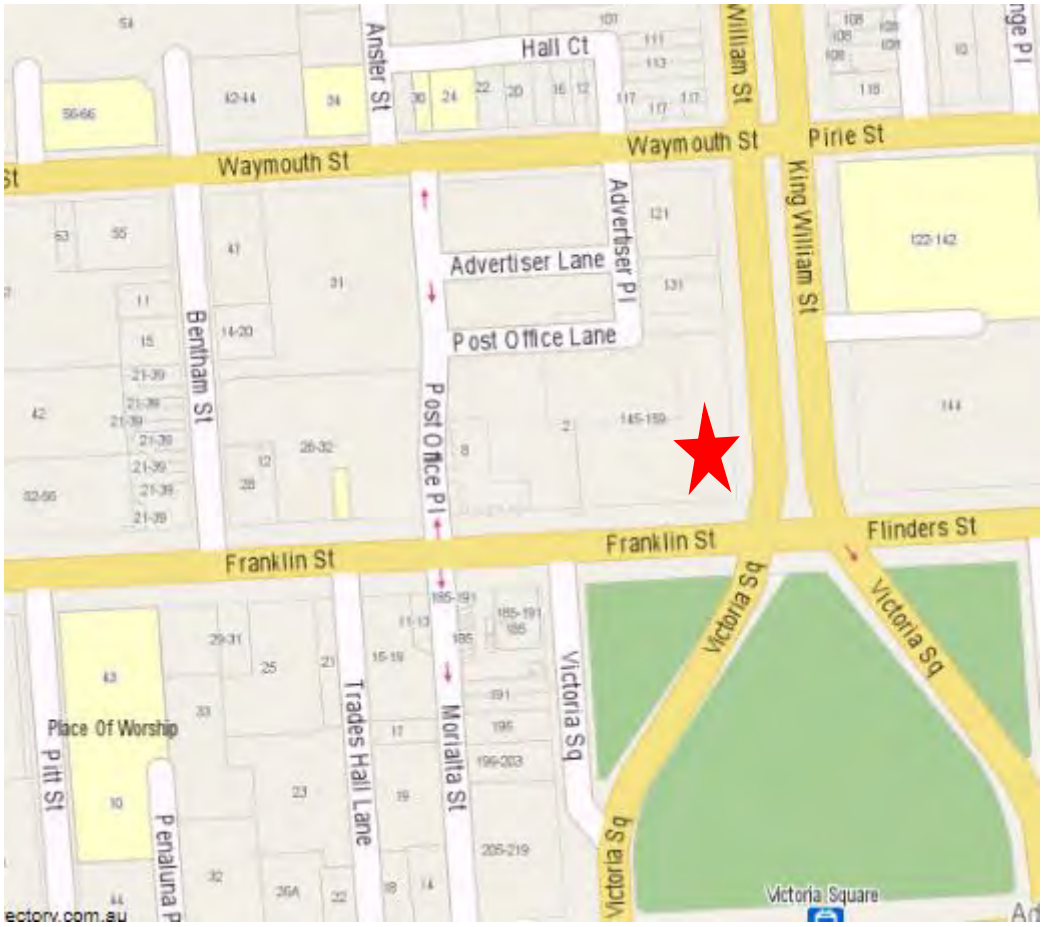


Figure 1 Adelaide GPO, indicated by star
Source: [www.street-directory.com.au](http://www.street-directory.com.au)

## 2.0 Statutory heritage controls

### 2.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage important flora, fauna, ecological communities and heritage places. The EPBC Act is administered by the Federal Department of the Environment and Energy (DE&E).

In addition, the EPBC Act confers jurisdiction over actions that have a significant impact on the natural or built environment where the actions affect, or are taken on, Commonwealth land, or are carried out by a Commonwealth agency. Heritage places of this kind are included on a register known as the Commonwealth Heritage List (CHL). The CHL comprises natural, Indigenous and historic heritage places which are either entirely within a Commonwealth area, or outside of the Australian jurisdiction and owned or leased by the Commonwealth.

The Adelaide GPO is included on the Commonwealth Heritage List (CHL) as place ID 105518. This listing applies to all of the Commonwealth-owned/operated land at the GPO. The land is currently operated by the Australian Postal Corporation (AP).

It is noted that the Greaton Group has recently purchased the Adelaide GPO from Charter Hall, although the purchase has yet to be settled. On settlement, AP will no longer own the heritage place. However, AP will continue to hold a 99-year lease over the site and the requirements of the EPBC Act will continue to apply. Approval under the EPBC Act for the proposed works is soon to be sought through a separate referral to DE&E.

It is noted that another referral to the DE&E for demolition of a small remnant of the 1893 northern wing of the GPO (Figure 2) was made in September 2017. A response is expected shortly.

### 2.2 *Heritage Places Act 1993*

The Adelaide GPO is included on the South Australian Heritage Register (SAHR) as place ID 10860 and is subject to the provisions of the *Heritage Places Act 1993*.

> The objects of the Act are:
>
> (a) to recognise the importance of South Australia's heritage places and related objects in understanding the course of the State's history, including its natural history; and
>
> (b) to provide for the identification and documentation of places and related objects of State heritage significance; and
>
> (c) to provide for and promote the conservation of places and related objects of State heritage significance; and
>
> (d) to promote an understanding and appreciation of the State's heritage; and
>
> (e) to encourage the sustainable use and adaptation of heritage places in a manner consistent with high standards of conservation practice, the retention of their heritage significance, and relevant development policies.

The extent of this registration is shown on the aerial photograph below (Figure 2) and is described in the SAHR listing as:

> Adelaide General Post Office (GPO), including the original 1872 building, remaining 1893 extensions, former Telephone Exchange (1907) and its 1914 extension.

The plan parcel and titles included in this extent on the SAHR are as follows:

CT 6185/92 D93115 A768, CT 6185/94 D93115 A810, CT 6185/97 C23886 F2, CT 6185/98 C23886 FCP, CT 6187/188 D93115 A809, CT 6187/187 D86151 A801, CT 6187/188 D93115 A809

It is noted that the titles at the subject site are complex and have been revised since the earlier HIA was prepared by DASH Architects in 2015. This notwithstanding, the titles listed on the SAHR website and reproduced above include some parcels of land that are located partially or entirely outside of the buildings identified in the description above and occasionally describe air rights. Consequently, the titles do not provide a useful way of defining the extent of the SAHR registration. For this reason, the building extents mapped on http://location.sa.gov.au/viewer/ (Figure 2) have been used as the basis for the following discussions as they relate to the SAHR.

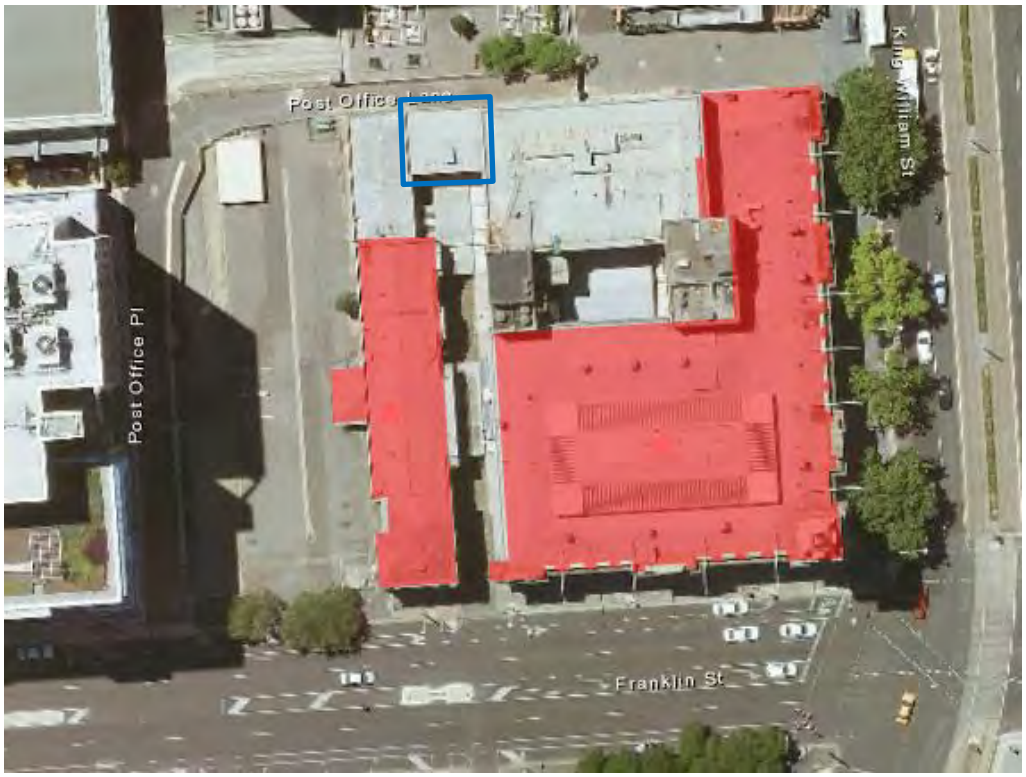


Figure 2 Aerial photograph with areas included on the SAHR indicated in red; the telephone exchange to the west of the GPO does not form a part of the current application; the western portion of the 1893 GPO extension discussed below is outlined in blue
Source http://location.sa.gov.au/viewer/?map=hybrid&x=138.59892386&y=-34.92685984&z=18&uids=95,102,180, accessed 18 August 2017

The extent to which the Adelaide GPO and telephone exchange are included on the SAHR have been the subject of some previous discussion. Most relevantly, the situation in relation to the western portion of the 1893 GPO extension (indicated in blue at Figure 2). The following advice was provided to Dash Architects by the DENWR's Principal Conservation Architect, Peter Wells. It is reproduced from Dash's earlier HIA:

> *Thank you for putting together the marked-up plan to illustrate the areas in question.* [Refer Figure 3]
>
> *Having discussed this with Anna, we concur with your opinion that the western red brick remnant of the 1893 GPO extension should be considered part of the listed fabric of the GPO.*

*As for the bluestone building at the rear of the Telephone Exchange, we generally take the view that the curtilages mapped in the City of Adelaide Heritage Survey provide a reasonably considered approach to extent of historic fabric. As the rear portion in question is included within the mapped curtilage in the survey report, we think it should be considered part of the listing. There is of course an inconsistency when it comes to the western portion of the 1893 GPO extension, which isn't shown within the curtilage. Whether this was intentional or an oversight I don't know.*

*As you've noted, both buildings in question are rated in the CMP as being of 'little significance'. The general policy statement on p135 recommends as follows.*

> *Elements of low assessed significance are generally those which help in understanding the place's current or former use and form but are not considered to be substantial components of or contributors to the integrity or character of the place. While they may not be considered to make an important contribution to the cultural significance of the whole, they are identified as an element of that significance. They should not be removed or altered without demonstrable benefit to the preservation of the place's higher values, or the viability of the building in the longer term.*
>
> *In the context of the current development proposal, there appears to be reasonable alignment between policy and concept, which I understand aims for some selective retention in this rear corner.*

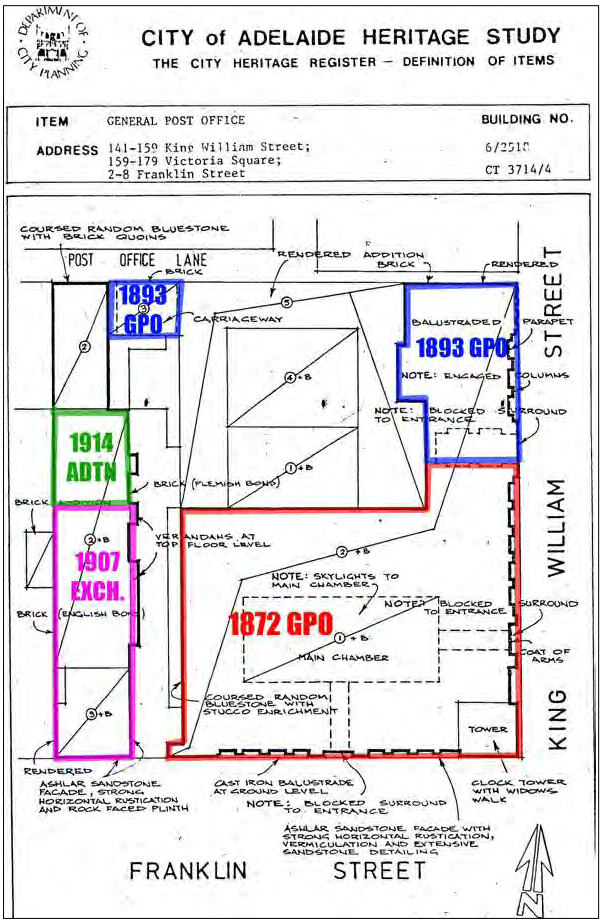


Figure 3 Annotated site plan showing extent of State Heritage Listing as considered by DASH Architects
Source: DASH Architects, HIA p. 7

### *2.3 Australian Postal Corporation Act 1989*

Australia Post is a government-owned business, with the Australian Government as the only shareholder through the Minister for Communications and the Minister for Finance. It is governed under the *Australian Postal Corporation Act 1989*. Generally speaking, the Australian Postal Corporation Act (APC Act) sets out the commercial and community obligations of the corporation. However, the APC Act includes the following provision which relate to the application of State and Territory laws to buildings which are the property of Australia Post:

> **Part 7A - Application of State and Territory laws**
>
> **90A Australia Post not entitled to immunities or privileges of Commonwealth**
>
> - For the purposes of the laws of the Commonwealth, or of a State or Territory, Australia Post is not entitled to any immunity or privilege of the Commonwealth except so far as express provision is made by this Act or any other law of the Commonwealth, or by a law of the State or Territory.

However, the following express provisions are made by the APC Act in relation to buildings structures and facilities owned by Australia Post:

> **90D Laws relating to buildings, structures and facilities do not apply**
>
> 1. This section applies to a building that is the property of Australia Post if, immediately before 1 January 1991:
>
>    a) the building was the property of Australia Post and was occupied or in use by Australia Post; or
>
>    b) the building was under construction, alteration or demolition by, or on behalf of, Australia Post.
>
> 2. While this section applies to the building, laws of the States and Territories that deal with any of the following matters do not apply to the building:
>
>    c) the standards applicable to the design or the construction of buildings;
>
>    d) the approval of the construction of buildings;
>
>    e) the occupancy or use of buildings;
>
>    f) the alteration or demolition of buildings.
>
> 3. In this section:
>
>    building includes a structure or facility.

This suggests that works to the existing buildings included on the SAHR, notably demolition, alteration and new construction are not subject to the *Heritage Places Act 1993*. The extent of the State Heritage Registration and the extent to which the APC Act provides exemptions from the requirements of the relevant state legislation is considered at 3.0 below.

### 2.4 City of Adelaide Development Plan

The subject site is located within Central Business Policy Area 13 of the Capital City Zone pursuant to Adelaide (City) Development Plan (Consolidated 20 June 2017). This provides a range of objectives in relation to heritage and conservation noted below:

OBJECTIVES

Objective 42: Acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time through the conservation of heritage places and retention of their heritage value.

Objective 43: Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.

Objective 44: Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.

Objective 45: Recognition of Aboriginal sites, items and areas which are of social, archaeological, cultural, mythological or anthropological significance.

The objectives are realised through principles of development control (PDCs). Relevant PDCs are discussed at Section 8.4.2

### 2.5 Aboriginal cultural heritage

The Aboriginal Affairs and Reconciliation Division, Department of Premier and Cabinet (DSD-AAR), is the South Australian Government's lead agency on matters relating to Aboriginal affairs. The Division has a number of responsibilities including the protection and preservation of Aboriginal heritage and culture. DSD-AAR maintains a Central Archive and Register of Aboriginal Sites and Objects. These archives are not public, but the Department can provide broad information about Aboriginal heritage on receipt of a formal request.

A formal request was made to the Aboriginal Affairs and Reconciliation Division in May 2016. On 9 June 2016, the Department advised that the Central Archive has no entries for Aboriginal sites within the GPO site.

This notwithstanding, the Act notes that any land, developed or undeveloped, can contain Aboriginal sites relating to traditions. Section 20 of the *Aboriginal Heritage Act (SA), 1988* requires that any Aboriginal sites, objects or remains, discovered on the land, are to be reported to the Minister.

## 3.0 Approvals jurisdiction

As a consequence of the interactions of the various Acts, a complex approvals landscape is in place at the Adelaide GPO. The Dash Architects State Heritage Impact Assessment included extensive discussion of this matter.

With regard to the application of the relevant Commonwealth Legislation the following legal advice was reproduced in the Dash Architects HIA, although the ownership of the site has changed and scope of the project has shifted, the considerations in the advice are still largely relevant:

> *The legal issues raised by this development are particularly complicated…*
>
> *The so-called "Adelaide GPO" is listed as a State Heritage Place under the Heritage Places Act (1993). It is apparent that the listing relates to at least two certificates of title. It includes the GPO building proper (which includes the 1893 extension) and Telephone Exchange building, but excludes out buildings and the 1921* [sic]*-26 extensions to the GPO building proper. In that regard the scope of the State heritage listing extends (at least purportedly) to land and buildings owned and controlled by the Commonwealth…*
>
> *Under Australia's constitutional framework, unless expressly provided for, State law generally cannot bind the "Crown in the right of the Commonwealth"… Thus, generally, the Commonwealth Government and its instrumentalities and agencies*

*are not bound by the provisions of State law unless the Commonwealth Law establishing and regulating the agencies specifies that the agency is to be bound so.*

*Lessees of the land owner by a Commonwealth entity can also enjoy immunity from state legislation in some circumstances…*

*Australia Post is a Commonwealth entity established under the Australian Postal Corporation Act 1989 (Cath) ("The APC Act).*

*The APC Act expressly deals with the application of State laws to Australia Post.*

*Section 90D, entitled "Laws relating to building, structures and facilities do not apply" that's that:*

2. *…laws of the State and Territories that deal with any of the following matters so not apply to the building*

    a) *the standards applicable to the design of the construction of buildings;*

    b) *the approvals of the construction of buildings*

    c) *the occupancy or use of buildings;*

    d) *the alteration or demolition of buildings.*

*Effectively, the APC Act provides that State Laws do not apply to the demolition or alteration of buildings that have been (and remain) owned by Australia Post since 1991.*

*It is not altogether clear whether the exemption from State Laws extends to the construction of an altogether new building on land owned by Australia Post (as distinct to the alteration etc of an existing building) …*

*Pursuant to Schedule 8 of the* Development Regulations*, "development which directly affects a State heritage place, or development which in the opinion of the relevant authority materially affects the context with which the State heritage* place is situated" is required to be referred to the Minister administering the Heritage Places Act (the (SA) Minister for Sustainability, Environment and Conservation) …

[In Summary] *Australia Post does not require approval under State legislation (ie* Development Act *or* Heritage Places Act*) to demolish or alter buildings that it owns and has owned since before 1991 (likely to include any of the buildings owned by Australia Post on the GPO site)…*

[The client] *will require approval under at least State legislation to undertake "development" in respect of buildings / land in its ownership… Any land or buildings not owned by Australia Post prima facie cannot be a Commonwealth Heritage Place under the EPBC Act…*

*The listing of the GPO as a State heritage place may be invalid in so far as it relates to the land owned by Australia Post. Alternatively, even if the listing is valid, it is of no practical effect in respect of any buildings owned by Australia Post by virtue of the APC Act.*

*The likely legal status is that the portion of the building(s) owned by Australia Post is a Commonwealth Heritage Place and portion of the building(s) owned by [the previous owner] is a State heritage place, ie, the State heritage place listing operates in respect of any part of the State heritage place listed building(s) not owned by Australia Post. On this basis (and on the Information provided to me to date) the breakdown is as follows:*

***Commonwealth Heritage Place:***

- *1872 GPO Building and 1893 Extension*

***State Heritage Place:***

- *Telephone Exchange Building, including the 1914 extension*
- *Any part of GPO building proper (ie, 1872 GPO building and 1893 extension) owned by Caversham.*

A strict interpretation of the above advice would result in the conclusion that any works on Australian Post owned land and/or land subject to the EPBC Act would not require approval under the relevant state legislation, however in the interest of completeness this HIA will assess the full scope of works will in terms of their potential heritage impact.

## 4.0 Significance

### 4.1 Commonwealth Heritage List

The summary statement of significance included in the CHL for the Adelaide GPO is as follows:

> The Adelaide General Post Office forms an important part of Adelaide's central civic and administrative precinct, playing a critical role since 1872 in the delivery and development of postal services in Adelaide. The building, and broader precinct, are well-known images and are often used to illustrate the historical nature and prosperity of the city. The GPO was the most expensive building constructed to that time by the colonial government in South Australia. This emphasises its importance to the colony and the city of Adelaide, further underscored by the involvement of the Duke of Edinburgh in laying the foundation stone (Criterion a).
>
> Typologically, the Adelaide GPO seamlessly accommodated distinctly separate postal and telegraph functions within the one large structure. Where it differs from other GPO designs, however, is in the centralisation of a large public hall from which all transactions were carried out at counters to separate departments located around the perimeter in discrete offices, in place of an external arcade or loggia with service windows along its length. In this regard, Adelaide GPO can be considered an early exemplar of planning around an internal public space. Stylistically, the design of the Adelaide GPO included several characteristics associated with Italian architectural mannerism from around the late 1520s and the 1530s; this is seen in the balustraded parapet usage, the recessed concentric arches, the arch and flanking columns, the displaced pediments and asymmetrical elevations inflecting toward a common point that brings symmetry. (Criterion d).
>
> The Adelaide General Post Office is important as a major public building erected in the Victorian Free Classical Renaissance revival style. Constructed from Glen Osmond and Glen Ewin stone, and ornamented with Bath limestone, the building features a prominent clock tower, and is a significant streetscape item on the corner of King William and Franklin Streets. In conjunction with the Town Hall, it forms an imposing gateway feature at the edge of Victoria Square (Criterion e).
>
> The architectural expression of the tower is unique and rests upon its distinctive flared cupola roof and upper stage consoles. The use of Glen Ewin freestone and in particular the extensive modelling and carved ornamentation is representative of the highest standards of workmanship and contribute to the style of Adelaide's Renaissance Revival architecture which is outstanding nationally. The postal hall at the Adelaide GPO is also one of Australia's finest public interiors of the mid-to-late nineteenth century (Criterion f).

The GPO has considerable social significance for Adelaide residents owing to the building's lengthy connection with postal services and is important to the community as a well-known landmark (Criterion g).

The Adelaide General Post Office is associated with several architects of note, including Edmund Wright, Edward John Woods, Edward Angus Hamilton and Robert George Thomas (Criterion h).

### 4.2 South Australian Heritage Register

The statement of significance for the Adelaide GPO included in the SAHR citation is as follows:

> Opened in 1872, the Adelaide GPO was one of South Australia's most important public buildings, and represents the critical role played by postal, telegraphic and telephonic communications in the development of the state. The scale and impressive architectural detailing of the building and its prominent location in the centre of Adelaide reflect its importance as the focus of the network of communication services in South Australia for many decades. Its construction was the result of the entrepreneurial drive of Postmaster-General Sir Charles Todd, who was instrumental in establishing telegraphic communications in both South Australia and Australia and in encouraging the state Government's monopolistic control of all communication services in South Australia. The subsequent additions to the building and the construction of the separate Telephone Exchange were a direct response to increasing demand for the new technologies of telegraph and telephone services in the years leading up to and following Federation. [HB 11/2006]

### 4.3 Heritage Management Plan

As noted above a Heritage Management Plan (HMP) was produced by Lovell Chen for Australia Post in 2016. The HMP identifies fabric of primary, contributory and little or no significance at the Adelaide GPO as follows:

> *Primary significance*
>
> Spaces, elements and fabric of primary significance make a substantial contribution to the overall significance of the place. These elements contribute in a fundamental way to an understanding of the heritage values. They are likely to include original or early fabric (as described in the physical survey at Chapter 3), to be representative of the original or early design and use of the place and to be critical to an understanding of the historical function and operation of the place. Spaces, elements and fabric of primary significance are predominantly intact to their period of construction, although some areas have undergone limited alteration or modification.
>
> External elements and fabric of primary significance are identified at Figures 14-17 above. They include:
>
> - The external form and fabric of the face stone rendered and face brick elevations of the GPO (1872 and 1893). These include the Victoria Tower and cupola and the Franklin Street and King William Street facades. It also includes parts of the elevation to the access way between the GPO and the former Telephone Exchange to the west and some early elements visible from the open space at Nos 135-139 King William Street to the north. These elements are significant to the extent of their early fabric and fenestration, molded dressings, cast and wrought iron detail, timber-framed joinery, clock elements, slate-lined light wells, but excluding modern signage, services and accretions.

- The roofscape of the GPO (1867-72 and 1893) including rendered and face brick chimneys, all original ventilators and gablet vents, the original half-domed lantern and all associated form and fabric but excluding corrugated galvanized roof sheeting, steel eaves gutters, non-original vents, recent secondary roof over skylight, roof safety access system, lighting and services.

Internal spaces, elements and fabric of primary significance include:

- The basement, ground and first floor (mezzanine) levels of the 1872 and 1893 building to the extent of original building envelope and structure, plan form, volume, fabric and details. These comprise:
- central basement sorting areas and associated strong rooms along with all remnant form and fabric of original walls and door openings. (Rooms B1, B5)
- original 1867-1872 form and fabric of the Postal Hall and public entrance halls at ground floor level (Rooms G1, G7) and the former carriageway to King William Street (Room G11) along with all remnant form and fabric of original walls and door openings. Later reinstatement of an original or early paint scheme is also of primary significance.
- mezzanine areas and surviving walls at first floor level along with all remnant form and fabric of original walls and door openings. (Room 1.1)
- original fixtures, fittings, services and finishes, where extant (visible and concealed) throughout the three levels.

*Contributory significance*

Individual spaces, elements or fabric of contributory significance make a moderate (or lesser) contribution to the overall significance of the place. These elements may also be associated with the Adelaide GPO in a secondary or supporting way or provide evidence of later site development and use. They can include utilitarian elements or spaces, elements or fabric which have been modified or altered and are less intact than elements of high significance. These elements preferably should be retained, but provide greater flexibility with regard to potential removal, alteration and change, subject also to other relevant policies in this HMP.

No external elements or fabric of contributory significance are noted.

Internal elements and spaces of contributory significance are listed below. It is noted that, at various locations, internal room volumes remain legible although some internal fabric such as dividing walls, fireplaces cornices or skirtings have been removed. Generally, these spaces survive as a record of the planning rather than the character of the original GPO. As such, a degree of change may be accommodated in these spaces. Alterations to these areas should have regard to impacts on any original fabric identified at Chapter 3 of this HMP and the policies provided at Chapter 6.

Contributory areas include:

- all areas within the extent sections of the 1867-72 and 1893 building programmes apart from those identified as being of primary significance noted above: this typically comprises spaces in and around the central basement sorting area, postal hall and mezzanine

- the 1920s form and fabric of the adapted 1867-72 carriageway including the stair well to the additions of 1922-26 and the concealed 1920s detectives walk above the Postal Hall.
- The extant honour board.

*Little or no significance*

Spaces, elements and fabric of little or no significance at the Adelaide GPO make a limited or no contribution to the overall significance of the place. These include elements which are not original and have limited intrinsic quality or significance, as well as elements that have undergone substantial alterations and change. In some instances, these spaces, elements and fabric may limit the understanding of the significance of the place or compromise the presentation of the place or significant elements within it.

The additions of 1922-26 have been assessed as of little or no significance. While part of the evolved complex these do not reflect on particular uses or historical associations or aspects of post-office design, other than for a requirement for additional accommodation in that period. Nor do they contribute to the aesthetic (architectural) values of the place; while associated with an important figure in the architect JS Murdoch, the building is not a good example of his work or of 1920s design more broadly.

External elements and fabric of little or no significance include:

- External fabric to the additions of 1922-6
- the form and fabric of non-original ramps, flooring, doors and canopy to west elevation loading dock
- the form and fabric of the modern secondary roof over the original half-domed lantern
- modern finishes.

Internal spaces, elements and fabric of little or no significance include:

- the form and fabric of the 1920s circulation spaces: B21, B22, G14, G15, F19, F20
- all internal alterations including: whole of Room B5 and interior spaces of basement rooms B9, B13, B17, ground floor rooms G8, G9, G12, first floor rooms F4, F6, F11, F12, and F13
- the form and fabric of 1920s and 1930s development within the nineteenth century building, including non-original internal doorways and polished timber doorsets
- all modern finishes, fittings and accretions including suspended ceilings.

These significance assessments are reflected in the significance plans included within the HMP:

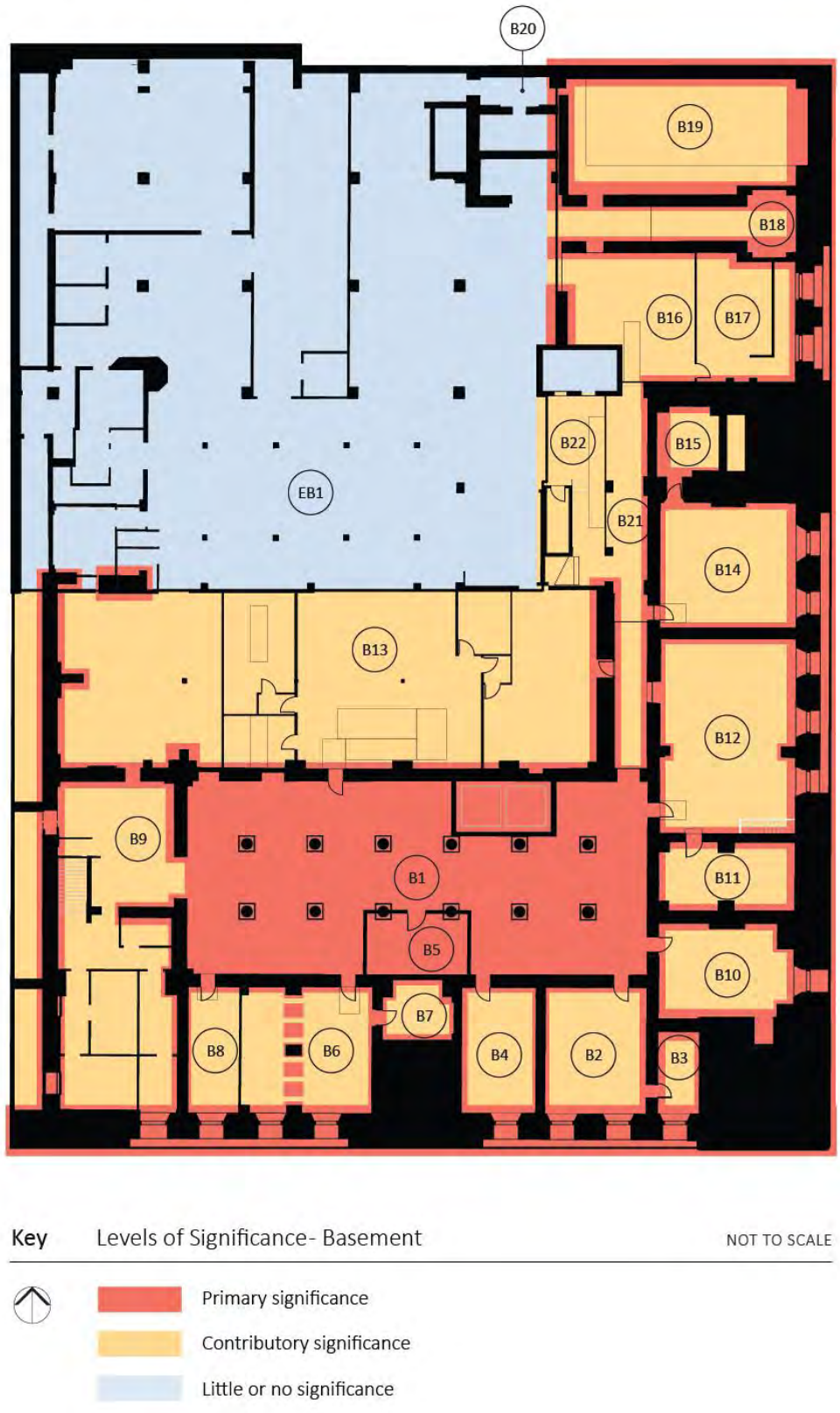


Figure 4 Significance at basement level of Adelaide GPO
Source: Adelaide GPO HMP, p. 130

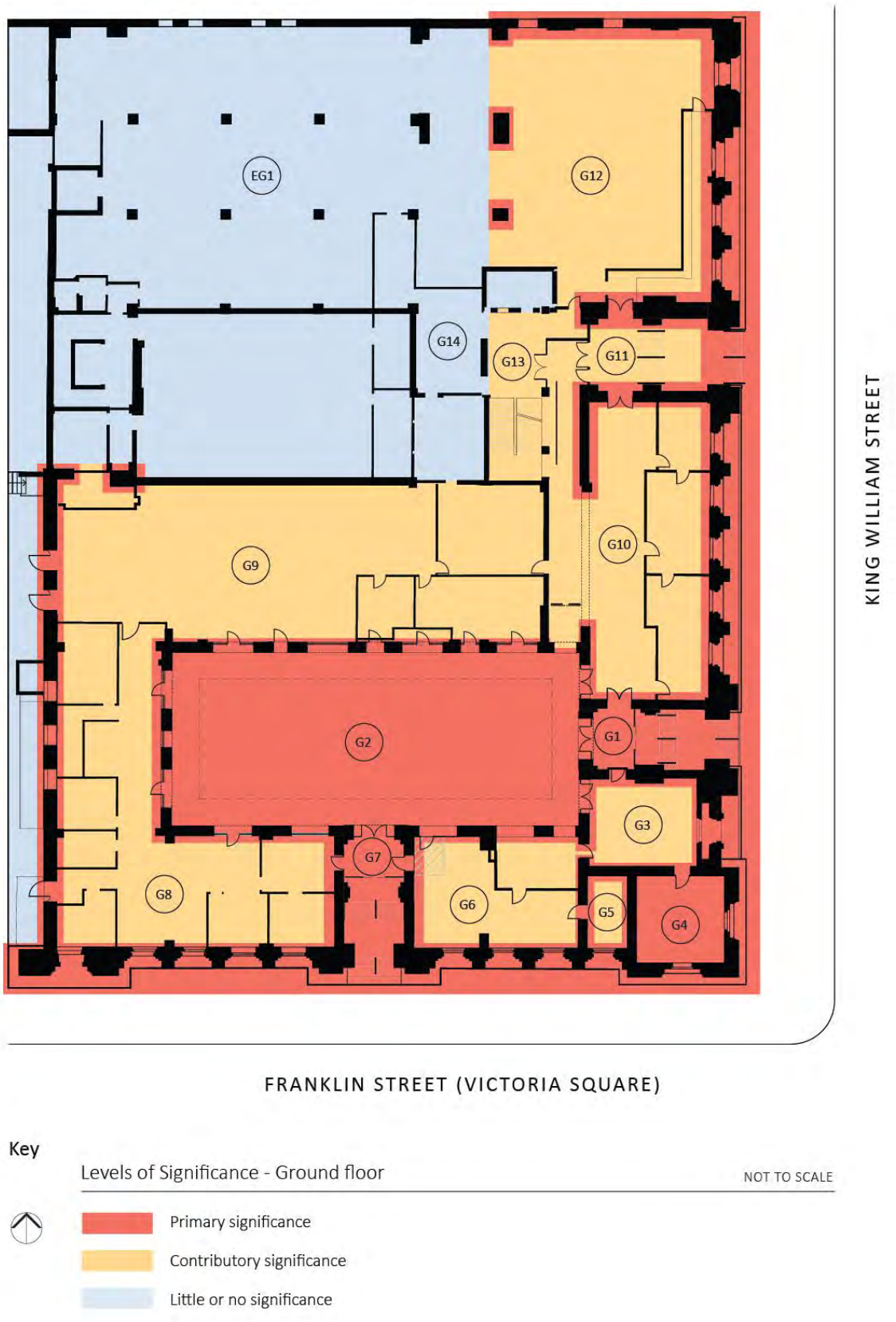


Figure 5 Significance at ground floor level at Adelaide GPO
Source: Adelaide GPO HMP, p. 131

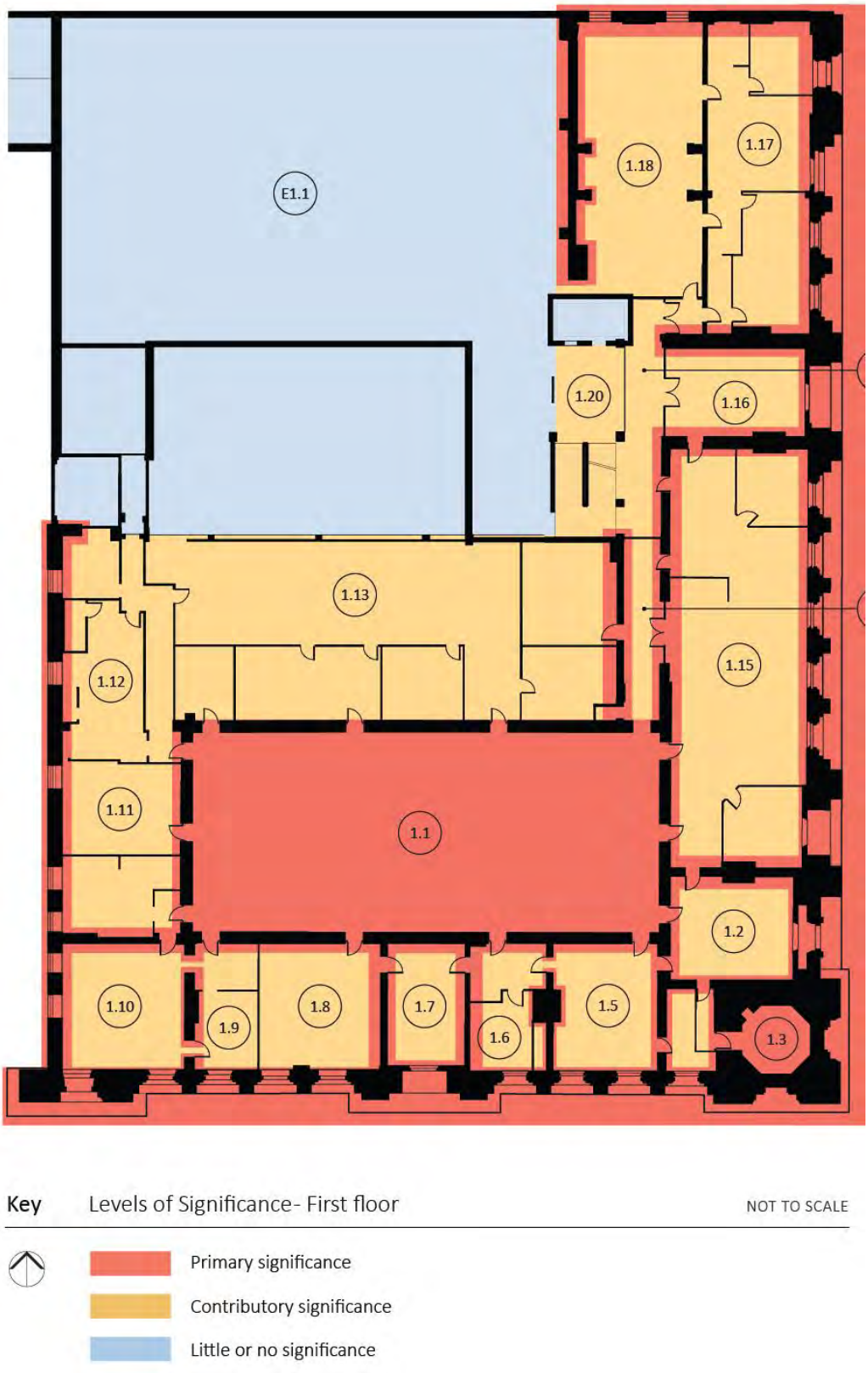


Figure 6 Significance at first floor level of Adelaide GPO
Source: Adelaide GPO HMP, p. 132

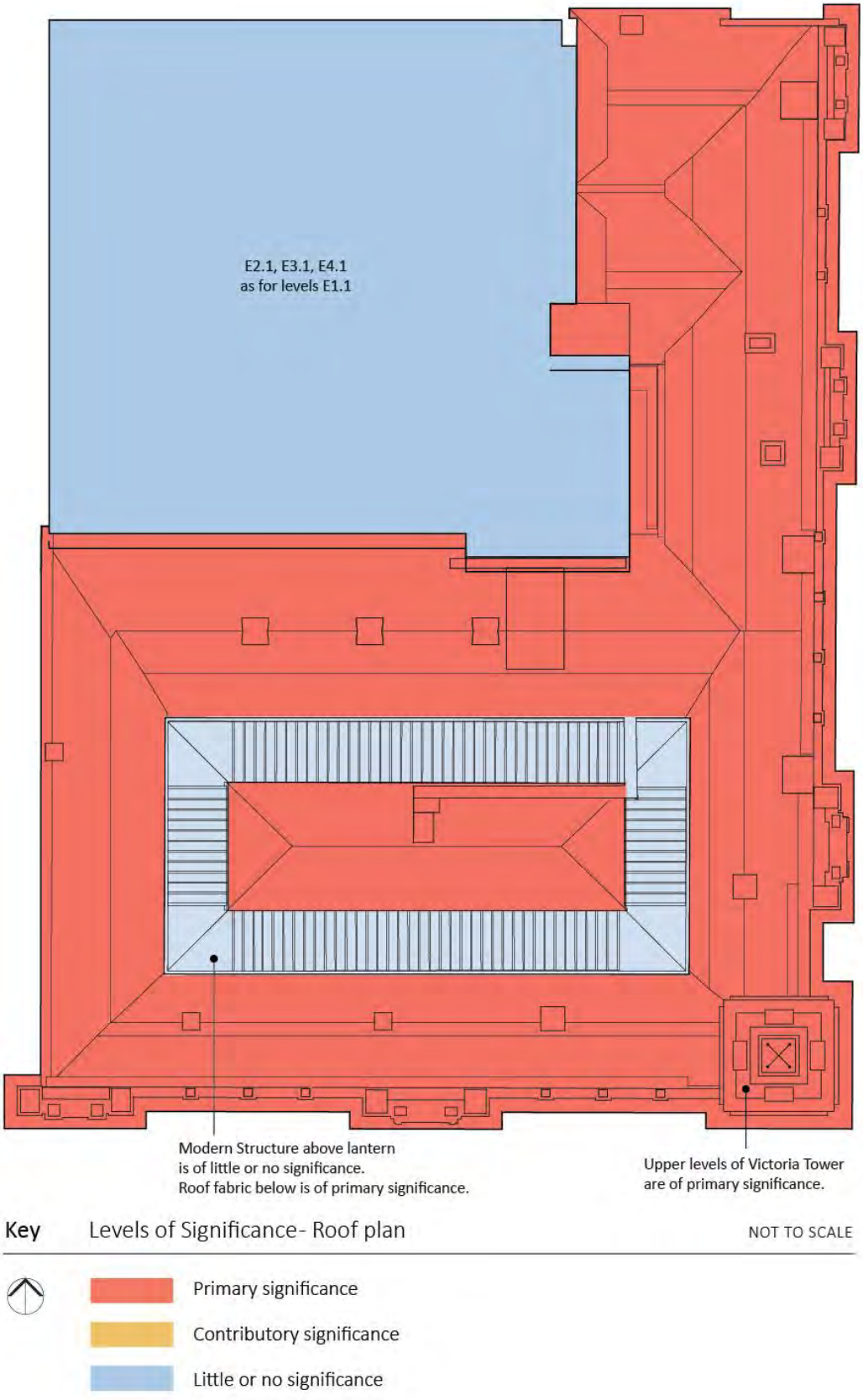


Figure 7 Significance at roof level of Adelaide GPO
Source: Adelaide GPO HMP, p. 133

## 5.0 Brief history and description

### 5.1 History

A detailed history of the Adelaide GPO is provided in the HMP. The following is an edited version of material provided in that document.

The Adelaide GPO was constructed between 1865 and 1872 to the design of Edmund Wright and Edward Woods. For reasons associated with the cost of the project, the original Wright and Wood design was redrawn by the Government Architect, Robert George Thomas, in 1868. The key changes arising from the reduction is scope was the removal of the telegraph service and a reduction in the height of the tower. The GPO was opened to the public in 1872 (Figure 8). By the 1880s, demand for the services of the GPO, in particular the telegraph service, was had increased to the point that an extension was required. The plans for the extension were drawn up in 1891 by architect and Superintendent of Public Buildings, Charles Edward Owen Smyth and was completed by 1893 (Figure 9). The addition extended to the north along King William Street with red brick wings projecting to the rear (west). It extended the architectural style to the original GPO building.

In the early 1920s the GPO was extended again with the construction of an' office tower' in the north-western corner of the site (Figure 10). The construction of this tower resulted in the demolition of the middle section of the 1893 red brick wing leaving a remnant section to the west of the office tower. In 2013 the administrative functions of the GPO were moved from the subject building to the adjacent ATO Tower 8 building. A small Australia Post retail outlet remains in the GPO.



Figure 8 Completed GPO from Victoria Square, c. 1872, note urns and painted canvas clock faces
Source: National Archives of Australia




Figure 9 The Adelaide GPO shortly after the extension was completed, c.1894, the red brick wing is indicated
Source: State Library of South Australia



Figure 10 1937 image with the 'office tower' in the north-western section of the site, indicated
Source: National Archives of Australia

## 5.2 Description

### *5.2.1 Setting and surrounding area*

The Adelaide GPO is located in the centre of Adelaide's central business district (CBD) at the corner of King William and Franklin Street, to the north of Victoria Square (Figure 11). It is located to the east of the former Telephone Exchange building which was constructed in two stages at the turn of the last century (c. 1906 and c. 1914). The two buildings are separated by a narrow laneway. A number of other important public buildings are located along King William Street, including the Treasury Building and the Town Hall. Directly to the north of the site is Electra House (included on the SAHR as place number 1298), separated from the GPO building by an open plaza area. The Criterion Hotel had occupied this site until the relatively recent past. Victoria Square, to the south of the GPO is the key public open space in the Adelaide CBD.




Figure 11 Aerial photograph of the subject site indicated by red line
Source: Nearmap

### *5.2.2 Exterior*

The original 1872 section of the Adelaide GPO building comprises a two-storey building with a large basement. It was constructed in the Victoria Free Classical idiom in Glen Ewin freestone with carved Bath limestone ornaments (Figure 12). The clock tower, christened Victoria Tower, is located on the corner of Franklin Street and King William Street and rises in three distinct sections above the parapet of the GPO building. The 1893 extension along King William Street adopts the style, form and detail of the original building with differences in the colour of the stonework providing the key distinction between the two building programs (Figure 13). The 1922-26 addition comprises five-storeys plus partial basement constructed of rendered brickwork. A fragment of the 1893 wing survives to the west of the 1920s additions.



Figure 12 Adelaide General Post Office, viewed from Victoria Square to the south-east



Figure 13 Adelaide GPO, east elevation, as viewed from King William Street with 1920s additions indicated

### *5.2.3 Interior*

A detailed physical analysis of the internal fabric of the GPO, including a room-by-room survey is included in the HMP. A broad description of the interiors is provided below.

The basement level is characterised by load-bearing stone walls with slate flagstone flooring. A large central space mirrors the extent of the public hall above and originally served as the Telegraph Stores and Packing Department (Figure 14). A series of smaller stores are located off this central space. The original planning of the basement largely survives. Basement areas are generally unadorned although timber-framed sash windows to footpath lights remain.

The ground floor of the original GPO is entered via entrance halls on Franklin Street and King William Street which lead to the double height public hall, the main public space in the building. The public hall retains a substantial amount of original fabric despite some alterations to its early form. The areas surrounding the public hall have undergone a series of modifications as the program of the building has altered. These rooms have predominantly served as offices, stores and back of house areas.

The first floor of the GPO is also predominantly occupied by offices, with a mezzanine gallery located above the public hall (Figure 15). A roof lantern provides light into the public hall.

The additions of 1922-26 comprise an unarticulated rendered brick volume. Internally, it provides open office spaces which retain late-twentieth-century fit-outs. The building was accessed from a remodelled entry on the King Willian Street frontage. Some intact 1920s fabric associated with a lift and stair case survives at ground floor level.



Figure 14 The former Telegraph Stores and Packing Department forms the main space of the basement



Figure 15 View of the first-floor mezzanine gallery above ground floor public hall, looking east

## 6.0 Proposed works

The proposed works include the demolition of 1922-26 additions in the north-western section of the site and a small remnant of the 1893 additions to the GPO to its west as discussed at section 8.1 below. With the exception of this isolated fragment, the Victorian sections of building are to be retained in their entirety. The proposed demolition will allow the construction of a new hotel tower comprising a ground floor reception area in the north-western corner of the site with 15-levels above. A new portal structure is to be constructed on currently-vacant land to King William Street immediately to the north of the GPO. The balance of the GPO building is to be restored and refurbished as bars, restaurants, retail and other spaces in support of the hotel. Internal and external conservation works to the Victorian sections of the GPO are to be undertaken in conjunction with the redevelopment. Protection against damage from seismic activity will be incorporated into the building as part of its refurbishment. These matters are discussed in greater detail below.

## 6.1 GPO Building

The interior of the GPO (including the original 1867-72 building and later 1891-3 additions) are to be adapted to a range of new uses supporting the proposed hotel development. The original GPO building will be adapted to hospitality and commercial uses. Two new circulation spaces will be introduced into the building, one adjacent to the Franklin Street entry and one in the western sections of the 1867-72 building. Both will include a lift and stairs. Beyond these interventions, the development will largely retain and reuse the existing arrangement of spaces with new spaces created using lightweight walls.

### *6.1.1 Basement level*

The southern sections of the basement level are to be used as a lounge bar. This will utilise the central space of the basement, formerly the Telegraph Stores and Packing Department, along with smaller rooms located around the building edge to King William Street and Franklin streets. Existing spaces will typically be 'enlarged' through the removal of modern lightweight partitions in these areas revealing the original arrangement of spaces. The remainder of the basement level will serve as a back-of-house area, including kitchen support in the western section of the 1867-72 building, and staff facilities and plant areas in the 1893 additions. As noted vertical circulation to the ground floor areas above would be

provided by a new stairwell/lift located in an area immediately to the west of the Franklin Street entry and in the back-of-house areas in the western section of the building.

*6.1.2 Ground floor level*

The ground floor level is to be adapted for uses in support of the hotel. A long bar is to be constructed within the two-storey space of the Postal Hall with associated back-of-house services located in areas to the west along Exchange Lane. Private bars and lounges are to be introduced into the existing spaces to Franklin and King William streets. A restaurant will occupy a much-altered letter-sorting space between the Long Bar and reception area in the new tower. Retail premises will be created in the existing spaces along King William Street. These will be accessed from the reception areas of the hotel and no new entries directly from the street are required. Existing spaces will generally be refurbished for this purpose.

*6.1.3 First floor level*

The first floor of the original GPO building will provide for a range of ancillary hotel uses including a ballroom, executive suite and meeting rooms. These will utilise existing spaces arranged around the first-floor void/mezzanine above the existing postal hall. The kitchen services for the ball room will be located in existing offices spaces to the west of the void/mezzanine. The northern sections of the 1893 extension will be used as a part of the hotel's spa and gym. Above the public hall on the ground floor the existing gallery will be retained and used as circulation space.

**6.2 Hotel tower**

A new tower will be constructed in the north-western corner of the site replacing the additions of the 1920s. The new tower will be elevated above a three-storey base constructed on the footprint of the earlier building. These three levels comprise a reception area at ground floor with a porte cochere to its north (level 00); conference facilities above with access to an elevated deck to the north and to an elevated pool at first floor level of the portal structure (level 01); and a plant area at third floor level (level 02). This section of the building would abut the original fabric reproducing, reasonably precisely, the volume of the lower three storeys of the demolished building. While connections between the hotel spaces and the original GPO will require some works to original fabric this will be limited in terms of their extent. Above this level, the thirteen upper floors will adopt a broader footprint cantilevering out to the north, south, east and west. The upper levels of the tower are to be set back 31.5m metres from Franklin Street and 12.1 metres from the King William Street boundary.

The new tower will take the form of a refined cuboid element hovering above the grounded form of the GPO. Ornamental detail is to be limited to expressed framing and window detailing arranged as a grid across the four façades. A substantial framing section at the intersections of corners, parapets and soffit will define the volume of the tower while a regular grid of, more modest, window frames across all four facades will result in even articulation across all four elevations. The tower glass and anodised aluminium colour selections will be understated in terms of their tone and palette and reflecting the hues of the freestone and limestone to the GPO facades. Framing extrusions will adopt a 'champagne' colour while extrusions to windows will be drawn from the 'pewter' colour palette.

**6.3 Portal structure**

To the north of the GPO, it is proposed to introduce a new two storey structure addressing King William Street. This building will present a simple cuboid volume allowing vehicle passage to reception areas beneath a swimming pool at first floor level. A vaulted structure above the pool will largely be concealed by the portal's exterior skin of anodised aluminium cladding - perforated to a custom detail. However, the permeable skin will allow the vaulted form of the interior and its relationship with the arched entries of the GPO to be evident. The structure will provide a robust insertion into the King William Streetscape, abutting the northern wall of the GPO in a location occupied by the Criterion Hotel until the relatively recent past.

### 6.4 Conservation works

Scoping of external conservation works was undertaken by travel tower in September 2017. A scope of Conservation works is currently being prepared. Works will include

- Urgent remediation works to chimney on northern elevation
- Urgent remediation works to cornice in north-eastern corner of the building
- Removal of guano
- General conservation works to exterior stonework
- Treatment of basement damp
- Preparation and painting of joinery
- Roof and stormwater drainage works

### 6.5 Seismic works

As part of the current works, it is proposed to modify the existing structural junctions to render them more resistant to seismic activity, ground motion, or soil failure due to earthquakes. With improving understanding of seismic demand on structures the need for seismic retrofitting to heritage buildings is now well-accepted.

It is proposed to provide additional structural support/reinforcement at connections between existing building elements. This will take three broad forms.

- Parapet restraint achieved using steel sections to tie the upper sections of the existing parapets to the existing rood structure. Works will affect the rear faces of parapets only.
- A similar approach will be used to restrain the upper sections of timber chimney stacks
- Floor restraint will be achieved by creating a rigid joint between existing floor joists; this will require the removal and like-for-like replacement of some original

While these works will affect early fabric - notably remnant floors - they will not be visible from any usual vantagepoints and are seen as an essential mechanism through which to safeguard the future of the building in the event of earthquake. On this basis, they are seen to be an appropriate intervention into the fabric of the building.

## 7.0 HMP Conservation Policy

The Adelaide GPO HMP provides a conservation policy developed to guide the ongoing management of the place. A number of these polices are relevant to the consideration of the heritage impacts associated with the proposed works. Relevant policies note:

> ***Policy 5 Setting, views and key relationships***
>
> *In future management and interpretation of the place, consideration should be given to maintaining historical and visual relationships with other heritage places in the vicinity.*
>
> *Views of the Adelaide GPO from the south and east should be maintained.*
>
> *Comment:*
>
> The broader setting of the Adelaide GPO includes its visual and historical links to the collection of nineteenth century buildings that make up the city's historic civic, administrative and commercial precinct, including the Adelaide Town Hall, former Bank of South Australia, Treasury, Government Offices, Supreme Court and Victoria Square.
>
> As viewed from the key frontages to King William Street and Franklin streets and the broader environs of Victoria Square, the Adelaide GPO is visually prominent, owning to its largely detached form, scale, tower and the architectural qualities of

the built form. The presentation of these elevations to Franklin Street, King William Street and Victoria Square should be maintained.

***Policy 6 Conservation of significant elements and attributes***

*Elements and areas of significance at the Adelaide GPO should be conserved.*

***Policy 9 Use***

*Future uses of the Adelaide GPO should seek to minimise impacts on the values and historic fabric of the place, and should preferably retain a level of public access to the building.*

*Comment:*

The Adelaide GPO continues to provide Australia Post retail services in the original Postal Hall. However, the balance of the site is largely vacant.

When new uses are considered at the Adelaide GPO, these should be considered for the compatibility with the significant fabric of the place. Compatible uses will include those which do not place undue pressure on the significant fabric and can be accommodated without compromising the fabric or the presentation and legibility of the place. Changes of use with the potential to impact on the external presentation of the GPO, particularly as viewed from King William Street and Victoria Square, should not be contemplated. Internally, uses which allow both entries to continue to service the internal volume of the Postal Hall are preferred. Uses which provide for the retention of the original plan and mezzanine arrangement of this key space should be encouraged, while those that require subdivision, partitioning or other works that diminish the legibility of the space should be discouraged.

Given the history of the place, uses which maintain a level of public access, particularly to the Postal Hall (and even where this access may be restricted) ideally would be preferred.

***Policy 10 Adaptation***

*Adaptation of spaces and fabric within the Adelaide GPO complex should support the ongoing operational and functional requirements, and be sympathetic both to the overall heritage values of the place and the significance and contribution of the affected spaces and fabric*.

***Policy 11 Spaces and elements of primary significance***

*Where spaces of primary significance are proposed for adaptation, the works should involve minimal physical alteration to significant fabric and should not adversely affect the exteriors of the spaces, significant decoration, or the interior spatial quality including a sense of the planning and layout and the dimension of the affected spaces.*

***Policy 12 Spaces and elements of contributory significance***

*There is greater scope for adaptation and alteration to spaces and elements of contributory significance. These offer the opportunity, when planning works, to focus change required to support the ongoing use and functioning of the building in locations where the tolerance for change is greater, and there is less impact on the heritage place as a whole. Accepting this, there is a preference for the retention of original plan form and fabric.*

***Policy 13 Spaces and elements of little or no significance***

*Spaces and elements of little or no significance could be altered or adapted as required.*

***Policy 14 Exterior***

*Retain and conserve the external form and fabric of the 1867-72 and 1891-3 wings, with a particular focus on the principal street frontages and visible roof form and fabric.*

*Avoid or minimise alterations to the significant external fabric.*

*Comment:*

Reflecting its relatively modest contribution to the presentation of the building, there is some, limited, potential for physical change to the western elevation to the laneway. Changes of this kind should be limited in terms of their extent and undertaken where no less intrusive alternatives exist. In the event that works of this type are contemplated, these should be kept to the minimum extent required, retain maximum original fabric and be designed in a manner that allows them to be legible as alterations. Where possible, works involving the loss of early fabric should be reversible. Works in this area should not limit an appreciation of the early association with the former Telephone exchange.

***Policy 15 Interior***

*Retain and conserve the key public entries and spaces of primary significance. Early or original paint scheme recreated in areas of primary significance (c.1990s) should also be retained.*

*Retain evidence of the original internal planning and circulation within the building (including to areas of contributory significance) to maintain an understanding of the overall building programme and its historical use.*

*Adaptation works should focus first on areas of little or no significance, with some scope for change in contributory significance.*

*Within these constraints there is scope for further adaptation within the building.*

Of particular relevance is policy 16 which relates to new development at the Adelaide GPO. Given the relevance of this policy it is reproduced in full below:

***Policy 16 New development***

*The 1922-26 addition has been assessed as of little or no significance and could be retained and adapted or demolished as required. This part of the site offers the opportunity for new development on the site, consistent with and responsive to the heritage values of the place.*

*Any new development on the Adelaide GPO site would need to have regard for any impacts on the presentation of the place and on significant fabric as identified in this HMP.*

*Comment:*

Confirming previous assessments, this HMP has concluded that the 1922-26 additions, while part of the evolved complex, are of little or no significance. They could be retained and adapted or demolished as required.

Any new development on the site of the 1922-26 additions should aim to minimise impacts on views to the heritage place from key vantage points.

In relation to the potential impacts on the broader presentation of the heritage place, the CMP notes:

> The Adelaide GPO can be viewed from a number of different vantage points. Broadly speaking, these vantage points are located in: King William Street to the north of the Adelaide Town Hall at 128 King William Street; King William Street immediately to the east of the GPO; and various locations around Victoria Square. These three conditions are discussed separately below:
>
> New additions should have regard to distant views to the GPO from vantage points in King William Street to the north of the Adelaide Town Hall. Views from these areas allow the Victoria and Albert Towers to be read in conjunction with one another as the tallest elements within the King William Street view corridor. Additions on the GPO site should not obscure views to the Victoria Tower from these locations and should allow the traditional relationship between the two towers to be maintained.
>
> The impacts arising from new development presenting to the adjacent sections of King William Street should be mitigated through setbacks from the facade. Where new development is visible from King William Street, it should be set back sufficiently should be sufficient to allow any new built form to be understood as later, distinct and recessive elements that allow the King William Street volume of the GPO to remain the pre-eminent built form on the site. While the precise setbacks would depend on the form and character of the addition, it is unlikely that a setback of less than 17 metres could be achieved irrespective of the design of the addition. A setback of this order is consistent with: the significance of the King William Street wing and the location of surviving fabric; the opportunities afforded for views from distant vantage points; and the role of the tower in the King William Street environs.
>
> Setbacks from the southern Franklin Street frontage will be influenced by the footprint, height, form and architectural expression of new built form. However, new works are likely to be visible from Victoria Square irrespective of their setback from the Franklin Street façade. Here, the setbacks should be sufficient to ensure that the presence of new built form that is visible from Victoria Square is subordinate to that of the GPO and allows its original form and character to remain legible.
>
> Further to this, future works and development in the area between the GPO and Telephone Exchange to the west should be designed to avoid visual and physical impacts on views of the historic buildings from Franklin Street and from within Victoria Square. Works should allow the two buildings to remain legible as distinct but related elements.

In relation to the potential impacts on significant fabric, the CMP noted:

> The remnant significant fabric of the GPO is valued both intrinsically and for its contribution to the form, character and legibility of the building. Roofs have been identified a significant elements and fabric at roof level should not be removed or covered over or otherwise overwhelmed by the presence of new built form on the GPO site.
>
> Again, different circumstances exist in different sections of the site. The external building envelope of the 1867-72 building to Victoria Square survives largely intact. Its roof has been identified as a significant element whose chimneys and roof lantern and other elements are visible from Victoria Square. New works will require substantial setback from the Franklin Street facade that is sufficient to allow the early roofscape to be conserved. By contrast, the additions of 1891-3

were very substantially affected by the works of 1922-26 and far less of the original roof survives. Consequently, the location and intactness of surviving early fabric in the vicinity of the King William Street facade provides fewer constraints in terms of setbacks. The extent to which setbacks from the two street frontages to new built form may be affected by the presence of fabric of primary significance fabric are discussed separately below.

As noted above, there are no opportunities for substantial change to original sections of the roof, roof lantern or extant original chimneys of 1867-72 addressing Victoria Square. New built form in this area should be designed in a manner that requires little or no change to these elements. In practical terms, this would require that new works extend no further south than the existing southern boundary of the additions of 1922-26, approximately thirty-five metres from the Franklin Street facade. Some opportunities may exist to cantilever new built form over the existing roof to Victoria Square. However, new fabric adopting this form should extend no further south than existing chimneys located on the northern side of the roof lantern and be located at sufficient distance above the chimneys to allow these elements to remain legible as independent roofscape elements.

Further to this, it is noted that the natural lighting provided by the roof lantern has traditionally supplemented artificial light from other sources. New works should be sited or should incorporate devices that allow the lantern to continue to operate in its traditional role

Additions presenting to King William Street should conserve the form and all remaining roof fabric from the additions of 1891-3. As noted above, a setback in this section of the site is likely to exceed 17 metres in order to provided sufficient separation between the King William Street facade and new built form. Consequently, no substantial opportunities to cantilever new built form over the retained roof to King William Street exist.

## 8.0 Assessment of heritage impacts

The following provides detailed responses to the proposed interventions into the fabric and context of the GPO.

### 8.1 Demolition of building fabric

It is proposed to demolish the full extent of the 1922-26 tower and a small remnant section of the 1893 north wing to the extent that it is included in the extent of the GPO title. These buildings are both identified as being of little or no significance in the 2016 HMP (refer to plans of significance reproduced at section 4.3). This assessment reiterated a similar view expressed in the earlier CMP (Bruce Harry, 2007).

The four-storey office tower is a later addition to the subject site which required the demolition of the central sections of a two-storey wing constructed along the northern boundary of the site in 1893. The statement of significance for the Adelaide GPO included in the SAHR citation acknowledges the role of the 1893 additions and the adjacent telephone exchange (1907, with addition in 1914) in the evolution of the communications complex. However, it ascribed no significance to the 1920s additions noting:

> The subsequent additions to the building and the construction of the separate Telephone Exchange were a direct response to increasing demand for the new technologies of telegraph and telephone services in the years leading up to and following Federation.

The conservation policy included in the HMP allows for the adaptation or alteration of fabric of little or no significance as required.

The remnant sections of the 1893 wing located in the north-western corner of the site retain early fabric and form part of the 'subsequent additions' identified in the statement of significance. However, the remnant wing has lost its context and association with the principle building volume of the GPO as a consequence of the construction of the office tower. It survives as an outlying fragment of the earlier wing and its role as a part of the GPO is no longer legible. The surviving structure is of no intrinsic value retaining no notable features, equipment or decorative detailing. Consequently, its demolition will give rise to no impacts on the identified significance of the GPO.

Again, the conservation policy included in the HMP allows for the adaptation or alteration of this fabric as required.

On this basis, the proposed demolition of the elements discussed above would have a negligible impact on the state heritage values of the Adelaide GPO cited above. It is noted that the demolition of these elements has been supported by the Heritage Branch of DEWNR in the recent past in response to another, broadly similar, development proposal for the site.

### 8.2 Internal works

A number of internal works are to be undertaken to both the original and later sections of the GPO. It is noted that the interior planning is under client and operator review and may change during design development. The following provides an assessment of the scheme at the date of issue of this HIS.

Works typically comprise the demolition of non-original fabric including partition walls, false ceilings and later floor coverings. The internal areas of the GPO will be refurbished to accommodate uses associated with the new hotel building and back-of-house services including kitchens and two new lifts. Generally speaking, the interventions are limited in their extent and are confined to the least prominent and least intact sections of the building.

As noted previously, seismic upgrade works to the building are proposed. While these works will affect early fabric - notably remnant floors - they will not be visible from any usual vantagepoints and are seen as an essential mechanism through which to safeguard the future of the building in the event of earthquake. On this basis, they are seen to be an appropriate intervention into the fabric of the building.

Considered broadly, the demolition, refurbishment and seismic works comply with the intent of the conservation policy provided in the HMP and will result in little or no heritage impact. The areas of primary significance within the building, including the original walls, public hall and entries will be retained with minimal intervention. Where new uses require the introduction of new partitions, these have generally been introduced in areas of contributory significance with the early form of key spaces remaining legible.

Consequently, the greater part of the proposed works will have no impact on the significance of the interiors of the building. Only those works which would affect early spaces or fabric are discussed below.

In addition to the architectural drawings, this HIS has also had regard to interior design concepts prepared by Make architects entitled, Adelaide GPO Restaurant, Bar and Lounge. At this stage, the design is conceptual in nature and deals predominately with fittings and furnishing which will not affect the early fabric of the GPO. Consequently, no detailed response to the proposal is provided below. However, it is noted that concepts for new floor treatments in the postal hall and other ground floor areas are being developed. These are to be finalised once Australia Post vacates the building and existing carpets have been removed. Future flooring arrangements in the postal hall are to be designed with due regard to the significance of surviving floor fabric. In the event that an entirely new floor is installed, this is likely to reference the encaustic-tiled arrangement of the original design or the herringbone timber floor visible in photographs of the postal hall in the early twentieth century.

### *8.2.1 Basement*

Original basement walls will generally be retained intact. However, it is proposed to alter the original north wall of the basement. A 3.5m section of the north wall of the basement is to be demolished to provided access between back-of-house areas. The wall survives as a fragment of an earlier wall in this location. It was substantially removed to allow the construction of the 1920s addition (Figure 16). While the wall to be removed contains some early fabric it has been altered both through loss of its original role and context and through physical intervention. The image below shows the wall prior to the removal of its original fireplace at a time when it abutted a spiral staircase. This early form of the wall is no longer evident. Given the extent of change and the back of house role and location of the wall, its removal is not seen to raise any heritage issues.

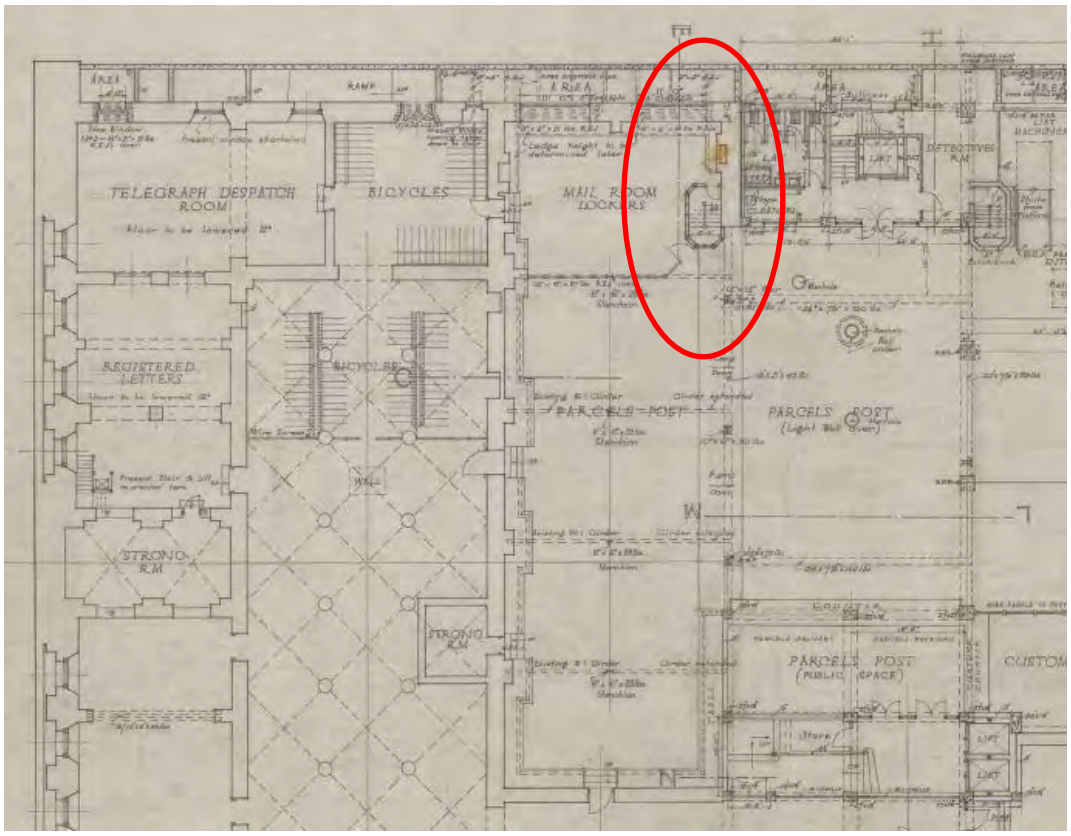


Figure 16 Basement plan, 1921 with 3.5m remnant of basement wall indicated
Source: National library of Australia, accession no. D1051 12146808 NAA

An existing stair in the back-of-house area to the west of the Postal Hall links basement and ground levels. This is to be demolished and a new stair constructed. The existing stair dates from c. 1920s and its removal is not seen to raise any heritage issues. The construction of a new stair and lift in this area connecting all levels of the building will result in the loss of some original floor fabric but the extent of demolition is minor.

A new lift and stair well are to be constructed in an area immediately to the west of the Franklin Street entry. It is noted that this intervention is not shown on interior design drawings. However, it is understood that the stairwell is to be constructed in accordance with Hassell drawing nos DA1101-1104. The new lift and stair will be provided in a small space created by partitioning the larger space currently existing. The existing floor and basement ceiling is to be removed to accommodate these elements. While some original fabric will be lost, this will have negligible impact on the significance of this space. As constructed, the Postal Hall on the ground floor of the GPO comprised small offices arranged around the central hall with a succession of small spaces to Franklin Street. This arrangement has been lost through the demolition of the dividing wall. It is assumed that original floors were also altered to

accommodate this change. In this light, the proposed lift/stairwell would be constructed in an area that has already been subject to substantial change both volumetrically and in terms of its intactness. While some early fabric will be lost as part of the proposed works, the original space will, to a limited extent, be re-created. On balance, this will provide a satisfactory heritage outcome. While it is not a heritage consideration, it is noted that vertical circulation is this section of the building is essential from the points of view of patron amenity and disabled access.

Some new partitions will be constructed in the former Telegraph Stores and Packing Department (Figure 14) the key basement space. These will create back-of-house areas servicing the cellar lounge bar in the balance of the space. While these works will affect an understanding of the original space, they are limited in extent, will not affect original fabric, and are readily-reversible. These works will also require some changes to a strongroom on the north wall of the space. The strongroom is a later insertion into the original space constructed before 1921 (Figure 16). While it is an element of interest in an area of primary significance the changes will have little effect on the limited significance of the strong room or that of the broader basement space.

*8.2.2 Ground Floor*

As discussed above, a number of intervention to improve circulation are proposed. They raise no substantial heritage issues.

*8.2.3 First floor level*

As with the other levels, the new circulation arrangements in areas to the west of the Postal Hall will result in the loss of some original fabric. The impacts of these changes on the character fabric or significance of the GPO will be particularly modest. It is noted that the removal of a number of non-original partitions in spaces to Franklin Street will increase the legibility of the form of the original rooms in this area.

**8.3 New buildings**

*8.3.1 Hotel tower*

As discussed, the original sections of the GPO building to King William and Franklin streets and the additions of 1893 along the King William Street frontage are to be retained intact. The later tower comprising additions of 1922-26 is to be demolished and a new, taller tower constructed on the same footprint. In terms of the visual impacts of the new development, it is recognised that the proposed hotel building will be of considerably greater height than the GPO and will be visible from a number of local vantagepoints. The HMP identifies a number of key view corridors as follows:

> The Adelaide GPO can be viewed from a number of different vantage points. Broadly speaking, these vantage points are located in: King William Street to the north of the Adelaide Town Hall at 128 King William Street; King William Street immediately to the east of the GPO; and various locations around Victoria Square …

In considering the impacts of the new building on the GPO and its tower, including those impacts on its prominence and landmark values, it is relevant to provide an analysis of important views.

**Views from Victoria Square**

Views of the tower from the south and south-east are considered to be the most significant. These typically reveal the GPO tower in full, often in conjunction with the Albert Tower at the Adelaide Town Hall. In these views, the substantial setback will mitigate against any heritage impacts. The proposed tower will not be understood as an addition to the GPO, but will form a large new building on the north-western sections of the site relating more immediately to taller buildings to its north such as the twenty-one-storey ANZ house some on Waymouth Street and the telephone exchange tower currently under construction. Its scale and contemporary form will distinguish the new structure from the heritage building, allowing it to read as a separate and self-contained element. The generous set back from Franklin Street and Victoria Square of 31.5m, will reinforce this sense of separation. The proposed

location of the new structure at the rear of the site, in an area historically associated with back-of-house activities, will further mitigate the impact of the proposed building on the character and presentation of the heritage building.

Acknowledging this, the montages lodged with this application show the proposed hotel building in its relationship to the GPO clock tower and the streetscape. These indicate that the new building, due to its generous setback from the tower, will not impact or impinge on views of the tower from the south or east to any substantial extent (Figure 17). Where the proposed hotel tower building will be visible, it will plainly read as a separate element with significant distance from the GPO tower, sufficient to ensure that it will not dominate or compete with the historic structure. The profile of the clock tower, as seen from the south or south-east, will also not be impacted. It is noted that the GPO is currently read against a back drop of taller modern buildings as viewed from vantage points around Victoria Square and this relationship has not diminished an appreciation of the heritage values of the tower or the broader GPO. In short, the tower's historical role as a visual marker for the GPO in views from Victoria Square will remain.

**King William Street**

View corridors from adjacent sections of King William Street are more constrained. Distant vantagepoints from which to view the eastern façade of the GPO are not available and the tall street wall to King William Street provides a substantial degree of screening to the proposed tower.

An assessment of sight lines from King William Street to the proposed tower over the existing parapet of the GPO indicates that the new building will not form a backdrop to the GPO. The upper levels of the tower will be visible from King William Street. However, a setback of 12.1 metres is proposed, which will result in the new building having limited presence on the street when viewed from these vantage points. The hotel tower will rise above the east-facing parapet of the GPO as a reasonably distant element. While the building will be visible from some sections of King William Street, it will not dominate these views and will allow the eastern facade of the GPO to remain the pre-eminent element in views from King William Street (Figure 19).

In terms of impacts on the heritage locale, it is noted that the setback to the new building from King William Street is less than had been identified in the HMP produced by this office in 2016. The HMP recommended the following

> Where new development is visible from King William Street, it should be set back sufficiently should be sufficient to allow any new built form to be understood as later, distinct and recessive elements that allow the King William Street volume of the GPO to remain the pre-eminent built form on the site. While the precise setbacks would depend on the form and character of the addition, it is unlikely that a setback of less than 17 metres could be achieved irrespective of the design of the addition. A setback of this order is consistent with; the significance of the King William Street wing and the location of surviving fabric …

The CMP suggests that 'it is unlikely that a setback of less than 17 metres could be achieved irrespective of the design'. While the current design provides a setback of 12.1m, this is not considered unacceptable. The goal of the direction provided in the HMP is two-fold. Firstly, it prescribes a depth at which no original fabric would be affected by new development. Secondly, it nominates a setback guaranteed to produce a visually-recessive outcome. The current design achieves both of these outcomes while not providing the precise setback suggested by the HMP. In terms of building fabric, the lower levels of the proposed tower will be situated at a setback of around 17m from King William Street above the footprint of the demolished 1920s addition. Consequently, no Victorian fabric will be affected by the proposed works. Upper levels will cantilever outwards reducing the setback from King William Street to 12.1m. While it is accepted that this setback is somewhat less than that recommended in the HMP this is also considered acceptable. As is evident in montages below, a setback of 12.1m, will mitigate against visual impacts ensuring a pronounced visual separation between the tower and the GPO facade as viewed from King William Street. The architectural expression of the proposed tower

also assists in producing an understated outcome. To the extent that it will be visible from the street, the facade will adopt a muted design providing a simple gridded structure with expressed perimeter and window framing in 'champagne' and 'pewter'. The response to the existing GPO will be simple and unobtrusive. While not evident from the street, the upper sections of the tower (fourth level and above) will be separated vertically from the fabric of the GPO roof with new facades hovering above original building fabric. On these bases, the current assessment concludes that the setback, façade design and the absence of impacts on original fabric combine to produce a satisfactory outcome, consistent with the expectations of the HMP, without precisely meeting its guidance.

Finally, the HMP noted that some potential exists for new works to intrude into view corridors from the north of the GPO in a way that would affect the relationship between the GPO and Town Hall towers. As evident in Figure 18 below, the setback as currently proposed will not affect this relationship.




Figure 17 Photo montage, Adelaide GPO, as viewed from the State Administration Building to its south-east with the proposed hotel tower indicated; the telephone Exchange tower currently under construction is shown to its left



Figure 18 Photo montage, King William Street to the north of the GPO with the proposed tower indicated



Figure 19 Photo montage, Adelaide GPO from King William Street with the proposed hotel tower indicated




Figure 20 Photo montage, Adelaide GPO from Victoria Square with the proposed hotel tower indicated

## 8.4 Assessment against statutory controls

### *8.4.1 Heritage Places Act 1993*

The Adelaide GPO is included on the South Australian Heritage Register (SAHR) as place ID 10860 and is subject to the provisions of the *Heritage Places Act 1993*.

> The relevant objectives under the Act are:
>
> (c) to provide for and promote the conservation of places and related objects of State heritage significance; and
>
> (d) to promote an understanding and appreciation of the State's heritage; and
>
> (e) to encourage the sustainable use and adaptation of heritage places in a manner consistent with high standards of conservation practice, the retention of their heritage significance, and relevant development policies.

The current proposal is consistent with the objectives of the Heritage Places Act. The proposed redevelopment will provide an ongoing sustainable use for the building. It will allow continued public access to key spaces such as the Postal Hall and will open previously-concealed areas such as basement sorting rooms to the public increasing an understanding and appreciation of the State's heritage. As part of the current proposal, the exterior of the building is to be conserved ensuring the condition and integrity of the building facades into the medium and longer terms. Conservation works will be carried out to a high standard. Seismic protection works are also proposed. These works in conjunction with the proposed ongoing use will ensure the preservation of the GPO into the future. In general, the works will only remove fabric identified as being of little or no significance. The proposed tower has been designed in a manner that will not diminish the identified heritage significance of the GPO and is consistent with Council's relevant development policies.

*8.4.2 City of Adelaide Development Plan*

The subject site is located within Central Business Policy Area 13 of the Capital City Zone pursuant to Adelaide (City) Development Plan. This provides a range of objectives in relation to heritage and conservation which are enacted through PDCs. Responses to the relevant PDCs are provided below.

> 136 Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables.

The current proposal is consistent with the direction provided at PDC 136. A CMP for the GPO was prepared by Bruce Harry and Associates in 2007. Subsequently, a HMP was prepared for the site by Lovell Chen in 2016. Both documents conclude that all of the fabric and spaces of primary significance are located in the Victorian (1872 and 1893) sections of the building. With a small number of exceptions noted at Section 8.2 above, the elements of heritage value are to be retained and conserved as part of the proposed works. Both earlier documents identified the 1920s additions to the GPO and the isolated remnant of the 1893 wing in the north-western section of the site as being of little or no significance. The proposed demolition of these elements will not affect the identified significance of the GPO.

> 137 Development affecting a State heritage place … including:
>
> (a) adaptation to a new use;
>
> (b) additional construction;
>
> (c) part demolition;
>
> (d) alterations; or
>
> (e) conservation works;
>
> should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

The current proposal is consistent with the direction provided at PDC 137. Each of the sub clauses noted at PDC 137 is relevant to the current proposal. The proposed demolition is limited to fabric of little or no significance. Where alterations are proposed they typically affect later fabric or affect original fabric to a limited extent only. The proposed works are to be undertaken with a view to facilitating the preservation of the building through adaptation to a new and sustainable use. The scale, form and materiality of the proposed tower and portal element are appropriate and complementary to those of the GPO. These matters are discussed in detail at 8.1, 8.2, and 8.3 above

> 142 Development that abuts the built form/fabric of a heritage place should be carefully integrated, generally being located behind or at the side of the heritage place and without necessarily replicating historic detailing, so as to retain the heritage value of the heritage place.

The current proposal is consistent with the direction provided at PDC 142. As discussed at 8.3.1, the setback and design of the tower and portal elements provide an appropriate response to the scale character and significance of the GPO. The tower will be located to the rear of the GPO, reading as a secondary detached element. The portal will necessarily be situated on King William Street, adjacent to the GPO; however, its scale and form will allow it to be understood as separate and relatively modest element within the King William Streetscape.

> 144 Advertisements or signs on the site of a heritage place should be located to complement, rather than dominate or conceal, the appearance and detailing of the heritage place by being: (a) integrated with architectural elements of the heritage place, including within parapets or wall panels, and at canopy level or within fascias, end panels or windows; and (b) below the silhouette of the heritage place.

The current proposal is consistent with the direction provided at PDC 144. Advertising is to be unobtrusive and limited in terms of its placement to the new tower element only. The proposed signage will result in no impact on the GPO.

*8.4.3 Portal structure*

The proposed new portal structure along King William Street will reintroduce 'lost' built form in this section of the street. Historically, this section of the street was occupied by the Criterion Hotel which was built to the north and south property boundaries contributing to an unbroken street wall along King William Street. This building was demolished in c. 2010 to create the existing Dexus Plaza. The northern façade of the 1893 GPO addition was constructed without ornament in anticipation of built form to its north. The designers of the GPO had anticipated its role as part of a long and uninterrupted street wall. Neither the two-storey Criterion Hotel nor the proposed building had, nor will have, any impacts on the character of the GPO or the broader streetscape. The infill building will frame the vehicle entry into the new hotel, continuing a level of visual permeability at ground level while achieving the infill of the 'missing tooth' in the streetscape.

**8.5 Proposed use**

As noted above, the GPO is to be adapted as a hotel with accommodation provided in a new tower and the existing internal spaces of the GPO adapted for food and beverage and other uses. The proposed use will provide a number of benefits from a heritage point-of-view. As a hotel with associated bar and restaurant facilities, the key spaces of the building, including the public hall and its mezzanine gallery will remain accessible as public areas. While these will no longer provide their historic service function, their role as grand public spaces will remain legible into the future. While a traditional public service role may be preferred the current proposal is consistent with the direction in the HMP which noted:

> Future uses of the Adelaide GPO should seek to minimise impacts on the values and historic fabric of the place, and should preferably retain a level of public access to the building.

On this basis, the current proposal is considered to be a superior outcome to a retail or office proposal which would have preferenced the presence of merchandise over the character of the interior spaces (in the case of a retail use) or would have removed public access to key spaces (in the case of an office use).

It is noted that this is consistent with Adelaide development Plan objective 44 which encourages the 'continued use or adaptive reuse of the land, buildings and structures comprising a heritage place'.




Figure 21 Criterion Hotel; demolished 2010
Source: http://www.adelaideheritage.net.au/all-site-profiles/criterion-hotel/

## 8.6 Conclusion

The proposed adaptation of the GPO for reuse as a hotel provides a good fit for the location and the specific physical features of the building. The GPO currently provides large public spaces that are readily adapted to alternative public uses and the extent of physical intervention required to allow its conversion into a hotel is generally modest. Where a greater degree of change is proposed, notably in the north-western sections of the site, works will result in no loss of significant fabric. The proposed hotel tower will form a new landmark but will adopt an independent presence on the site allowing the Victorian volumes of the GPO to King William and Franklin streets to survive as the pre-eminent built form on the site. Conservation and seismic protection works will ensure the survival of the building into the future. On these bases, the proposal is seen as a positive outcome in heritage terms.

WGA

WALLBRIDGE GILBERT AZTEC

Greaton Group

# GPO Hotel
# Seismic Upgrade of Existing GPO Building

**CONCEPT REPORT**

Job No. WAD170340 / Rev C
16 January 2018



## Revision History

| Rev | Date | Issue | Originator | Checker | Approver |
|---|---|---|---|---|---|
| **A** | 19/06/17 | Draft Report | MW | MW | |
| **B** | 05/09/17 | For review | MW | MW | |
| **C** | 16/01/18 | Development Approval Issue | MW | MW | |
| | | | | | |

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# 1 INTRODUCTION

## 1.1 Background

WGA have been engaged by Greaton Group to act as structural, civil and traffic engineers for the GPO hotel development located on 141 King William Street, Adelaide. The project is currently in the planning stage.

The original GPO Building built in 1887 and 1894 addition will be retained. A 1922 addition on the North West corner of the site will be demolished, in its place a 16 storey hotel development is proposed, refer to Figure 1 below.

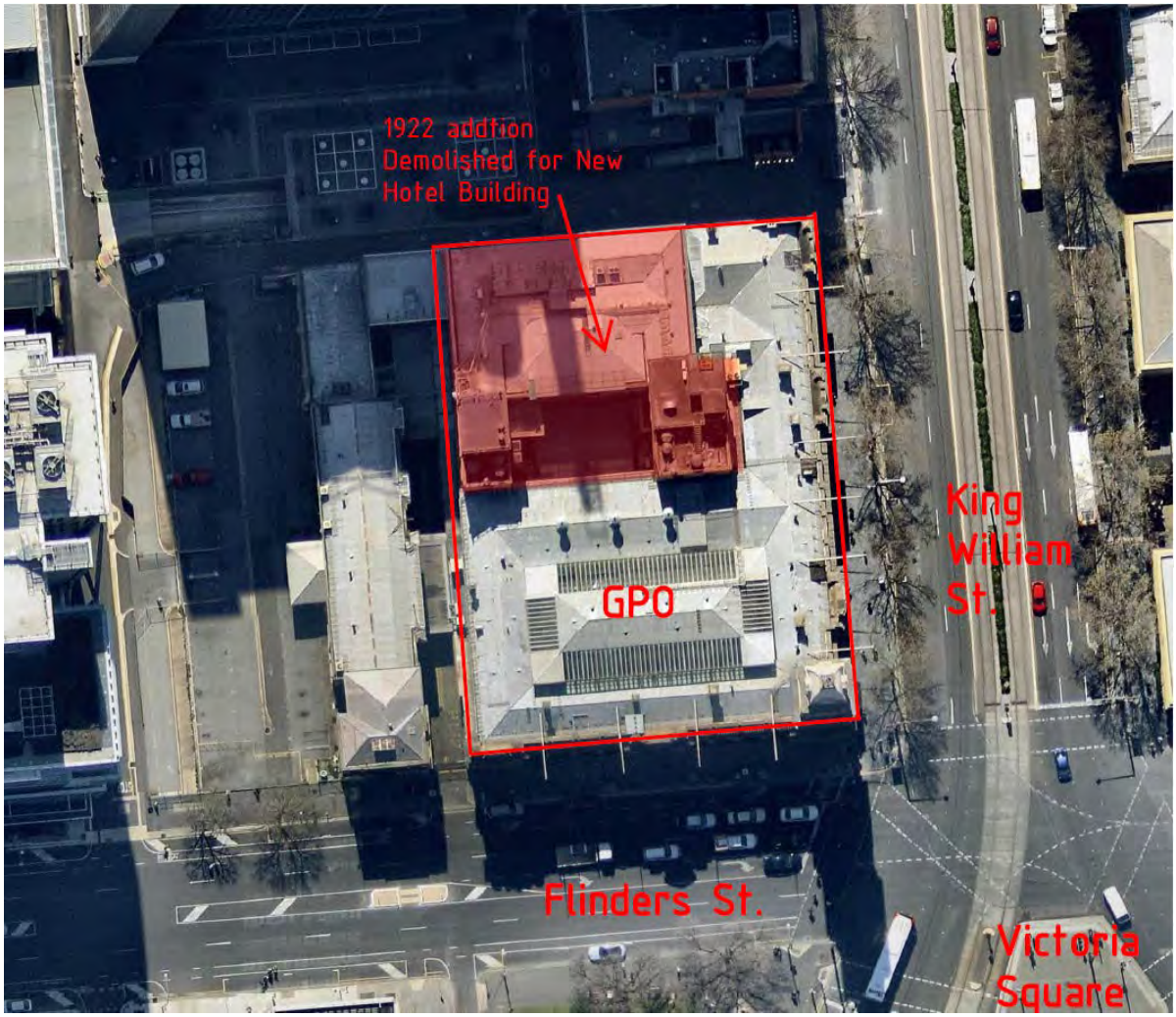


**Figure 1 – Aerial view of existing GPO site**

## 1.2 Scope of this Report

It is understood by WGA that a seismic upgrade of the original GPO Building is required due to a change of use that will increase the occupied density of the building. Due to its heritage listing, it is understood that no significant structural modifications are proposed for the existing building.

The scope of this preliminary report is as follows:

- Describe existing building based on preliminary desk study of original drawings and limited structural inspections.
- Present proposed seismic assessment performance criteria for discussion.
- A preliminary seismic assessment of the existing buildings.
- Indicative seismic retrofit details are presented.

A detailed seismic assessment of the building has not yet been undertaken, all information contained within this report is preliminary.

The proposed new hotel development is excluded from this report.

# 2 BUILDING DESCRIPTION

The following information is based on a preliminary review of the original drawings which have been obtained from the national archive and a limited visual site inspection. The existing GPO Building has been built in a number of stages, as listed below and shown in Figure 2.

- 1887 – Original Central Post and Telegraph Office.
- 1891 – General Post Office Additions.
- 1922 – Post Office Additions.

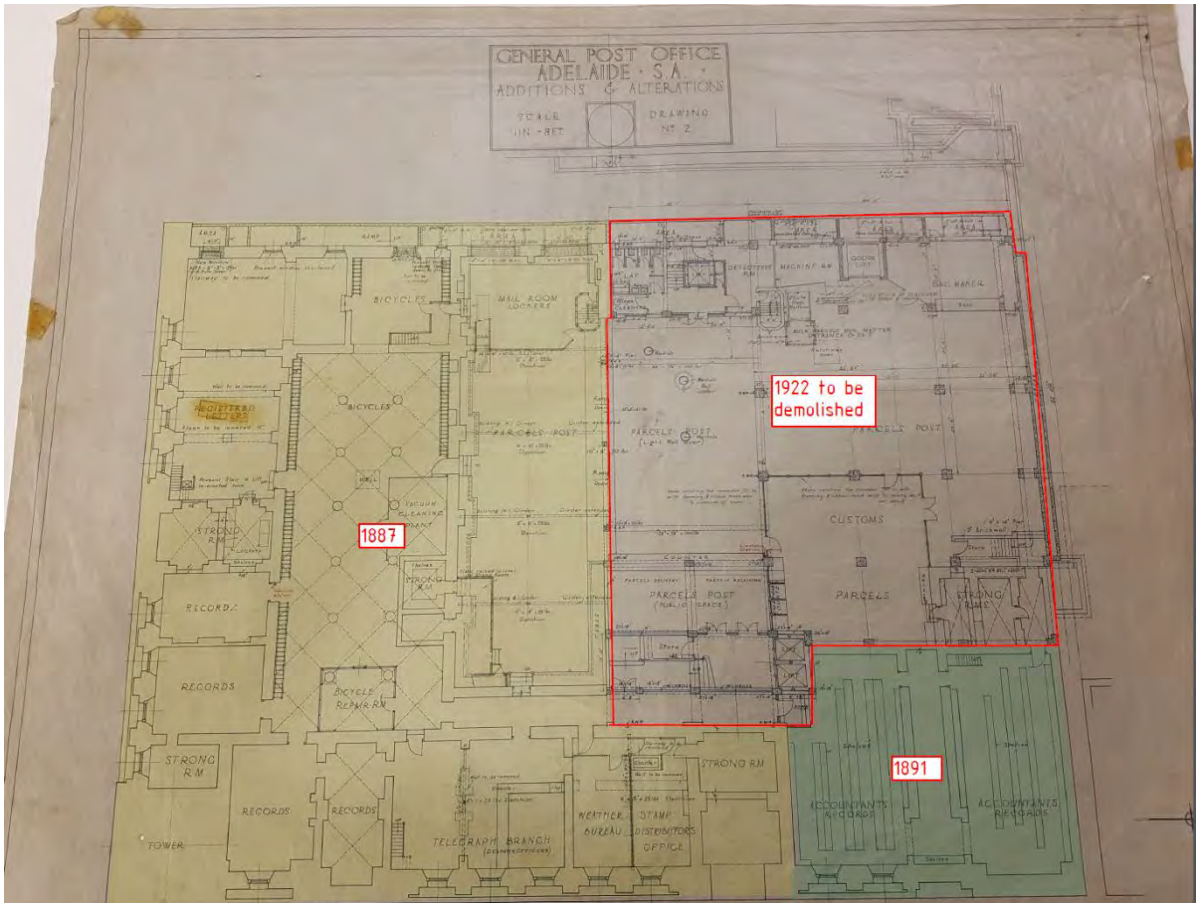


**Figure 2 – Basement Plan Defining Construction Stages**

## 2.1 1887 Original Central Post and Telegraph Office

The original GPO building is located on the corner of Franklin Street and King William Street. The plan size is approximately 47m on the south elevation (Franklin Street) and 42m on the north elevation (King William Street). The building is two stories with one basement level. There is a clock tower located on the south east corner of the building.

The storey heights are approximately 3m basement to ground, 6.9m ground to level 1 and 5.7m level 1 to roof.

The basement walls are typically constructed of stone and masonry approximately 700mm thick. The strip and pad footing are constructed of unreinforced concrete.

Ground floor construction varies, but has sections of reinforced concrete slab and timber construction. The central area of floor in the hall has a vaulted masonry floor on masonry piers.

The level 1 floor structure appears to be hardwood timber supported on timber joists. Joists are supported on load bearing masonry and steel girders. The central hall has a perimeter gallery walkway at level 1 supported on steel brackets. The wall construction at level 1 is typically masonry, approximately 500mm thick. A large section of the northern wall of the building was removed during the 1922 addition and a new row of columns have been installed to support the floor structure, refer to Figure 3.

The roof structure appears to be timber trusses supported on the load bearing masonry walls. The central wall has an ornate glass dome supported by steel fabricated girders.

The façade has a continuous masonry parapet, approximately 1m high with decorative stone features. Masonry chimneys extend above the roof.

The clock tower on the South-East corner is constructed of stone and masonry arches. Steel joists support timber floors at multiple levels within the tower. The lower section of the tower is accessed through a spiral staircase.

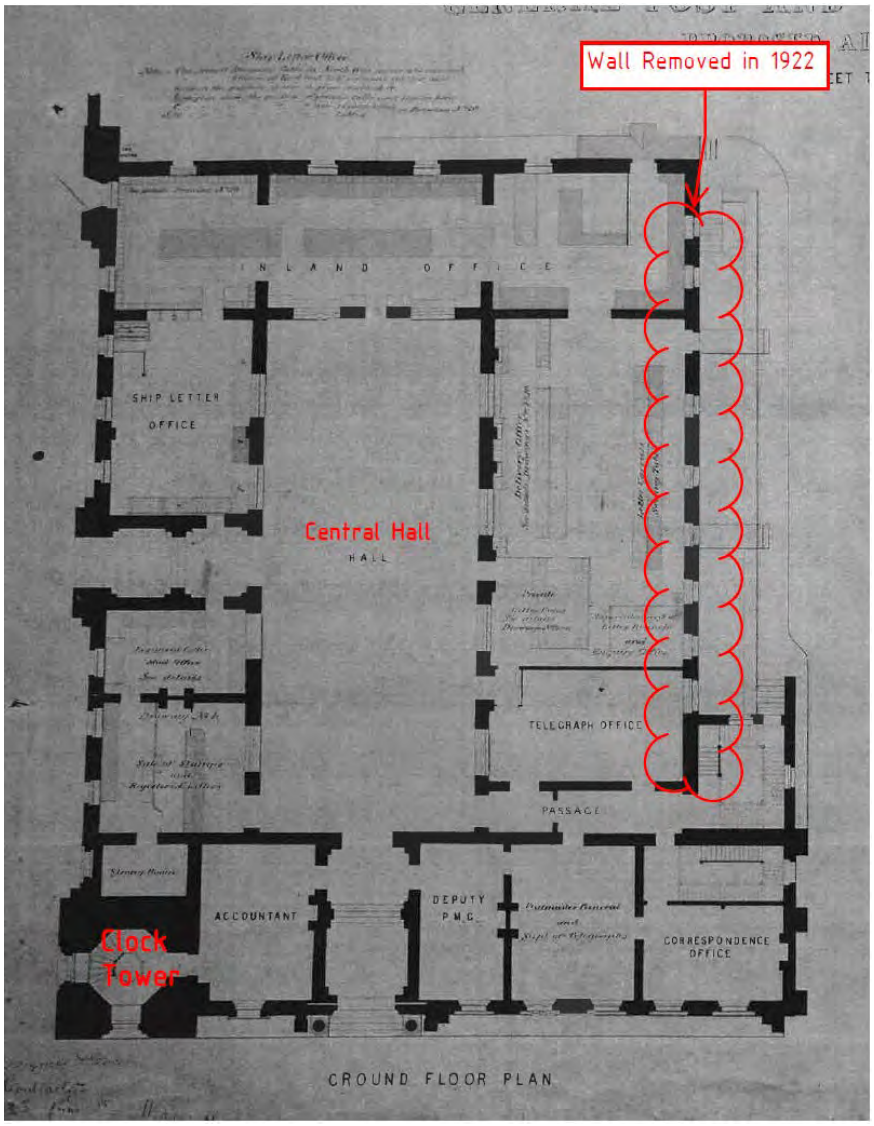


**Figure 3 – Plan 1887 GPO Building**

## 2.2 1891 Addition

The majority of the 1891 addition was demolished due to the construction of the 1922 addition. A section at the north-east corner will be retained in the new scheme, refer to Figure 2. The construction and geometry appears to be similar to that of the original GPO, as described in the previous section.

At ground floor, the western wall of this building appears to have been removed during the 1922 addition, this may require a retrofit seismic restraint which will be reviewed during the next stage of the project.

## 2.3 1922 Addition

Almost all of the 1922 addition is intended to be demolished as part of this development. The structure to be retained will be the columns along the north side of the original GPO (gridline on proposed scheme). These columns were installed to facilitate the removal of the north wall, refer to Figures 2 and 3.

# 3 SEISMIC PERFORMANCE ASSESSMENT CRITERIA

## 3.1 Assessment Parameters

The basis for the seismic assessment will typically be current standards AS1170.4 Earthquake Actions in Australia and AS3826 Strengthening Existing Buildings. However, there are pending changes in the existing building seismic upgrade design requirements which may impact this building and will be discussed.

In accordance with AS1170.4, the earthquake performance assessments parameters are as follows:

**Earthquake Action Parameters**

| | |
|---|---|
| Importance Level: | 3 |
| BCA Table B1.2a governing criteria | Building facilities where more than 300 people can congregate in one area. |
| Structure Height, $h_n$: | 22m (excluding dock tower) |
| Probability factor: | Kp = 1.3 |
| Earthquake design category: | II |
| Hazard Factor (z): | 0.10 (Adelaide) |
| Site subsoil class: | De |
| Structural ductility factor, μ: | 1.5 |
| Structural performance factor, Sp: | 0.77 |

AS3826 Strengthening Existing Buildings states that existing buildings can be seismically assessed to a threshold load which is less than a new building. These threshold loads are either one-third or two-thirds of the seismic design actions required for a new building.

**According to Section 2.42 of AS3826, an earthquake design category type II structure is eligible for a one-third threshold upgrade however, WGA recommend a minimum of a two-thirds upgrade.** The reasons are outlined in the following discussion.

Following the 2011 Christchurch earthquake, buildings were assessed for their seismic performance including those upgraded to threshold loads as described above. The findings showed that buildings upgraded to one-third threshold had significantly reduced performance compared to two-third threshold upgrade.

Approximately 25% of one-third buildings survived and most were demolished. In contrast to a two-third threshold, buildings had a 75% survival rate and most were repaired and continued use. The results indicate a significant increase in safety and asset protection by upgrading a two-third threshold rather than a one-third.

The South Australian Government has issued a draft Ministers Code in May 2017 entitled "Upgrading Health and Safety in Existing Buildings". Section 202.18 states that all importance level 2 and 3 buildings shall use a minimum of 67% threshold design loads (two-third threshold). This requirement could be enforced by the time the project goes to BRC, meaning a two-third upgrade could be enforced for this project.

## 3.2 Material Properties

The material properties used for the seismic assessment will be undertaken using typical minimum values, some limited site investigation for confirmation is envisaged.

# 4 SEISMIC PERFORMANCE EVALUATION

The following seismic performance assessment is preliminary only. The information is based on a desk study of some original drawings and a limited structural inspection. No calculations have been undertaken.

The new hotel building will be independent of the original building, therefore does not influence this assessment. A movement joint will be required along the interface where the floor is continuous.

A detailed site inspection will be undertaken to confirm the information on the original drawings. Due to the age of the building, it is possible that many structural modifications have been made which are not captured.

## 4.1 Existing GPO Building - 1887 and 1894

The 1887 building appears to have a good distribution of masonry walls with which to resist the seismic design action. However, the north wall of the 1887 building was removed at the interface with the 1922 addition. This will need to be reviewed further, but may require a retrofit seismic shear wall. Additionally, the north wall of the Great Hall is approximately 35m long with no return walls to restrain it. This may be vulnerable to out-of-plane failure.

The survey of the 1894 extension indicates that the western walls may have been removed. This will need further investigation as it may require retrofit seismic shear walls.

The connection of roof and floor structure to the walls is very important for the seismic performances of the building. Original details indicate that the roof and floors are bearing on the walls without any connection. Remedial details for this is presented in Section 5.

Parapets and chimneys are vulnerable to failure during seismic design actions. Indicative remedial details are presented in Section 5.

The façade has decorative elements that may be vulnerable to toppling. The elements can be restrained using discrete fixings retrofitted such as stainless steel pins.

The section of the clock tower which extends above the roof of the building is considered vulnerable to toppling. A retrofit steel ram on the inside of the tower is considered feasible.

# 5 SEISMIC UPGRADE DETAILS

This section provides some details which are indicative of what may be required for this project. The following details are extracted from AS3826 “Strengthening Existing Buildings for Earthquake”. Refer to Section 4 for discussion.

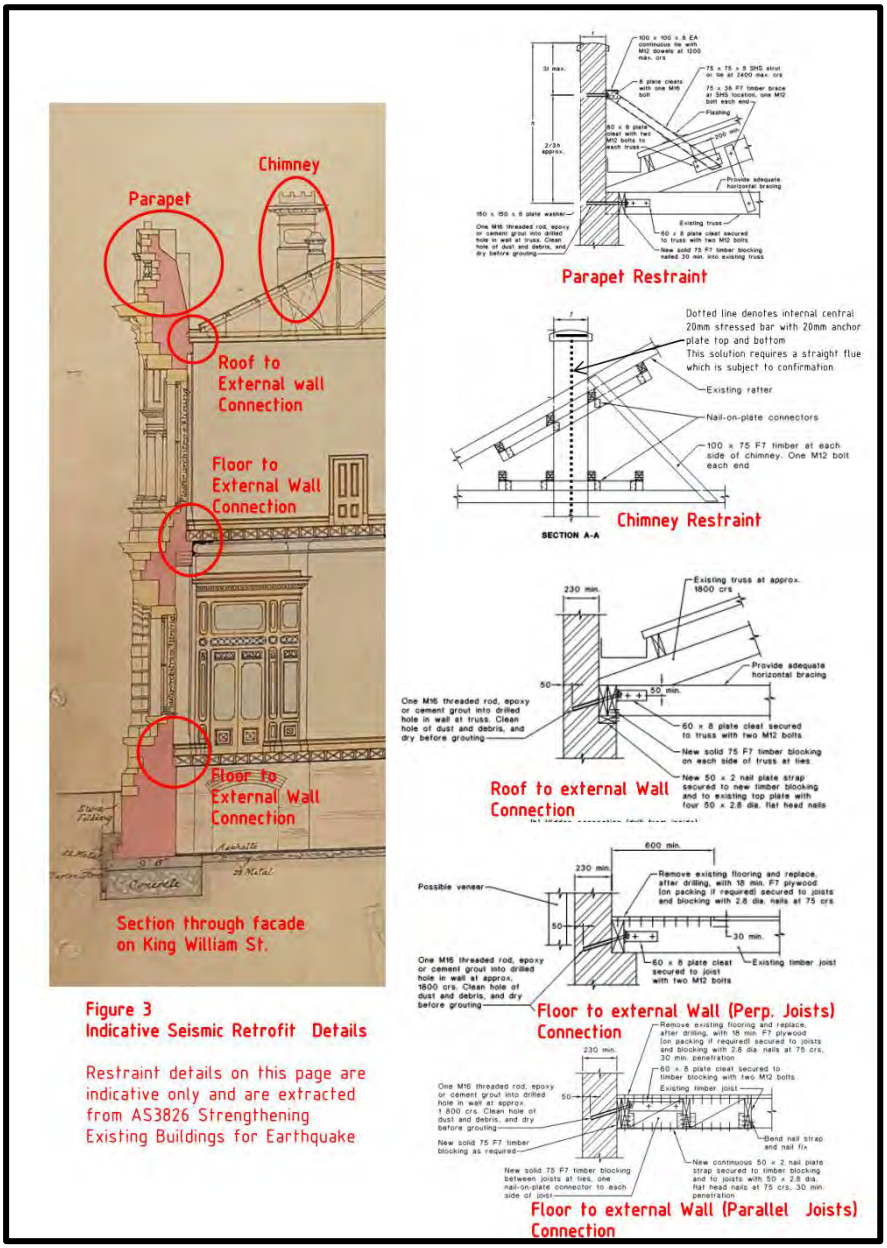


**Figure 4 – Indicative Retrofit Details**

# 6 SUMMARY

- A preliminary desk study of the original drawings and a limited site inspection has been undertaken. Further investigation is required on site to confirm the drawings.
- Seismic performance assessment criteria have been presented. A minimum of two-third threshold seismic design actions has been recommended.
- A preliminary seismic assessment of the building has been undertaken. The following items are highlighted for further investigation in the next phase of the project:
  - The original 1887 buildings north wall was removed during the 1922 addition. Further investigation will determine if additional shear walls are required.
  - The 1894 buildings western wall was removed during a previous addition. Further investigation will determine if supplementary shear walls are required.
  - Parapets, chimneys and façade features are vulnerable to seismic actions and indicative retrofit details have been presented.
  - Roof and floor connections are unlikely to be adequate for the seismic restraint of the façade masonry walls. Indicative retrofit details have been presented.
  - The clock tower on the south-east corner is considered vulnerable to seismic action. A retrofit steel frame on the inside of the existing tower is envisaged.
- This report is preliminary and will be updated progressively. The scope outlined will likely increase as more site investigation and design calculations are undertaken.

Mark Winter
ENGINEER

Telephone: 08 8223 7433

Email: mwinter@wga.com.au

**ADELAIDE**
60 Wyatt Street, Adelaide
South Australia 5000

**WALLBRIDGE GILBERT AZTEC**
www.wga.com.au
adelaide@wga.com.au

WALLBRIDGE GILBERT AZTEC

Greaton Group

# GPO Hotel

**TRAFFIC ASSESSMENT REPORT**

Job No. ADL170340 / Rev G
16 January 2018

## Revision History

| Rev | Date | Issue | Originator | Checker | Approver |
|---|---|---|---|---|---|
| **A** | 16th June 2017 | Draft Report | MOF | JZ | HB |
| **B** | 19th June 2017 | Draft Report with Client Updates | MOF | JZ | HB |
| **C** | 16th August 2017 | Updated Draft Report | MOF | JZ | HB |
| **D** | 21th August 2017 | Updated Draft Report | MOF | JZ | HB |
| **E** | 4th September 2017 | Updated Draft Report | MOF | JZ | HB |
| **F** | 21st September 2017 | Updated Draft Report | MOF | JZ | HB |
| **G** | 16th January 2018 | DA Issue | SSS | JZ | HB |

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**APPENDICES**

**Appendix A** Porte Cochere Concept Layout

**Appendix B** Turn Path Diagrams

# 1 INTRODUCTION

## 1.1 BACKGROUND

WGA has been engaged by Greaton Group to undertake a traffic impact assessment on the proposed 6-star hotel at the GPO Site at 141 King William Street, Adelaide. The hotel is understood to consist of a total of 285 rooms.

Figure 1 shows the locality plan of the site and the surrounding road network.




Figure 1: Locality Plan

Access and egress to the site is proposed via King William Street with a 'Porte Cochere' arrangement as shown in Figure 2. A detailed layout has been included as Appendix A.




Figure 2: Porte Cochere Arrangement

## 1.2 PURPOSE OF THE ASSESSMENT

This assessment will include discussion on:

- Existing arrangement
- Expected trip and parking demand
- The proposal
- Performance of proposal
- Outstanding issues

# 2 EXISTING CONDITIONS

Figure 3 below shows the location in its current condition. The current laneway is bound by Electra House to the north and the Adelaide GPO to the south.




Figure 3: Existing Site Location

## 2.1 ROAD NETWORK

The site is bordered by King William Street to the east with an estimated two-way AADT 25,000 of vehicles per day. King William Street in the vicinity is a two-lane with kerbside parking, two-way arterial road with the Glenelg-Adelaide tram line running in the centre two lanes. In addition to forming the major road through the Adelaide CBD connecting the north to the south, King William Street services a large number of Adelaide Metro bus routes.

Aerial imagery shows that the kerbside lane on King William Street is approximately 6.5m wide, which means that there is sufficient space for a vehicle to pass a bus, parked or left turning vehicle without encroaching into the next lane.




Figure 4: King William Road Cross Section

## 2.2 ON-STREET PARKING

Currently, there are approximately two spaces of 15-minute parking outside of the Adelaide GPO on King William Street as shown in Figure 4. A 10-minute loading zone between the 15-minute parking and mail zone is currently designated outside of the post office during off-peak times (9am-4pm weekdays and 8am-12pm Saturday).

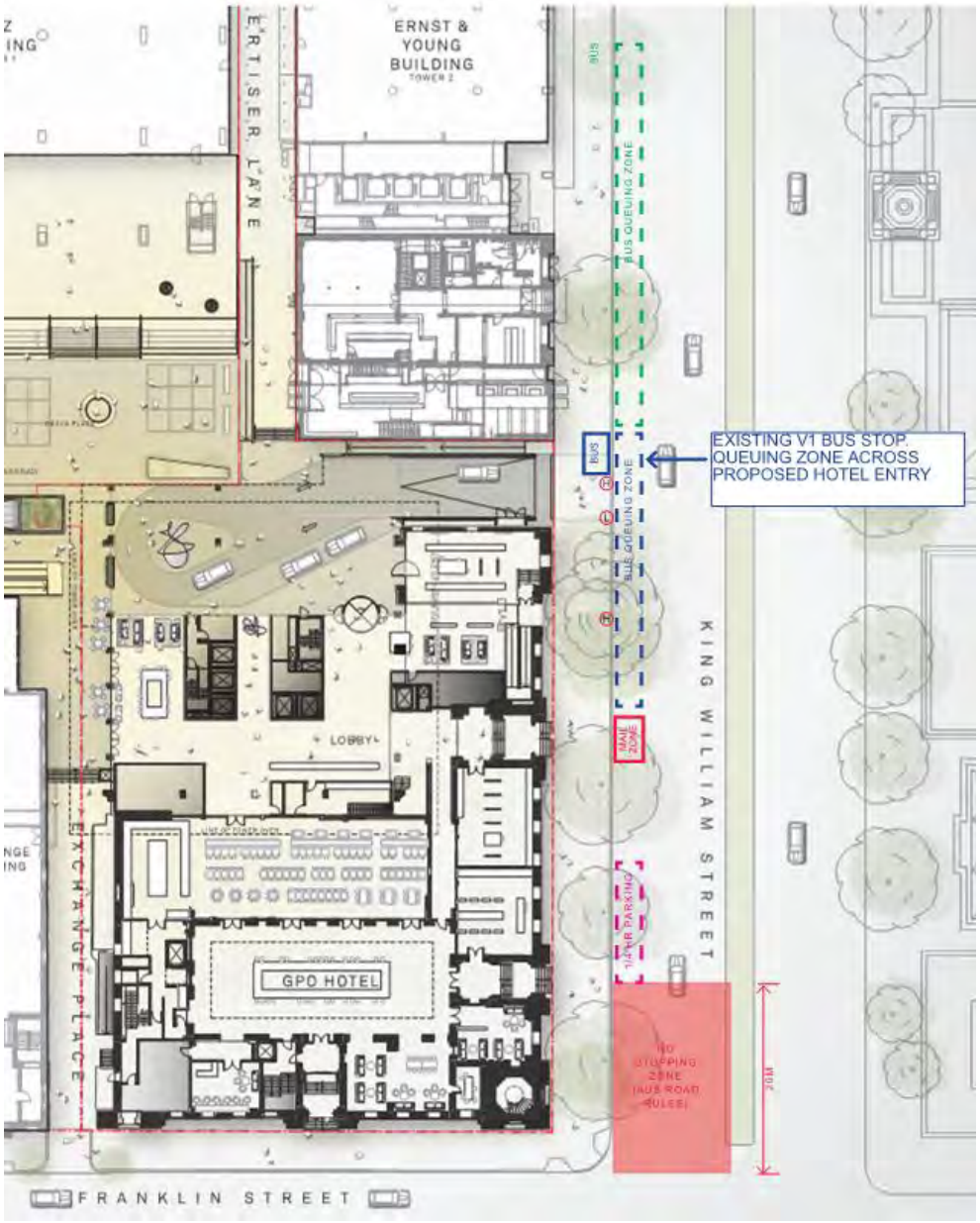



Figure 5: Current On-Street Parking Arrangement

## 2.3 PEDESTRIANS

There is a high level of pedestrian activity in the vicinity of the site. There are pedestrian actuated crossings on both Pirie Street (scramble crossing) and Flinders Street, providing access across King William Street. In addition, there is a high level of pedestrian activity associated with public transport in the area due to bus routes along King William Street and the nearby tram stop at Pirie Street. King William Street is a primary bus route within the Adelaide CBD and a large proportion of city-bound buses from the northern and southern suburbs pass through the area.

Pedestrian surveys were undertaken on-site to determine the expected pedestrian demand that may conflict with the proposed access/egress arrangement. A survey was undertaken on a typical weekday for a 30-minute period between 5:10pm and 5:40pm. The volumes are shown below in Figure 5.

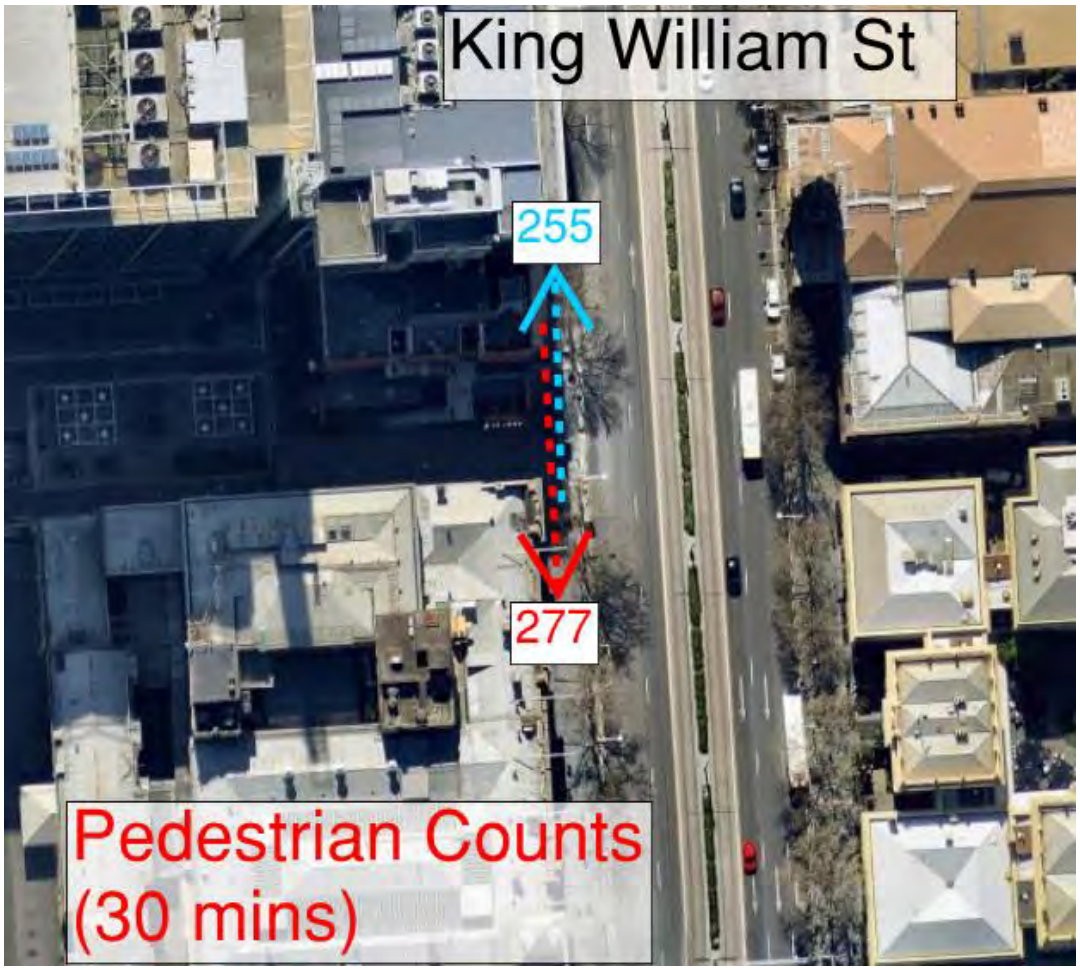



Figure 6: Weekday Pedestrian Counts

The Adelaide City Council's *"Smart Move: The City of Adelaide's Transport and Movement Strategy 2012-22"* report outlines a strategy to recognise pedestrian priority on all streets unless they are designated to serve high levels of traffic. Figure 6 below shows the future designations for key traffic and access routes that are of metropolitan and regional significance (Link levels I and II). The report also recommends that particular attention is paid to streets that are in Significant City Place locations (Place levels A and B).




Figure 7: Future Designation for key traffic and access routes (extract from "Adelaide City Council's *"Smart Move: The City of Adelaide's Transport and Movement Strategy 2012-22"* report)

Figure 6 shows that King William Street has been designated as a Significant City Place, where the strategy outlines that improvements will be undertaken to increase place making and opportunities for pedestrian activities.

## 2.4 PUBLIC TRANSPORT

In the vicinity of the site, there are two bus stops (V1 and V2) on the west side of King William Street between Franklin Street and Waymouth Street, as shown in Figure 7. Stop V1 services a total of 19 routes, while Stop V2 services a total of 29 routes. Each stop has an average interval of 2 minutes between arrivals during peak times.




Figure 8: Location of Existing Bus Stops

In order to determine the existing situation at the bus-stop, a site survey was undertaken during the after-work peak period to determine the maximum number of buses queuing at the stop at any one given time. The survey was undertaken during a 20-minute period between 5:15pm and 5:35pm. Although a high level of bus activity was apparent in the area, the maximum queue observed was two buses at approximately 5:20pm as shown in Figure 8.

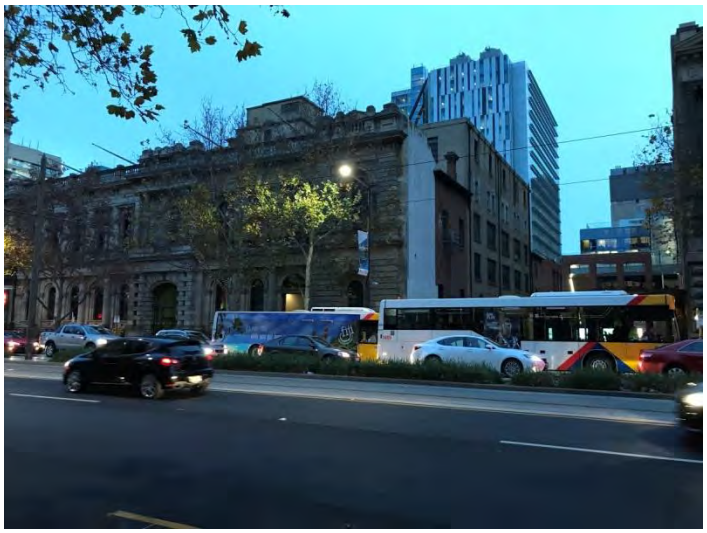


Figure 9: Bus Queue Length during Site Survey

# 3 TRIP GENERATION AND PARKING ASSESSMENT

## 3.1 EXPECTED TRIP GENERATION

To determine the trip generation for this site a site survey has been undertaken at The Mayfair Hotel, on the corner of King William Street and Hindley Street as typical Trip Generation Rates from the ITE Guidelines are out of date and not appropriate for a development of this type.

The Mayfair hotel has a total of 170 rooms with 3 on-street car parks provided on Hindley Street as shown in Figure 14.

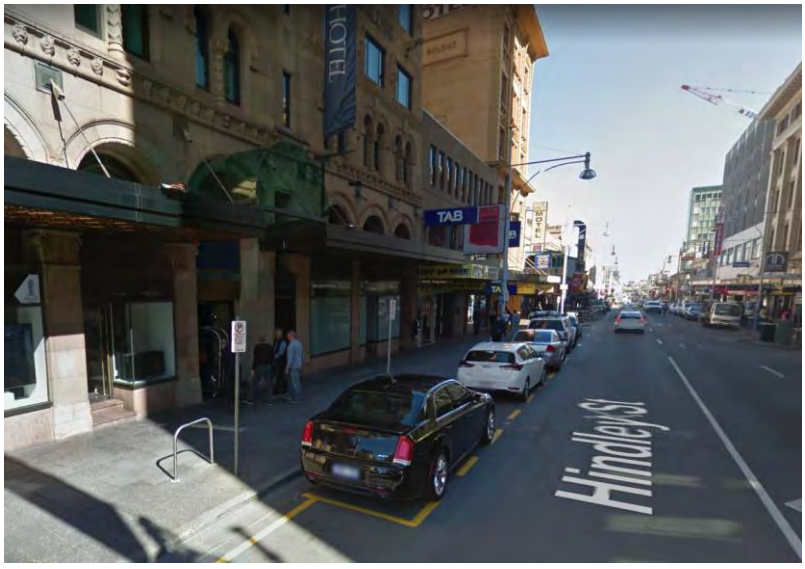



Figure 10: On-Street Parking Provisions at Mayfair Hotel

A site survey conducted between 9am and 10am on a weekday revealed a total of 16 pick-ups/drop offs. Utilising a similar ratio given that the proposed GPO hotel has 285 proposed rooms compared with 170 rooms at the Mayfair hotel, the expected number of pick-ups and drop offs is in the order of 30 vehicles/hour. Undertaking a sensitivity analysis and assuming full occupancy would yield approximately 50 vehicles/hour.

Of these 50 vehicles per/hour it is assumed 30 vehicles/hour would arrive via the Porte Cochere and the remainder at the kerbside drop off along King William Street. This is an assumption from observations of similar sites which yielded approximately a 50/50 ratio as taxis preferred the easier access and egress of the on street option. For sensitivity analysis we have increased the Porte Cochere volume to 30 vehicles per hour.

# 4 PARKING AND ACCESS ARRANGEMENTS

The two proposed pick up and drop locations include:

- A Porte Cochere via the laneway between the GPO and Electra House
- Kerbside Drop Off along King William Road near Bus Stop V1

In addition to guest drop off and pick up access the Loading Bay access is proposed off Post Office Place via Advertiser Lane.

## 4.1 PORTE COCHERE AND KERBSIDE DROP OFF LAYOUT AND ANALYSIS

Access and egress to the site is proposed via King William Street with a 'Porte Cochere' arrangement as shown in Figure 9. A detailed layout has been included as Appendix A.




Figure 10: Proposed Porte Cochere Arrangement

Turn paths for access and egress via the Porte Cochere has been checked using a standard passenger vehicle. The analysis revealed the proposed arrangement is sufficient such two vehicles can pass each other as they exit and enter the access. A turn path diagram has been included as Appendix B.

As discussed above, observations of similar sites show that taxis prefer the easier access and egress of the on street option, and it is therefore not proposed to incorporate a taxi rank into the Porte Cochere. It is understood that this restriction will be managed during operations by the operator.

Considering the observations from existing similar sites and advice from the proposed operator we have undertaken analysis of the Porte Cochere parking performance assuming the following parameters:

- Capacity of each space – 20 veh/hour (Observed Average Turnover = 3 min)
- 3 formal plus 1 ad hoc space
- 30 veh/ hour arriving via Porte Cochere.

Assuming these parameters the expected capacity of the Porte Cochere is 80 veh/hour with a demand of 30 veh/hour. Therefore there is adequate capacity to ensure vehicles do not queue back to King William Street.

Additionally to address these concerns the operator has provided the following statement to further alleviate concerns with Porte Cochere overflow.

> *In periods of high demand the Commissionaire or Bell Shift Leader may have challenges in bringing all the cars to the designated parking facility promptly.*
>
> *If there are 3 to 5 cars that need to go to the parking station and no attendant is available, the commissionaire must contact the MOD or alternate manager (verbally or ask Guest Services to send a page if he/she is busy) so associate resources can be arranged to assist.*
>
> *If there are less than 2 cars waiting to be parked at the parking station it is NOT necessary to send a Valet Assistance page through guest services.*
>
> *In periods of high demand, when 6 or more cars need to parked at the parking station the commissionaire must call 9999 Guest Services to send a "Valet Assistance" page to Hotel Employee pagers and mobile phones which will alert additional associates in various departments to assist by parking cars or assisting with guest requests on the Porte Cochere.*

Multiple pedestrians surveys have been undertaken at this location during both AM and PM peak periods with the PM peak period being the highest with recorded hourly total pedestrian demands of 1100 pedestrians per hour. Given this high pedestrian demand SIDRA analysis has been undertaken to determine delays to vehicles accessing and egressing the site and ensure that no conflicts or delays are experienced to both pedestrians and existing King William Street traffic. Assuming the aforementioned 30 veh /hour and conflicting pedestrian demand of 1100 pedestrians per hour the average delay is as follows:

- Total Average Delay of 3.2 seconds
- Average Delay of 15.0 sec for left in - 1 veh in queue.
- Average Delay of 77 sec for vehicles exiting – 2 veh in queue

Given the wide kerbside lane the momentary queue of 1 vehicle accessing the site will not impede traffic flow along King William Street.

## 4.2 BUS-STOP RELOCATION

Along King William Road in front of the proposed access and egress point for the Porte Cochere there is an existing bus stop and shelter (Stop V1 King William Street), fire hydrant and Lighting Pole shown within Figure 15 below.




Figure 11: Bus Stop Relocation

Both the bus stop and fire hydrant will require relocation. There are no bus stops along the kerb to the south and the existing Australia Post loading zones would no longer be required therefore we believe the stop could be relocated. We do not expect relocation of the fire hydrant to be an issue as there is another within close proximity.

In order to allow for the access/egress into the Porte Cochere and maintain several parks for the kerbside drop off, bus stop V1 could be relocated to the south by approximately 20m, as shown in Figure 16. The bus stop would require a bus zone not less than the 30m requirement as specified by Australian Road Rule 195. Based on the site survey, and assuming a standard Adelaide metro bus length of 12.5m, there would be enough space to accommodate two buses without queuing back to the intersection of King William Street and Franklin Street. Approximately 14 metres could be allocated to a pick-up/drop-off zone, which equates to approximately 2.5 vehicles. This would constitute a similar arrangement to that of the Mayfair Hotel as discussed in Section 3.3.

The Department of Planning, Transport and Infrastructure (DPTI) has been approached about the relocation of the bus stop. DPTI has not precluded the possibility of relocating Stop V1 to accommodate a New York style drop-off but require more detailed information to complete their assessment.

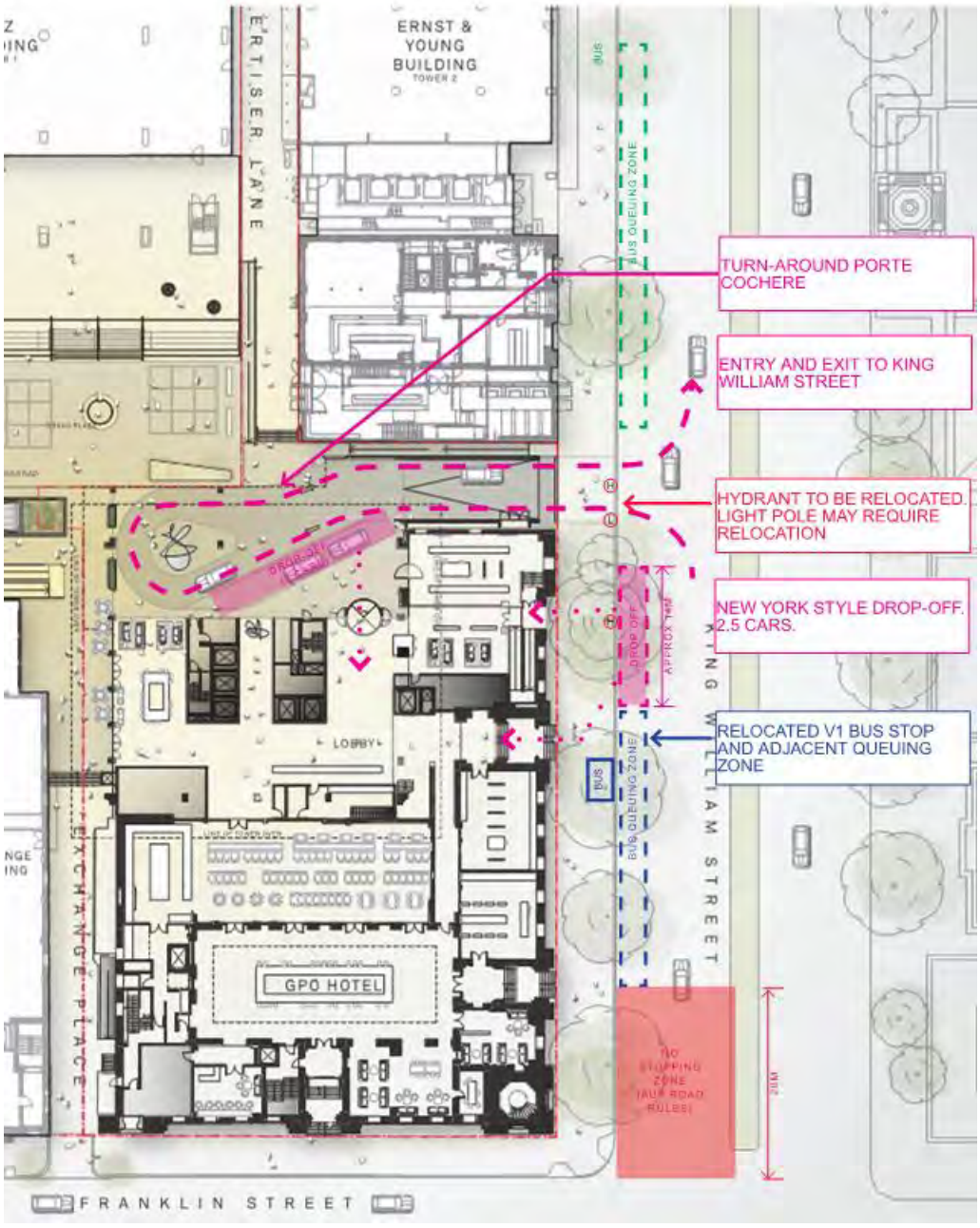


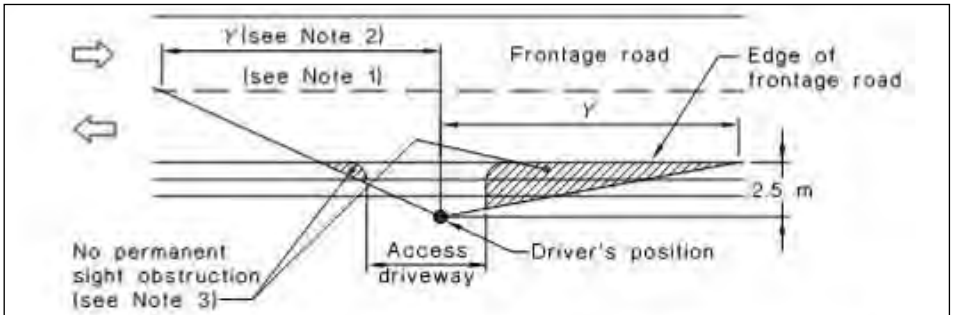

Figure 12: Proposed Arrangement

## 4.3 EMERGENCY ACCESS

Emergency Access would be from the existing road frontage and or via the Porte Cochere Access. However, no provision has been allowed to accommodate any MFS fire units to undertake turns within the Porte Cochere. Therefore access would be drive forward in and reverse out if they access this zone.

## 4.4 SIGHT DISTANCE REQUIREMENTS

AS2890.1 Parking Facilities Part 1: Off-Street car parking, Figure 3.2, specifies a desirable sight distance for an access driveway of 70m based on a frontage road speed of 50km/h, as outlined in Figure 10.




| Frontage road speed (Note 4) km/h | Distance (Y) along frontage road m | | |
|---|---|---|---|
| | Access driveways other than domestic (Note 5) | | Domestic property access (Note 6) |
| | Desirable 5 s gap | Minimum SSD | |
| 40 | 55 | 35 | 30 |
| 50 | 69 | 45 | 40 |
| 60 | 83 | 65 | 55 |
| 70 | 97 | 85 | 70 |
| 80 | 111 | 105 | 95 |
| 90 | 125 | 130 | Use values from 2nd and 3rd columns |
| 100 | 139 | 160 | |
| 110 | 153 | 190 | |

Figure 11: Sight Distance Requirements

The 50km/h traffic speed is based on the posted speed limit on King William Street.

While there are a number of trees and street furniture located within the area to be kept clear of obstructions, they are not considered to significantly obscure sight lines to oncoming vehicles. The relocation of the bus-stop to the south (see Section 3.6) may cause temporary obstructions to sight lines. Figure 11 shows the sight lines for the proposed access in accordance with AS2890.1.

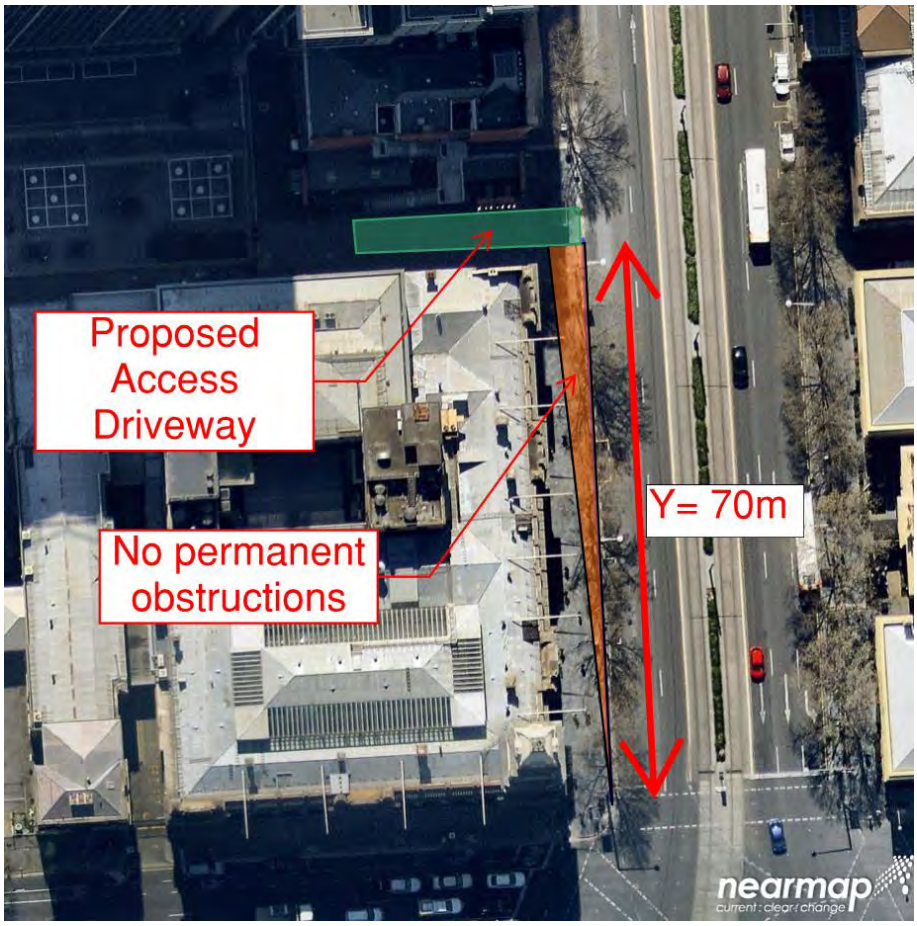



Figure 12: Assessment of Sight Lines

In order to achieve adequate sight lines for pedestrian safety, AS2890.1 recommends that 'sight triangles' are included at access driveways in order to maximise visibility. Figure 12 illustrates the areas required to be kept clear of obstructions to visibility. The proposed access meets the requirements of minimum sightlines to pedestrians.

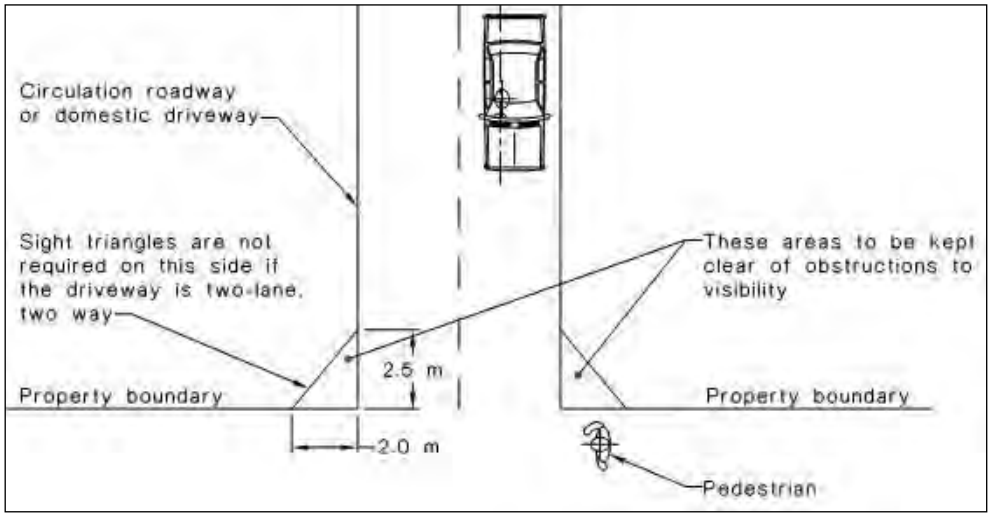



Figure 133: Minimum Sightlines for Pedestrian Safety

## 4.5 BICYCLE PARKING PROVISIONS

Cycling Aspects of Austroads Guides provide guidance on the level of bicycle parking for various land uses. For this site the most appropriate Land Use for employee parking is a Motel which specifies 1 per 40 rooms. Considering a 285 room hotel than a total of 8 Class 1 parks are required. The figure below indicates a minimum of 20 parks will be provided for staff.

For visitor spaces the hotel/bar land use is more appropriate which specifies 1 per 25m$^2$ of bar floor area. These are only required to be Class 3. Class 1 represents secure high security level access and whereas Class 3 are bicycle rails or racks generally for short term use only.

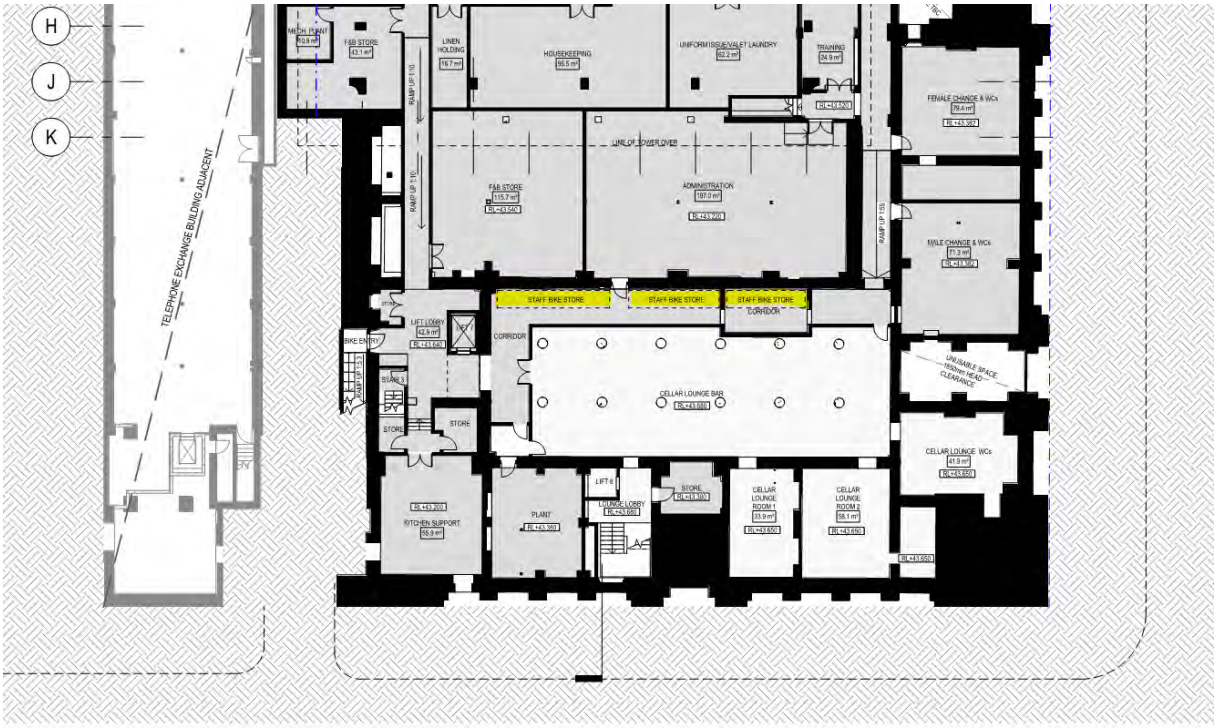



Figure 14: Staff Bicycle Storage

## 4.6 LOADING BAY AREA

Service vehicles accessing the loading bay of the development will utilise Post Office Lane to the west of the site as shown in Figure 13.

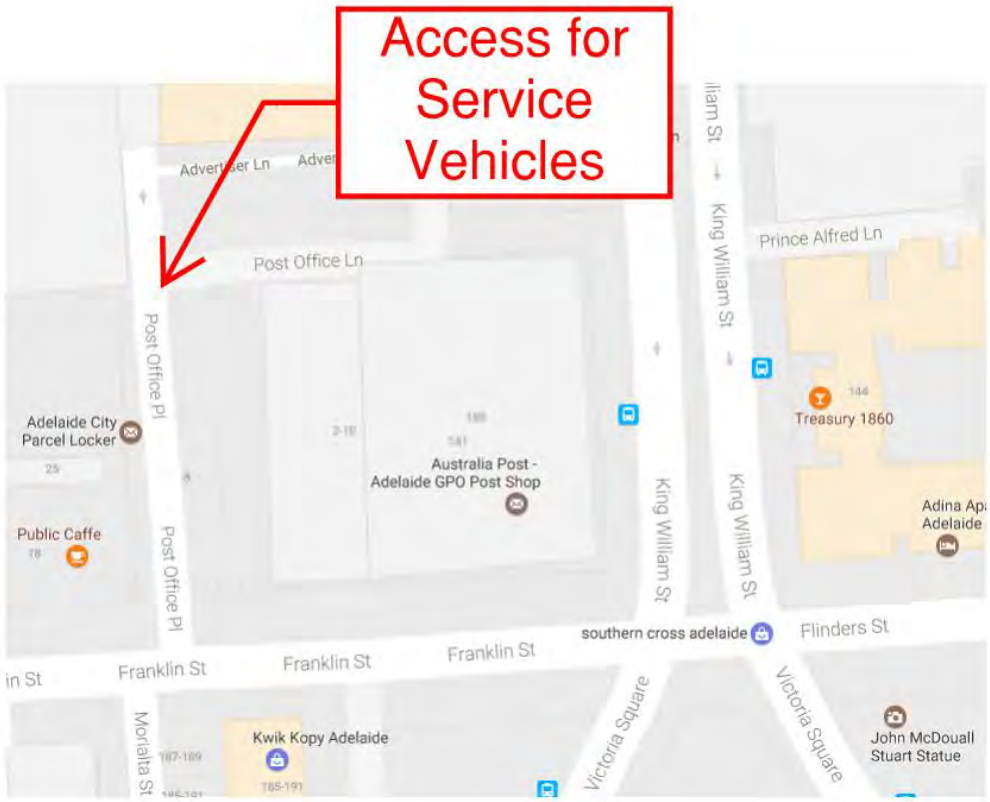



Figure 15: Location of Service Vehicle Access

Turn path analysis undertaken using a Medium Rigid vehicle illustrates that there is sufficient space for a vehicle to travel through the site without encountering any obstructions. The vehicle will enter the site from either the north or south and exit the site to the south.

Turn path diagrams are included in Appendix B.

### 4.6.1 Waste Management within Loading Bay

Due to site constraints vertical clearance to the Loading Bay is limited to 3.5m or a Small Rigid Vehicle (SRV). This is in accordance with AS2890.2 Parking Facilities for Off Street Commercial Vehicles.

Advice has been provided by Rawtec Waste Management that if horizontal clearance or turning clearance can be provided for Medium Rigid Vehicles (MRV) than typical rear lift waste vehicles can access and egress this facility due to their reduced vertical clearance requirement of 3.4m.

This still enables economical waste disposal as these vehicles can accommodate waste bins up to 1,100L in capacity.

# 5 SUMMARY & CONCLUSIONS

The key aspects of this Traffic Assessment are:

- The assessment related to the development of a new hotel at 141 King William Street, Adelaide.
- The development will consist of 285 rooms.
- Vehicular entry and exit to the site is proposed be via King William Street via a Porte Cochere turnaround.
- Pedestrian sight distance at King William Street meets requirements to the north and to the south.
- Available vehicle sight distance to greater than the requirement of 60m. Street furniture and light poles are located within the area to be kept clear; however, it is considered that this does not pose a significant obstruction to sight lines.
- The King William Street footpath across the proposed access is designated by the Adelaide City Council as a high pedestrian priority area. Peak hour pedestrian counts revealed an estimated peak hour two-way pedestrian flow in excess of 1000 pedestrians/hr.
- When compared to a similar site (Mayfair Hotel), it is expected that the site will generate approximately 50 vehicles per hour.
- Relocation of the existing V1 bus stop approximately 20m to the south is not expected to cause buses to queue over the King William Street / Franklin Street intersection. DPTI has been approached about this issue but no advice has been received at this stage.
- Turn path analyses have been undertaken to confirm that two passenger vehicles can pass each other on the access to the Porte Cochere and that a medium rigid vehicle can clear the service access via Post Office Lane without encountering any obstructions.

Overall, the proposal is not expected to cause any significant adverse parking or traffic impacts in the surrounding area.

# APPENDIX A

## PORTE COCHERE
## CONCEPT LAYOUT

KING WILLI
LINE OF TOWER OVER
LOBBY
DEXUS PLAZA
DEXUS PLAZA
LINE OF TOWER OVER
LINE OF PROPOSED BUILDING ABOVE

# APPENDIX B

## TURN PATH DIAGRAMS

DEXUS PLAZA

RAMP UP 1:14

RAMP UP 1:14

RAMP UP 1:14

RAMP UP 1:14

B
DA_3002

LINE OF TERRACE OVER

LINE OF TOWER OVER

RL+46.350

1:12 RAMP UP

RL+45.130

1:7.5

1:6.5
FROM BASEMENT

GAS

BOOSTER

PORTE COCHERE DROPOFF AREA

LINE OF TERRACE OVER

LINE OF TOWER OVER

LINE OF TOWER OVER

LINE OF VOID OVER

A
DA_3001

FCR

LIFT 3

LIFT 2

LIFT 1

SP

STAIR 1

CART

ELEC

STAIR 2

SP

OH

EX

EX

HOUSEKEEPING

LIFT 4

LIFT 5

LOUNGE BAR

LIFT LOBBY

LOBBY

BELL/
CONC.

REFUGE

RAMP UP 1:14

RAMP UP 1:14

LUGGAGE STORE

LIFT 6

DW

CIRCULATION

ENTRY

WC

WC

RECEPTION

VAL

SEC.

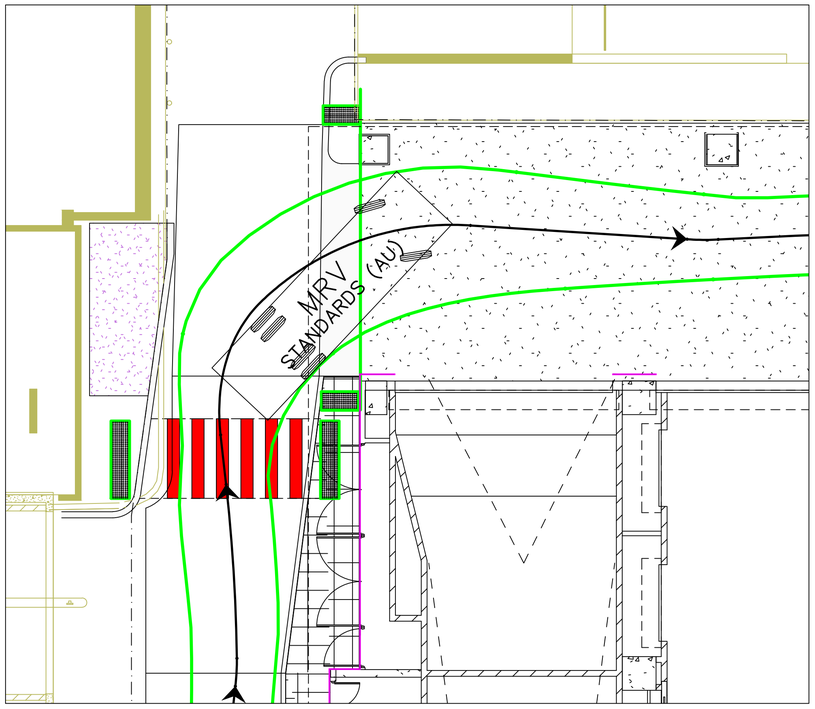
FRONT OFFICE

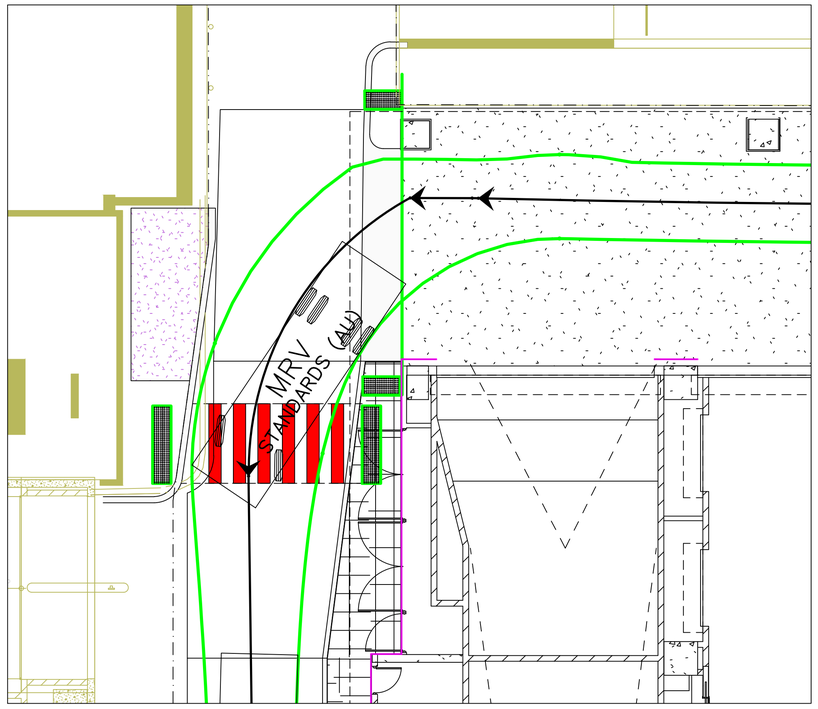
STAIR 4

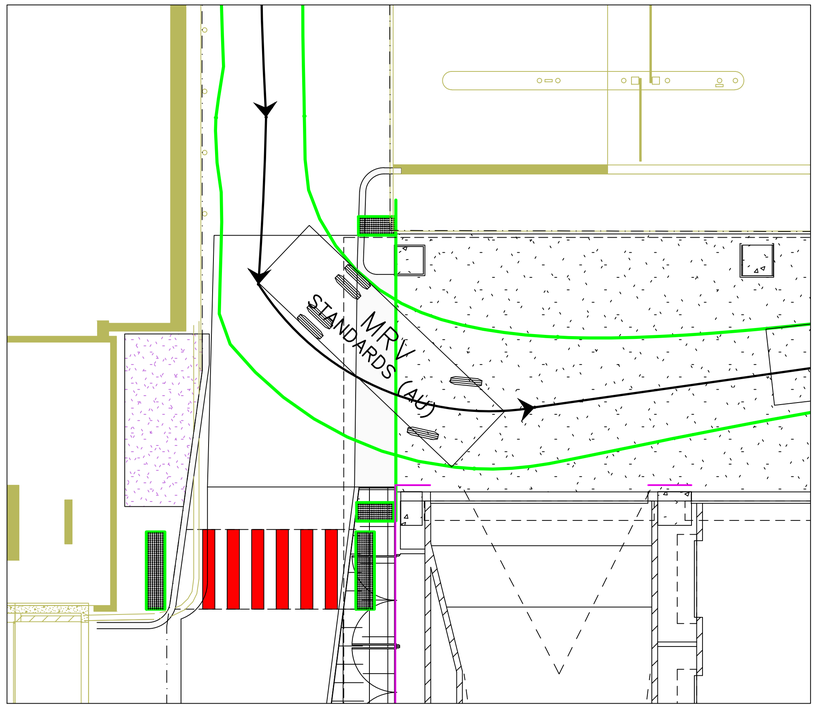
RETAIL 02
85.0 m²

ADJACENT

MACQUARIE STREET




# MEDIUM RIGID VEHICLE LOADING BAY ACCESS

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WGA
WALLBRIDGE GILBERT AZTEC
60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

GPO REDEVELOPMENT

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Jason Zafry
ASSOCIATE

Telephone: 08 8223 7433

Email: jzafry@wga.com.au

**ADELAIDE**
60 Wyatt St
Adelaide SA 5000
Telephone: 08 8223 7433
Facsimile: 08 8232 0967

**MELBOURNE**
Level 2, 31 Market St
South Melbourne VIC 3205
Telephone: 03 9696 9522

**PERTH**
634 Murray St
West Perth WA 6005
Telephone: 08 9336 6528

**DARWIN**
Suite 7/9 Keith Ln
Fannie Bay NT 0820
Telephone: 08 8941 1678
Facsimile: 08 8941 5060

**WHYALLA**
1/15 Darling Tce
Whyalla SA 5600
Phone: 08 8644 0432

**WALLBRIDGE GILBERT AZTEC**
www.wga.com.au
jzafry@wga.com.au

WALLBRIDGE GILBERT AZTEC

Greaton Group

# GPO Hotel

## TRAFFIC ASSESSMENT REPORT

Job No. ADL170340 / Rev H
26 February 2018

## Revision History

| Rev | Date | Issue | Originator | Checker | Approver |
|---|---|---|---|---|---|
| **A** | 16th June 2017 | Draft Report | MOF | JZ | HB |
| **B** | 19th June 2017 | Draft Report with Client Updates | MOF | JZ | HB |
| **C** | 16th August 2017 | Updated Draft Report | MOF | JZ | HB |
| **D** | 21th August 2017 | Updated Draft Report | MOF | JZ | HB |
| **E** | 4th September 2017 | Updated Draft Report | MOF | JZ | HB |
| **F** | 21st September 2017 | Updated Draft Report | MOF | JZ | HB |
| **G** | 16th January 2018 | DA Issue | SSS | JZ | HB |
| **H** | 23rd February 2018 | Updated Bicycle Provisions | JZ | JZ | HB |

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**APPENDICES**

**Appendix A** Porte Cochere Concept Layout

**Appendix B** Turn Path Diagrams

# 1 INTRODUCTION

## 1.1 BACKGROUND

WGA has been engaged by Greaton Group to undertake a traffic impact assessment on the proposed 6-star hotel at the GPO Site at 141 King William Street, Adelaide. The hotel is understood to consist of a total of 285 rooms.

Figure 1 shows the locality plan of the site and the surrounding road network.




Figure 1: Locality Plan

Access and egress to the site is proposed via King William Street with a 'Porte Cochere' arrangement as shown in Figure 2. A detailed layout has been included as Appendix A.




Figure 2: Porte Cochere Arrangement

## 1.2 PURPOSE OF THE ASSESSMENT

This assessment will include discussion on:

- Existing arrangement
- Expected trip and parking demand
- The proposal
- Performance of proposal
- Outstanding issues

# 2 EXISTING CONDITIONS

Figure 3 below shows the location in its current condition. The current laneway is bound by Electra House to the north and the Adelaide GPO to the south.




Figure 3: Existing Site Location

## 2.1 ROAD NETWORK

The site is bordered by King William Street to the east with an estimated two-way AADT 25,000 of vehicles per day. King William Street in the vicinity is a two-lane with kerbside parking, two-way arterial road with the Glenelg-Adelaide tram line running in the centre two lanes. In addition to forming the major road through the Adelaide CBD connecting the north to the south, King William Street services a large number of Adelaide Metro bus routes.

Aerial imagery shows that the kerbside lane on King William Street is approximately 6.5m wide, which means that there is sufficient space for a vehicle to pass a bus, parked or left turning vehicle without encroaching into the next lane.




Figure 4: King William Road Cross Section

## 2.2 ON-STREET PARKING

Currently, there are approximately two spaces of 15-minute parking outside of the Adelaide GPO on King William Street as shown in Figure 4. A 10-minute loading zone between the 15-minute parking and mail zone is currently designated outside of the post office during off-peak times (9am-4pm weekdays and 8am-12pm Saturday).

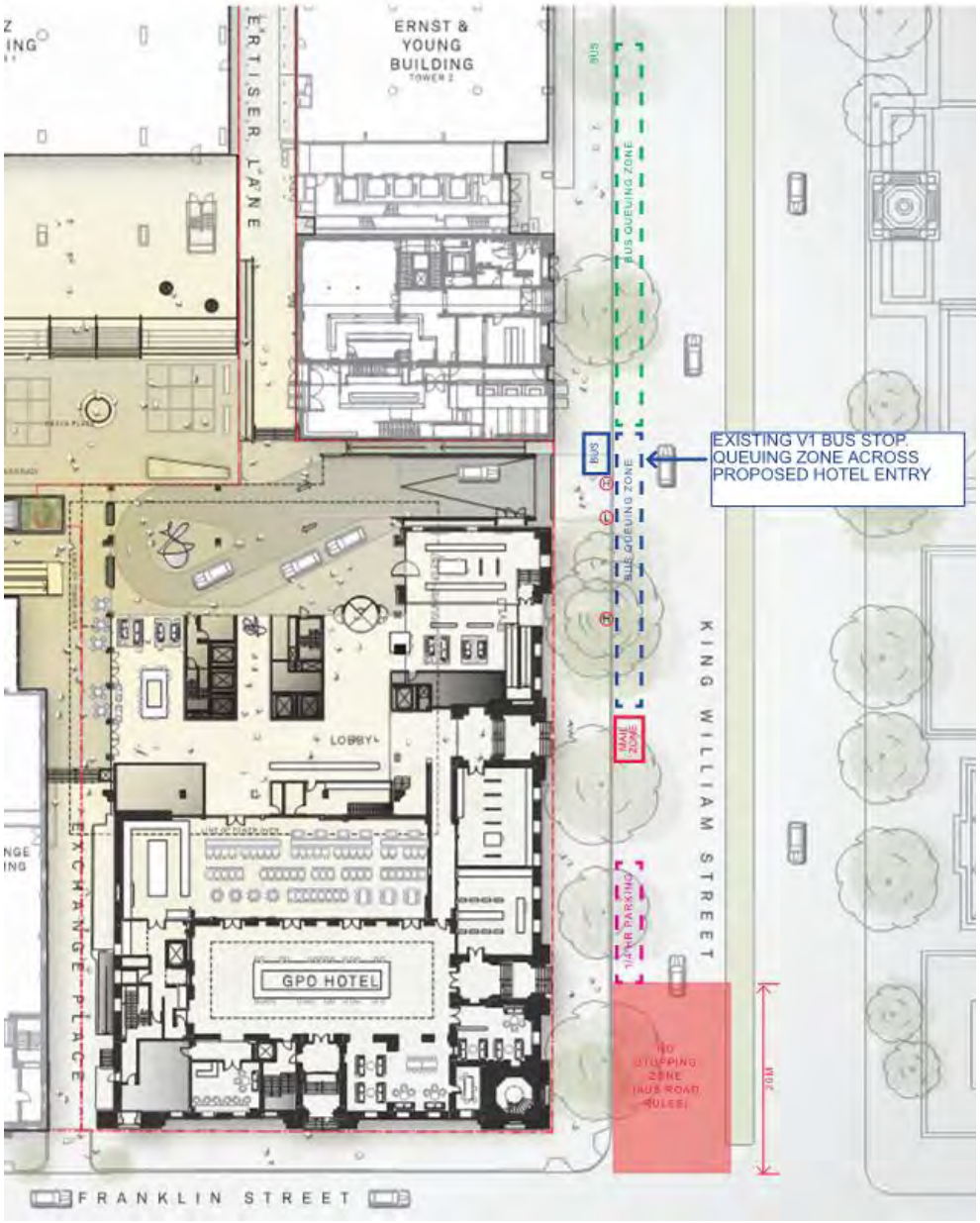



Figure 5: Current On-Street Parking Arrangement

## 2.3 PEDESTRIANS

There is a high level of pedestrian activity in the vicinity of the site. There are pedestrian actuated crossings on both Pirie Street (scramble crossing) and Flinders Street, providing access across King William Street. In addition, there is a high level of pedestrian activity associated with public transport in the area due to bus routes along King William Street and the nearby tram stop at Pirie Street. King William Street is a primary bus route within the Adelaide CBD and a large proportion of city-bound buses from the northern and southern suburbs pass through the area.

Pedestrian surveys were undertaken on-site to determine the expected pedestrian demand that may conflict with the proposed access/egress arrangement. A survey was undertaken on a typical weekday for a 30-minute period between 5:10pm and 5:40pm. The volumes are shown below in Figure 5.

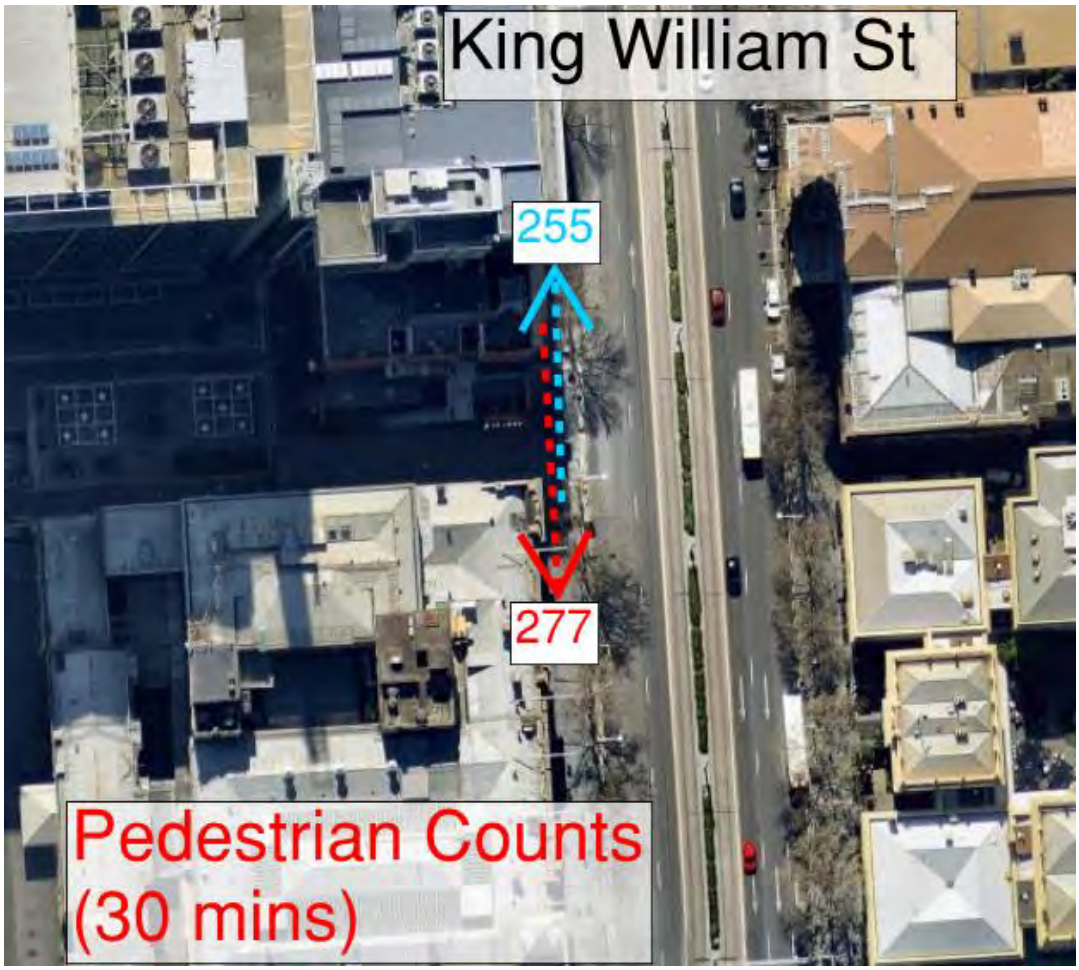



Figure 6: Weekday Pedestrian Counts

The Adelaide City Council's *"Smart Move: The City of Adelaide's Transport and Movement Strategy 2012-22"* report outlines a strategy to recognise pedestrian priority on all streets unless they are designated to serve high levels of traffic. Figure 6 below shows the future designations for key traffic and access routes that are of metropolitan and regional significance (Link levels I and II). The report also recommends that particular attention is paid to streets that are in Significant City Place locations (Place levels A and B).

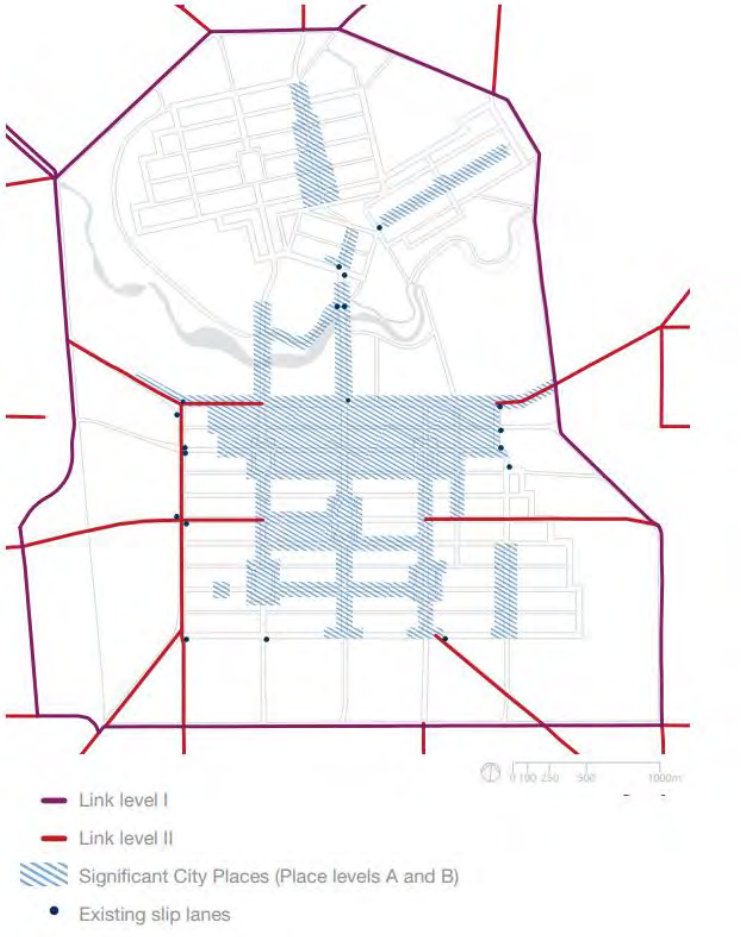



Figure 7: Future Designation for key traffic and access routes (extract from "Adelaide City Council's *"Smart Move: The City of Adelaide's Transport and Movement Strategy 2012-22"* report)

Figure 6 shows that King William Street has been designated as a Significant City Place, where the strategy outlines that improvements will be undertaken to increase place making and opportunities for pedestrian activities.

## 2.4 PUBLIC TRANSPORT

In the vicinity of the site, there are two bus stops (V1 and V2) on the west side of King William Street between Franklin Street and Waymouth Street, as shown in Figure 7. Stop V1 services a total of 19 routes, while Stop V2 services a total of 29 routes. Each stop has an average interval of 2 minutes between arrivals during peak times.




Figure 8: Location of Existing Bus Stops

In order to determine the existing situation at the bus-stop, a site survey was undertaken during the after-work peak period to determine the maximum number of buses queuing at the stop at any one given time. The survey was undertaken during a 20-minute period between 5:15pm and 5:35pm. Although a high level of bus activity was apparent in the area, the maximum queue observed was two buses at approximately 5:20pm as shown in Figure 8.

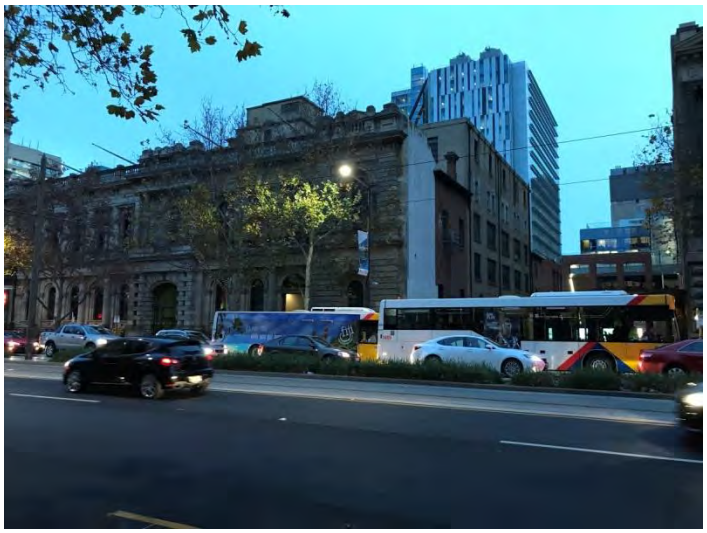


Figure 9: Bus Queue Length during Site Survey

# 3 TRIP GENERATION AND PARKING ASSESSMENT

## 3.1 EXPECTED TRIP GENERATION

To determine the trip generation for this site a site survey has been undertaken at The Mayfair Hotel, on the corner of King William Street and Hindley Street as typical Trip Generation Rates from the ITE Guidelines are out of date and not appropriate for a development of this type.

The Mayfair hotel has a total of 170 rooms with 3 on-street car parks provided on Hindley Street as shown in Figure 14.

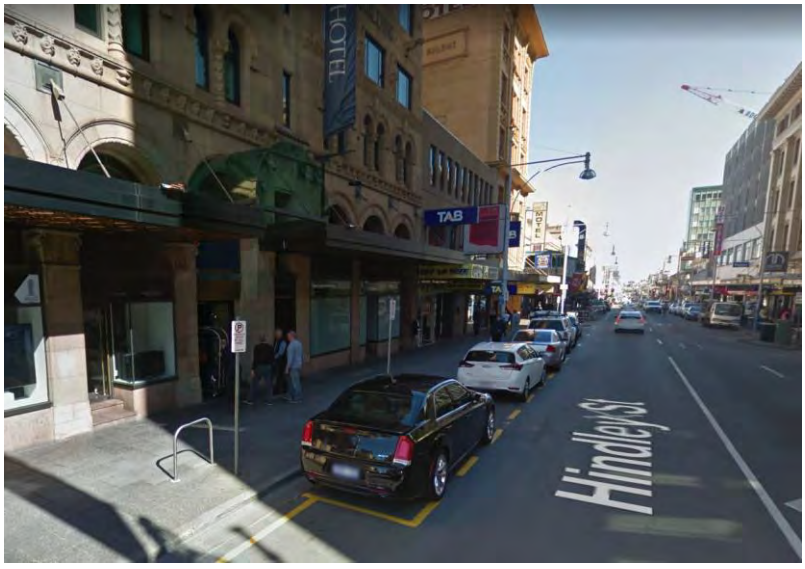



Figure 10: On-Street Parking Provisions at Mayfair Hotel

A site survey conducted between 9am and 10am on a weekday revealed a total of 16 pick-ups/drop offs. Utilising a similar ratio given that the proposed GPO hotel has 285 proposed rooms compared with 170 rooms at the Mayfair hotel, the expected number of pick-ups and drop offs is in the order of 30 vehicles/hour. Undertaking a sensitivity analysis and assuming full occupancy would yield approximately 50 vehicles/hour.

Of these 50 vehicles per/hour it is assumed 30 vehicles/hour would arrive via the Porte Cochere and the remainder at the kerbside drop off along King William Street. This is an assumption from observations of similar sites which yielded approximately a 50/50 ratio as taxis preferred the easier access and egress of the on street option. For sensitivity analysis we have increased the Porte Cochere volume to 30 vehicles per hour.

# 4 PARKING AND ACCESS ARRANGEMENTS

The two proposed pick up and drop locations include:

- A Porte Cochere via the laneway between the GPO and Electra House
- Kerbside Drop Off along King William Road near Bus Stop V1

In addition to guest drop off and pick up access the Loading Bay access is proposed off Post Office Place via Advertiser Lane.

## 4.1 PORTE COCHERE AND KERBSIDE DROP OFF LAYOUT AND ANALYSIS

Access and egress to the site is proposed via King William Street with a 'Porte Cochere' arrangement as shown in Figure 9. A detailed layout has been included as Appendix A.




Figure 10: Proposed Porte Cochere Arrangement

Turn paths for access and egress via the Porte Cochere has been checked using a standard passenger vehicle. The analysis revealed the proposed arrangement is sufficient such two vehicles can pass each other as they exit and enter the access. A turn path diagram has been included as Appendix B.

As discussed above, observations of similar sites show that taxis prefer the easier access and egress of the on street option, and it is therefore not proposed to incorporate a taxi rank into the Porte Cochere. It is understood that this restriction will be managed during operations by the operator.

Considering the observations from existing similar sites and advice from the proposed operator we have undertaken analysis of the Porte Cochere parking performance assuming the following parameters:

- Capacity of each space – 20 veh/hour (Observed Average Turnover = 3 min)
- 3 formal plus 1 ad hoc space
- 30 veh/ hour arriving via Porte Cochere.

Assuming these parameters the expected capacity of the Porte Cochere is 80 veh/hour with a demand of 30 veh/hour. Therefore there is adequate capacity to ensure vehicles do not queue back to King William Street.

Additionally to address these concerns the operator has provided the following statement to further alleviate concerns with Porte Cochere overflow.

> *In periods of high demand the Commissionaire or Bell Shift Leader may have challenges in bringing all the cars to the designated parking facility promptly.*
>
> *If there are 3 to 5 cars that need to go to the parking station and no attendant is available, the commissionaire must contact the MOD or alternate manager (verbally or ask Guest Services to send a page if he/she is busy) so associate resources can be arranged to assist.*
>
> *If there are less than 2 cars waiting to be parked at the parking station it is NOT necessary to send a Valet Assistance page through guest services.*
>
> *In periods of high demand, when 6 or more cars need to parked at the parking station the commissionaire must call 9999 Guest Services to send a "Valet Assistance" page to Hotel Employee pagers and mobile phones which will alert additional associates in various departments to assist by parking cars or assisting with guest requests on the Porte Cochere.*

Multiple pedestrians surveys have been undertaken at this location during both AM and PM peak periods with the PM peak period being the highest with recorded hourly total pedestrian demands of 1100 pedestrians per hour. Given this high pedestrian demand SIDRA analysis has been undertaken to determine delays to vehicles accessing and egressing the site and ensure that no conflicts or delays are experienced to both pedestrians and existing King William Street traffic. Assuming the aforementioned 30 veh /hour and conflicting pedestrian demand of 1100 pedestrians per hour the average delay is as follows:

- Total Average Delay of 3.2 seconds
- Average Delay of 15.0 sec for left in - 1 veh in queue.
- Average Delay of 77 sec for vehicles exiting – 2 veh in queue

Given the wide kerbside lane the momentary queue of 1 vehicle accessing the site will not impede traffic flow along King William Street.

## 4.2 BUS-STOP RELOCATION

Along King William Road in front of the proposed access and egress point for the Porte Cochere there is an existing bus stop and shelter (Stop V1 King William Street), fire hydrant and Lighting Pole shown within Figure 15 below.

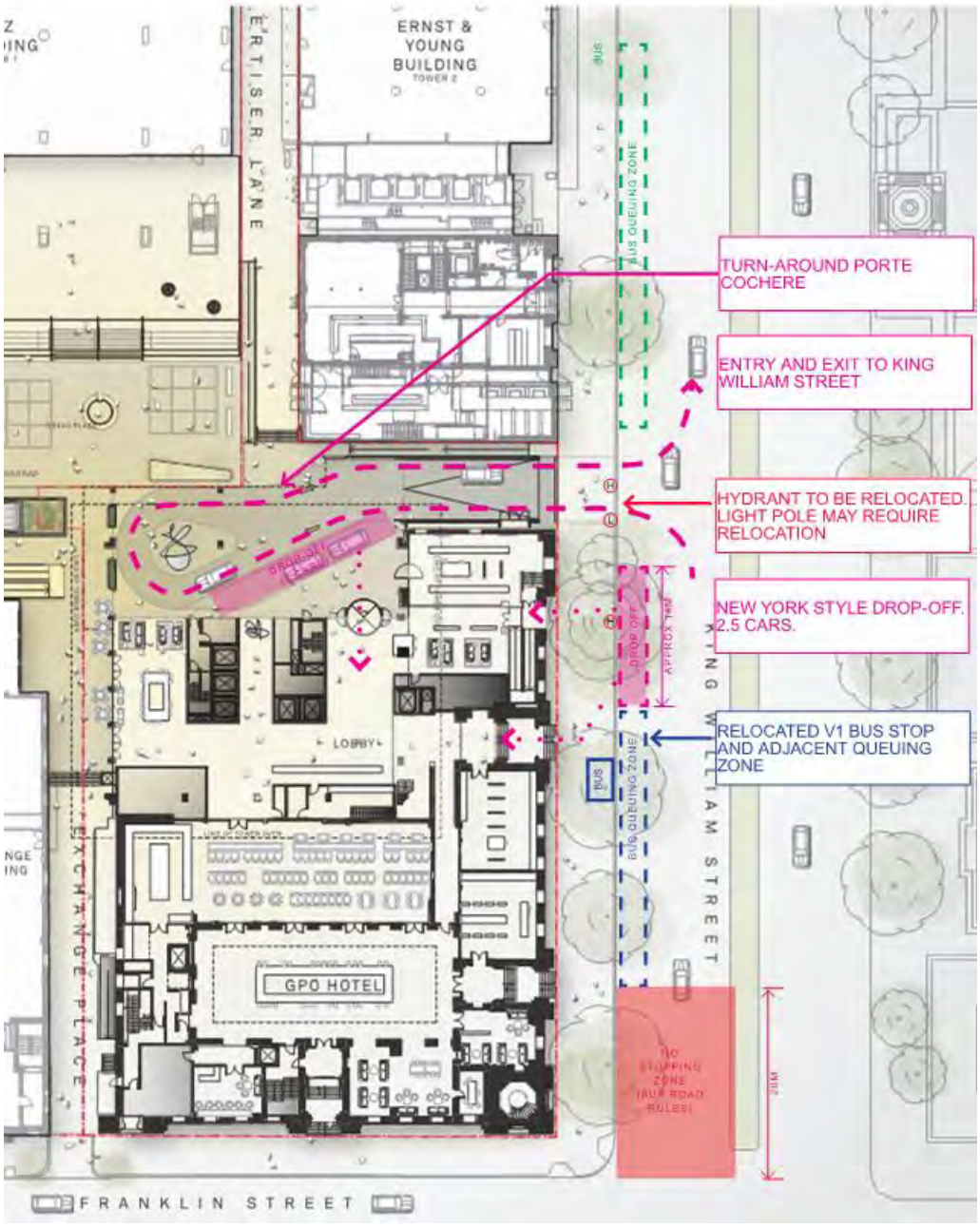



Figure 11: Bus Stop Relocation

Both the bus stop and fire hydrant will require relocation. There are no bus stops along the kerb to the south and the existing Australia Post loading zones would no longer be required therefore we believe the stop could be relocated. We do not expect relocation of the fire hydrant to be an issue as there is another within close proximity.

In order to allow for the access/egress into the Porte Cochere and maintain several parks for the kerbside drop off, bus stop V1 could be relocated to the south by approximately 20m, as shown in Figure 16. The bus stop would require a bus zone not less than the 30m requirement as specified by Australian Road Rule 195. Based on the site survey, and assuming a standard Adelaide metro bus length of 12.5m, there would be enough space to accommodate two buses without queuing back to the intersection of King William Street and Franklin Street. Approximately 14 metres could be allocated to a pick-up/drop-off zone, which equates to approximately 2.5 vehicles. This would constitute a similar arrangement to that of the Mayfair Hotel as discussed in Section 3.3.

The Department of Planning, Transport and Infrastructure (DPTI) has been approached about the relocation of the bus stop. DPTI has not precluded the possibility of relocating Stop V1 to accommodate a New York style drop-off but require more detailed information to complete their assessment.

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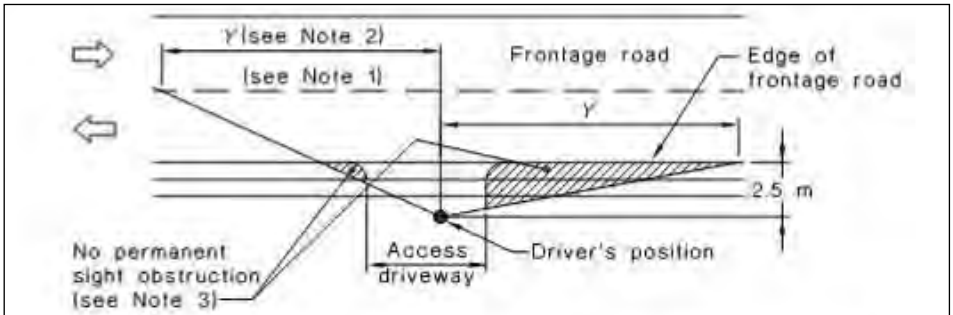


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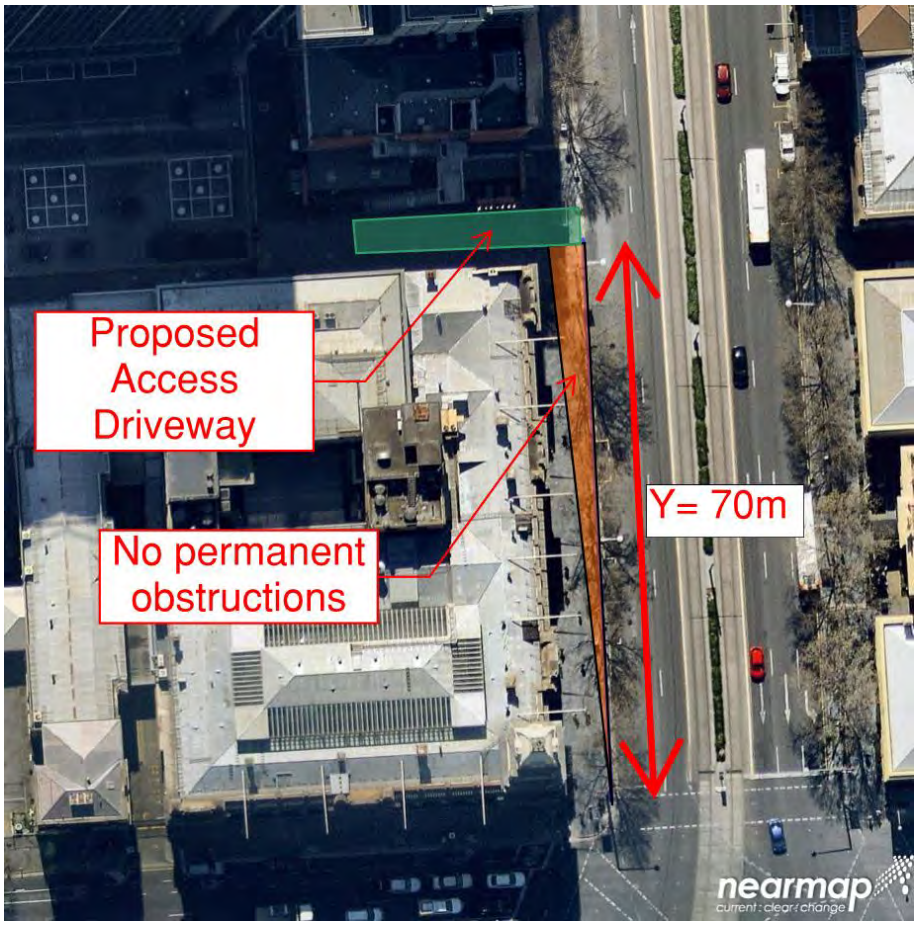



Figure 12: Assessment of Sight Lines

In order to achieve adequate sight lines for pedestrian safety, AS2890.1 recommends that 'sight triangles' are included at access driveways in order to maximise visibility. Figure 12 illustrates the areas required to be kept clear of obstructions to visibility. The proposed access meets the requirements of minimum sightlines to pedestrians.

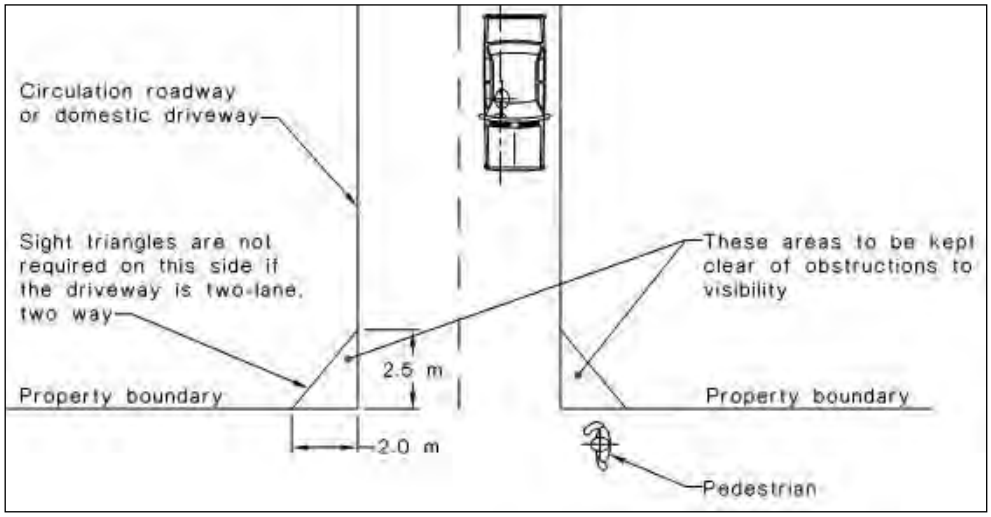



Figure 133: Minimum Sightlines for Pedestrian Safety

## 4.5 BICYCLE PARKING PROVISIONS

Table Adel/6 from the Adelaide Development Plan provides guidance on the level of bicycle parking for various land uses. Bicycling parking has been calculated for each of separate development types found within the development. These are:

- Motel (Hotel)
- Licensed Premises (Bar)
- Restaurant
- Retail

Bicycle parking has been split into employee and guest usage. In developing these requirements we have used the following assumptions:

- 285 room Hotel
- 480m$^2$ of Licensed Premises (Bars)
- 274m$^2$ of Restaurant Area
- 275m$^2$ of Retail Area
- 0.7 employee to guest room ratio and total split across 3 shifts
- Average restaurant capacity of 43 seats / 100m$^2$ and 10 staff per 100m$^2$

Bicycle storage requirements are shown within Table 1.

| Land Use | Quantity | Unit | Rate Per Employee | Rate Per Visitors | Space For Employees | Space For Visitors | Total |
|---|---|---|---|---|---|---|---|
| **Hotel Room** | 285 | rooms | 1 per 20 employees | 2 for first 40 rooms, plus 1 for every additional 40 | 3 | 8 | 11 |
| **Licensed Premises (Bar)** | 480 | m2 | 1 per 60 m2 | 1 per 40 m2 | 8 | 12 | 20 |
| **Restaurant** | 274 | m2 | 1 per 20 employees | 1 per 50 seats | 1 | 2 | 3 |
| **Retail** | 275 | m2 | 1 per 300 m2 | 1 per 600 m2 | 1 | 1 | 2 |
| **Total** | | | | | 13 | 23 | 36 |

Table 1 Bicycle Storage Requirements

Figure 14 below indicates a minimum of 20 parks will be provided for staff which exceeds the staff requirement. Adequate guest parking is to be provided at the northern end of Exchange Place. It should also be noted that there are a number of existing parking rails already within the vicinity which accommodates up to 10 bicycle parks.

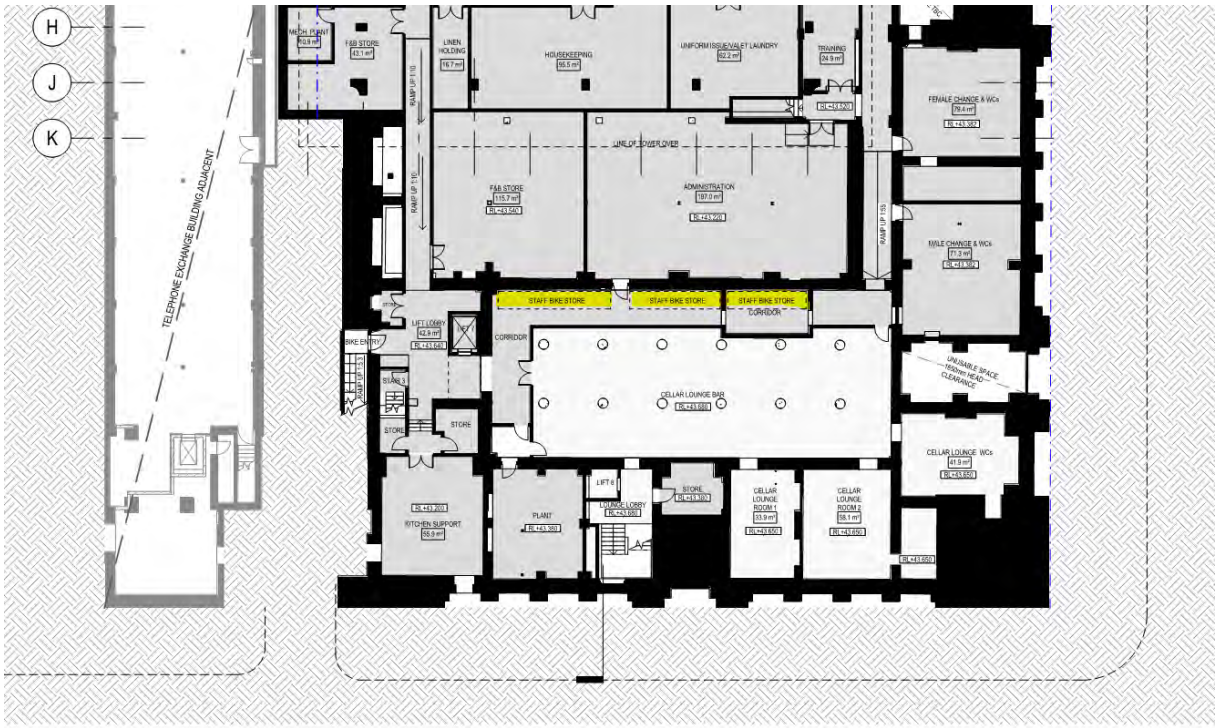



Figure 14: Staff Bicycle Storage

## 4.6 LOADING BAY AREA

Service vehicles accessing the loading bay of the development will utilise Post Office Lane to the west of the site as shown in Figure 13.

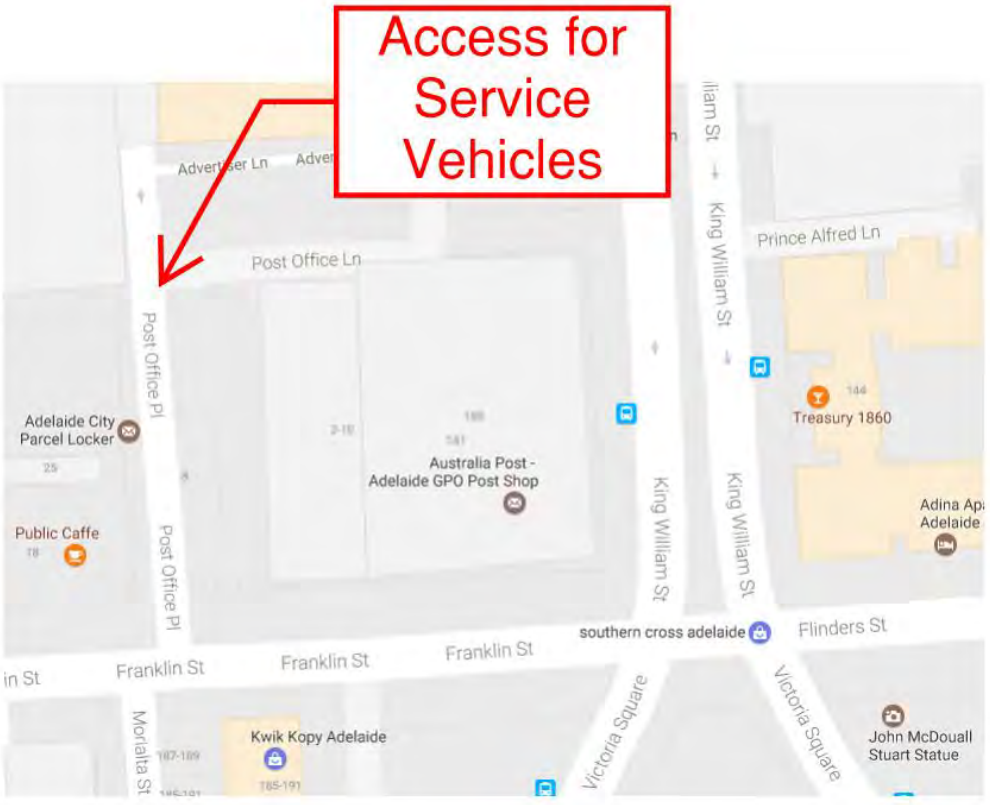



Figure 15: Location of Service Vehicle Access

Turn path analysis undertaken using a Medium Rigid vehicle illustrates that there is sufficient space for a vehicle to travel through the site without encountering any obstructions. The vehicle will enter the site from either the north or south and exit the site to the south.

Turn path diagrams are included in Appendix B.

### 4.6.1 Waste Management within Loading Bay

Due to site constraints vertical clearance to the Loading Bay is limited to 3.5m or a Small Rigid Vehicle (SRV). This is in accordance with AS2890.2 Parking Facilities for Off Street Commercial Vehicles.

Advice has been provided by Rawtec Waste Management that if horizontal clearance or turning clearance can be provided for Medium Rigid Vehicles (MRV) than typical rear lift waste vehicles can access and egress this facility due to their reduced vertical clearance requirement of 3.4m.

This still enables economical waste disposal as these vehicles can accommodate waste bins up to 1,100L in capacity.

# 5 SUMMARY AND CONCLUSIONS

The key aspects of this Traffic Assessment are:

- The assessment related to the development of a new hotel at 141 King William Street, Adelaide.
- The development will consist of 285 rooms.
- Vehicular entry and exit to the site is proposed be via King William Street via a Porte Cochere turnaround.
- Pedestrian sight distance at King William Street meets requirements to the north and to the south.
- Available vehicle sight distance to greater than the requirement of 60m. Street furniture and light poles are located within the area to be kept clear; however, it is considered that this does not pose a significant obstruction to sight lines.
- The King William Street footpath across the proposed access is designated by the Adelaide City Council as a high pedestrian priority area. Peak hour pedestrian counts revealed an estimated peak hour two-way pedestrian flow in excess of 1000 pedestrians/hr.
- When compared to a similar site (Mayfair Hotel), it is expected that the site will generate approximately 50 vehicles per hour.
- Relocation of the existing V1 bus stop approximately 20m to the south is not expected to cause buses to queue over the King William Street / Franklin Street intersection. DPTI has been approached about this issue but no advice has been received at this stage.
- Turn path analyses have been undertaken to confirm that two passenger vehicles can pass each other on the access to the Porte Cochere and that a medium rigid vehicle can clear the service access via Post Office Lane without encountering any obstructions.

Overall, the proposal is not expected to cause any significant adverse parking or traffic impacts in the surrounding area.

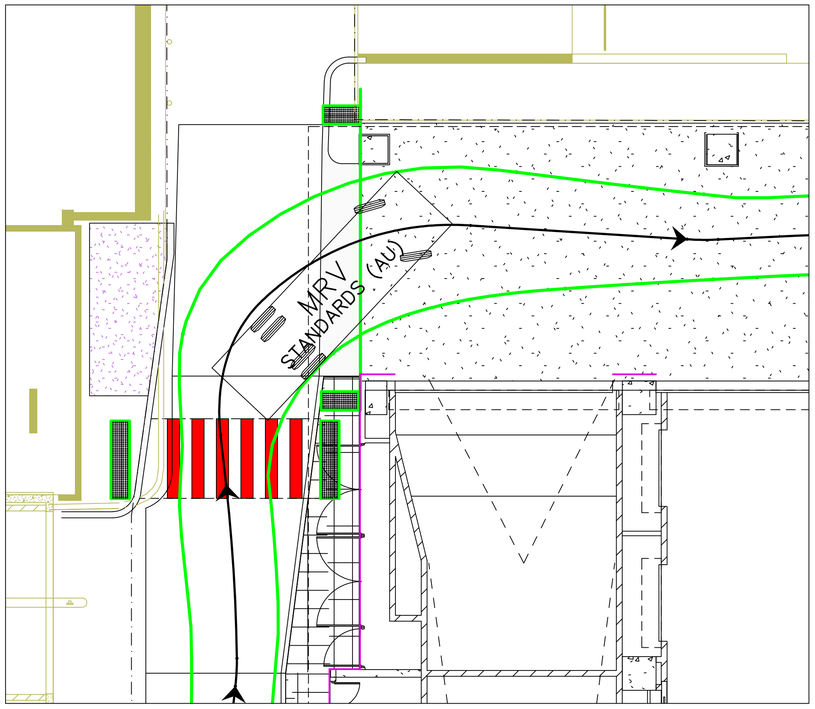
# APPENDIX A

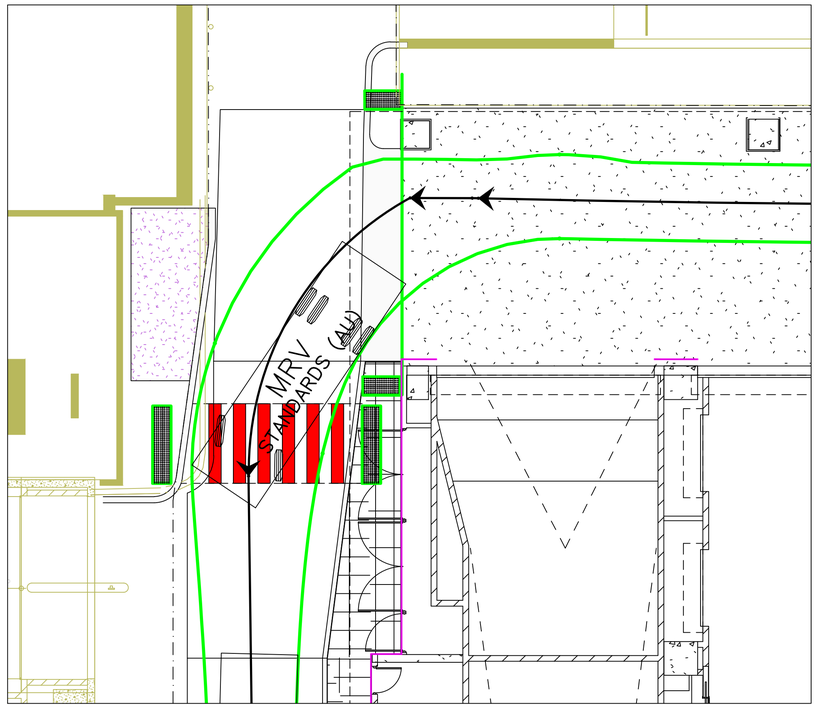
## PORTE COCHERE CONCEPT LAYOUT

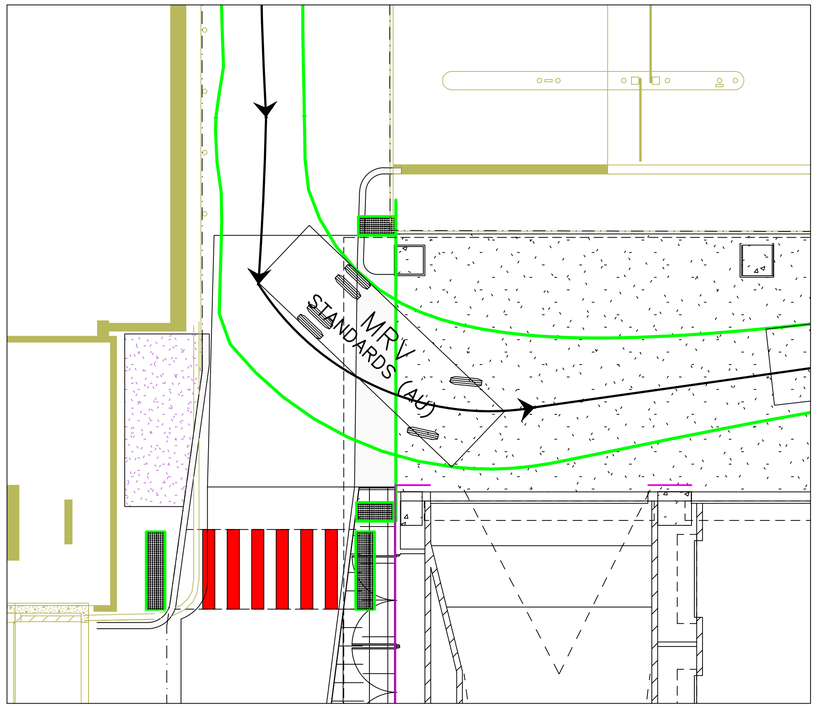
KING WILLI
LINE OF TOWER OVER
LOBBY
DEXUS PLAZA
DEXUS PLAZA
LINE OF TOWER OVER
LINE OF PROPOSED BUILDING ABOVE

# APPENDIX B

## TURN PATH DIAGRAMS




# MEDIUM RIGID VEHICLE LOADING BAY ACCESS

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When sheet printed full size, the scale bar is 100mm.

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WALLBRIDGE GILBERT AZTEC
60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

GPO REDEVELOPMENT

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DEXUS PLAZA

RAMP UP 1:14

RAMP UP 1:14

RAMP UP 1:14

RAMP UP 1:14

B
DA_3002

LINE OF TERRACE OVER

LINE OF TOWER OVER

RL+46.350

1:12 RAMP UP

RL+45.130

1:7.5

1:6.5
FROM BASEMENT

GAS

BOOSTER

PORTE COCHERE DROPOFF AREA

LINE OF TERRACE OVER

LINE OF TOWER OVER

LINE OF TOWER OVER

LINE OF VOID OVER

A
DA_3001

FCR

LIFT 3

LIFT 2

LIFT 1

SP

STAIR 1

CART

ELEC

STAIR 2

SP

OH

EX

EX

HOUSEKEEPING

LIFT 4

LIFT 5

LOUNGE BAR

LIFT LOBBY

LOBBY

BELL/
CONC.

REFUGE

RAMP UP 1:14

RAMP UP 1:14

LUGGAGE STORE

LIFT 6

DW

CIRCULATION

ENTRY

WC

WC

RECEPTION

VAL

SEC.

FRONT OFFICE

STAIR 4

RETAIL 02
85.0 m²

ADJACENT

MACQUARIE STREET

Jason Zafry
ASSOCIATE

Telephone: 08 8223 7433

Email: jzafry@wga.com.au

**ADELAIDE**
60 Wyatt St
Adelaide SA 5000
Telephone: 08 8223 7433
Facsimile: 08 8232 0967

**MELBOURNE**
Level 2, 31 Market St
South Melbourne VIC 3205
Telephone: 03 9696 9522

**PERTH**
634 Murray St
West Perth WA 6005
Telephone: 08 9336 6528

**DARWIN**
Suite 7/9 Keith Ln
Fannie Bay NT 0820
Telephone: 08 8941 1678
Facsimile: 08 8941 5060

**WHYALLA**
1/15 Darling Tce
Whyalla SA 5600
Phone: 08 8644 0432

**WALLBRIDGE GILBERT AZTEC**
www.wga.com.au
adelaide@wga.com.au

HOLMES DYER

# CPTED Assessment Report

## 141 King William Street (GPO Building)

Prepared for:
Greaton Nominee Pty Ltd

Date:
18.01.2018

create • manage • deliver | land • cities • communities

HOLMES DYER

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| | | | |

HOLMES DYER

# EXECUTIVE SUMMARY

# Executive Summary

Holmes Dyer Pty Ltd has undertaken a Crime Prevention Through Environmental Design (CPTED) assessment of the proposed luxury hotel development at the Adelaide GPO building, located at 141 King William Street.

The CPTED assessment has taken into consideration existing conditions at the subject site, and the likely conditions resulting from the proposed development. A series of site visits were undertaken to assess the existing conditions, and architectural and public realm plans were reviewed to assess the proposed development.

The assessment concludes that the proposed development benefits from the existing GPO building which abuts the public realm, has obvious entry portals, and multiple street level windows for passive surveillance of the public realm, as is consistent with CPTED principles.

Additional ground level activation including retail and hospitality offering and the *port cochere*, appropriately incorporate CPTED.

On the basis of this assessment, the following is noted:

1. Signage and lighting will form an important design element for the effective activation of Exchange Place and its legibility as a genuine and safe access point to the proposed development;
2. Any proposed hard or soft landscaping of internal spaces should seek to maintain low/ground vegetation, and/or single trunk tree species with lifted canopy;
3. The separation of vehicles and pedestrians at the *porte cochere* should be designed to maintain visibility of pedestrians at all times; and
4. Any new bus shelter at the King William Street frontage should ideally be clear perspex or similar to maintain the open nature of the streetscape and the visibility of pedestrians.

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# 1 - Introduction

# 1. Introduction

## 1.1. Background

Holmes Dyer Pty Ltd was engaged to undertake a Crime Prevention Through Environmental Design (CPTED) assessment of the proposed luxury hotel development at the Adelaide GPO building.

The subject site is located on the corner of Franklin Street and King William Street, and at the north-west corner of Victoria Square. The site is shown in Figure 1 below.

*Figure 1.* ***Subject Site***




The proposed development will repurpose the existing heritage listed GPO building for retail, hospitality and entertainment. The repurposed heritage building has street frontages to both King William Street (to the east), Franklin Street (to the south), and will have a third frontage to a redeveloped laneway; Exchange Place (to the west).

A 15-level tower accommodating up to 285 guest rooms, function and meeting rooms, and a wellness centre is proposed for the north-west corner of the subject site. The main vehicle access and egress point for guests is proposed at the north-east extent of the site, in the form of a *porte cochere* off King William Street.

Deliveries and access to the site for operating purposes will be via Post Office Place.

## 1.2. Assessment Method

The CPTED assessment has taken into consideration existing conditions at the subject site, and the likely conditions resulting from the proposed development.

A series of site visits were undertaken to assess the existing conditions.

Architectural and public realm plans prepared by Hassell Pty Ltd (Revision D – Development Application dated 15.12.17) were reviewed to assess the consistency of the proposed development with the principles of CPTED.

Five key principles were used to guide the assessment:

1. Access, Movement and Sightlines

   Including legible pedestrian routes and wayfinding, clear sightlines that allow people to see and be seen, and obvious and accessible entrances.

2. Surveillance

   Including design and landscape treatments that prevent concealment and maximise passive surveillance of guests and visitors by passing pedestrians and vehicles, and from nearby buildings.

3. Ownership and Territoriality

   Including the creation of a visible delineation between public and semi-public spaces, and providing private presence on the public realm through design features and materials and/or concierge services that reduce ambiguity and instil a sense of ownership and improved proprietary.

4. Activation

   Providing for/facilitating a level of human activity at ground and balcony level appropriate to location reduces the risk of crime and enhances the sense of safety.

5. Management and Maintenance

   Including the quality of the building and landscape features, visible care for amenity and maintenance, and rapid response to malfunction or vandalism that demonstrates a 'presence' and deters inappropriate behaviour.

# 2 – Existing Conditions

# 2. Existing Conditions

## 2.1. Access, Movement and Sightlines

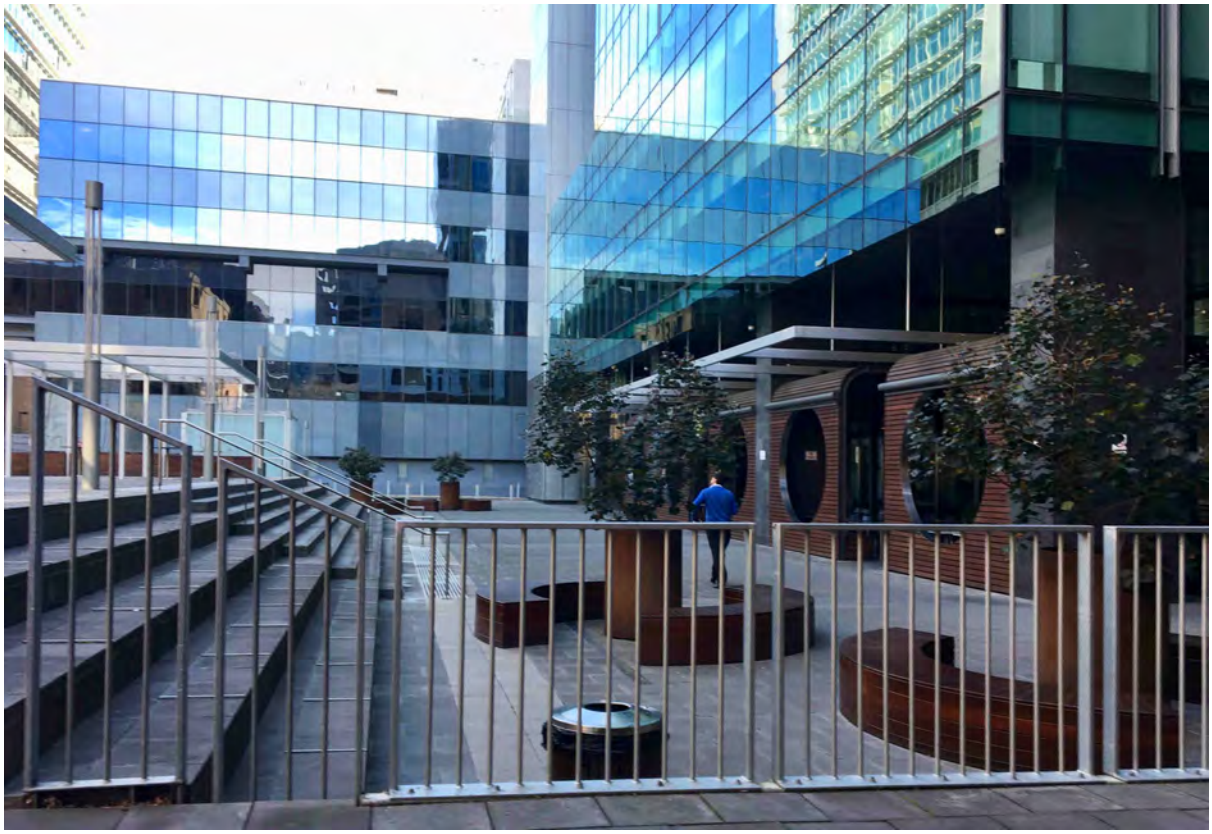
The existing heritage building addresses both its King William and Franklin Street frontages, it has minimal setbacks, and presents obvious entrances. Most of the site comprises street fronting buildings. The V1 bus stop at King William Street is a bench seat and sign, maintaining visibility of pedestrians.

North-west of the subject site is Dexus Plaza which is connected by a pedestrian path network including:

- Post Office Lane;
- Advertiser Place; and
- Advertiser Lane.

This surrounding environment is broken up by hard and soft landscape features that includes fences, varying ground levels, landscape vegetation in raised garden beds, feature walls, and bulky street furniture (see Figure 2).

*Figure 2. Photograph of surrounding public realm, Dexus Plaza*



The surrounding area does not have obvious wayfinding for pedestrians. Figure 3 overleaf shows the 'dead end' of Post Office Lane looking west from King William Street. The path appears to end however, it continues indirectly to Dexus Plaza via a right-hand turn behind Electra House.

*Figure 3.* *Photographs showing existing pedestrian network north of the Subject Site*



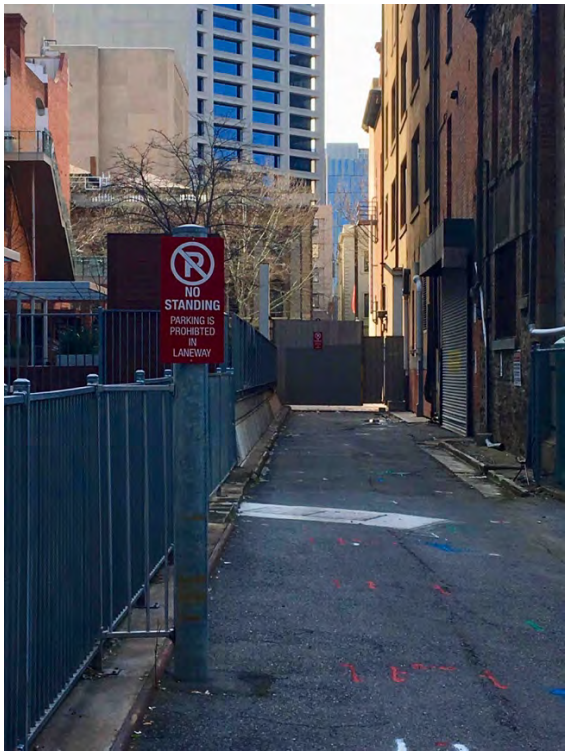
*Post Office Lane 'dead end' looking west from King William Street*



*View behind Electra House looking north along Advertiser Place*




*View behind Electra House looking at north face of GPO Building*




*Looking east along Post Office Lane to 'dead end'*

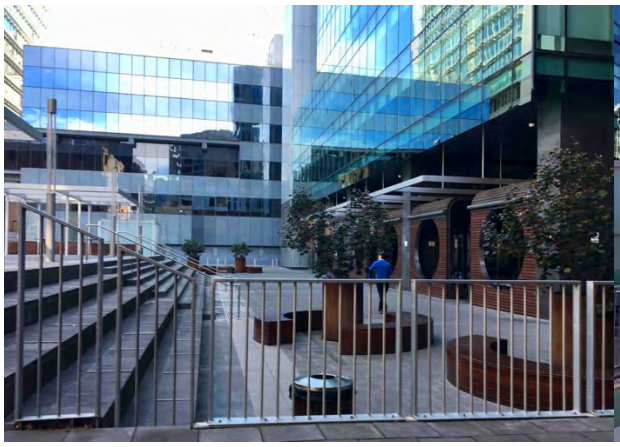
## 2.2. Surveillance

Both the Franklin Street and King William Street frontages are free from visual obstruction and offer clear opportunities for passive surveillance by passing vehicles and pedestrians. This includes high frequency bus and tram services.

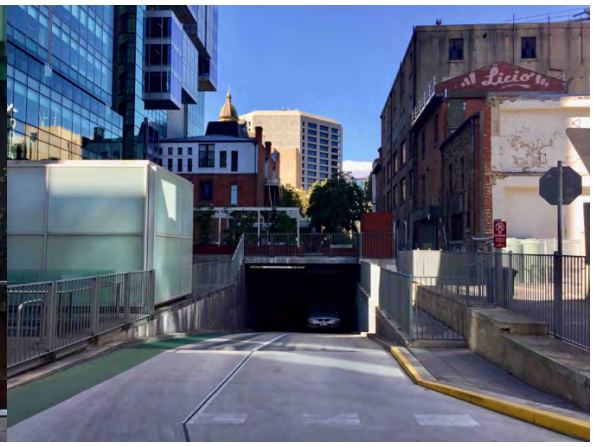
Surveillance of pedestrians using the path network and Dexus Plaza north west of the subject site is partially obstructed by hard and soft landscape features. Lighting, other than street pole pedestrian lighting, is limited. Pedestrian access to underground car parking is via a stair well with limited opportunities for surveillance.

Figure 4 illustrates how the various ground levels and obstructions can limit surveillance of people using the path network and Dexus Plaza.

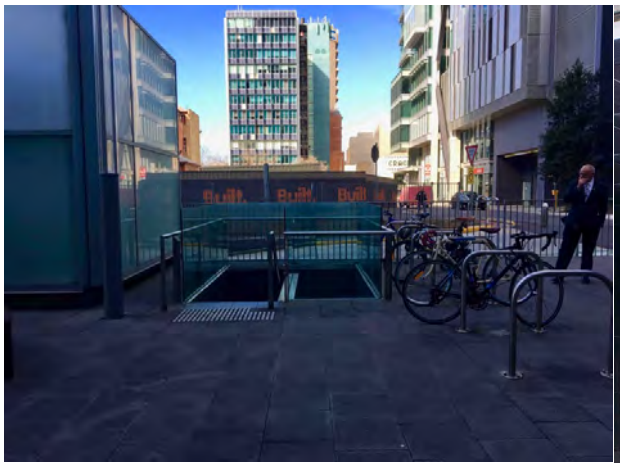
*Figure 4. Photographs of the surrounding public realm*



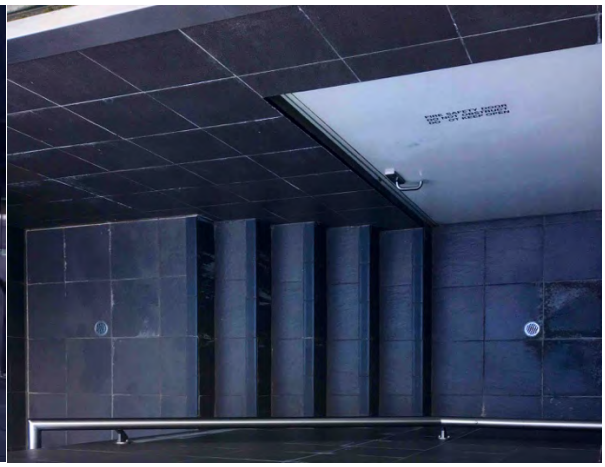
*View across Dexus Plaza looking west from the rear of Electra House*



*Looking east toward King William Street from Post Office Place over vehicle access ramp to car park*



*Looking south toward Franklin Street from Dexus Plaza stair well*



*View down the stair well to access underground car parking*

## 2.3. Ownership and Territoriality

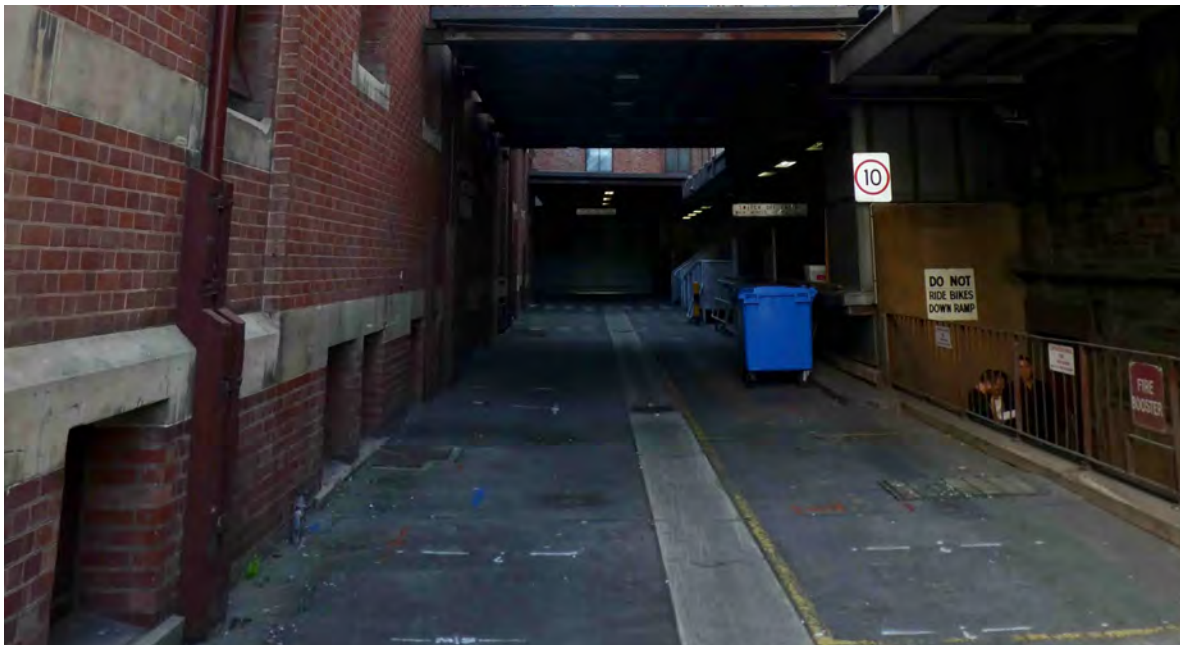
The subject site is largely vacant. The limited existing office and retail services are scheduled for relocation in the near term. There is a lack of signage and a general absence of activity at the site for extended periods.

The access to Exchange Place (from Franklin Street) is gated and adds to the "closed" feeling associated with the area.

*Figure 5.* ***Photographs of Exchange Place***



*View of Exchange Place "gate" from Franklin Street*




*Exchange Place service area*

## 2.4. Activation

A series of site visits were conducted as follows:

- Sunday 27 August 2017 at 11:00am;
- Wednesday 30 August 2017 at 10:00am;
- Thursday 31 August 2017 at 9.30am;
- Friday 1 September 2017 at 12.30pm; and
- Saturday 2 September 2017 at 2:00pm.

The level of activation observed during the site visits varied significantly between business hours, particularly during the lunch period, and outside of normal business hours.

Observation of Dexus Plaza and surrounds during business hours includes:

- Staff from surrounding offices using the sheltered outdoor seating for lunch;
- Staff from surrounding offices using the space for social reasons;
- Pedestrians regularly passing through or past Dexus Plaza; and
- Students using the space to study, and people reading.

During week days, staff were observed lunching at the windows of offices overlooking the Plaza.

Outside of business hours the area is generally quiet. There are limited services open and available, resulting in limited street level activity. This includes the GPO building itself and surrounding food and business premises.

## 2.5. Management and Maintenance

Maintenance of the public realm and the existing GPO building is consistent with the broader City of Adelaide. From an amenity perspective, the area is clean, there is no visible evidence of 'camping' or damage to furniture or infrastructure, and the area appears free from vandalism and litter.

No undesirable (anti-social) behaviour was observed during site visits. However, with low levels of activation out of normal business hours, combined with adjacent licenced night time uses, and areas with diminished night time surveillance, it is submitted that there is potential for the area to attract undesirable behaviour late at night.

# 3 – Proposed Development

# 3. Proposed Development

## 3.1. Access, Movement and Sightlines

The proposed development benefits from a highly legible street corner location. It maintains the existing street fronting heritage facades that make clear the primary access points to the buildings. CPTED features of the proposal include:

- Clearly legible entrances into the building and development:
  - » Heritage archways frame two access points from King William Street, and one access point from Franklin Street;
  - » An 'arrival' point is provided from King William Street for vehicles and pedestrians; and
  - » Disability access and luggage entrances are provided from King William Street.
- Guests and visitors will be visible by passing pedestrians and vehicles:
  - » The Franklin Street frontage is generally clear of visual obstruction; and
  - » The features of the King William Street frontage, includes mature trees with single trunk and raised canopy which allows clear sightlines to entrances.
- The landscape plan proposes vegetation of a low form and/or vegetation that is high stemmed to maintain open surveillance at all times;
- The pedestrian pathways that perimeter the proposal provide straight pedestrian avenues with clear sightlines;
- The renewal of the 'Exchange Place' entrance off Franklin Street will provide a largely unobscured direct line of site to Dexus Plaza. This includes signage and lighting to reinforce Exchange Place as a genuine access point to, and integral part of, the development;
- A glazed zone to the lower northern and western side of the proposed development provides clear visibility of the pedestrian zone from ground floor reception and externally facing hotel bar;
- Exchange Place will be subject to increased surveillance and activation through the future redevelopment of the 'Telephone Exchange Building' located immediately west of the subject site, including for ground level hospitality and alfresco facilities;
- Any proposal to relocate the existing V1 bus stop from its current location to a new location in front of the GPO building, will need to maintain the open nature of the streetscape and pedestrian visibility; and
- Sightlines through the subject site include:
  - » From King William Street to Exchange Place via the *porte cochere*;
  - » The length of Exchange Place from Franklin Street to the *porte cochere*;
  - » To the *porte cochere* from reception; and
  - » To Dexus Plaza from reception.

An assessment of sightlines and key views are shown in Figures 6 and 7 respectively.

*Figure 6.* ***Assessment of ground plane sightlines, GPO Building***

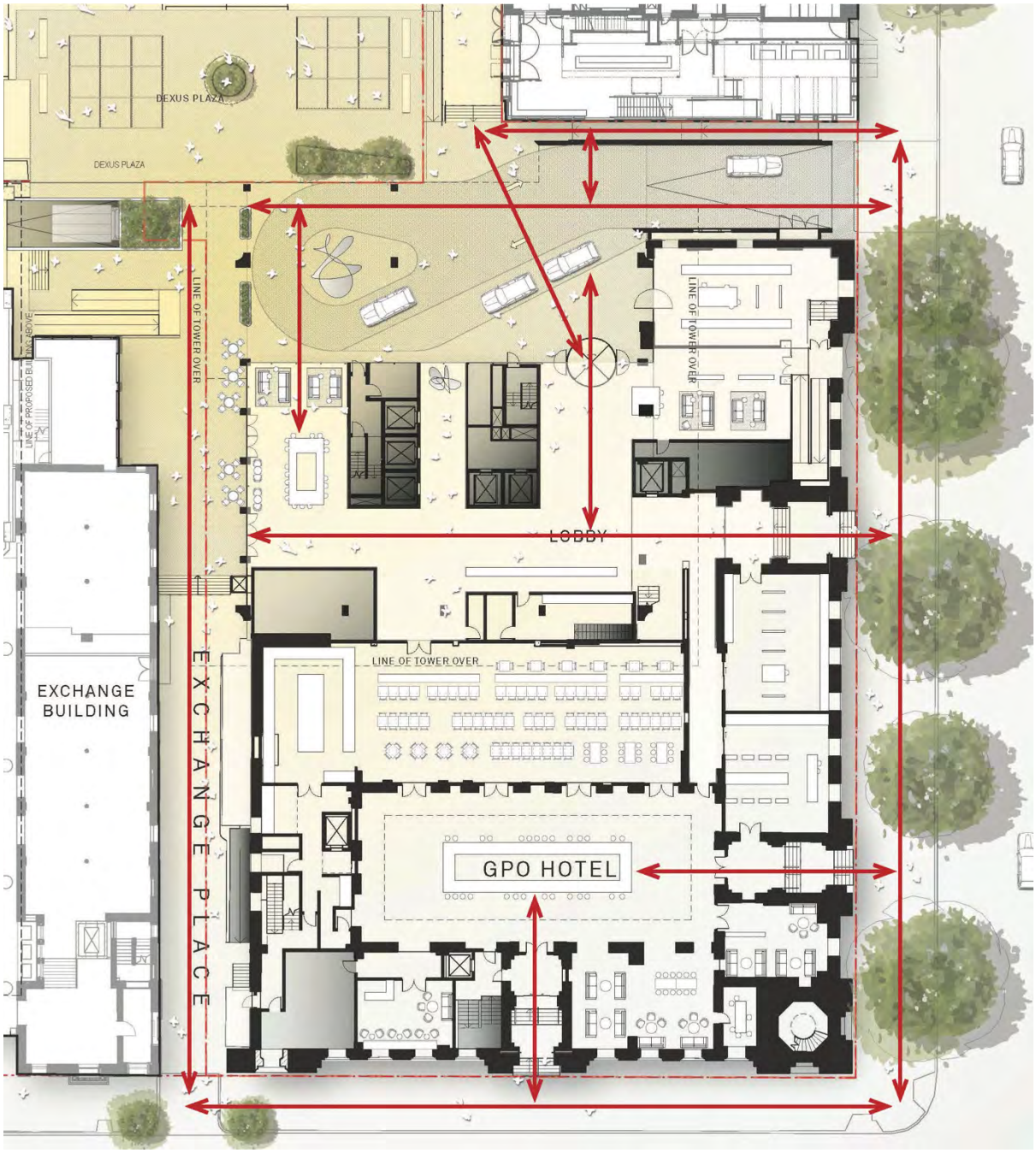


*Figure 7.* *Assessment of sightlines, Exchange Place*




Key street views are illustrated in Figure 8.

*Figure 8.* *Photographs of street views, GPO Building*




*Looking east along Franklin Street frontage*




*Looking north along King William Street frontage*



*View of GPO building, Franklin Street*



*View of GPO Building, King William Street*



*View of GPO Building, King William Street*




*Central entrance from King William St*

## 3.2. Surveillance

CPTED features of this proposal include:

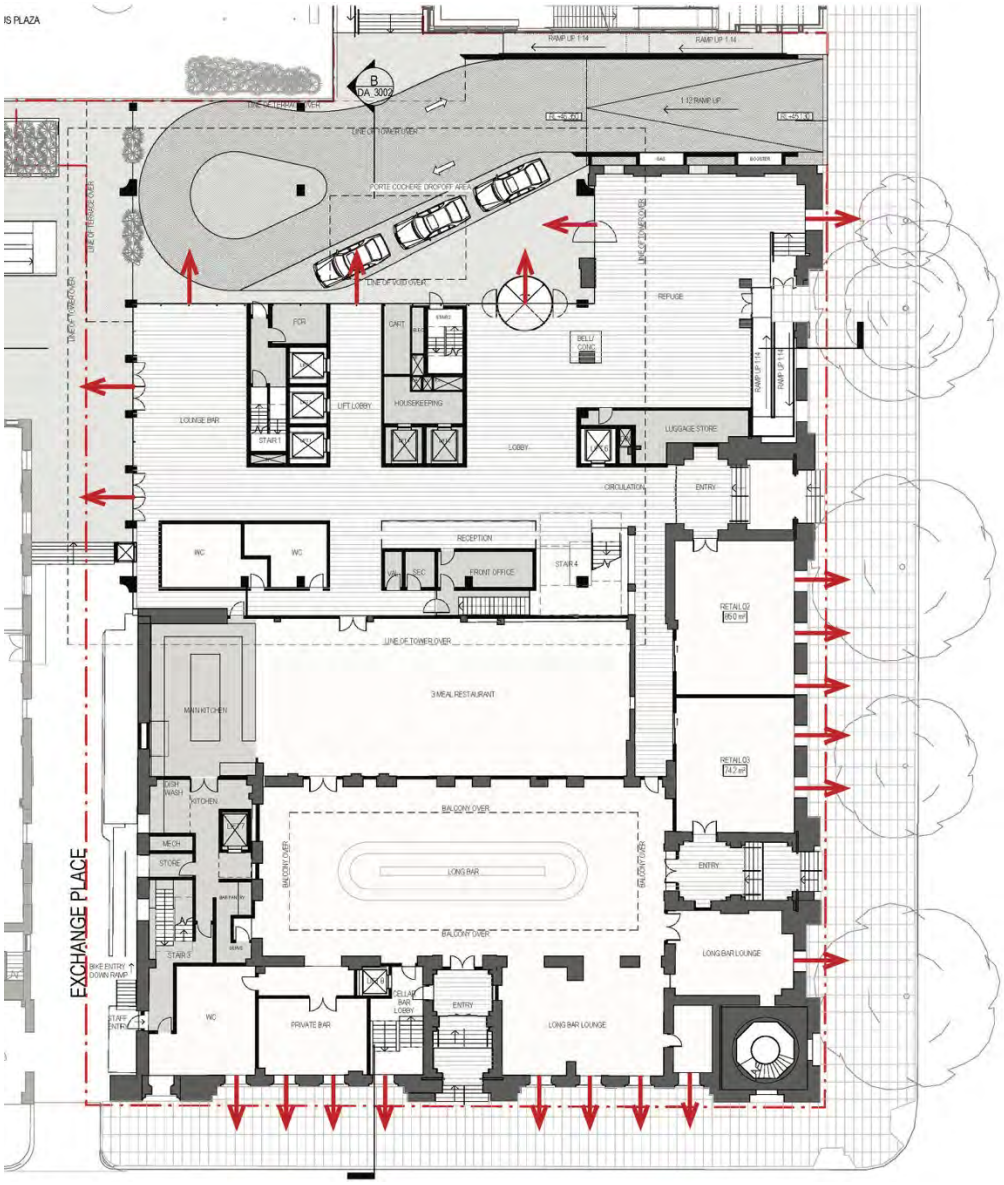
- A high number of large street-level windows along the King William Street and Franklin Street frontages will provide surveillance of the public from inside the building;
- Extensive ground floor glazing of the reception area will provide for direct surveillance by staff over the semi-public spaces;
- Balcony spaces will provide surveillance of the arrival point and semi-public spaces including 'Exchange Place' (see Figure 9 below);
- The building openly addresses the frequent tram and bus services along King William Street, and bus services along Franklin Street, facilitating passing surveillance from 5:00am to midnight;
- Modest ground level changes proposed by the design do not obstruct sightlines and do not present opportunities for concealment or entrapment; and
- Physical demarcation of pedestrians and vehicles at the main vehicle entry portal (*porte cochere*) will be perforated to provide visibility of pedestrians and avoids the creation of concealment or entrapment points.

*Figure 9.* ***Balcony overlooking street level***



Figure 10 below shows the street level surveillance available through existing and proposed glazing for the ground floor plane.

*Figure 10. Street level surveillance available through existing and proposed glazing*




## 3.3. Ownership and Territoriality

The GPO building actively addresses the public realm and provides a clear demarcation of public, semi-public and private space. Signage and lighting will contribute to the building's identity and the operator's brand. The arrival point and activation of level 1 (balcony activities) will strengthen the territoriality of the building.

The entry portal(s) adds to the delineation of public and semi-public realm through change of landscape treatment and point of concierge service.

## 3.4. Activation

The hotel will be operating 24/7 which, in effect, will contribute to greater activity in the public realm, enhancing the sense of safety for the general public in Adelaide. This includes constant activation of the King William Street frontage through the provision of a drop off point designed to accommodate up to three vehicles and a concierge service at the *porte cochere* and the King William Street drop off with both day and night presence.

The design has considered activation through the location of retail and hospitality services, with extended hours of operation, fronting on to and overlooking ground level public spaces (Figure 11). This supports the safe concentration of activity within the internal semi-public spaces, away from the public roads, accessible by pedestrian paths illuminated at night time.

In addition, the hotel will feature a wellness centre, including a 24-hour gym, and meeting and function rooms, which will attract a range of users over an extended period of time.

The redevelopment of Victoria Square as an event space (including Tour Down Under Village and Fringe Hub) will support increased foot traffic in and around the site from early morning through to the evening.

*Figure 11.* ***Street level activation***



## 3.5. Management and Maintenance

The operator has a reputation as a world class luxury hotel and resort operator. Staffing levels are typically higher for this type of development, facilitating higher levels of service in line with visitor expectations of the brand. The façade and publicly accessible features will be maintained in support of the visitor experience.

Areas with surveillance of the pedestrian environment will be staffed over the course of 24 hours including reception and concierge service. The proposed development includes a security office which will provide full time surveillance/staffing of the site and immediate surrounds.

This increased presence will bring an associated level of activation that could potentially deter any undesirable behaviours.

# 4 – Conclusion

# 4. Conclusion

The proposed development benefits from the existing GPO building which abuts the public realm, has obvious entry portals, and multiple street level windows for passive surveillance of the public realm, as is consistent with CPTED principles.

Additional ground level activation including retail and hospitality offering and the *port cochere*, appropriately incorporate CPTED.

On the basis of this assessment, the following is noted:

1. Signage and lighting will form an important design element for the effective activation of Exchange Place and its legibility as a genuine and safe access point to the proposed development;
2. Any proposed hard or soft landscaping of internal spaces should seek to maintain low/ground vegetation, and/or single trunk tree species with lifted canopy;
3. The separation of vehicles and pedestrians at the *porte cochere* should be designed to maintain visibility of pedestrians at all times; and
4. Any new bus shelter at the King William Street frontage should ideally be clear perspex or similar to maintain the open nature of the streetscape and the visibility of pedestrians.

# Greaton

## GPO Hotel Development

## Waste Management Plan

**December**



Prepared by Rawtec Pty Ltd

ABN 59 127 176 569
PO Box 1159,
Glenelg South SA 5045
Ph: +61 8 8294 5571
www.rawtec.com.au

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## Document verification

| Date | Version | Title | Prepared by | Approved by |
|---|---|---|---|---|
| 04/09/2017 | Draft | GPO Hotel Development Waste Management Plan | Jarvis Webb | Mark Rawson |
| 18/12/2017 | Final | GPO Hotel Development Waste Management Plan | Jarvis Webb | Mark Rawson |

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# 1. Introduction

## 1.1 About This WMP and the Proposed Development

This document provides a waste management plan (WMP), for the proposed development identified in Table 1 below. This WMP will be included with building plans for the development lodged with the Development Assessment Commission (DAC) to obtain Development Approval. The WMP outlines the proposed waste management system (WMS) for the development at high-level, which demonstrate that successful management of waste can be achieved at the site.

**Table 1: Proposed development's details**

| | |
|---|---|
| **Site Location** | Crn King William Street & Franklin Street, Adelaide |
| **Development Project** | GPO Hotel Development |
| **Project Architect** | Hassell |
| **Traffic Consultant** | WGA |

## 1.2 Purpose and Scope Of WMP

This WMP has been developed for the planning stage of this development. It provides a preliminary design for the WMS for this site and is intended to demonstrate that successful management of waste can be achieved at the site. To support this WMP, the Client will need to provide the additional documentation or details on their plans as listed in Section 1.3 below.

The WMP has been prepared with the policy and requirements for waste management (identified in Appendix 1) in conjunction with the Client, Project Architects, and Traffic Consultant, who have indicated the intended site uses of the development, occupancy data, and requirements for how waste should be managed. If future land uses and waste management arrangements for the development are altered, the WMP may need to be updated.

The suggested arrangements in this WMP are preliminary and reflect one possible configuration for the waste management system at this site. These arrangements could evolve and be refined (during detailed building design) before the construction takes place. This may affect the WMP for the site, which should be updated accordingly.

## 1.3 Required Supporting Documentation and Design Details

The following information will need to be provided in support of this WMP:

1. Building plans confirming:
    - The size and layout of the waste rooms.
    - Transfer pathways for safe and efficient movement of bins/waste between waste rooms and locations for collection.
2. Traffic Consultant to confirm:
    - Parking, loading, unloading and manoeuvring for collection vehicles servicing the development.

## 1.4 What This WMP Contains

Table 2 below outlines what is contained in the waste management plan (WMP)

**Table 2: What this WMP contains**

| | |
|---|---|
| **Section 2 – Description of Development** | Provides details of the development relevant to the WMP preparation and indicates the waste and recycling collection services proposed for the development. |
| **Section 3 – Outcomes from the Analysis on Waste and Recycling Requirements at the Development** | Provides estimates of the waste and recycling volumes likely to be generated at the site which will require storage, collection and disposal. This included the recommended size and layout of the development waste and recycling storage locations. |
| **Section 4 – Proposed Waste Management System (WMS)** | Provides an overview of the proposed WMS for the development, including the main elements and important design requirements, and how these systems should operate. The WMS outlines how waste would be stored, transferred and collected at the site. |
| **Section 5 – Collection Vehicle Requirements** | Includes relevant information on collection requirements, including number of collections per week and provision for access and maneuverability for waste collection vehicles. |
| **Appendix 1 – Policy, Design and Operational Waste Management Requirements** | This Appendix identifies the policy, design, and/or operational requirements for waste management that have been used in relation to the development of the WMP. |
| **Appendix 2 – Additional Waste Management Design Considerations** | This Appendix provides better practice design advice and other waste management design considerations for the development, based on the South Australia Better Practice Waste Management Guide for Residential and Mixed Use Developments and other applicable documents. |

# 2. Description of the Development

## 2.1 Land Uses and Occupancy Data

The Client has provided Rawtec with a description of the development and plans showing the proposed layout of the site, buildings and land uses. A breakdown of the land use and tenancy assumptions used for estimating waste and recycling volumes for the development, can be found in Table 3 below.

**Table 3: Land use and occupancy overview**

| Development Land Use | *Land Use Waste and Recycling Generating Rate*1 | Est. Size/Number | m2/Bedrooms |
|---|---|---|---|
| **Hotel Bedrooms** | *Hotel or Motel (Accommodation)* | 287 | Bedrooms |
| **Function/Meeting** | *Hotel or Motel (Combined Bar & Dining Areas)* | 132 | $m^2$ |
| **Food and Beverage** | *Hotel or Motel (Bar Areas)* | 1,476 | $m^2$ |
| **Kitchens** | *Café/Restaurant* | 182 | $m^2$ |
| **Recreation** | *Gym* | 614 | $m^2$ |
| **Retail** | *Retail (Less than 100m2)* | 159 | $m^2$ |
| **Admin/ Office** | *Offices or Consulting Rooms* | 356 | $m^2$ |

Other land use assumptions used include:

- Function/Meeting areas utilised approximately 1 x per week.
- Dedicated retail areas are not cafés/restaurants or other food and beverage outlets.

[1] Waste and recycling generation rate land use categories are based on the SA Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA, 2014).

## 2.2 Recommended Waste and Recycling Services

To achieve effective waste and recycling management at the site, Table 4 below outlines the recommended waste and recycling services that should be collected from the development as outlined in the *SA Better Practice Guide – Waste Management in Residential or Mixed Use Developments* (Green Industries SA, 2014).

**Table 4: Proposed waste recycling services for the development per identified land uses[2]**

| Required/Desired Waste and Recycling Collection Services | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Service type | Wast/Recycling Streams | Assumed Collection frequency | Development Land Uses | | | | | | |
| | | | *Hotel Bedrooms* | *Function/Meeting* | *Food and Beverage* | *Kitchens* | *Recreation* | *Retail* | *Admin/ Office* |
| **Routine collection** (e.g. rear-lift collection) | General Waste | 4 x Per Week | X | X | X | X | X | X | X |
| | Co-mingled Recycling | 3 x Per Week | X | X | X | X | X | X | X |
| | Organics (Food) Recycling | 4 x Per Week | X | X | X | X | X | X | X |
| | Cardboard Recycling | 2 x Per Week | NS | X | X | X | NS | X | NS |
| | Paper Recycling | 1 x Per Fortnight | NS | NS | NS | NS | NS | NS | X |
| | Confidential Paper Recycling | 1 x Per Fortnight | NS | NS | NS | NS | NS | NS | X |
| ***On-call collection** (contractor pick-up)/ **External drop-off** (by building services) | Hard Waste | On-Call Collection | X | X | X | X | X | X | X |
| | E-waste | External Drop-Off | X | X | X | X | X | X | X |

X = Required/Desired

NS = Not serviced as not required/desired

The following waste and recycling streams are not included in this WMP:

- E-waste (batteries and printer cartridges, lighting etc.) – These waste streams would be temporarily stored within land uses (e.g. offices) before being dropped off at an appropriate external location (e.g. local recycling depot or office supply store) or collected by an appropriate collection company. Some items may be managed through an external collection contractor (e.g. for carpark lighting replacement).
- Hard waste – hard waste would be temporarily stored within tenancies, and be managed via a pull-in/pull-out collection service during retrofitting or maintenance activities. This would be arranged by the tenants in conjunction with building services, to ensure that collection via the loading zone, is undertaken at an appropriate time.
- Liquid waste – Would be stored in the hotel's grease arrestor and collected on an at-call basis by a specialist liquid waste collection contractor.
- Hazardous wastes (e.g. cleaning chemicals) – Where required, would be stored in appropriate receptacles, and removed by an at-call specialist collection/cl contractor.
- Organics (Green) Waste (e.g. from garden maintenance) – Landscape services and maintenance will be undertaken by contract arrangements which include that it will be the contractor's responsibility to take green waste generated by landscaping activities off site, to be recycled and/or disposed of at an appropriate location (e.g. composter).

[2] 'X' indicates required/desired as per The SA Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA, 2014).

# 3. Outcomes from the Analysis on Waste and Recycling Requirements at the Development

## 3.1 Estimated Waste and Recycling Volumes By Land Use

Table 5 details the estimated waste and recycling volumes by land use for the development.

**Table 5: Estimated waste and recycling volumes by land use[3]**

| Estimated Waste Generation Volumes (Litres Per Week) by Land Use & Waste Stream (All Land Uses) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Development Land Use** | | ***Hotel Bedrooms*** | ***Function/Meeting*** | ***Food and Beverage*** | ***Kitchens*** | ***Recreation*** | ***Retail*** | ***Admin/ Office*** | **Totals (Litres Per Week)** |
| ***WRGR Classification*** | | *Hotel or Motel (Accommodation)* | *Hotel or Motel (Combined Bar & Dining Areas)* | *Hotel or Motel (Bar Areas)* | *Café/Restaurant* | *Gym* | *Retail (Less than 100m2)* | *Offices or Consulting Rooms* | |
| **Waste Stream** | **General Waste** | 10,000 | 2,800 | 5,200 | 3,800 | 200 | 600 | 500 | **23,100** |
| | **Co-mingled Recycling** | 6,000 | 200 | 1,300 | 600 | 200 | 70 | 200 | **8,600** |
| | **Organics (Food) Recycling** | 3,000 | 3,700 | 300 | 5,100 | 30 | 30 | 90 | **12,300** |
| | **Cardboard Recycling** | NE | 700 | 3,900 | 1,900 | NE | 200 | NE | **6,700** |
| | **Paper Recycling** | NE | NE | NE | NE | NE | NE | 300 | **300** |
| | **Confidential Paper Recycling** | NE | NE | NE | NE | NE | NE | 30 | **30** |
| **Total Site Volume** (Litres per Week) | | **19,000** | **7,400** | **10,700** | **11,400** | **400** | **900** | **1,100** | **51,000** |

**Note: Totals have been rounded to better reflect estimates and may not equate*

NE = Not Estimated as Not Required

[3] Waste generation metrics found in the South Australian Better Guide Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA (previously Zero Waste SA), 2014) and/or Waste and recycling metrics developed by Rawtec, which are based on industry knowledge and experience.

## 3.2 Waste and Recycling Stream Volumes, Bin Sizes and Collection Details

Table 6 below identifies estimates for the total waste and recycling volumes generated, nominated bin sizes for each waste stream, proposed collection, number of bins required, proposed waste collection service provider, and the location where bins are presented for collection for the larger, eight-storey building.

**Table 6: Estimates of waste and recycling volumes (litres/week) for residents in the larger building, with proposed services and collection frequency**

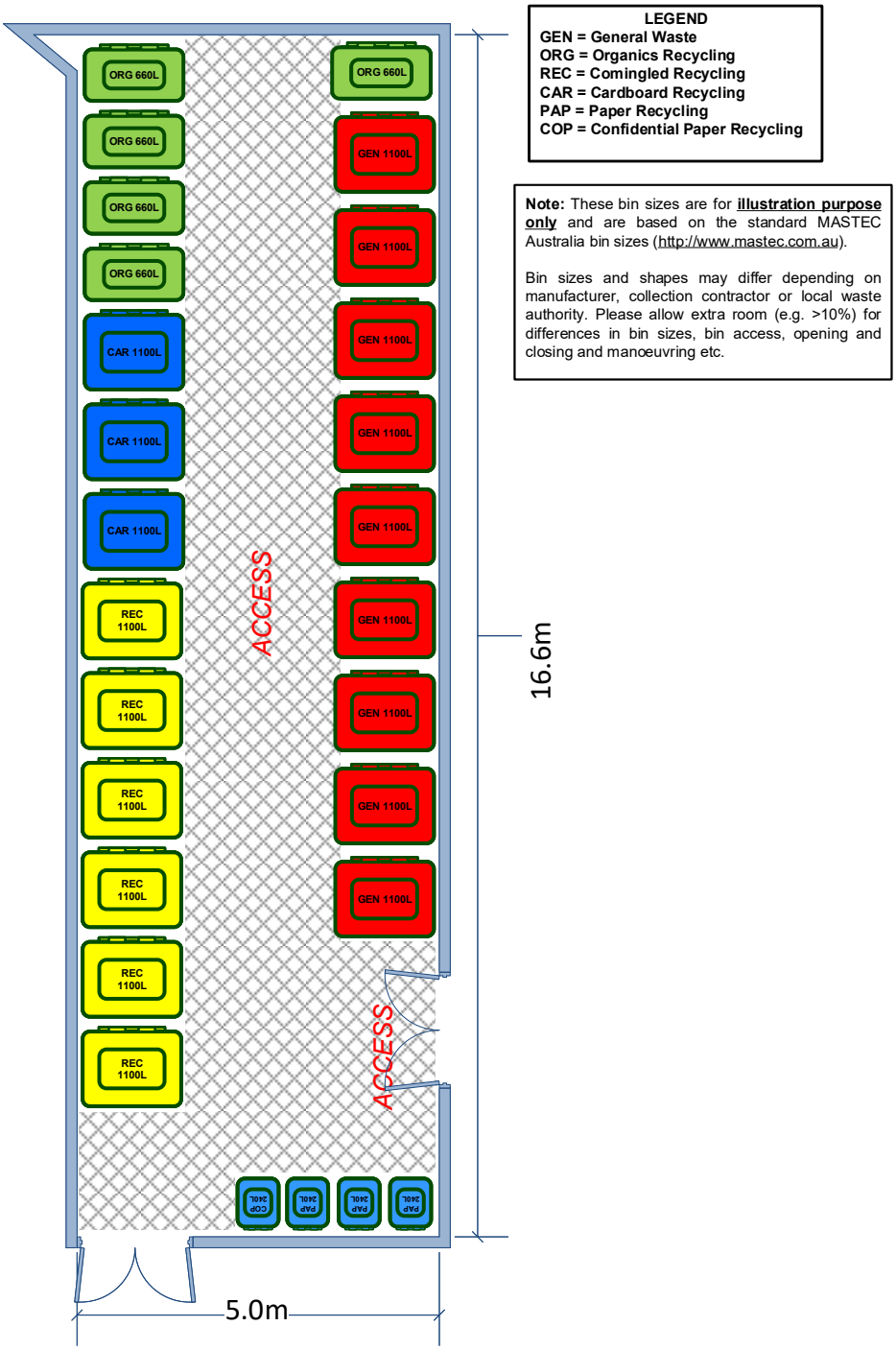
| Waste stream | Estimated Waste Volume (Litres Per Week)* | Proposed Services | | | | |
|---|---|---|---|---|---|---|
| | | ***Bin Size*** *(Litres)* | **Collection Frequency** | **Est. no. of bins required** | **Proposed waste collection service provider** | **Proposed location where bins/ waste is presented for collection** |
| **General Waste** | 23,100 | *1100* | 4 x per week | 9 | Commercial Contractor | Waste room adjacent to the loading dock |
| **Co-mingled Recycling** | 8,600 | *1100* | 3 x per week | 6 | | |
| **Organics (Food) Recycling** | 12,300 | *660* | 4 x per week | 5 | | |
| **Cardboard Recycling** | 6,700 | *1100* | 2 x per week | 3 | | |
| **Paper Recycling** | 300 | *240* | 1 x per fortnight | 3 | | |
| **Confidential Paper Recycling** | 30 | *240* | 1 x per fortnight | 1 | | |
| **Totals** | 51,000 | - | **14-15 x per week** | **27 bins** | - | - |

**Note: Totals have been rounded to better reflect estimation of the volumes and may not equate*

## 3.3 Recommended Waste Storage Area

An indicative drawing of the basement waste storage room containing the required number of bins, which includes one example of bin configuration, can be found in Figure 1 below.

**Figure 1: Preliminary drawing showing the estimated required size and layout of the ground floor waste room storage and no. bins**



# 4. Proposed Waste Management System

## 4.1 Overview of the WMS

To effectively manage the waste generated at the site, an appropriate Waste Management System (WMS) is required. The WMS consists of:

- User storage of waste
- Waste transfer to common disposal area
- Aggregation and storage of this waste
- Waste/bin collection.

The tables below provide an outline of the waste management system for each building. This is based on the waste management steps recommended in the *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments* (Green Industries SA, 2014).

## 4.2 Hotel Waste Management System

| | WMS step | WMS Notes |
|---|---|---|
| **Storage, transfer pathways and collection details for:**<br>• All waste and Recycling Streams | **Step 1 – User storage** | Where required, all rooms/areas would have small-medium bins (with bags if required) to sort, dispose and store waste. For example:<br>o A 40-80L general waste bin;<br>o A 40-80L comingled recycling bin; and<br>o A 40-80L organics (food) recycling bin with compostable bin liner where required (e.g. in café kitchen).<br>Bulky or excessive quantities of cardboard are to be taken directly to the Waste Room and disposed of within the 1100L cardboard recycling bin. Smaller quantities of cardboard waste are to be placed within the co-mingled recycling bins within or near the room/area where it is generated. |
| | **Step 2 – Transfer pathways** | Cleaners/staff would take waste and recyclables from all rooms/areas to the to the Waste Room using cleaner's trolleys via the hotel's goods lift, corridors and pathways. |
| | **Step 3 – Aggregation and Storage** | Cleaners would then dispose of waste and recycling items into the bins provided in the Waste Room. |
| | **Step 4 – Bin presentation** | Bins would be presented for collection within the Waste Room. |
| | **Step 5 – Bin collection** | Collection by a Commercial Waste and Recycling Collection Contractor would take place from the Loading Area within the development's carpark, adjacent to the Waste Room.<br>Collection contractors would:<br>1. Drive down the development's driveway<br>2. Reverse their collection vehicle in the designated Loading Area<br>3. Collect the bins directly from the Waste Room<br>4. Empty the bins into their collection vehicle<br>5. Return the empty bins to the Bin Storage Room<br>6. Exit in a forward direction. |

# 5. Collection Vehicle Requirements

## 5.1 Collection Vehicle Requirements

The collection vehicles expected for waste collection at this development would generally be:

- Rear-lift trucks – for collection of routine waste, comingled recycling;
- Pan-tech or flat-bed trucks – for collection of at-call waste streams, if required.

Examples of the likely truck dimensions are provided in the below to assist the Traffic Engineer/Consultant in ensuring that the loading zone can accommodate the waste and recycling collection vehicles, and that vehicles can enter and exit the area safely. In addition to the truck length, the parking area will need to accommodate at least 2m behind collection vehicles for waste bin loading for the rear-lift trucks.

Collection vehicle dimensions and operating requirements vary between waste collection contractors. The client would be required to ensure that the collection vehicle used by the waste collection contractor servicing the development is able to accommodate the development's basement loading area.

**Table 7: Likely dimensions and turning circles of waste collection vehicles that would be required to access the site[4]**

| Likely minimum dimensions and turning circles of waste collection trucks | |
|---|---|
| **Vehicle Type** | Rear-lift waste trucks (to collect bins up to 1100L) |
| **Height** | 3.6m (min) |
| **Width** | 2.5m |
| **Length** | 8.8m |
| **Space at the rear to load bins** | 2m |
| **Vehicle turning circle** | 18-25m |

## 5.2 Estimated Number of Waste Vehicle Movements Per Week

We have estimated that there would be 13-14 collection vehicle movements per week. This is based on the estimated waste and recycling volumes and service frequency outlined in Section 3.2 above. These estimated vehicle movements do not include an on-call of infrequent services such as hard waste/E-waste collection.

[4] 4 Vehicle length and width dimensions are based on Australian MRV standard specifications - AS 2890.2-2002. Vehicle heights, as well as, common waste and recycling collection vehicles currently operating in the SA market. However, it should be noted that waste and recycling collection vehicles are custom designed and may differ from these specifications.

# Appendix 1 – Policy, Design and Operational Waste Management Requirements

This WMP has been prepared with the following policy, design, and/or operational requirements for waste management in mind:

- *The South Australian Environment Protection (Waste to Resources) Policy 2010 (W2REPP) (Government of South Australia, 2011):*
    - This Policy requires that waste is subject to resource recovery processes, which can include source separation, before disposal to landfill.
- *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA (previously Zero Waste SA), 2014):*
    - Identifies need for areas to store waste and recyclable materials, appropriate to the size and type of development, screened from public, which minimises disturbance to residents and provides for service vehicle access.
    - Provides guidance on design of waste management systems for medium to high density residential and mixed use developments.
- Adelaide (City) Development Plan (Department of Planning, Transport & Infrastructure, 2017). Objectives and principles of development control regarding waste management, specifically:
    - OBJ 28: Development which supports high local environmental quality, promotes waste minimisation, re-use and recycling, encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.
    - PDC 101: A dedicated area for on-site collection and sorting of recyclable materials and refuse should be provided within all new development.
    - PDC 102: A dedicated area for the collection and sorting of construction waste and the recycling of building materials during construction as appropriate to the size and nature of the development should be provided and screened from public view.
    - PDC 103: Development greater than 2 000 square metres of total floor area should manage waste by:
        a) containing a dedicated area for the collection and sorting of construction waste and recyclable building materials;
        b) on-site storage and management of waste;
        c) disposal of non-recyclable waste; and
        d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.

The estimation of waste and recycling volumes contained in this waste management plan, is based on:

- The proposed land use data;
- Client and regulatory expected services for different development land uses; and
- Waste generation metrics found in:
    - The *South Australian Better Guide Practice Guide – Waste Management in Residential or Mixed Use Developments* (Green Industries SA (previously Zero Waste SA), 2014)
    - Waste and recycling metrics developed by Rawtec, which are based on industry knowledge and experience.

# Appendix 2 – Additional Waste Management Design Advice

The below table provides design advice and other considerations based on the *South Australia Better Practice Waste Management Guide for Residential and Mixed Use Developments*. For further recommendations and information from this guide, please visit the Green Industries SA website.

| Area | Recommendation/ Consideration |
|---|---|
| **Bin transfer routes** | • The Better Practice Guide recommends transfer routes be free of obstructions and steps, at least 1.25m wide and a slope of no more than 1:10.<br>• These should also not pass through living areas or dwellings. |
| **Bin washing** | • It is recommended that a bin wash area be installed and that it:<br>  • Is sloped to a drain leading to the sewer;<br>  • Has an installed tap with mains supply and a hose nearby;<br>  • Is at least 2m x 2m; and<br>  • Is slip resistant to prevent slippage during washing.<br>• Note that line marking and bunding is not required around the bin wash area, and bins can be stored on top of the bin wash area in the waste room. During washing, other bins can be placed outside the waste collection room while bins are washed in the waste room.<br>• Please note that alternatively, it is possible for the bin wash area to be installed outside the waste room. It may also be possible for the waste contractor to be contracted to provide this service (either on-site or off-site). |

BESTEC®

BRINGING BUILDINGS TO LIFE

# GPO HOTEL

# ACOUSTIC SERVICES
# CONCEPT DESIGN REPORT



## REPORT ISSUE REGISTER

| REVISION | DATE | REVISION DESCRIPTION |
|---|---|---|
| 00 | 17.08.17 | Preliminary Issue |
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## Introduction

BESTEC Pty Ltd was engaged to provide acoustic engineering services during the design and construction stages of the GPO Hotel on the corner of King William Street and Franklin Street, Adelaide. This document presents the proposed acoustic design criteria, the results of our continuous noise survey and preliminary recommendations for acoustic treatment to achieve the selected design criteria.

## Executive Summary

In summary:

- A continuous noise survey was conducted on site in order to determine the existing noise levels impacting on the proposed development.
- The Operator's Standards and other relevant Standards and Regulations were reviewed and acoustic design criteria considered appropriate were nominated for review and discussion.
- Continuous and intermittent design sound levels were nominated (refer Table 9).
- Preliminary recommendations for glazing types were provided as follows:
  - Northern façade:
    - Level 4 (first guestroom level) to Level 10 - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
    - Level 11 – Level 14 - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.
  - Eastern and Southern façades - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
  - Western façade - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.
- Preliminary recommendations for sound insulation between the guestrooms and the adjoining spaces were provided.as follows:
  - Floor - construction of the floor/ceiling system separating the guest rooms – 150mm concrete topping (2400kg/m3) on BONDEK steel pan with flush plasterboard ceiling offset from the BONDEK by 100mm cavity with either of the following ceiling constructions:
    - Option 1 – ceiling constructed of 2 layers of 13mm fire rated plasterboard installed on rubber isolation clips. Joists spacing – 1200mm;
    - Option 2 – ceiling constructed of 1 layer of 13mm fire rated plasterboard installed on rubber isolation clips and cavity infill of 50mm, 16kg/m3 glasswool. Joists spacing – 1200mm;

    In order to achieve the criterion for impact sound insulation (IIC>50) – acoustic underlay able to achieve $L_{nTw}$ < 50 (based on test results) will be required under the hard floor finishes (tiles or timber).
  - Walls
    - Between the guestrooms – 2 layers of 13mm fire rated plasterboard to each side of double row 64mm steel studs offset from each other by minimum 20mm air space with cavity infill of 75mm, 12kg/m$^3$ extending from slab to slab.
    - Between guestroom and public corridor – 2 layers of 13mm fire rated plasterboard to one side and 1 layer of 13mm fire rated plasterboard to the other side of 64mm steel staggered studs in minimum 92mm steel track with cavity infill of 75mm, 12kg/m$^3$ glasswool extending from slab to slab.
- Preliminary recommendations for acoustic treatment of engineering services plant have been provided.
- A preliminary assessment of the noise associated with the use of the pool deck have been conducted.

# Acoustic Analysis

## References

The following documents have been referenced within the preparation of this report:-

[1] Adelaide City Development Plan, consolidated 20 June 2017.

[2] SA Environment Protection (Noise) Policy 2007.

[3] World Health Organisation (1999) “Guidelines for Community Noise”.

[4] Environmental criteria for road traffic noise, NSW Environment Protection Agency, May 1999.

[5] AS 2021-2015 “Acoustics – Aircraft noise intrusion – Building siting and construction”.

[6] Operator’s Design Standards April 2017, Hotels and Resorts Asia Pacific.

[7] AS/NZS 2107:2016 “Acoustics – Recommended design sound levels and reverberation times for building interiors”.

[8] National Construction Code Series 2016, Building Code of Australia, Class 2 to Class 9 Buildings.

[9] AS ISO 140.4–2006 “Acoustics – Measurement of sound insulation in buildings and of building elements. Part 4: Field measurements of airborne sound insulation between rooms”.

[10] Minister’s Specification SA 78B February 2013, “Construction requirements for the control of external sound”.

[11] Technical Information Sheet 8, Noise and air emissions – Overlay 3, South Australian Planning Policy Library, April 2013.

[12] Development proposal assessment for venues where music may be played, EPA Guidelines, September 2003.

[13] Concept architectural drawings, provided by Hassell, dated June 2017.

[14] “Metropolitan Traffic Estimate Maps’’- Department of Planning, Transport and Infrastructure, Government of South Australia, 14 September, 2016.

## Site Description

The Adelaide GPO is located on the corner of King William Street and Franklin Street with the following boundaries:

- North – Post Office Lane separating the GPO building from the City Central Towers 1 and 2 and the adjacent Electra House.
- East – King William Street separating the GPO building from the Adelaide Town Hall and the Adina Hotel.
- South – Franklin Street separating the GPO building from commercial developments.
- West – Post Office Place separating the GPO building from City Central Tower 8.

The existing building is a two storey heritage structure with the Adelaide GPO clock tower located in the south-eastern corner.

## Proposed Development and Conditions

It is proposed a new 5-Star hospitality development to be constructed on the site, which will incorporate the existing GPO building and will include the following components:

- Basement – cellar lounge, cellar rooms, administration, BOH, engineering services plant and loading zone.
- Ground floor – Long bar, lounge bar, restaurant, private bar, retail, hotel lobby and reception and Porte Cochere.
- Level 1 – executive guest lounge, ballroom, function lobby, multipurpose function, meeting rooms, day spa (with treatment rooms and gymnasium) and pool and pool deck.
- Level 2 – engineering services plant
- Levels 3 – 14 – guestrooms.
- Level 15 – engineering services plant.

## Acoustic Survey

An acoustic survey was conducted on site in order to determine the existing noise levels as detailed below.

A continuous noise survey was conducted between 26 July and 1 August 2017 using an automatic noise logger, which was deployed at the eastern side of the roof level of the existing GPO building (close to King William Street and in direct line of sight of the GPO clock tower) and relocated to the second floor window facing north (Post Office Lane and Electra House) for the period 28 July – 1 August. The purpose of the survey was to capture the noise levels resulting from the GPO clock chiming, traffic as well as music and patrons at Electra House. The logger deployed on site was a SVAN 953 Serial No 8952, last calibrated on the 24 January 2017, due for calibration on the 24 January 2018.

The noise logger was programmed to automatically measure noise levels continuously and to average them over successive 15-minute sample periods, measuring the A-weighted average ($L_{Aeq}$), maximum ($L_{Amax}$) and statistical noise levels ($L_{A10}$ and $L_{A90}$). The monitoring was conducted at the locations shown in Figure 1 with the results of the average logging displayed within Table 1. The detailed results of the unattended noise survey are attached to this document showing logged noise levels relative to time of day and period.




**Figure 1: Locations of the automatic logger during the unattended noise survey**

The averaged results of the noise survey are summarised in Table 1 below with the detailed survey results presented in Appendix B.

| Day | Average Day-time (7:00 to 22:00) | | | | Average Night-time (22:00 to 7:00) | | | |
|---|---|---|---|---|---|---|---|---|
| | $L_{Aeq}$, dB(A) | $L_{Amax}$, dB(A) | $L_{A10}$, dB(A) | $L_{A90}$, dB(A) | $L_{Aeq}$, dB(A) | $L_{Amax}$, dB(A) | $L_{A10}$, dB(A) | $L_{A90}$, dB(A) |
| 26/07/2017 | 59 | 80 | 58 | 52 | 53 | 71 | 54 | 47 |
| 27/07/2017 | 60 | 78 | 59 | 53 | 53 | 70 | 55 | 47 |
| 28/07/2017 | 65 | 83 | 67 | 61 | 59 | 75 | 62 | 54 |
| 29/07/2017 | 64 | 96 | 65 | 58 | 70 | 83 | 73 | 67 |
| 30/07/2017 | 59 | 81 | 60 | 51 | 57 | 74 | 60 | 51 |
| 31/07/2017 | 65 | 79 | 65 | 56 | 56 | 71 | 57 | 50 |
| 1/08/2017 | 65 | 79 | 68 | 56 | - | - | - | - |

**Table 1:** Summary of the continuous noise survey

The analysis of the survey results revealed:

- The continuous noise levels ($L_{Aeq}$) incident at the proposed hotel façade are driven by traffic along King William St (during work days) and by noise associated with Electra House (Thursday – Saturday

nights) with the noise levels measured at the façade on Level 2 of the existing GPO Building between 70dBA and 75dBA.

- The intermittent noise levels ($L_{Amax}$) incident at the proposed hotel are driven by the following sources:
  - Southern and Eastern façade – the sound from the GPO clock chiming during the day (in the range of 80dBA – 85dBA).
  - Northern façade – the sound from emergency vehicles, buses taking off and noise from the Electra House (in the range of 80dBA – 85dBA), with the measured noise levels occasionally reaching 90dBA.

  We also note that the recorded noise levels would have included noise from aircraft and emergency vehicles sirens.

Based on the survey results, we propose the following design sound levels for the acoustic design of the building envelope:

- Continuous noise: $L_{Aeq}$ 75dBA at the façade on Level 2 (existing building);
- Intermittent noise: $L_{Amax}$ 85dBA at the Northern, Eastern and Southern façades of the proposed hotel.

## Design Criteria

### Environmental Noise

#### Continuous Noise

The continuous noise emissions will be assessed against the criteria set EPA Environment Protection (Noise) Policy 2007 [2] and the principles of development control in the Adelaide City Council Development Plan [1].

The Adelaide City Council principle of development control 94 sets the criteria for continuous noise in accordance with the Zone where the proposed development is located as follows:

*"94 Mechanical plant or equipment, should be designed, sited and screened to minimize noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site should not exceed:*

*(a) 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.*

*(b) 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a Residential Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists."*

The Environment Protection (Noise) Policy 2007 [2] sets out the maximum allowable continuous noise in terms of A-weighted Equivalent Continuous Noise Level ($L_{Aeq}$) based on the time of day and zoning / use of land in which the noise source and receiver are located. With reference to the Adelaide City Council Development Plan [1], we note that the proposed development is located within the Capital City Zone. The Capital City Zone is an essentially Mixed Use zone comprising a mixture of Commercial and Residential uses. **Table 2** shows the indicative noise factors based on time of day and land-use as stipulated in Table 2 of the Environment Protection (Noise) Policy 2007 [2].

| Land Use Category | Day Time (7:00 to 22:00) | Night Time (22:00 to 7:00) |
|---|---|---|
| Commercial | 62 | 55 |
| Residential | 52 | 45 |

**Table 2:** Indicative noise factors based on time of day and land use of immediate redevelopment locale

Since the Mixed Use area is intended for commercial and residential purposes, the Environment Protection (Noise) Policy 2007 [2] states that the indicative noise level is the average of the indicative noise factors for the land use categories. In addition, the Environment Protection (Noise) Policy 2007 states that the predicted continuous noise due to the proposed development (for application for development authorisation) should

not exceed the indicative noise level, minus 5dBA. Based on the average of the "Commercial" and "Residential" land use categories, minus 5dBA for planning purposes, the applicable day and night time noise criteria would be as follows:

- Day-time (7:00 a.m. to 10:00 p.m.): 52dBA
- Night-time (10:00 p.m. to 7:00 a.m.): 45dBA

Note that if noise emitted by the proposed development contains any tones, modulation, impulsive or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows:-

- Noise containing 1 characteristic – 5dBA penalty added to source continuous noise level;
- Noise containing 2 characteristics – 8dBA penalty added to source continuous noise level;
- Noise containing 3 or 4 characteristics – 10dBA penalty added to source continuous noise level.

**Intermittent Noise**

The World Health Organisation (WHO) Guidelines [3] recommends a maximum A-weighted noise level $L_{Amax}$, of 45dBA in a bedroom, which is equivalent to approximately 55dBA to 60dBA at the façade of the nearest residential building with windows partially open.

The Adelaide City Council principle of development control 95 regulates the intermittent emissions from a proposed development and makes a reference to the WHO Guidelines as follows:-

*"95 To ensure minimal disturbance to residents:-*

*(a) ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:*

*(i) after 10.00pm; and*

*(ii) before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.*

*(b) typical activity within any car park area including vehicles being started, doors closing and vehicles moving away from the premises should not result in sleep disturbance when proposed for use after 10.00pm as defined by the limits recommended by the World Health Organization.*"

In addition, the Environment Protection (Noise) Policy 2007 provides assessment criterion of $L_{Amax}$ of 60dBA for night-time for the proposed development (for application for development authorisation) [2], which agrees with the criterion stipulated by the WHO [3].

We note that the WHO internal criteria of $L_{Amax}$ 45dBA as referenced in Adelaide City Council Development Plan Principle 95, is widely accepted as overly conservative. A report published in May 1999 by the NSW EPA entitled "Environmental Criteria for Road Traffic Noise" [4] has compared the results of a number of studies on sleep disturbance criteria and concluded the following:

- Maximum internal noise levels below 50 – 55dBA are unlikely to cause awakening reactions;
- One or two noise events per night with maximum internal noise levels of 65 – 70dBA are not likely to affect health and wellbeing significantly.

We also note that the above approach have been used by the NSW Environment Protection Agency and the Victorian Civil and Administrative Tribunal.

Therefore, we recommend criterion for intermittent noise of maximum A-weighted noise level $L_{Amax}$, of 50dBA in a bedroom within the nearest noise sensitive development.

## Building Acoustics

*Note: The criteria proposed below are based on the Operator's Design Standards, AS/NZS 2107-2016 and NCC 2016 and are intended for review and discussion. We also consider an attended noise survey at the existing hotel in Sydney CBD might be prudent for comparison.*

The level of background and transient/intermittent noise, the speech privacy rating and the room acoustics define the quality of the acoustics within a building. The building acoustics design criteria for the proposed development are driven by the Operator's Design Standards [6], except where the National Construction Code (NCC 2016) [8] or other requirements exceed the requirements of the Operator's Design Standards.

The proposed criteria for each space are summarised in Table 9. Please refer to each individual section below for interpretation of the criteria.

**Noise Intrusion**

Continuous Noise

*Operator's Design Standards*

The Operator's Design Standards [6] nominate the criteria for noise intrusion for Guest Rooms and Meeting rooms only ($L_{Aeq,1\ hour}$):

- Guest Rooms: 45dBA (daytime) / 40dBA (night time)
- Meeting rooms: 40dBA

*AS/NZS 2107-2016*

AS/NZS 2107-2016 [7] sets the criteria for background noise in terms of A-weighted equivalent continuous sound pressure level over 15-minute intervals ($L_{Aeq,\ 15min}$) in accordance with the use of the spaces and the location of the buildings. For apartments and houses located near major roads, the Standard recommends criteria for background noise levels for bedrooms, living areas and work areas with no reference to the time of the day as follows:

- Sleeping areas in hotel in inner city or entertainment precincts 35dBA - 40dBA (night time)

*Minister's Specification SA 7B*

In addition, the Minister's Specification SA 78B [10] stipulates that the attenuation provided by the building envelope must be sufficient to provide sufficient attenuation of traffic noise so the internal sound levels do not exceed the internal sound criteria values stated in Table 2 of the Specification [10] as follows:

| Type of room | Internal sound criteria | | Applicable time period |
|---|---|---|---|
| | Building design target averaged over the total number of such rooms in the building | Maximum allowable for individual rooms in the building | |
| Bedroom | 30dBA $L_{eq,\ 9hr\ (transport)}$<br>30dBA $L_{eq,\ 15min\ (people)}$ | 35dBA $L_{eq,\ 9hr\ (transport)}$<br>35dBA $L_{eq,\ 15min\ (people)}$ | Night (10pm to 7am) |
| Habitable rooms other than bedroom | 35dBA $L_{eq,\ 15hr}$ | 40dBA $L_{eq,\ 15hr}$ | Day (7am to 10pm) |

**Table 3:** Minister's Specification SA 78B criteria for noise intrusion (Table 2 of Specification SA 78B reproduced)

The octave band sound levels must be calculated from the above overall sound levels using the frequency corrections in accordance with the recommendations in [10].

Based on the above review, we consider criteria for noise intrusion as follows:

- Guest Rooms 40dBA (daytime) / 35dBA (night time)
- Meeting rooms 40dBA
- Executive guest lounge 40dBA
- Multipurpose function 40dBA
- Restaurants and bars 45dBA
- Retail 45dBA
- Gymnasium and spa <50dBA
- Treatment rooms 45dBA

Table 4 details the subjective response of individuals to the proposed sound levels for interpretation of the recommendations.

| Average Sound Pressure Levels (dBA) | Subjective Rating |
|---|---|
| 35 – 40 | Audible but unobtrusive |
| 40 – 45 | Moderate but unobtrusive |
| 45 – 50 | Unobtrusive with low levels of surrounding activities |
| 50 – 55 | Unobtrusive with high levels of surrounding activities |

**Table 4:** Subjective ratings for various average sound pressure levels

Intermittent Noise

The Operator's Design Standards [6] nominate the criteria for noise intrusion for Guest Rooms only as follows:

- Guest Rooms:
  - 50dBA (day time / night time) for short terms events like emergency vehicles sirens and low flying helicopters;
  - Day-Night Level (LDN) of 45dBA for aircraft noise intrusion.

This nominated maximum noise level resulting from short term events short term noise level is higher than the WHO criterion for sleep disturbance ($L_{Amax}$ 45dBA), however, based on the discussion above (refer Section Environmental Noise, subsection Intermittent Noise), we consider that an intermittent noise criterion of 50dBA ($L_{Amax}$) is acceptable.

Based on the above, we propose an intermittent noise criterion of 50dBA ($L_{Amax}$) inside the guest rooms.

Given the location of the proposed hotel relative to Adelaide Airport, we consider that the criterion for aircraft noise would be readily achieved.

**Sound Insulation**

Operator's Design Standards

The Operator's Design Standards [6] nominate the following criteria for sound insulation in terms of Sound Transmission Class (STC):

- Guest Rooms:
  - Floor/ceiling structure separating guestrooms — STC55
  - Floor/ceiling Impact insulation — IIC>50
  - Party walls separating guestrooms — STC55
  - Wall separating guestrooms from public, meeting spaces, services areas, elevator, equipment rooms, laundry and similar spaces — STC>55
  - Walls separating guestrooms from corridors: — STC50
  - Walls separating guestrooms from lounge, function Space or public spaces where entertainment activity And noise would adversely affect occupants — STC60
- Recreational facilities to adjoining spaces — STC55
- Massage / Facial treatment to adjoining spaces — STC55
- Function spaces/Ballroom/Meeting/Boardroom rooms, Lounges, VIP Speaker ready room — STC55
- Training rooms — STC50

NCC 2016

In regards to the requirements of the NCC 2016 [8], we note that the following criteria are applicable to the guestrooms:

*"A floor in a Class 2 or 3 building must have $R_W+C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ not more than 62 (impact) if it separates:-*

*(i) Sole occupancy units; or*

*(ii) A sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of different classification"*

*"A wall in Class 2 or 3 building must:-*

*(i) Have an $R_W + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and*

*(ii) Have an $R_W$ (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and*

*(iii) Is of discontinuous construction if it separates:-*

*A. A bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than kitchen) in an adjoining unit; or*

*B. A sole-occupancy unit from a plant room or lift shaft."*

*"A door may be incorporated in a wall of Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an $R_W$ not less than 30."*

*"Where a wall required to have sound insulation rating has a floor above, the wall must continue to:-*

*(i) The underside of the floor above; or*

*(ii) A ceiling that provides the sound insulation required for the wall."*

*"If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_W + C_{tr}$ (airborne) not less than:-*

*(i) 40 if the adjacent room is a habitable room (other than a kitchen); or*

*(ii) 25 if the adjacent room is a kitchen or non-habitable room."*

Therefore, we propose:

- The structure separating the guestrooms from the adjacent guestrooms and public corridors to be designed in accordance with the requirements of NCC 2016, Section F for airborne sound insulation.
- The floor/ceiling structure separating the guestrooms from adjacent spaces be designed to achieve IIC>50 for impact noise (i.e., $L_{nw}$<60).
- Acoustic separation between hydraulic services and guestrooms - in accordance with the requirements of NCC 2016, Section F for airborne sound insulation

We propose if any new structure is required to separate the proposed retail tenancies, the criterion for sound insulation for Training rooms (STC50) be used.

| STC/$R_W$ Rating | Subjective Rating |
|---|---|
| 55-60 | Confidential privacy |
| 50-55 | Very good privacy. Speech inaudible unless raised |
| 45-50 | Good privacy. Speech audible but unintelligible |
| 40-45 | Normal privacy. Neighbouring conversations are audible and may be understood |
| <40 | Privacy not required |

**Table 5**: Subjective perceptions for various privacy ratings

### Mechanical Services Noise

The Operator's Design Standards [6] requirements for noise from engineering services are provided in terms of NC/RC numbers and are summarised below. We note, however, that the stated Maximum NC or RC do not correspond to the octave band values in the table – we calculated the correct values based on the octave band sound levels and presented them in the table in brackets.

| Type of Occupancy | | Octave Band Levels | | | | | | | | | Max NC or RC Level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 31.5 | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Guestroom | NC | - | 57 | 47 | 41 | 35 | 31 | 29 | 28 | 27 | 30 (34) |
| | RC | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 | - | |
| Public | NC | - | 60 | 53 | 46 | 40 | 36 | 34 | 33 | 32 | 35 (39) |
| | RC | 60 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | - | |
| BOH | NC | - | 64 | 57 | 51 | 45 | 41 | 39 | 38 | 37 | 40 (44) |
| | RC | 65 | 60 | 55 | 50 | 45 | 40 | 35 | 30 | - | |

**Table 6:** Operator's Design Standards **m**echanical services noise requirements

Please refer to Table 4 for details on the subjective response of individuals to the proposed sound levels for interpretation of the recommendations. In order to understand the relation between sound pressure level expressed in dBA and NC numbers, a relation between them expressed as dBA ≈ NC +5 can be assumed as a way of simplification, i.e., NC30 +5 ≈ 35dBA.

**Music Noise**

We note that noise entertainment entertainment venues, incident on the development, will be from the Electra House. EPA provides guidelines for assessment of music emissions from entertainment venues [12], which is used for acoustic assessment for development approval purposes as well as for acoustic design of noise sensitive developments in the vicinity of existing entertainment venues. The criterion is set as follows:

> *"The music noise ($L_{10,15min}$) from an entertainment venue when assessed at the nearest noise sensitive location should be:*
>
> - *less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum, and*
> - *less than 5 dB(A) above the level of background noise ($L_{A90,15min}$) for the overall (sum of all octave bands) A-weighted levels."*

In addition, Adelaide City Council principle of development control 91 states

> *"91 Development of licensed premises or licensed entertainment premises or similar in the Capital City, Main Street, Mixed Use and City Frame Zones should include noise attenuation measures to achieve the following when assessed at:-*
>
> *(a) the nearest existing noise sensitive location in or adjacent to that Zone:*
>
> *(i) music noise ($L_{10, 15 min}$) less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum; and*
>
> *(ii) music noise ($L_{A10, 15 min}$) less than 5 dB(A) above the level of background noise ($L_{A90,15 min}$) for the overall (sum of all octave bands) A-weighted levels; or*
>
> *(b) the nearest envisaged future noise sensitive location in or adjacent to that Zone:*
>
> *(i) music noise ($L_{10, 15 min}$) less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and music noise ($L_{10, 15 min}$) less than 5dB(A) above the level of background noise ($L_{A90,15 min}$) for the overall (sum of all octave bands) A-weighted levels; or*
>
> *(ii) music noise ($L_{10, 15 min}$) less than 60dB(Lin) in any octave band of the sound spectrum and the overall ($L_{A10,15 min}$) noise level is less than 55 dB(A)."*

We reviewed the liquor license of the two entertainment venues located in immediate vicinity of the proposed hotel (Electra House and Treasury 1860 - refer Appendix C) and note that neither of them have any licensing conditions in regards to live music entertainment. Furthermore, no music propagating outside of these venues was noted during the attended noise survey. We note that if any of these venues apply for license allowing music entertainment in the form of live performance or DJ/club music they should comply with the Adelaide City Council principle of development control 91.

Based on the mechanical services noise criteria from the Operator's Design Standard, the maximum music noise levels in the guest rooms should be limited to the noise levels detailed in Table 7.

| Type of Occupancy | Octave Band Levels | | | | | | | | | Overall, dBA |
|---|---|---|---|---|---|---|---|---|---|---|
| | 31.5 | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Guestroom | 55 | 57 | 47 | 41 | 35 | 31 | 29 | 28 | 27 | 40 |
| Maximum exceedance | +8 | +8 | +8 | +8 | +8 | +8 | +8 | +8 | +8 | +5 |
| Music noise criterion | 63 | 65 | 55 | 59 | 43 | 39 | 37 | 36 | 35 | 45 |

**Table 7:** Proposed music noise criterion to the guestrooms

### Room Acoustics

Operator's Design Standards

The Operator's Design Standards nominates specific criteria for reverberation time for meeting rooms only (0.8sec) and recommends an acoustic consultant to be engaged to determine the requirements for each space.

AS/NZS 2107-2016

AS/NZS 2107-2016 [7] sets out the design criteria for reverberation times within occupied spaces. The reverberation time defines the time taken for sound to decay within a space and thus the degree of intelligibility of both unassisted speech and sound reinforcement systems. The criterion for a given space depends on the volume of the space, with Table 8 outlining the subjective impression for spaces with varying volume.

| Reverberation Time (sec) | | | Subjective Rating |
|---|---|---|---|
| Small (100m3) | Medium (1,000 m3) | Large (10,000m3) | |
| <0.3 | 0.3-0.5 | 0.6-0.8 | Dead |
| 0.3-0.5 | 0.5-0.7 | 0.8-1.0 | Medium dead |
| 0.5-0.7 | 0.7-1.0 | 1.0-1.5 | Average |
| 0.7-1.0 | 1.0-1.5 | 1.5-2.5 | Medium live |
| 1.0-2.0 | 1.5-2.5 | 2.5-4.5 | Live |

**Table 8**: Subjective response to various reverberation times and room volumes

The proposed room acoustics criteria (in terms of subjective perception) for each space are presented below. Please note that the criteria will be refined once the volumes of the spaces are known.

- Administration — Medium dead
- Cellar lounge and cellar rooms — Medium dead
- Lounge bar and Lobby — Average
- 3 Meals restaurant, long bar and private bar — Medium dead
- Retail — Minimise as practical
- Multipurpose function, function lobby — Average
- Meeting rooms — Average
- Ballroom — Average
- Executive lounge — Average
- Gymnasium and spa — Minimise as practical

The proposed acoustic design criteria discussed above are summarised in Table 9.

## Assessment and Recommendations

## General

### Acoustic Sealants

We note that for the acoustic integrity of building elements to be maintained, all gaps and interfaces along the junctions and joints of linings must be sealed with an appropriate acoustic grade sealant. Penetrations for mechanical or electrical services must be properly caulked and sealed around the ductwork and cabling to ensure the intended acoustic rating of the partition is retained.

Appropriate acoustic caulking products include:-

- Bostik Firemastic.

- Bostik Seal-n-flex 2637.
- Pyropanel Multiflex.
- Boral Fyreflex.
- Dow-Corning 790 Silicone.
- Dow-Corning 795 Silicone.
- Sika Sikaflex-11 FC.
- Fosroc Flamex 3.

### Cavity Infill

Where a cavity infill is recommended, equivalent alternatives are:-

- Fibreglass - 50mm, 12kg/m$^3$.
- Rockwool - 50mm, 38kg/m$^3$.
- Polyester - 900gsm.

### Ceiling Overlay

Where a ceiling overlay is recommended, equivalent alternatives are:-

- Glasswool - 100mm, 12kg/m$^3$.
- Rockwool - 100mm, 38kg/m$^3$.
- Polyester - 100mm, 32kg/m$^3$.

Where higher durability and/or water resistance is required, 6mm compressed fibre cement sheeting could be used in lieu of the 13mm fire-rated plasterboard and 9mm compressed fibre cement sheeting in-lieu of 16mm fire-rated plasterboard

## Noise Intrusion

We calculated the noise impact on the building envelope and make the following preliminary recommendations for glazing constructions[1]:

- Retail, lobby, gymnasium and treatment rooms – the required sound transmission loss could be achieved with installation of a 6mm thick secondary glass pane offset by minimum 25mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Executive guest lounge, multipurpose function and private bar – the required sound transmission loss could be achieved with installation of a 12.76mm thick secondary laminated glass pane offset by minimum 25mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Meeting rooms - the required sound transmission loss could be achieved with installation of a 12.76mm thick secondary laminated glass pane offset by minimum 50mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Rockwool - 100mm, 38kg/m$^3$.
- Polyester - 100mm, 32kg/m$^3$.

Where higher durability and/or water resistance is required, 6mm compressed fibre cement sheeting could be used in lieu of the 13mm fire-rated plasterboard and 9mm compressed fibre cement sheeting in-lieu of 16mm fire-rated plasterboard

[1] Please note that these recommendations are based on traffic noise only and will be revised once details about the engineering services plant are available.

| Type of Space | Noise Intrusion, dBA | | Engineering Services Noise, NC | Sound Insulation | | | Room Acoustics | Music Noise |
|---|---|---|---|---|---|---|---|---|
| | Continuous, $L_{Aeq}$ | Intermittent, $L_{Amax}$ | | Airborne | | Impact, IIC | | |
| | | | | $R_W+C_{tr}$ | $R_W$ | | | |
| Guestrooms | 40 (day)<br>35(night) | 50 | 30 | ≥50[2]<br>≥55[3] | ≥50[4] | >50 | | See Table 7 |
| Meeting/Training rooms | 40 | | 35 | | 55 | | Average | |
| Executive lounge | 40 | | 35 | | 55 | | Average | |
| Cellar lounge and cellar rooms | 40 | | 35 | | 50 | | Average | |
| Multipurpose function | 40 | | 35 | | 55 | | Average | |
| Ballroom | 40 | | 35 | | 55 | | Average | |
| Restaurant | 45 | | 35 | | 50 | | Medium dead | |
| Bars | 45 | | 35 | | 50 | | Medium dead | |
| Gymnasium and spa | <50 | | 35 | | 55 | | Minimise as practical | |
| Treatment rooms | 45 | | 35 | | 50[5] | | Minimise as practical | |
| Administration | | | 40 | | 45 | | Average | |
| Retail | 45 | | 40 | | 45 | | Minimise as practical | |
| BOH | 45 | | 40 | | 55 | | Minimise as practical | |
| Amenities | | | <50 | | 45 | | | |
| Carpark | | | <60 | | | | | |

**Table 9:** Proposed acoustic design criteria

[2] To adjacent Guestrooms

[3] To adjacent plantrooms, laundries etc.

[4] To adjacent corridors

[5] Between the treatment rooms

## Noise Intrusion

We calculated the noise impact on the building envelope and make the following preliminary recommendations for glazing constructions[6]:

- Retail, lobby, gymnasium and treatment rooms – the required sound transmission loss could be achieved with installation of a 6mm thick secondary glass pane offset by minimum 25mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Executive guest lounge, multipurpose function and private bar – the required sound transmission loss could be achieved with installation of a 12.76mm thick secondary laminated glass pane offset by minimum 25mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Meeting rooms - the required sound transmission loss could be achieved with installation of a 12.76mm thick secondary laminated glass pane offset by minimum 100mm from the existing glass in order to preserve the heritage value of the façade, assuming the existing glass is 5mm thick.
- Guest rooms:
  - Traffic noise only – double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
  - GPO clock tower – double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.

  We understand that an option of reducing the number of times the GPO clock chimes is under consideration (i.e., four times a day only) and comment as follows:
  - Continuous noise level is the continuous steady sound that, has the same mean square sound pressure as the noise level, which varies over measurement time. It represents the average noise level and is described with the A-weighted Equivalent Continuous Noise Level ($L_{Aeq}$). The A-weighted Equivalent Continuous Noise Level ($L_{Aeq}$) is used to describe steady state noise sources such traffic, engineering plant etc.;
  - Intermittent noise is noise, which increases rapidly (typically over 1sec or more) in amplitude and then drops back to ambient noise level and is described by the A-weighted Maximum Noise Level ($L_{Amax}$). The A-weighted Maximum Noise Level ($L_{Amax}$) is used to describe short term events as aircraft flyovers, train pass bys etc.;

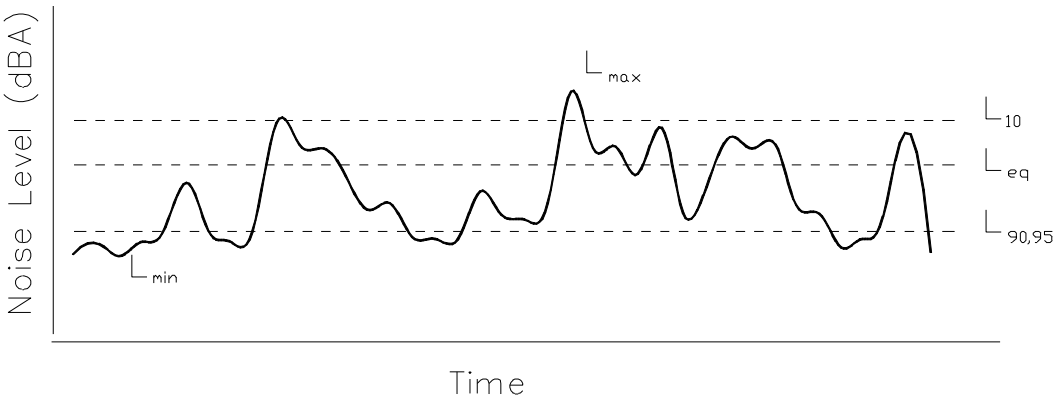



**Figure 2:** Graphical representation of the relation between various noise descriptors

  - The proposed development is exposed to intermittent noise levels from the GPO clock tower, traffic along King William Street, emergency vehicles and noise associated with Electra House. Our survey results revealed that the magnitude of intermittent noise levels of the above sources is similar and typically ranges between 80dBA and 85dBA at the façade (refer Section Acoustic Survey).
  - Based on the above, there would be no difference if the clock chimes every half an hour between 7:30 and 19:30 (as it currently does) or four times a day – a guest staying in the hotel would still be exposed to intermittent noise.

[6] Please note that these recommendations are based on traffic noise only and will be revised once details about the engineering services plant are available.

- In considering the lower frequency of occurrence of the GPO clock chiming, the following should be taken into account:
  - The results of the NSW EPA study noted above;
  - The fact that the GPO clock chimes during day time only;
  - The proposed intermittent noise criterion of 50dBA ($L_{Amax}$) inside the guestrooms;
  - The fact that the glazing configuration nominated above meets the criteria for both traffic noise intrusion and for intermittent noise in the guestrooms;

Taking into account the above considerations, we mote that reduction of the frequency of chiming would not be beneficial in terms of further reduction of the glazing configuration.

Therefore, we propose the following glazing configurations for each facade:

- Northern façade:
  - Level 4 (first guestroom level) to Level 10 - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
  - Level 11 – Level 14 - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.
- Eastern and Southern façades - double glazing consisting of 8mm glass – 12mm air space – 12.76mm laminated glass.
- Western façade - double glazing consisting of 8mm glass – 12mm air space – 10.38mm laminated glass.

We note that the above glazing constructions are preliminary and could be modified to fit within different frames, which should be discussed with the façade contractor.

## Sound Insulation

### Guestrooms

We propose the following preliminary constructions to achieve the selected acoustic design criteria:

- Floor - construction of the floor/ceiling system separating the guest rooms – 150mm concrete topping (2400kg/m3) on BONDEK steel pan with flush plasterboard ceiling offset from the BONDEK by 100mm cavity with either of the following ceiling constructions:
  - Option 1 – ceiling constructed of 2 layers of 13mm fire rated plasterboard installed on rubber isolation clips. Joists spacing – 1200mm;
  - Option 2 – ceiling constructed of 1 layer of 13mm fire rated plasterboard installed on rubber isolation clips and cavity infill of 50mm, 16kg/m3 glasswool. Joists spacing – 1200mm;

  In order to achieve the criterion for impact sound insulation (IIC>50) – acoustic underlay able to achieve $L_{nTw} < 50$ (based on test results) will be required under the hard floor finishes (tiles or timber).
- Walls
  - Between the guestrooms – 2 layers of 13mm fire rated plasterboard to each side of double row 64mm steel studs offset from each other by minimum 20mm air space with cavity infill of 75mm, 12kg/$m^3$ extending from slab to slab.
  - Between guestroom and public corridor – 2 layers of 13mm fire rated plasterboard to one side and 1 layer of 13mm fire rated plasterboard to the other side of 64mm steel staggered studs in minimum 92mm steel track with cavity infill of 75mm, 12kg/$m^3$ glasswool extending from slab to slab.

## Environmental Noise

### Noise Associated with Mechanical Services

Details of the engineering plant that will be serving the development are not available yet, however, we note that the airborne noise associated with engineering services will be controlled by design of appropriate attenuators, duct lagging and acoustic enclosures. Plant noise intrusion to the communal roof deck space will be assessed.

The vibration and structure borne noise will be controlled by design of appropriate vibration isolators (double deflection mounts, spring isolators etc.).

## Noise Associated with Rubbish Collection

Details about the rubbish collection are not available yet and the noise impact will be assessed once the design is sufficiently advanced.

## Noise Associated with the Pool Deck

We assessed the noise impact to the nearest guestroom at Adina Hotel (approximately 50m away) associated with people using the pool deck based on the following assumptions:

- 20 guest at the pool deck;
- 10 of them talking at raised voice level;
- Distance to the window of the nearest Adina Hotel guestroom – 50m.

Our assessment revealed that the incident level at the Adina Hotel façade will be 45dBA, and therefore, complies with the night time criterion for environmental noise.

# APPENDIX A:
Glossary of Acoustic Terminology

**dB(A)** Also referred to as dBA. A unit of measurement, decibels (A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

| Noise Level (dBA) | Subjective Rating |
|---|---|
| 25-30 | Barely audible and very unobtrusive. |
| 30-35 | Audible but very unobtrusive. |
| 35-40 | Audible but unobtrusive. |
| 40-45 | Moderate but unobtrusive. |
| 45-50 | Unobtrusive with low levels of surrounding activity. |
| 50-55 | Unobtrusive with high levels of surrounding activity. |

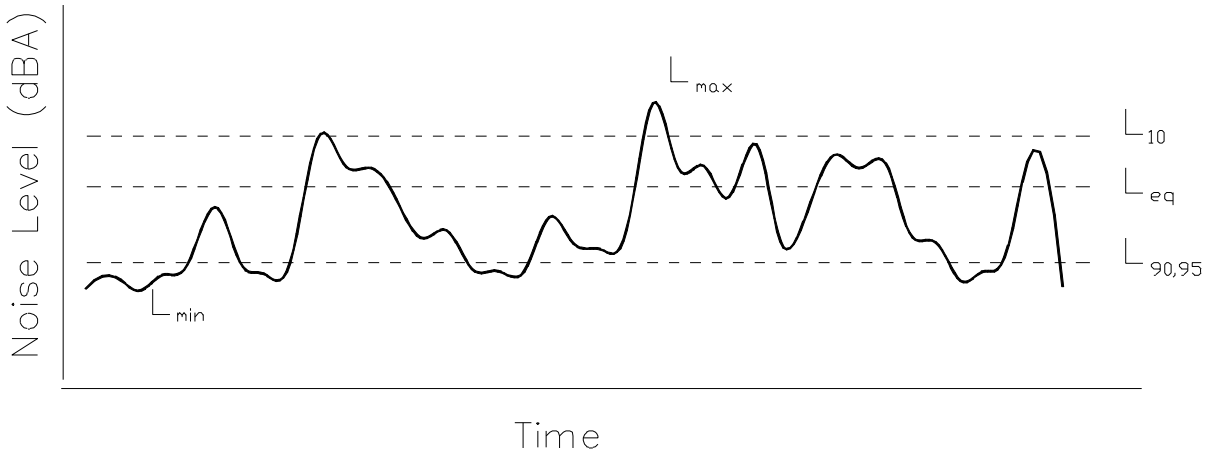
**$L_1$** The noise level which is equalled or exceeded for 1% of the measurement period. $L_1$ is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

**$L_{10}$** The noise level which is equalled or exceeded for 10% of the measurement period. $L_{10}$ is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

**$L_{90}$, $L_{95}$** The noise level which is equalled or exceeded for 90% of the measurement period. $L_{90}$ or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

**$L_{eq}$** The equivalent continuous noise level for the measurement period. $L_{eq}$ is an indicator of the average noise level (usually in dBA).

**$L_{max}$** The maximum noise level for the measurement period (usually in dBA).




**Note:** The subjective reaction or response to changes in noise levels can be summarised as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/$R_W$ Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

| Type of noise source | STC/Rw Rating | | | | |
|---|---|---|---|---|---|
| | 40 | 45 | 50 | 55 | 60 |
| Normal Speech | Audible | Just Audible | Not Audible | | |
| Raised speech | Clearly Audible | Audible | Just Audible | Not Audible | |
| Shouting | Clearly Audible | Clearly Audible | Audible | Just Audible | Not Audible |
| Small television/small entertainment system | Clearly Audible | Clearly Audible | Audible | Just Audible | Not Audible |
| Large television/large hi-fi music system | Clearly Audible | Clearly Audible | Clearly Audible | Audible | Just Audible |
| DVD with surround sound | Clearly Audible | Clearly Audible | Clearly Audible | Audible | Audible |
| Digital television with surround sound | Clearly Audible | Clearly Audible | Clearly Audible | Audible | Audible |

FSTC/$R_W$' The equivalent of STC/$R_W$, unit for sound insulation performance of a building element measured in the field.

$C_I$, $C_{tr}$ The ratings ($R_W$, $D_{nTw}$, $L_{nTw}$) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic ($C_{tr}$) or footfalls ($C_I$). The ratings may be written as $R_W+C_{tr}$, or $D_{nTw}/L_{nTw}+C_I$.

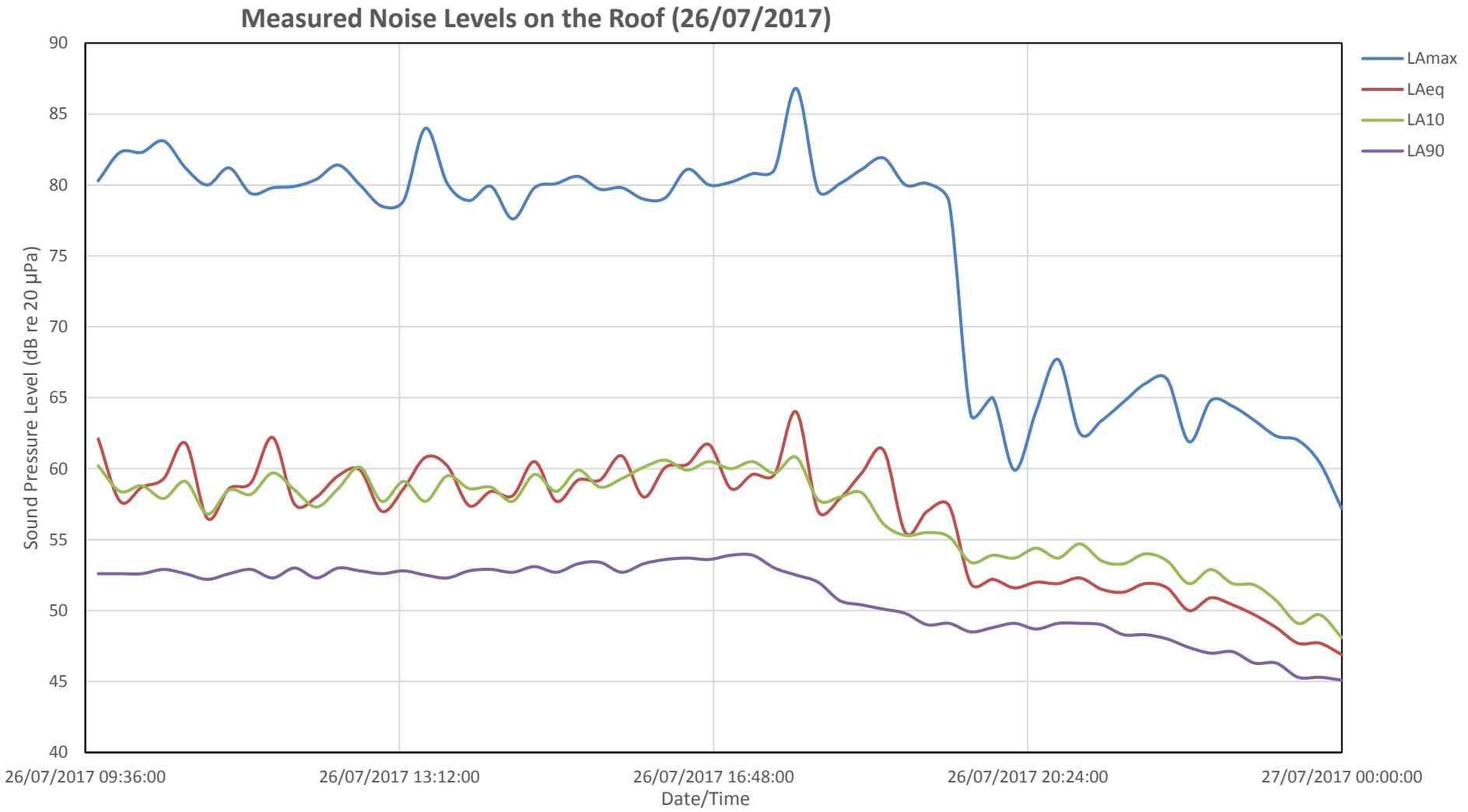
NNIC/$D_{nTw}$ Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/$R_W$ rating.

IIC/$L_{nw}$ Impact Insulation Class, or Weighted Normalised Impact Sound Level. $L_{nw}$ = 110 - IIC. The higher the IIC rating, or the lower the $L_{nw}$ rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

| IIC | Lnw | Subjective Rating |
|---|---|---|
| 40 | 70 | Clearly Audible |
| 45 | 65 | Clearly Audible |
| 50 | 60 | Audible |
| 55 | 55 | Audible |
| 60 | 50 | Just Audible |
| 65 | 45 | Inaudible |

FIIC/$L_{nTw}$' The equivalent of IIC/$L_{nw}$, but the performance is for the building element measured in the field.

**APPENDIX B:**
Detailed Survey Results


Measured Noise Levels on the Roof (26/07/2017)
Sound Pressure Level (dB re 20 µPa)
90
85
80
75
70
65
60
55
50
45
40
26/07/2017 09:36:00
26/07/2017 13:12:00
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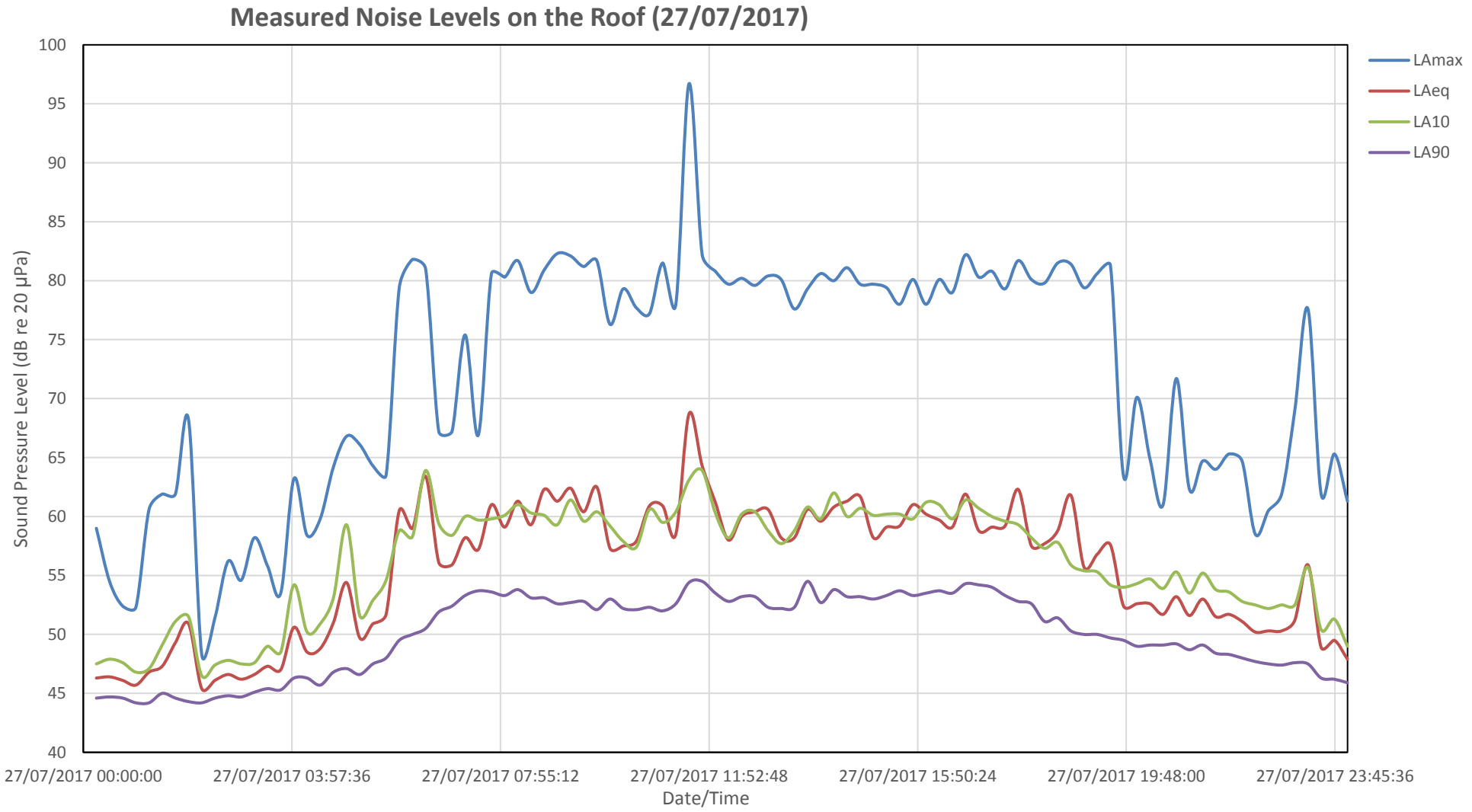
26/07/2017 20:24:00
27/07/2017 00:00:00
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Roof (27/07/2017)
Sound Pressure Level (dB re 20 µPa)
100
95
90
85
80
75
70
65
60
55
50
45
40
27/07/2017 00:00:00
27/07/2017 03:57:36
27/07/2017 07:55:12
27/07/2017 11:52:48
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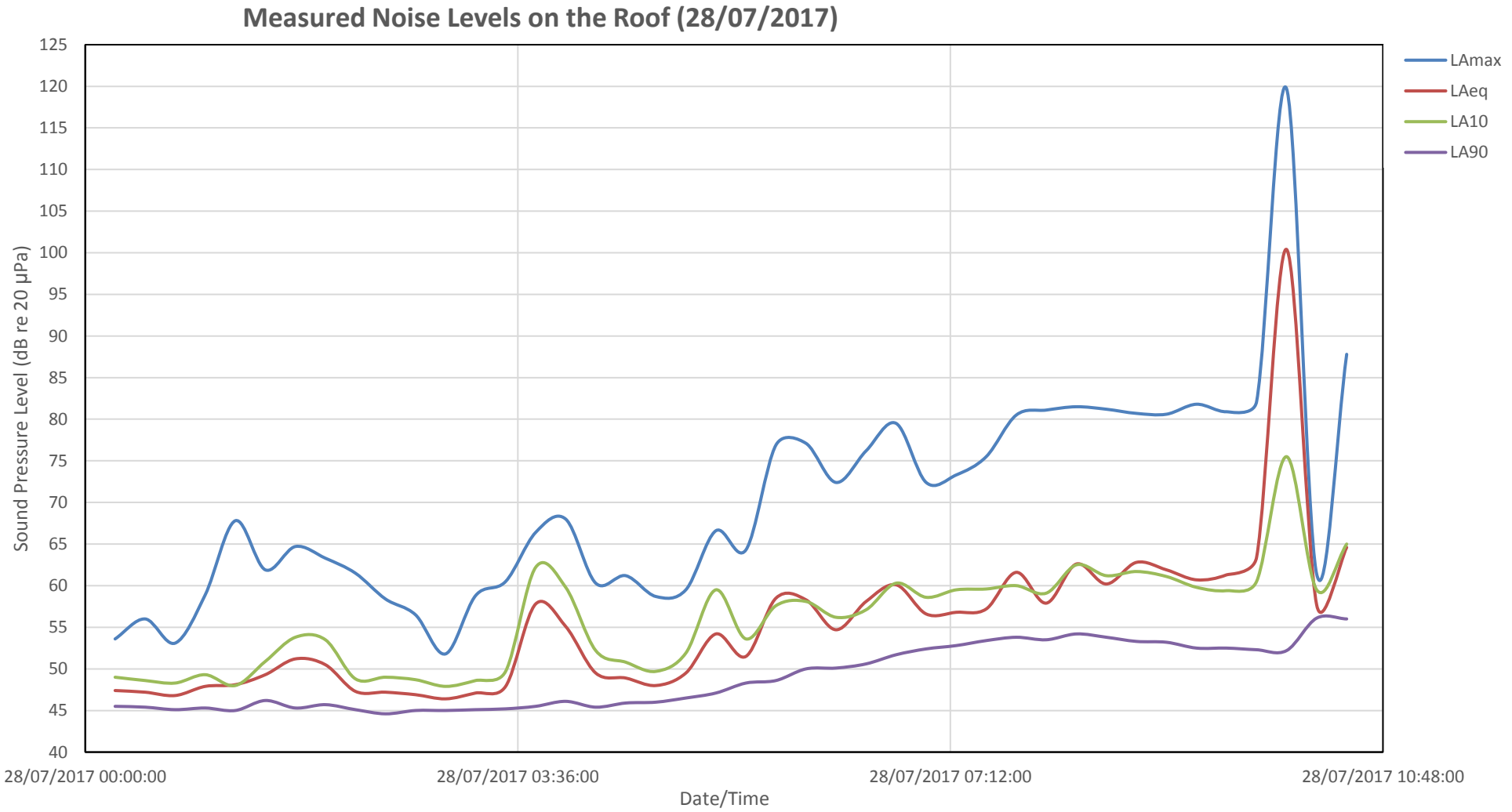
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Roof (28/07/2017)
Sound Pressure Level (dB re 20 µPa)
125
120
115
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
28/07/2017 00:00:00
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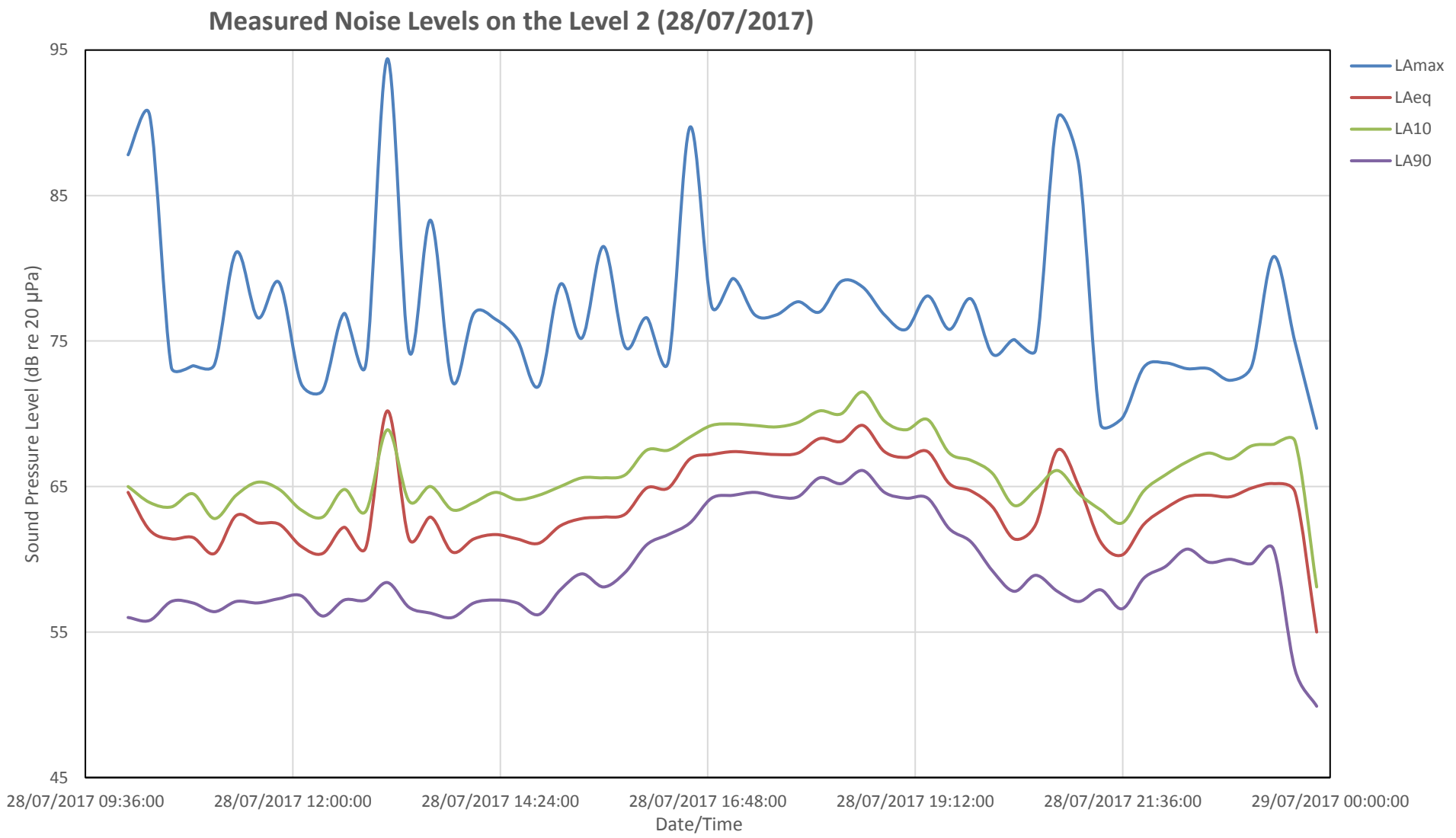
28/07/2017 10:48:00
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Level 2 (28/07/2017)
Sound Pressure Level (dB re 20 µPa)
95
85
75
65
55
45
28/07/2017 09:36:00
28/07/2017 12:00:00
28/07/2017 14:24:00
28/07/2017 16:48:00
28/07/2017 19:12:00
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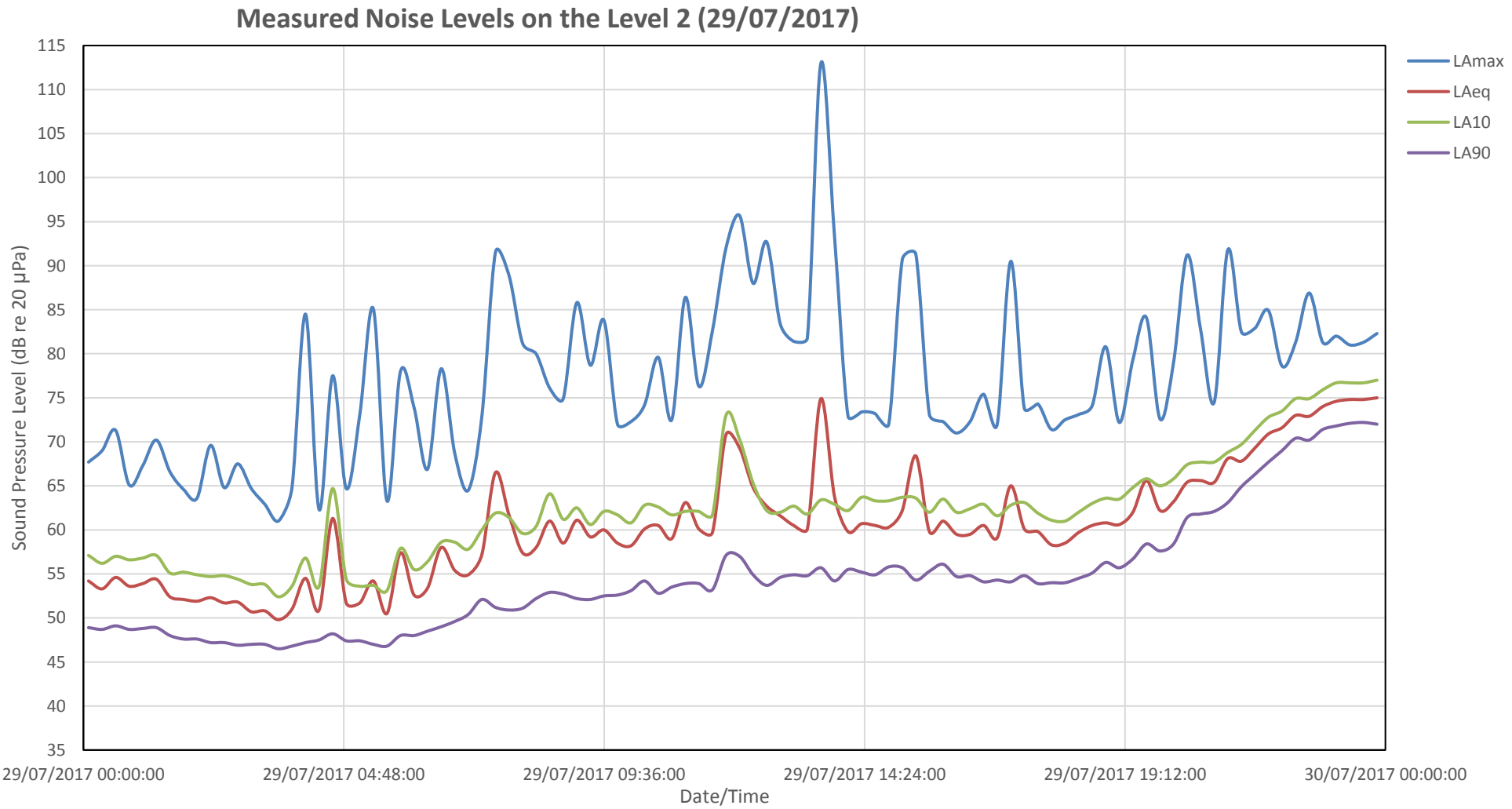
29/07/2017 00:00:00
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Level 2 (29/07/2017)
Sound Pressure Level (dB re 20 µPa)
115
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
35
29/07/2017 00:00:00
29/07/2017 04:48:00
29/07/2017 09:36:00
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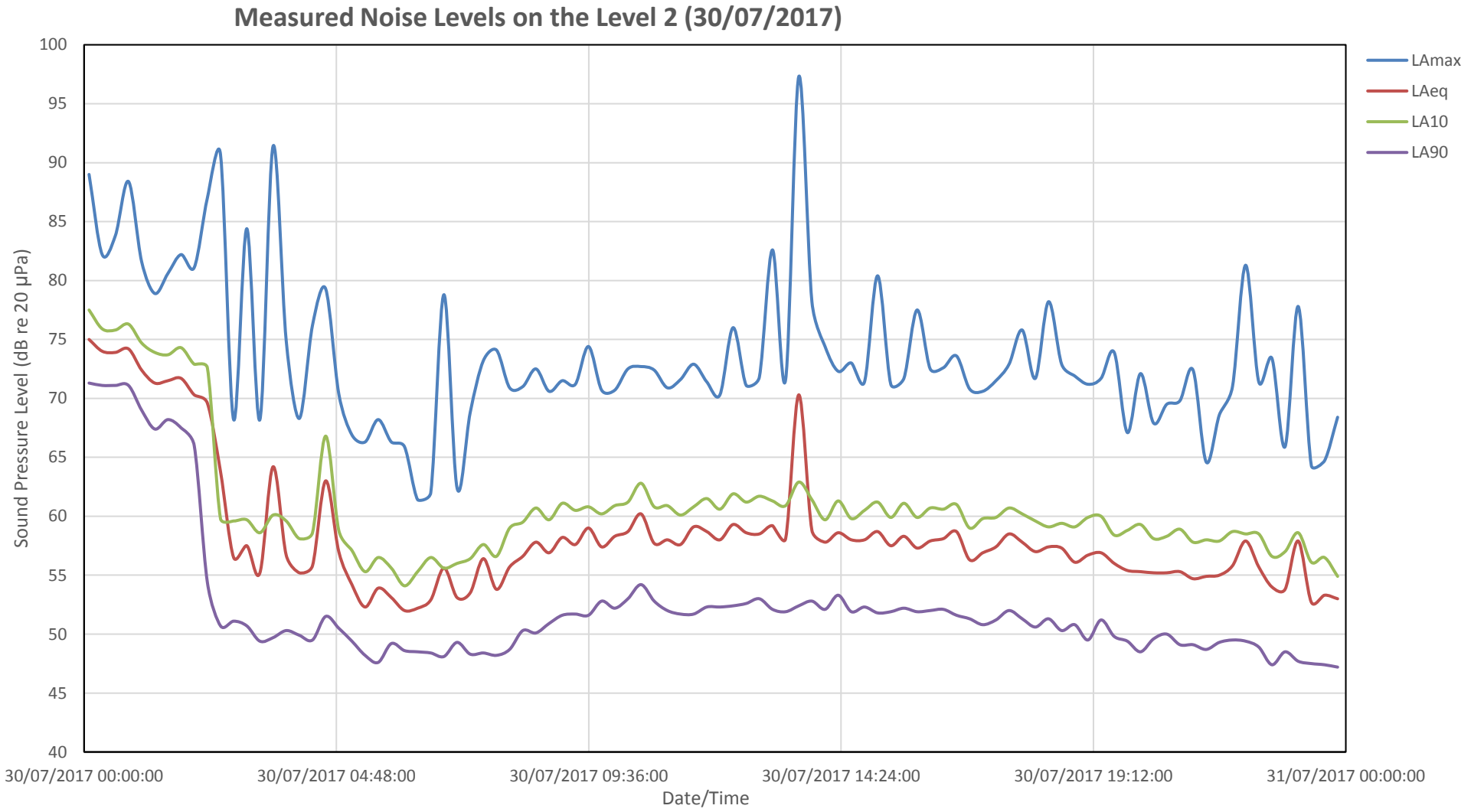
Measured Noise Levels on the Level 2 (30/07/2017)
Sound Pressure Level (dB re 20 µPa)
100
95
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65
60
55
50
45
40
30/07/2017 00:00:00
30/07/2017 04:48:00
30/07/2017 09:36:00
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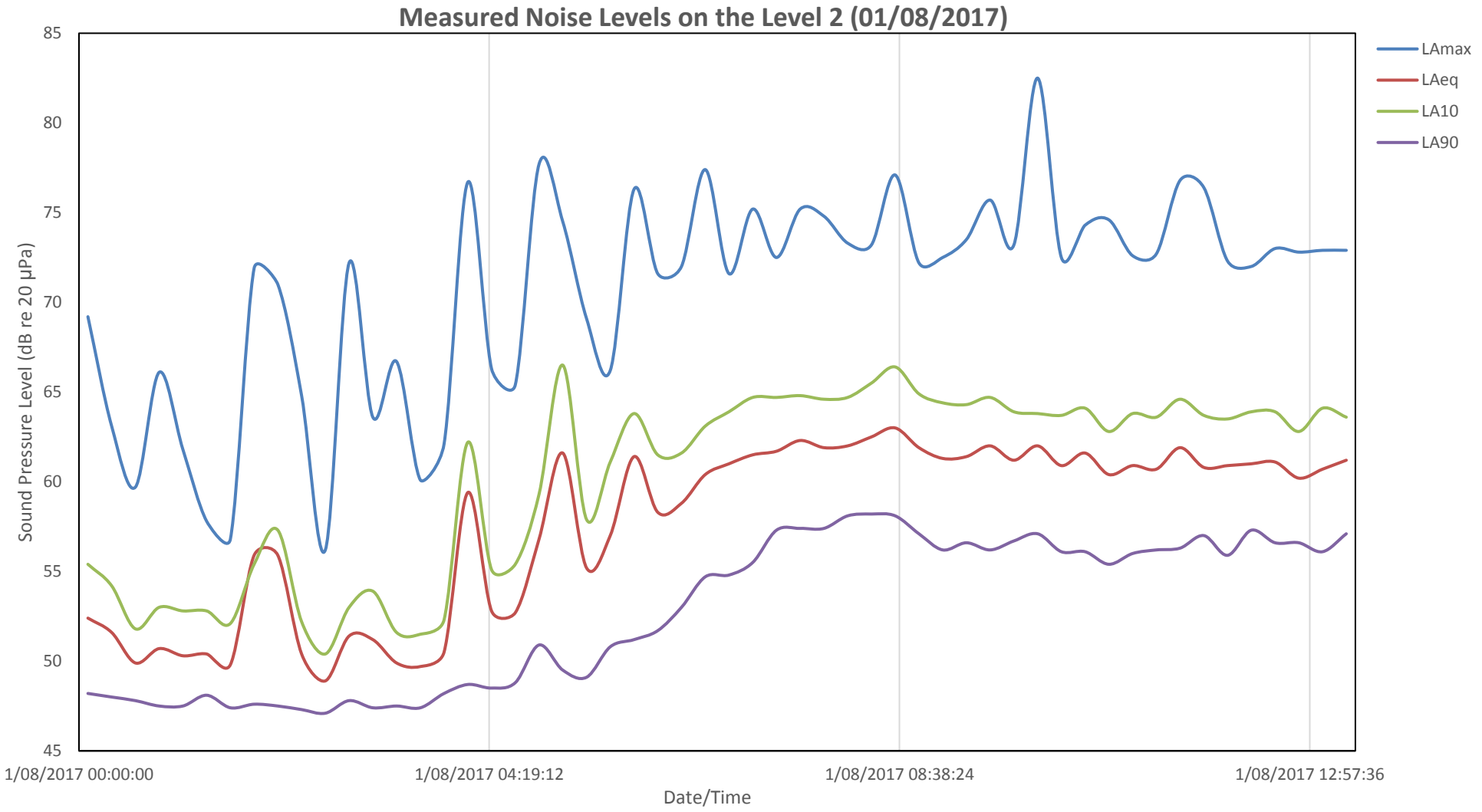
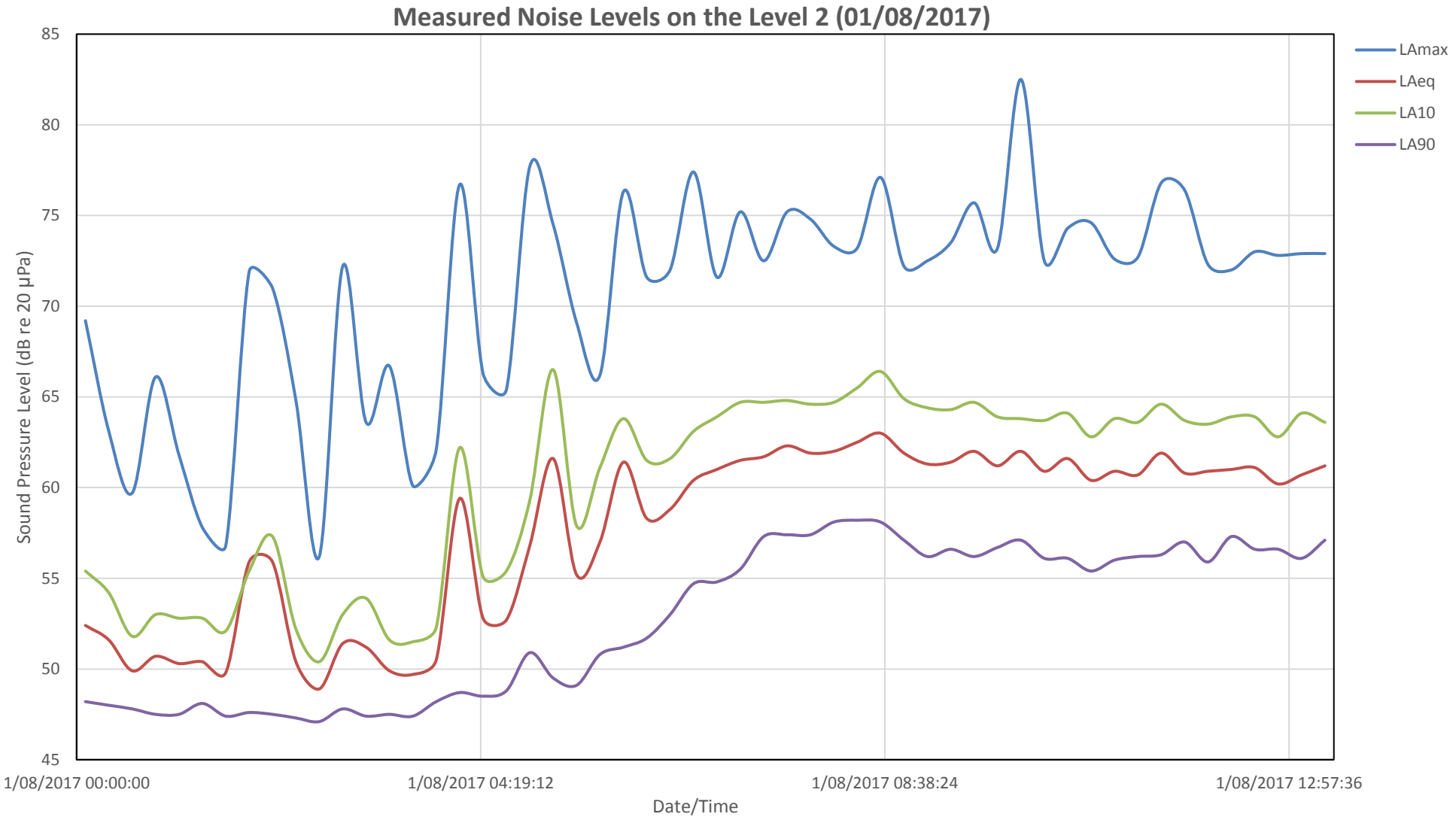
30/07/2017 19:12:00
31/07/2017 00:00:00
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Level 2 (01/08/2017)
Sound Pressure Level (dB re 20 µPa)
85
80
75
70
65
60
55
50
45
1/08/2017 00:00:00
1/08/2017 04:19:12
1/08/2017 08:38:24
1/08/2017 12:57:36
Date/Time
LAmax
LAeq
LA10
LA90


Measured Noise Levels on the Level 2 (01/08/2017)
Sound Pressure Level (dB re 20 µPa)
85
80
75
70
65
60
55
50
45
1/08/2017 00:00:00
1/08/2017 04:19:12
1/08/2017 08:38:24
1/08/2017 12:57:36
Date/Time
LAmax
LAeq
LA10
LA90

**APPENDIX C:**
Liquor Licenses

# Hotel Licence
# 50101084

Liquor Licensing Act 1997

| | |
|---|---|
| **PREMISES NAME:** | **ELECTRA HOUSE HOTEL** |
| **PREMISES ADDRESS:** | **137 King William Street, Adelaide 5000** |
| **LICENSEE:** | **Electra House Hotel Pty Ltd** |
| **LICENSED PREMISES:** | Outlined in red on the approved plan |
| **AUTHORISATION:** | To sell and supply liquor in accordance with Section 32 of the Liquor Licensing Act 1997 and any other conditions of this licence |
| **EXTENDED TRADING AUTHORISATION:** | Outlined in pink on the plan and shown as Areas 1 to 9<br>For consumption ON the licensed premises:<br>Monday — midnight to 2am<br>Tuesday to Saturday — midnight to 3am<br>Sunday — midnight to 3am & 8am to 11am & 8pm to midnight |
| **ENTERTAINMENT CONSENT:** | Outlined in blue on the plan and shown as Areas 1 to 9<br>Monday — midnight to 2am<br>Tuesday to Saturday — midnight to 3am<br>Sunday — 8am to 11am and 8pm to 3am |
| **DESIGNATED AREAS:** | Dining: Outlined in green on the plan and shown as Areas 1 & 3 to 9<br>Reception: Outlined in brown on the plan and shown as Areas 1 & 3 to 9<br>This licence does not authorise the sale or supply of liquor in the designated dining areas and designated reception areas between the hours of 3am and 7am |
| **CAPACITIES:** | Area 1 — 160 persons<br>Area 2 — 25 persons<br>Area 3 — 115 persons<br>Area 4 — 200 persons including not more than 5 persons in Area 5 and 10 persons in Area 6<br>Area 7 — 200 persons including not more than 10 persons in Area 8 and 10 persons in Area 9 |

**CONDITIONS:**

Under section 32(3)(c) of the Act the licensee is exempt from the obligation to provide meals between 6pm and 8pm on any day on which the licensed premises are open to the public for the sale of liquor.

**IMPORTANT:** The licensee is obliged to maintain all essential safety provisions as required by Regulation 76 of the Regulations made under

**Date of issue: 20 JANUARY 2016**

**LIQUOR AND GAMBLING COMMISSIONER**

# Hotel Licence
# 50108604

Liquor Licensing Act 1997

| | |
|---|---|
| **PREMISES NAME:** | **TREASURY 1860** |
| **PREMISES ADDRESS:** | **Treasury Building, King William Street, Adelaide 5000** |
| **LICENSEE:** | **NTA Hospitality Pty Ltd** |
| **LICENSED PREMISES:** | **Outlined in red on the approved plan** |
| **AUTHORISATION:** | **To sell and supply liquor in accordance with Section 32 of the *Liquor Licensing Act 1997* and any other conditions of this licence** |
| **EXTENDED TRADING AUTHORISATION:** | **Outlined in pink on the plan and shown as Areas 1 to 6**<br>**Monday to Saturday 12 Midnight to 2am**<br>**Sunday 8am to 11am and 8pm to 2am for on licence**<br>**Sunday 8am to 11am and 8pm to 9pm for off licence** |
| **ENTERTAINMENT CONSENT:** | **Outlined in blue on the plan and shown as Areas 1 to 6** |
| **DESIGNATED AREAS:** | **Dining: Outlined in green on the plan and shown as Areas 1 to 6**<br>**Reception: Outlined in brown on the plan and shown as Areas 1 to 6**<br>**This licence does not authorise the sale or supply of liquor in the designated dining and reception areas between the hours of 2am and 7am except to lodgers** |
| **CAPACITIES:** | **Area 1 - 50 persons**<br>**Area 2 - 70 persons**<br>**Area 3 - 15 persons**<br>**Area 4 - 180 persons**<br>**Area 5 - 20 persons**<br>**Area 6 - 70 persons**<br>**Due to limited available toilets there shall be no more than 300 persons on the licensed premises at any one time.**<br>**The capacity of Area 4 shall remain in force providing additional toilet facilities are available to patrons in the Residential area of the premises.**<br>**Appropriate signage is to be provided.** |
| **RESPONSIBLE PERSONS** | **Under section 97(2) of the Act an exemption is granted from the requirements of subsection (1)(a) for the following times:**<br>**Monday to Sunday 6.30am to midday** |
| **SECTION 99:** | **Refer Attachment** |

**IMPORTANT: The licensee is obliged to maintain all essential safety provisions as required by Regulation 76 of the Regulations made under the Development Act 1993.**

**Date of issue: 13 JULY 2017**

**LIQUOR AND GAMBLING COMMISSIONER**

# ADELAIDE GPO HOTEL
# ADELAIDE

# ENVIRONMENTAL WIND ASSESSMENT

**by**
**M. Eaddy**
**and**
**W. H. Melbourne**

**Report: D117/17**

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# 1. INTRODUCTION

The proposed Adelaide GPO Hotel development will retain and refurbish the majority of the existing GPO building, demolishing a section of the northwest corner of the existing building and the development of a 16 level hotel tower. Figure 1 shows the location of the development.




**Figure 1: Location of the proposed Adelaide GPO Hotel development**

This assessment is based on a review of drawings prepared by Hassel Architecture dated 15th December, 2017.

This assessment is based on MEL Consultants knowledge of wind flow around buildings and structures from undertaking numerous wind tunnel model and full scale studies. A specific wind tunnel study has not been undertaken for the Adelaide GPO Hotel development to support the conclusions of this assessment.

## 2. ASSESSMENT CRITERIA

This desktop assessment of the environmental wind conditions will be based on the following criteria:

In main public access-ways wind conditions are considered

(a) unacceptable if the peak gust speed during the hourly mean with a probability of exceedence of 0.1% in any 22.5° wind direction sector exceeds 23ms$^{-1}$ (the gust wind speed at which people begin to get blown over);

(b) generally acceptable for walking in urban and suburban areas if the peak gust speed during the hourly mean with a probability of exceedence of 0.1% in any 22.5° wind direction sector does not exceed 16 ms$^{-1}$ (which results in half the wind pressure of a 23 ms$^{-1}$ gust).

For more recreational activities wind conditions are considered

(c) generally acceptable for stationary short exposure activities (window shopping, standing or sitting in plazas) if the peak gust speed during the hourly mean with a probability of exceedence of 0.1% in any 22.5° wind direction sector does not exceed 13 ms$^{-1}$;

(d) generally acceptable for stationary long exposure activities (outdoor restaurants, theatres) if the peak gust speed during the hourly mean with a probability of exceedence of 0.1% in any 22.5° wind direction sector does not exceed 10 ms-1.

The probability of exceedence of 0.1% relates approximately to the annual maximum mean wind speed occurrence for each wind direction sector.

## 3. THE ADELAIDE GPO HOTEL DEVELOPMENT

The massing of the Adelaide GPO Hotel development is shown in Figure 2 view from the southeast direction. The massing shows the tower positioned at the northwest corner of the site with 31.7m and 12.3m set-backs from the Franklin and King William Streets edges of the existing building respectively. There will be no set-backs from the Post Office Lane and Exchange Place site boundaries on the north and west respectively. The tower will have a square planform of approximately 38m and 35m in the east-west and north-south directions respectively.

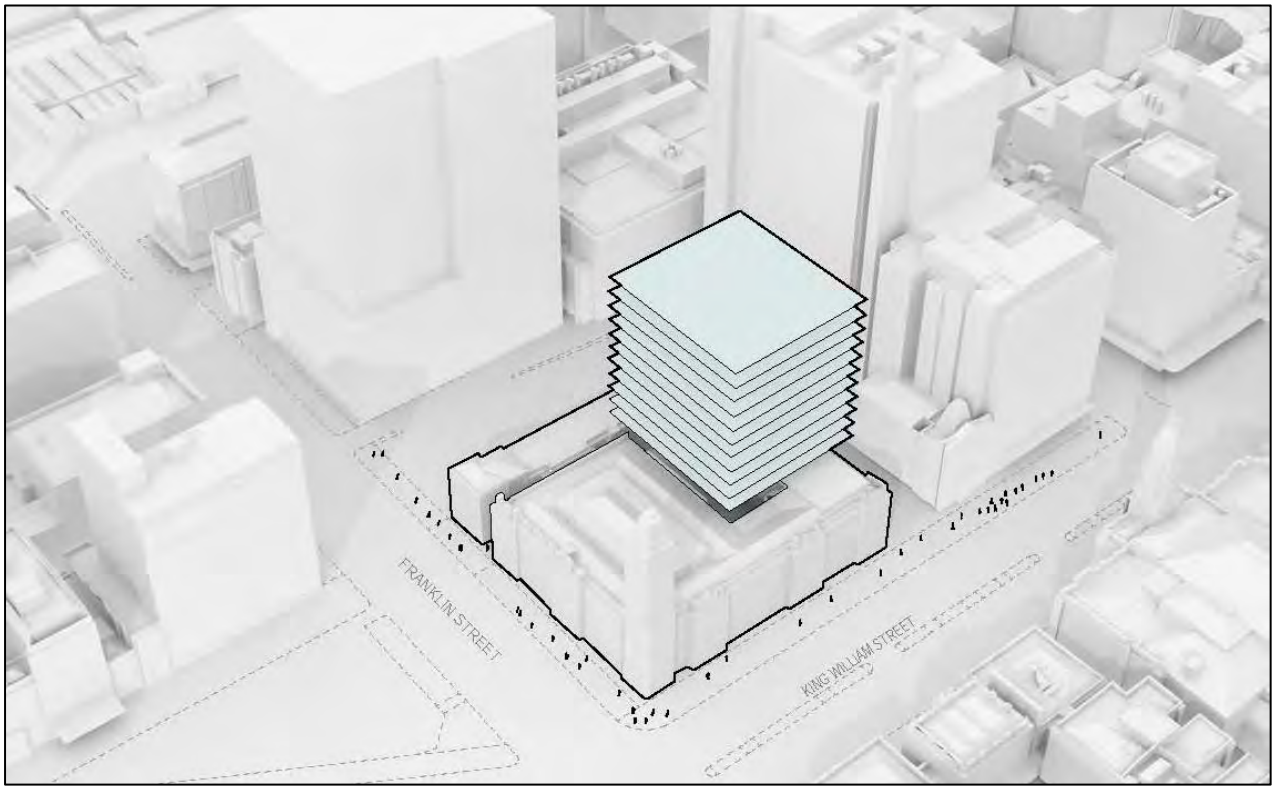



**Figure 2: Massing of the proposed Adelaide GPO Hotel development**

The ground floor plan of the proposed development is shown in Figure 3. The main pedestrian entrances to the building will be in the middle of the Franklin Street frontage to the Bar, in the middle of the King William Street frontage for the hotel lobby, and the drop off area on the north side under the tower from Post Office Lane. Exchange Place on the west side of the development will be activated for pedestrian traffic allowing a connection through to Waymouth Street to the north.

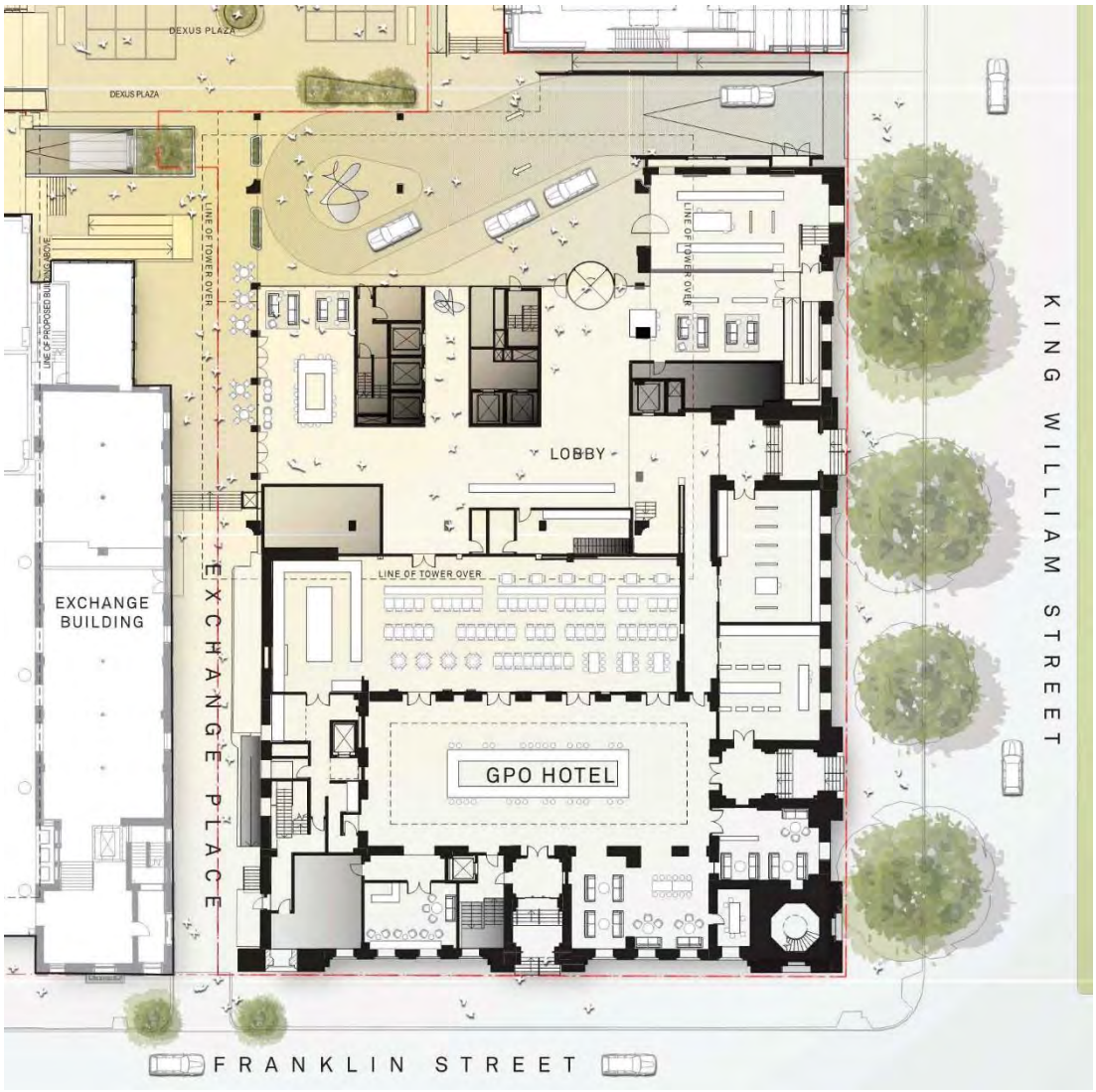



**Figure 3: Ground Floor plan of the proposed Adelaide GPO Hotel development**

## 4. WIND ENVIRONMENT AND EXPOSURE

The strongest and most frequent winds in the Adelaide Region come from the southwest, west-southwest, and west wind directions, with secondary strong winds coming from the west-northwest, through northwest, to north; east and south sector winds are relatively light and infrequent. The Adelaide wind climate and associated pedestrian wind comfort criteria are shown in Figure 4. The closer these criteria lines are to the centre of the figure indicates the strong and frequent wind directions.

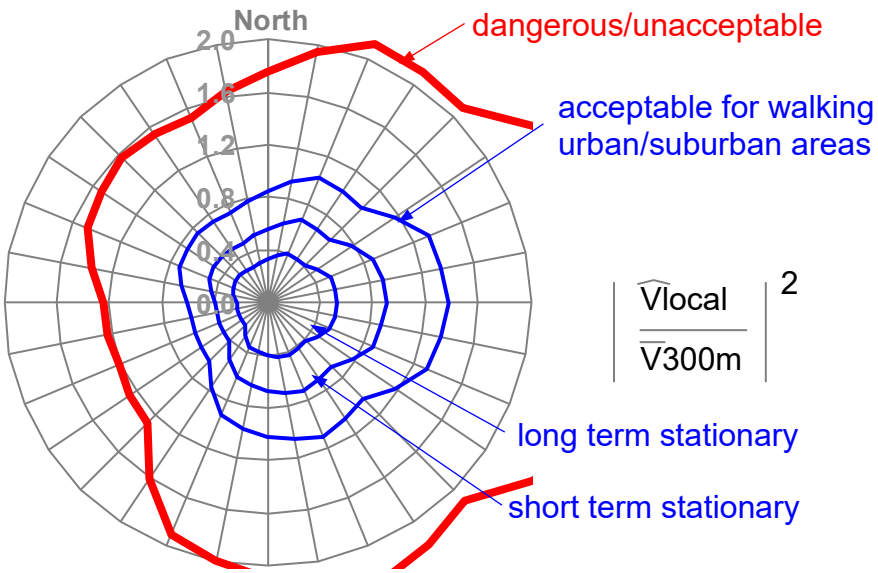



**Figure 4: Adelaide wind climate and associated pedestrian wind comfort criteria**

The proposed development, as shown in the massing schematic presented in Figure 2, has buildings of similar height or taller immediately to the north (ANZ) and west (ATO). There would be a gap to the northwest over the Advertiser building, but on the north side and further to the west along Waymouth Street there are several tall buildings that would be expected to provide blockage for wind flow through the gap. The buildings along the south side of Franklin Street up to King William Street are at least half the height of the proposed development and would provide shielding for the south-westerly wind directions. There would be limited exposure to the relatively light and infrequent east and south sector wind directions but the proposed tower would be well set back from the edges of the heritage building for these wind directions.

# 5. WIND ASSESSMENT

## 4.1 East Face (King William Street)

The east face of the development would be orientated towards the relatively light and infrequent east sector wind directions that approach over the city buildings. The tower will be well setback from the edge of the heritage building and any additional wind flow induced towards lower level would be expected to be deflected above pedestrian level over the roof of the heritage building. The wind conditions for the east sector wind directions along King William Street and other surrounding streetscapes would be expected to be similar to the existing conditions, which would be expected to be within the criterion for walking comfort.

The King William Street entrance to the hotel lobby will be located in the middle of the King William Street frontage and wind conditions outside the entrance would be expected to achieve the criterion for short term stationary activities.

## 4.2 South Face (Franklin Street)

The proposed tower would be well set back from the edge of the heritage building combined with the shielding provided by the buildings to the south west would be expected to result in little significant impact of the tower on the wind conditions along Franklin Street. Therefore, for the south sector wind direction the wind conditions along Franklin and King William Streets would be expected to be similar to the existing wind conditions, which would be within the criterion for walking comfort.

The wind conditions outside the Franklin Street entrance to the bar would be expected to achieve the criterion for short term stationary activities.

## 4.3 West Face (Exchange Place)

The tower would be shear above Exchange Place and the upstream shielding from the ATO building and others to the west would be expected to mitigate the downwash of the west face of the tower. However, there may be additional wind from wind flow deflected on

to the roof of the heritage building by the south face of the tower, which would be expected to flow off the roof and down into Exchange Place. It would be the south sector wind directions that would cause this additional wind flow into Exchange place and these wind directions are relatively light and infrequent. While there would be expected to be an increase of the wind conditions in Exchange Place the conditions would be expected to be within the criterion for walking comfort.

## 4.4 North Face (Post Office Lane)

The north face of the tower would be well shielded from direct wind flow by the tall building on the north side of Post Office Lave and would not be expected to induce any significant additional wind towards pedestrian level for the north sector wind directions. The wind conditions may increase in Post Office Lane due to the effective narrowing of the lane arising from the proximity of the proposed tower to the tall building to the north, particularly for any wind flow that gets around the tall upstream buildings to the west and over the lower Advertiser building. However, the effect of the narrowing would not be expected to significantly increase wind conditions, and the conditions along Post Office Lane would be expected to be within the criterion for walking comfort.

The hotel drop-off area will be located off Post Office Lane under the tower. Given the shielding described above, the wind conditions in the drop off area would be expected to be within the criterion for walking comfort, and achieve the short term stationary activities criterion close to the revolving door entrance of the hotel.

## 4.5 Level 1 Terrace

The level 1 terrace will be located on the north side of the development and include a function space and pool area. The wind conditions on the terrace would be expected to be influenced by the downwash from the tower above for the north-westerly wind directions and wind wrapping around the buildings to the north for the northerly wind directions. Additionally, as discussed in Section 4.4 there would be expected to be an increase of wind conditions due to the narrowing of Post Office Lane due to the proximity of the proposed tower and buildings to the north. The wind conditions on the terrace would be

expected to range from the short term stationary criterion in more sheltered locations, to the walking comfort criterion near building corners.

## 5. CONCLUSIONS

We have reviewed the drawings for the proposed Adelaide GPO Hotel development by Hassell Architecture date 15th December, 2017, and commented with respect to the environmental wind conditions. The development would be a 16 level building that would have good shielding from the surrounding buildings of the Adelaide CBD for the prevailing wind directions. Additionally, the proposed hotel tower would be located at the northwest corner of the site and set well back from King William and Franklin Streets. For these reasons the wind conditions in the public streetscapes surrounding the development have been assessed as being expected to be within the criterion for walking comfort for all wind directions. The wind conditions at the main entrances on King William and Franklin Streets, and the hotel drop-off would be expected to achieve the criterion for short term stationary activities.



M. Eaddy

16th January, 2018

**PRIVATE & CONFIDENTIAL**

JBS&G SG1411255RP01
7 April 2014

Mr Matthew Lane
State Manager – South Australia
Charter Hall
Via email: Matthew.Lane@charterhall.com.au

Attention: Mr Matthew Lane

**ENVIRONMENTAL DUE DILIGENCE –TARGETED SOIL INVESTIGATIONS, FRANKLIN STREET, ADELAIDE, SA.**

Dear Matthew,

## 1. INTRODUCTION

JBS&G (VIC & SA) Pty Ltd (JBS&G) was engaged to complete a targeted due diligence soil investigation, which comprised collation of historical site information (to the extent timing allowed) & targeted soil investigations at the corner of King William and Franklin Street, Adelaide (the Site). A site location plan is attached to this document as Figure 1.

The works were completed to specifically assist Charter Hall in understanding the environmental condition of the soils at the site, to assist in the estimation of broad initial soil management costs for the areas of the site where structures are currently not present.

## 2. OBJECTIVES

The objective of the works are as follows:

- Undertake targeted soil assessment at eight locations to establish a preliminary understanding of the contamination status of the soils in targeted areas of the site void of structures and underground services.
- Provide Charter Hall with broad estimates of soil remediation costs should the soils beneath the site require further management.

## 3. SCOPE OF WORKS

The scope of works undertaken included the following:

- Review of readily available desktop information pertaining to the current and potential historical use of the site to identify potential contaminants of interest including certificates of title, aerial photographs, EPA Contamination Register.
- Undertake Dial Before You Dig and underground service locations tasks to clear the nominated soil investigation locations for intrusive works
- Completion of JSA's and Health and Safety Plans for the works
- Installation of a total of 7 soil borehole locations across the site
- Collection and analysis of selected soil samples by NATA accredited laboratories.
- Consideration of the results in the context of the proposed acquisition of the site, and redevelopment for ongoing commercial/industrial use and potentially mixed use residential.

## 4. SOIL INVESTIGATION RESULTS

### 4.1 DESKTOP INFORMATION

Given the timing of the works for due diligence purpose, targeted available desktop information and a site walkover was used to understand the current site condition. The current layout of the site includes the majority of areas covered by buildings and bitumen paved surfaces. The buildings on the south eastern portion of the site are heritage listed and the other buildings are also of significant age. The bitumised area in the central portion of the site are used for public car parking.

A search of the SA EPA Site Contamination Index has over 60 notifications recorded for the Adelaide Area (Appendix B) the potentially contaminating activity is not listed. There are some instances of storage of chemical substances, motor vehicle repairs, spray painting etc, which have the potential to result in groundwater contamination.

### 4.2 GENERAL SOIL CONDITION

Soil borehole logs indicate that fill materials generally consisting of gravelly sand were present at depths from the surface to 2.3 m below ground level (bgl), underlain by natural high plasticity grey brown silty clays. The soil bore logs are contained in Appendix C.

Selected locations observed slag, ash & cinders within the fill materials, ballast gravels were also observed within some locations. No PID levels were recorded above 10 ppm, which indicates that there is a low probability of volatile contamination at the site, however it is noted that some volatile chemicals are not detected by the PID.

These observations are generally typical of the shallow soil profile located within the Adelaide CBD.

## 5. DISCUSSION

### 5.1 Soil Analytical Results and Proposed Use

Based on the targeted soil assessment results completed to date, the fill and natural soils subject to analytical testing do not contain concentrations in excess of screening criteria adopted for commercial/industrial or residential land use setting, with the exception of shallow fill soils in the vicinity of locations SB02 & SB07.

The following samples reported one or more exceedances for an adopted health based screening criteria. It is noted that the exceedance of these screening criteria do not immediately preclude the site as being suitable for the intended land use, however the exceedance does trigger the requirement for further investigations and may include site specific risk assessment works.

**Table 1 – Exceedance of one or more Health Based Investigation levels**

| Sample ID | Chemical | NEPM A Residential | NEPM B Restricted Residential | NEPM D Commercial/industrial | NEPM HSL Vapour Intrusion/Saturation |
|---|---|---|---|---|---|
| SB02/2_0.5-0.65 | **F2-Napthalene** | **X** | X | | |
| SB07/1_0.05-0.2 | **F2 - Naphthalene** | **X** | X | X | X |
| SB07/1_0.05-0.2 | **Naphthalene** | **X** | X | | X |
| SB07/1_0.05-0.2 | **Benzo(a)Pyrene** | **X** | X | X | |
| SB07/1_0.05-0.2 | **Total PAH** | **X** | X | X | |

## 5.2 Soil Remedial/Disposal Works:

Based on site observations, Figure 2 attached outlines a total of approximately 1,388m2 of land which does not contain building footprints. Of the 5 soil investigation locations which encountered both fill and natural soils, the average depth of fill across the site has been calculated to be 2.06m (calculations have been rounded to 2.0m for remediation cost purposes).

The average depth of fill of 2m across the site, over the unsealed area of 1,388m2, has been converted to an estimated 4996 tonne of soil that may require management. The following costs estimates have therefore been provided to dispose the materials to a licenced landfill, but would be subject to further testing and characterisation to confirm suitability.

It is noted that these initial estimates are in broad terms only, do not factor civil bulk earth works costs and can be refined should additional assessment be undertaken. Table 2 calculates the estimated disposal costs, assuming the soils classify as one of three categories of material; Waste Fill, Intermediate or Low Level Contamination, depending on the level of contamination.

**Table 2 – Broad Soil Disposal Cost Estimates**

| Calculations based on volume 4996 tonnes | $ Excl GST | Disposal Facility Gate Rate |
|---|---|---|
| Waste Fill | **$49,960.00** | $10 per tonne |
| Intermediate | **$384,692.00** | $77 per tonne (incl EPA levy) |
| Low Level Contaminated Waste | **$474,620.00** | $95 per tonne (Incl EPA levy) |

Based on the limited data set available at the time of writing the report the materials would generally classify chemically as Waste Fill with the exception of locations SB02 & SB07 which would require further characterisation, leachability testing and in the case of SB07 may require treatment prior to disposal. It is also noted, that depending on the proposed redevelopments, the soils could potentially be managed on site, subject to further testing.

## 6. CONCLUSION

Based on the field observations and laboratory results obtained during the due diligence soil investigations and subject to the limitations provided in Appendix A of this letter; the measured soil concentrations exceed adopted assessment criteria for Commercial/Industrial Land Use. These soils, may potentially pose an unacceptable risk to future site users in both a commercial/industrial land use as well as a residential land use. It is acknowledged that with further site specific assessment these conclusions may change.

## 7. CLOSURE

We trust this information is sufficient for your purposes. Please do not hesitate to contact the undersigned on (08) 8431 7113 if you require further information.

Yours sincerely:



Ross Powell
Project Manager
**JBS&G**

Reviewed/Approved by:



Zoee Dolling
Manager SA, Principal Environmental Engineer
**JBS&G**

**PRIVATE & CONFIDENTIAL**

FIGURES 1 & 2

Soil Summary Table

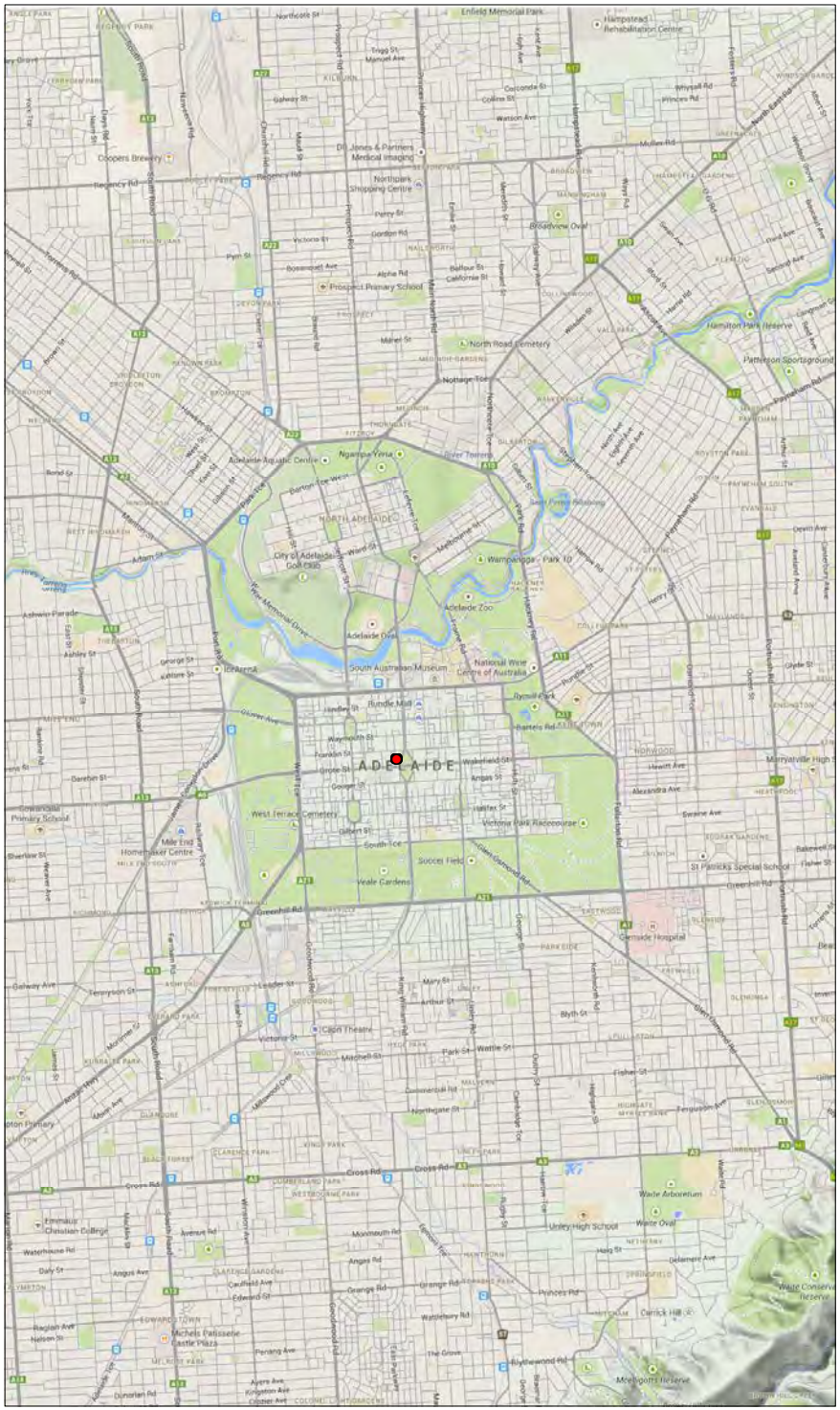
Attachment A – Statement of Limitations

Attachment B – SA EPA Site Contamination Index

Attachment C – Certificate of Titles

Attachment D – Soil Borelogs

Attachment E – Laboratory Certificates






**Legend**

- Approximate Site Location
- Approximate Site Boundary

JBS&G

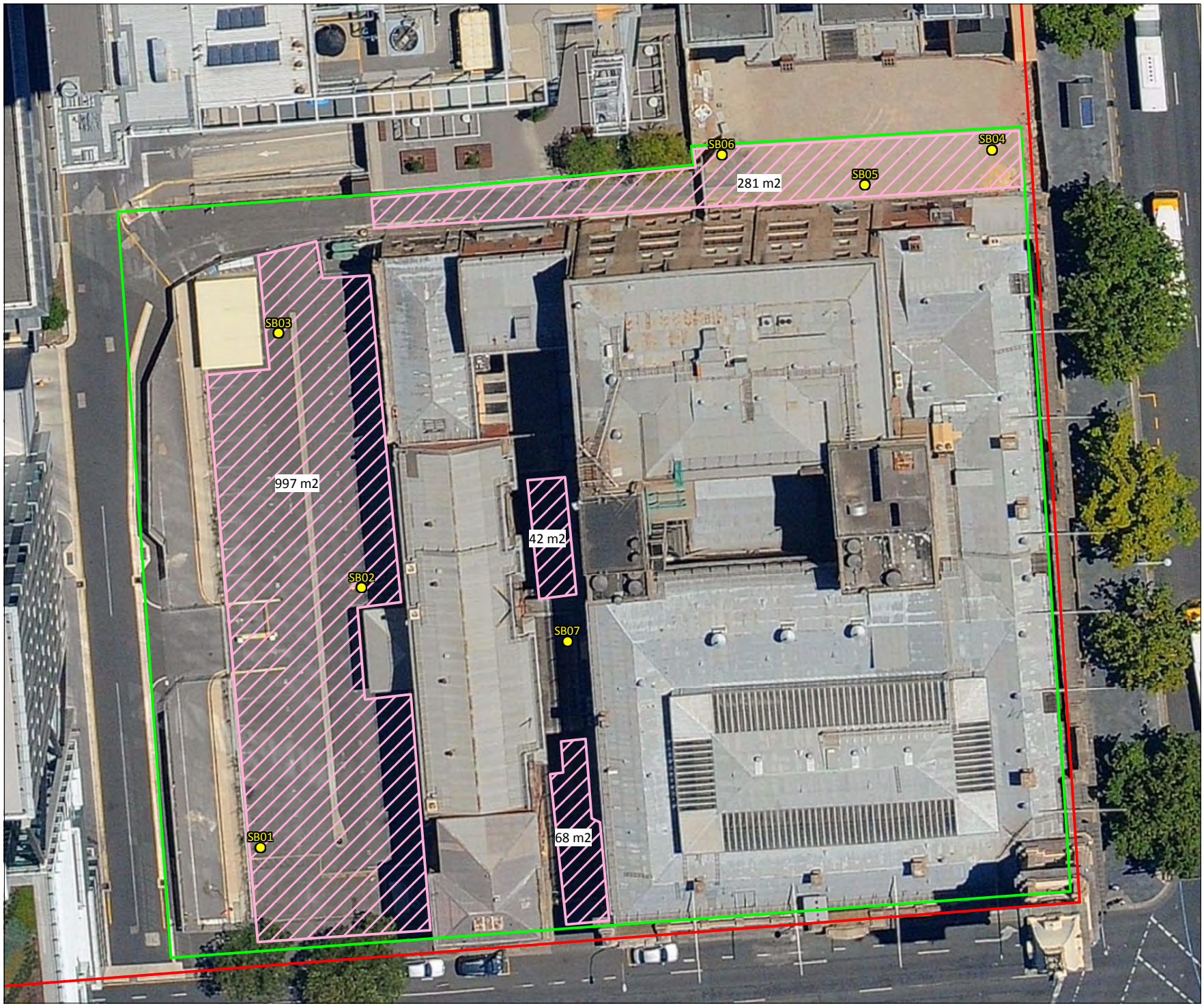
| | |
|---|---|
| Job No.: SG1411255 | |
| Client: Charter Hall | |
| Version: Draft | Date: 25 February 2014 |
| Drawn By: TB | Checked By: ZD |
| Not to Scale | |
| Coord. Sys.: MGA Zone 54 (GDA 94) | |

**Corner of King William and Franklin Street, Adelaide**

**SITE LOCATION PLAN**

**FIGURE 1**

File Location: W:\Proposals\SG1411255_CharterHall_Hazmat_Adelaide\MapInfo\Workpsace\Site Location Plan
Data Source: www.nearmap.com© - Imagery Date: 12 January 2014 & Google Maps




**Legend**

- Approximate Site Boundary
- Soil Investigation Area
- Soil Borehole
- Area Uncovered By Buildings
  Total Area = 1,388 m2

JBS&G

Job No.: SG1411255

Client: Charter Hall

| Version: Draft | Date: 20 March 2014 |
|---|---|
| Drawn By: TB | Checked By: ZD |

Scale: 1 : 500 at A4

0 10 20
metres

Coord. Sys.: MGA Zone 54 (GDA 94)

**Corner of King William and Franklin Street, Adelaide**

**INVESTIGATION LOCATIONS AND AREAS UNCOVERED BY BUILDINGS**

**FIGURE 2A**

File Location: W:\Proposals\SG1411255_CharterHall_Hazmat_Adelaide\MapInfo\Workpsace\Investigation Locations - A
Data Source: www.nearmap.com© - Imagery Date: 23 September 2013

SG1411255
Charter Hall, Franklin Street

# SOIL SUMMARY TABLE
# ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| | | | | Metals | | | | | | | | | | | | | | | | TPH - NEPM 1999 | | | | | | TPH - NEPM 2013 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Field ID | Sample Depth Range | Sample Date | Lab Report Number | Arsenic | Beryllium | Boron | Cadmium | Chromium (hexavalent) | Chromium (III+VI) | Cobalt | Copper | Lead | Manganese | Mercury | Molybdenum | Nickel | Selenium | Silver | Tin | Zinc | C6 - C9 | C10 - C14 | C15 - C28 | C29-C36 | >C10 - C36 (Sum of total) | C6-C10 | C10-C16 | C16-C34 | C34-C40 | F2-NAPHTHALENE | TPH C6-C10 less BTEX (F1) |
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| EQL | | | | 2 | 2 | 10 | 0.4 | 1 | 5 | 5 | 5 | 5 | 5 | 0.1 | 10 | 5 | 2 | 5 | 10 | 5 | 20 | 20 | 50 | 50 | 50 | 20 | 50 | 100 | 100 | 50 | 20 |
| NEPM 2013 Soil HIL A | | | | 100[#16] | 60 | 4500 | 20 | 100 | | 100 | 6000 | 300[#21] | 3800 | 40[#15] | | 400 | 200 | | | 7400 | | | | | | | | | | 110[#8] | 45[#9] |
| NEPM 2013 Soil HIL B | | | | 500[#16] | 90 | 40000 | 150 | 500 | | 600 | 30000 | 1200[#21] | 14000 | 120[#15] | | 1200 | 1400 | | | 60000 | | | | | | | | | | 110[#8] | 45[#9] |
| NEPM 2013 Soil HIL D | | | | 3000[#16] | 500 | 300000 | 900 | 3600 | | 4000 | 240000 | 1500[#21] | 60000 | 730[#15] | | 6000 | 10000 | | | 400000 | | | | | | | | | | 999999[#7] | 250[#2] |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 560[#11] | 950[#12] |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 560[#4] | 850[#5] |
| SA EPA Intermediate (March 2010) | | | | 200 | 40 | | 30 | 200 | | 170 | 2000 | 1200 | 6000 | 30 | | 600 | | | | 14000 | 100 | | | | 1000 | | | | | | |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | 750 | 150 | | 60 | 750 | | 1000 | 7500 | 5000 | 10000 | 110 | | 3000 | | | | 50000 | 1000 | | | | 10000 | | | | | | |
| SA EPA Waste Fill (March 2010) | | | | 20 | 20 | | 3 | 1 | | 170 | 60 | 300 | 500 | 1 | | 60 | | | | 200 | 65 | | | | 1000 | | | | | | |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | 5.7 | <2 | <10 | <0.4 | <1 | - | <5 | 10 | 55 | 140 | <0.1 | - | 14 | <2 | - | - | 29 | <20 | <20 | 58 | 220 | 280 | <20 | <50 | 160 | 210 | <50 | <20 |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | 5.6 | <2 | 39 | <0.4 | <1 | - | <5 | 11 | 6.7 | 150 | <0.1 | - | 11 | <2 | - | - | 10 | - | - | - | - | - | - | - | - | - | - | - |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | 5.6 | <2 | <10 | <0.4 | <1 | - | <5 | <5 | 12 | 88 | <0.1 | - | 6 | <2 | - | - | 19 | <20 | <20 | <50 | 130 | 130 | <20 | <50 | 110 | 110 | <50 | <20 |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | 5.4 | - | - | <0.4 | <1 | 9.6 | - | 20 | 89 | - | <0.1 | <10 | 5.5 | <2 | <5 | <10 | 47 | <20 | 180 | 640 | 560 | 1400 | <20 | 210 | 1000 | 290 | 210 | <20 |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | 14 | <2 | 52 | <0.4 | <1 | - | 6.8 | 6.5 | 9 | 200 | <0.1 | - | 12 | <2 | - | - | 15 | - | - | - | - | - | - | - | - | - | - | - |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | 9.4 | <2 | 15 | <0.4 | <1 | - | <5 | 17 | 42 | 160 | <0.1 | - | 18 | <2 | - | - | 67 | <20 | <20 | 130 | 150 | 280 | <20 | <50 | 190 | 100 | <50 | <20 |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | 7.3 | <2 | <10 | <0.4 | <1 | - | <5 | 9.2 | 20 | 280 | <0.1 | - | 5.1 | <2 | - | - | 42 | <20 | <20 | 94 | 320 | 410 | <20 | <50 | 250 | 240 | <50 | <20 |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | 15 | <2 | 48 | <0.4 | <1 | - | 11 | 9.5 | 9.3 | 400 | <0.1 | - | 11 | <2 | - | - | 14 | - | - | - | - | - | - | - | - | - | - | - |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | 5.6 | <2 | <10 | <0.4 | <1 | - | <5 | 8.6 | 11 | 190 | <0.1 | - | <5 | <2 | - | - | 22 | <20 | <20 | 170 | 530 | 700 | <20 | <50 | 440 | 350 | <50 | <20 |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | 9.2 | - | - | <0.4 | <1 | 25 | - | 16 | 18 | - | 0.2 | <10 | 12 | <2 | <5 | <10 | 20 | <20 | <20 | <50 | <50 | <50 | <20 | <50 | <100 | <100 | <50 | <20 |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | 18 | <2 | 39 | <0.4 | <1 | - | 5.5 | 8 | 7.7 | 190 | <0.1 | - | 8.4 | <2 | - | - | 11 | <20 | <20 | <50 | <50 | <50 | <20 | <50 | <100 | <100 | <50 | <20 |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | 8.8 | <2 | 15 | <0.4 | <1 | - | <5 | 15 | 34 | 150 | <0.1 | - | 5.3 | <2 | - | - | 63 | <20 | <20 | <50 | 98 | 98 | <20 | <50 | <100 | <100 | <50 | <20 |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | 11 | - | - | <0.4 | <1 | 24 | - | 34 | 15 | - | <0.1 | <10 | 10 | <2 | <5 | <10 | 19 | <20 | <20 | <50 | <50 | <50 | <20 | <50 | <100 | <100 | <50 | <20 |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | 28 | <10[#23] | <50[#23] | <2[#23] | <1 | - | <25[#23] | <25[#23] | <25[#23] | 380 | <0.1 | - | <25[#23] | <10[#23] | - | - | <25[#23] | - | - | - | - | - | - | - | - | - | - | - |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | 2.5 | - | - | <0.4 | <1 | <5 | - | <5 | 15 | - | <0.1 | <10 | <5 | <2 | <5 | <10 | 9.3 | <200[#23] | 810 | 20,000 | 5600 | 26,000 | <200[#23] | 2100 | 20,000 | 1400 | 2100 | <200[#23] |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour
#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.
#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.
#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.
#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.
#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#10 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation.
#11 Sensitive setting HSL A & B saturation concentration. To obtain F2 subtract naohthalene from >C10-C16.
#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-C10.
#13 Sensitive setting HSL A & B saturation concentration.
#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
#15 Refer to HSL and soil saturation concentration limit.
#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).
#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken
#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).
#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.
#23 The LORs have been raised due to matrix interference
#25 ESDAT Combined.

SG1411255
Charter Hall, Franklin Street

# SOIL SUMMARY TABLE
# ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| | | | | BTEX | | | | | | PAH | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Field ID | Sample Depth Range | Sample Date | Lab Report Number | Benzene | Ethylbenzene | Toluene | Xylene (o) | Xylene (m & p) | Xylene Total | Acenaphthene | Acenaphtylene | Anthracene | Benz(a)anthracene | Benzo(a) pyrene | Benzo(a)pyrene TEQ | Benzo(a)pyrene TEQ (lower bound)* | Benzo(a)pyrene TEQ (upper bound)* | Benzo(g,h,i)perylene | Benzo(k)fluoranthene | Chrysene | DiBenz(a,h)anthracene | Fluoranthene | Fluorene | Indeno(1,2,3-c,d)pyrene | Naphthalene | Phenanthrene | Pyrene | Total PAH | Benzo(b+j)fluoranthene |
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| EQL | | | | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.3 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| NEPM 2013 Soil HIL A | | | | 0.5[#10] | 55[#10] | 160[#10] | | | 40[#10] | | | | | | 3[#14] | | | | | | | | | | 3[#10] | | | 300[#1] | | |
| NEPM 2013 Soil HIL B | | | | 0.5[#10] | 55[#10] | 160[#10] | | | 40[#10] | | | | | | 4[#14] | | | | | | | | | | 3[#10] | | | 400[#1] | | |
| NEPM 2013 Soil HIL D | | | | 3[#6] | 999999[#6] | 999999[#6] | | | 230[#6] | | | | | | 40[#14] | | | | | | | | | | 999999[#6] | | | 4000[#1] | | |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | 360[#13] | 64[#13] | 560[#13] | | | 300[#13] | | | | | | | | | | | | | | | | 9[#13] | | | | | |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | 360[#3] | 64[#3] | 560[#3] | | | 300[#3] | | | | | | | | | | | | | | | | 9[#3] | | | | | |
| SA EPA Intermediate (March 2010) | | | | 5 | 100 | 50 | | | 180 | | | | | 2 | | | | | | | | | | | | | | 40 | | |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | 15 | 1000 | 500 | | | 1800 | | | | | 5 | | | | | | | | | | | | | | 200 | | |
| SA EPA Waste Fill (March 2010) | | | | 1 | 3.1 | 1.4 | | | 14 | | | | | 1 | | | | | | | | | | | | | | 5 | | |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | 1.2 | <0.5 | |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | - | - | - | - | - | - | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.1 | 0.1 | <0.1 | 0.3 | 0.6 | 0.9 | <0.5 | <0.5 | <0.5 | 0.9 | 0.8 | 1.3 | 1 | 1.6 | 0.5 | 0.6 | 0.7 | <0.5 | 1.9 | <0.5 | <0.5 | <0.5 | 1.4 | 1.8 | 9.2 | 0.6 | |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | <0.1 | <0.1 | <0.1 | <0.1 | <0.2 | <0.3 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | - | - | - | - | - | - | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 0.6 | <0.5 | 1.2 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <1 | <1 | <1 | <1 | <2 | <3 | 73 | 30 | 280 | 350 | 270 | 420 | 420 | 420 | 150 | 170 | 330 | 57 | 920 | 110 | 140 | 14 - 19 | 1300 | 890 | 5300 | 210 | |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour
#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.
#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.
#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.
#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.
#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#10 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation.
#11 Sensitive setting HSL A & B saturation concentration. To obtain F2 subtract naohthalene from >C10-C16.
#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-C
#13 Sensitive setting HSL A & B saturation concentration.
#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
#15 Refer to HSL and soil saturation concentration limit.
#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).
#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken
#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).
#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.
#23 The LORs have been raised due to matrix interference
#25 ESDAT Combined.

SG1411255

Charter Hall, Franklin Street

# SOIL SUMMARY TABLE

## ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| | | | | Organochlorine Pesticides | | | | | | | | | | | | | | | | | | | | | | | | Organophosphorous Pesticides | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Field ID | Sample Depth Range | Sample Date | Lab Report Number | a-BHC | b-BHC | d-BHC | g-BHC (Lindane) | Aldrin | Aldrin + Dieldrin | Dieldrin | chlordane | A,A-DDE | DDT | DDD | DDT+DDE+DDD | Endosulfan I | Endosulfan II | Endosulfan sulphate | Endrin | Endrin aldehyde | Endrin ketone | Heptachlor | Heptachlor epoxide | Hexachlorobenzene | Methoxychlor | Toxaphene | Azinophos methyl | Bolstar (Sulprofos) | Chlorpyrifos | Demeton-O | Diazinon | Dichlorvos | Disulfoton | Ethion | Ethoprop | Fenitrothion | Fensulfothion | Fenthion | Merphos | Methyl parathion | Mevinphos (Phosdrin) | Naled (Dibrom) | Phorate | Ronnel | Trichloronate | Tokuthion |
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| EQL | | | | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | | 0.05 | 0.1 | 0.05 | 0.05 | 0.05 | | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.5 | 0.2 | 0.2 | 0.2 | 0.2 |
| NEPM 2013 Soil HIL A | | | | | | | | | 6 | | 50 | | | | 240 | | | | 10 | | | 6 | | 10 | 300 | 20 | | | 160 | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL B | | | | | | | | | 10 | | 90 | | | | 600 | | | | 20 | | | 10 | | 15 | 500 | 30 | | | 340 | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL D | | | | | | | | | 45 | | 530 | | | | 3600 | | | | 100 | | | 50 | | 80 | 2500 | 160 | | | 2000 | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Intermediate (March 2010) | | | | | | | | | 2 | | 2 | | 2 | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | | | | | | 50 | | 50 | | 50 | | | | | | | | | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Waste Fill (March 2010) | | | | | | | | | 2 | | 2 | | 2 | | | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.1[#25] | <0.05 | <0.1 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.5 | <0.2 | <0.2 | <0.2 | <0.2 |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | 0.125[#24] | 0.1 | 0.2 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | 0.08 | 0.18[#24] | 0.1 | 0.3 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.5 | <0.2 | <0.2 | <0.2 | <0.2 |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.1[#25] | <0.05 | <0.1 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.2 | <0.5 | <0.2 | <0.2 | <0.2 | <0.2 |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.1[#25] | <0.05 | 0.6 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.1[#25] | <0.05 | <0.1 | <0.05 | <0.05 | <0.05 | <0.15[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.1 | <0.15[#25] | <0.05 | <0.5 | <0.05 | <0.1 | <0.05 | <0.2[#22] | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour

#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.

#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.

#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.

#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.

#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.

#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.

#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.

#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.

#10 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation.

#11 Sensitive setting HSL A & B saturation concentration. To obtain F2 subtract naohthalene from >C10-C16.

#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-(

#13 Sensitive setting HSL A & B saturation concentration.

#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).

#15 Refer to HSL and soil saturation concentration limit.

#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).

#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken

#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).

#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.

#23 The LORs have been raised due to matrix interference

#25 ESDAT Combined.

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Charter Hall, Franklin Street

# SOIL SUMMARY TABLE
# ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| | | | | SVOCs | | Halogenated Phenols | | | | | | | | | Non-Halogenated Phenols | | | | | | | | | | | Polychlorinated Biphenyls | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Field ID | Sample Depth Range | Sample Date | Lab Report Number | 1,2,4-trichlorobenzene | Hexachlorobutadiene | 2,4,5-trichlorophenol | 2,4,6-trichlorophenol | 2,4-dichlorophenol | 2,6-dichlorophenol | 2-chlorophenol | 4-chloro-3-methylphenol | Pentachlorophenol | tetrachlorophenols | Phenols (Total Halogenated) | 2,4-dimethylphenol | 2,4-dinitrophenol | 2-methylphenol | 2-nitrophenol | 3-&4-methylphenol | 4,6-Dinitro-2-methylphenol | 4,6-Dinitro-o-cyclohexyl phenol | 4-nitrophenol | Dinoseb | Phenol | Phenols (Total Non Halogenated) | Arochlor 1016 | Arochlor 1221 | Arochlor 1232 | Arochlor 1242 | Arochlor 1248 | Arochlor 1254 | Arochlor 1260 | PCBs (Sum of total) |
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| EQL | | | | 0.2 | 0.2 | 1 | 1 | 0.5 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.5 | 5 | 0.2 | 1 | 0.4 | 5 | 20 | 5 | 20 | 0.5 | 20 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |
| NEPM 2013 Soil HIL A | | | | | | | | | | | | 100 | | | | | | | | | | | | 3000 | | | | | | | | [#18] |
| NEPM 2013 Soil HIL B | | | | | | | | | | | | 130 | | | | | | | | | | | | 45000 | | | | | | | | [#18] |
| NEPM 2013 Soil HIL D | | | | | | | | | | | | 660 | | | | | | | | | | | | 240000 | | | | | | | | [#18] |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Intermediate (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 50 |
| SA EPA Waste Fill (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | <0.2 | <0.2 | <1 | <1 | <0.5 | <0.5 | <0.5 | <1 | <1 | <1 | <1 | <0.5 | <5 | <0.2 | <1 | <0.4 | <5 | <20 | <5 | <20 | <0.5 | <20 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | <0.2 | <0.2 | <1 | <1 | <0.5 | <0.5 | <0.5 | <1 | <1 | <1 | <1 | <0.5 | <5 | <0.2 | <1 | <0.4 | <5 | <20 | <5 | <20 | <0.5 | <20 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | <0.2 | <0.2 | <1 | <1 | <0.5 | <0.5 | <0.5 | <1 | <1 | <1 | <1 | <0.5 | <5 | <0.2 | <1 | <0.4 | <5 | <20 | <5 | <20 | <0.5 | <20 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.5 | <0.5 | <10 | <10 | <5 | <5 | <5 | <10 | <10 | <10 | <10 | 8.2 | <50 | <5 | <10 | 13 | <50 | <150 | <50 | <150 | <5 | <150 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour
#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.
#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.
#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.
#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.
#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#10 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation.
#11 Sensitive setting HSL A & B saturation concentration. To obtain F2 subtract naohthalene from >C10-C16.
#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-C
#13 Sensitive setting HSL A & B saturation concentration.
#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
#15 Refer to HSL and soil saturation concentration limit.
#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).
#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken
#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).
#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.
#23 The LORs have been raised due to matrix interference
#25 ESDAT Combined.

SG1411255
Charter Hall, Franklin Street

# SOIL SUMMARY TABLE
# ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| Field ID | Sample Depth Range | Sample Date | Lab Report Number | 1,1-dichloroethene | 1,1-dichloroethane | cis-1,2-dichloroethene | 1,1,1,2-tetrachloroethane | 1,1,1-trichloroethane | 1,1,2,2-tetrachloroethane | 1,1,2-trichloroethane | Trichloroethene | Tetrachloroethene | trans-1,2-dichloroethene | Vinyl chloride | 1,2,3-trichloropropane | 1,2,4-trimethylbenzene | 1,2-dibromoethane | 1,2-dichlorobenzene | 1,2-dichloroethane | 1,2-dichloropropane | 1,3,5-trimethylbenzene | 1,3-dichlorobenzene | 1,3-dichloropropane | 1,4-dichlorobenzene | Methyl Ethyl Ketone | 4-chlorotoluene |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| EQL | | | | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 |
| NEPM 2013 Soil HIL A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL B | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL D | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Intermediate (March 2010) | | | | | | | | | | | | 14 | | | | | | | | | | | | | | |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | | | | | | | | | 25.2 | | | | | | | | | | | | | | |
| SA EPA Waste Fill (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour
#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.
#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.
#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.
#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.
#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
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#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-C
#13 Sensitive setting HSL A & B saturation concentration.
#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
#15 Refer to HSL and soil saturation concentration limit.
#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).
#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken
#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).
#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.
#23 The LORs have been raised due to matrix interference
#25 ESDAT Combined.

SG1411255
Charter Hall, Franklin Street

# SOIL SUMMARY TABLE
# ALL UNITS IN MG/KG UNLESS SHOWN OTHERWISE

| | | | | VOCs | | | | | | | | | | | | | | | | | | | | | | | | Other | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Field ID | Sample Depth Range | Sample Date | Lab Report Number | 4-Methyl-2-pentanone | Acetone | Allyl chloride | Bromobenzene | Bromochloromethane | Bromodichloromethane | Bromoform | Bromomethane | Carbon disulfide | Carbon tetrachloride | Chlorobenzene | Chlorodibromomethane | Chloroethane | Chloroform | Chloromethane | cis-1,3-dichloropropene | Dibromomethane | Dichlorodifluoromethane | Dichloromethane | Iodomethane | Isopropylbenzene | Styrene | trans-1,3-dichloropropene | Trichlorofluoromethane | Cyanide Total | Fluoride | Moisture Content (dried @ 103°C) | pH (aqueous extract) |
| | | | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | % | pH Units |
| EQL | | | | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 0.05 | 5 | 100 | 0.1 | 0.1 |
| NEPM 2013 Soil HIL A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HIL D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL A & HSL B Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEPM 2013 Soil HSL D Vapour Intrusion Saturation Concentration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SA EPA Intermediate (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1000 | | | |
| SA EPA Low-Level Contaminated Waste (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | 3500 | | | |
| SA EPA Waste Fill (March 2010) | | | | | | | | | | | | | | | | | | | | | | | | | | | | 500 | | | |
| SB01/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.8 | - |
| SB01/4_1.6-1.75 | 1.6-1.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 16 | - |
| SB02/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | - | - | 3.8 | - |
| SB02/2_0.5-0.65 | 0.5-0.65 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <5 | 160 | 7.5 | 8.8 |
| SB02/6_2.3-2.45 | 2.3-2.45 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 23 | - |
| SB03/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 11 | - |
| SB04/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | - | - | 5.6 | - |
| SB04/8_3.05-3.2 | 3.05-3.2 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 20 | - |
| SB05/1_0-0.15 | 0-0.15 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.6 | - |
| SB05/3_0.75-0.9 | 0.75-0.9 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <5 | <100 | 14 | 8.6 |
| SB05/5_2.6-2.75 | 2.6-2.75 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 22 | - |
| SB06/1_0-0.1 | 0-0.1 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.6 | - |
| SB06/4_1.0-1.15 | 1-1.15 | 6/03/2014 | 411308 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <0.05 | <5 | 240 | 21 | 8.4 |
| SB06/7_2.5-2.65 | 2.5-2.65 | 6/03/2014 | 411308 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 23 | - |
| SB07/1_0.05-0.2 | 0.05-0.2 | 6/03/2014 | 411308 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <5 | 120 | 1.1 | 9.2 |

**Comments**

#1 TV maybe be multiplied by a factor to account for biodegradation of vapour
#2 Sensitive setting HSL D Silt 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10. NL - Not Limiting.
#3 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation.
#4 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#5 Sensitive setting HSL D saturation concentration. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#6 Sensitive setting HSL D Sand 0m to <1m criteria adopted. NL - Not Limiting. Exceedence quantifies further interpretation.
#7 Sensitive setting HSL D Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16. NL - Not Limiting.
#8 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F2 subtract naohthalene from >C10-C16.
#9 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation. To obtain F1 subtract the sum of BTEX from C6-C10.
#10 Sensitive setting HSL A & HSL B Sand 0m to <1m criteria adopted. Exceedence quantifies further interpretation.
#11 Sensitive setting HSL A & B saturation concentration. To obtain F2 subtract naohthalene from >C10-C16.
#12 Sensitive setting HSL A & B saturation concentration. To obtain F1 subtract the sum of BTEX from C6-C
#13 Sensitive setting HSL A & B saturation concentration.
#14 Refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
#15 Refer to HSL and soil saturation concentration limit.
#16 Key limitations of HSL should be referred to prior to application in Friebel and Nadebaum (2011b and 2011d).
#18 HIL relates to non-dioxin-like PCBs only. If PCB source is suspected a site-specific assessment should be untertaken
#21 Assumptions of HSL are presented in Friebel and Nadebaum (2011a and 2011b).
#22 ESDAT Combined. Some Analytes are missing from this Combined Compound.
#23 The LORs have been raised due to matrix interference
#25 ESDAT Combined.

Attachment A – Statement of Limitations

38 Dequetteville Terrace, Kent Town, SA, 5067
Tel: 08 8431 7113 | Fax: 08 8431 7115 | www.jbsg.com.au | ABN 62 100 220 479

# Limitations

This advice is provided for use by the client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The advice has been prepared specifically for the client for the purposes of the commission. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this advice by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G.

Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, that were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the advice provided herein, through natural processes or through the intentional or accidental addition of contaminants. The advice is based on the information obtained or available at the time the advice is provided.

This advice is not a complete assessment of the status of the site, and it is limited to the scope of works commissioned. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the advice in the context of the additional information

Attachment B – SA EPA Site Contamination Index

38 Dequetteville Terrace, Kent Town, SA, 5067
Tel: 08 8431 7113 | Fax: 08 8431 7115 | www.jbsg.com.au | ABN 62 100 220 479

This index lists the following notifications and reports received by the EPA since 1 July 2009 under the *Environment Protection Act 1993* - S83A notification, Audit notification, Audit termination, and Audit report.

This index is provided to help you find out about notifications and reports that relate to your suburb or town. Specific information on each of these sites can be obtained from the EPA.

You can make an appointment to view information or request a copy of information held on the register by contacting 8204 2004 or 1800 623 445 (freecall for country users). Please quote the EPA notification number and suburb of the record you are interested. Requests for copies of documents listed on the website index will be met at no charge.

**More information:**
Bore water users
How site contamination is managed
FAQs

This index was last updated 27 March 2014

| Search | |
|---|---|
| **Suburb/Town:** | ADELAIDE « required |
| **Type** | All Type definitions |
| | Search |

| Notification no | Type | Address | Potentially contaminating activity |
|---|---|---|---|
| 60184 | Audit Notification | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60088 | Audit Notification | North Terrace ADELAIDE SA 5000 | Not recorded |
| 60074 | Audit Notification | Lot 101 Montefiore Road ADELAIDE SA 5000 | Not recorded |
| 60079 | Audit Notification | 231-241 Waymouth and 17 Crowther Street ADELAIDE SA 5000 | Not recorded |
| 60093 | Audit Notification | South Parklands (near cnr of Greenhill & Fullarton Roads) ADELAIDE SA 5000 | Not recorded |
| 60098 | Audit Notification | 142-184 Franklin Street ADELAIDE SA 5000 | Not recorded |
| 60099 | | | Not recorded |

| Notification no | Type | Address | Potentially contaminating activity |
|---|---|---|---|
| | Audit Notification | Fullarton Road ADELAIDE SA 5000 | |
| 60101 | Audit Notification | 102 Waymouth Street ADELAIDE SA 5000 | Not recorded |
| 60117 | Audit Notification | Franklin Street ADELAIDE SA 5000 | Not recorded |
| 60125 | Audit Notification | Lot 20 North Terrace ADELAIDE SA 5000 | Not recorded |
| 60377 | Audit Notification | North Terrace ADELAIDE SA 5000 | Fill or soil importation; Incineration; Listed Substances (storage); Motor vehicle repair or maintenance; Railway operations; Waste depots; Wastewater storage, treatment or disposal |
| 60380 | Audit Notification | North Terrace ADELAIDE SA 5000 | Not recorded |
| 60194 | Audit Notification | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60227 | Audit Notification | Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of Fullarton & Wakefield Road ADELAIDE SA 5000 | Not recorded |
| 60256 | Audit Notification | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60261 | Audit Notification | Former Adelaide Rail Yards Festival Drive ADELAIDE SA 5000 | Not recorded |
| 60314 | Audit Notification | 445-449A Pulteney Street ADELAIDE SA 5000 | Not recorded |
| 60514 | Audit Notification | Section 6016 Fullarton Road ADELAIDE SA 5000 | Fill or soil importation |
| 60625 | Audit Notification | Cnr Port & James Congdon Roads ADELAIDE SA 5000 | Not recorded |
| 60627 | Audit Notification | Lot 10 North Tce and Lot 60 Port Road ADELAIDE SA 5000 | Not recorded |
| 60628 | Audit Notification | Lot 30 North Terrace ADELAIDE SA 5000 | Not recorded |
| 60704 | Audit Notification | Sturt Street (Former Sturt St Carpark) ADELAIDE SA 5000 | Not recorded |
| 60728 | Audit Notification | Lot 20 North Terrace ADELAIDE SA 5000 | Not recorded |
| 60768 | Audit Notification | 43-69 Sturt Street ADELAIDE SA 5000 | Electrical or electronics component manufacture; Spray painting |

| Notification no | Type | Address | Potentially contaminating activity |
|---|---|---|---|
| 60778 | Audit Notification | 22-26 Selby Street ADELAIDE SA 5000 | Fill or soil importation; Motor vehicle repair or maintenance; Spray painting |
| 60934 | Audit Notification | 142-184 Franklin Street ADELAIDE SA 5000 | Fill or soil importation; Liquid organic chemical substances-storage |
| 61111 | Audit Notification | 172-176 Gilbert Street ADELAIDE SA 5000 | Service stations |
| 61216 | Audit Notification | Lot 30 North Terrace ADELAIDE SA 5000 | Listed Substances (storage); Railway operations |
| 60314 - 001 | Audit Report | 445-449A Pulteney Street ADELAIDE SA 5000 | Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance |
| 60778 - 001 | Audit Report | 22-26 Selby Street ADELAIDE SA 5000 | Fill or soil importation; Motor vehicle repair or maintenance; Spray painting |
| 60704 - 001 | Audit Report | Sturt Street (Former Sturt St Carpark) ADELAIDE SA 5000 | Fill or soil importation; Motor vehicle repair or maintenance; Works depots |
| 60088 | Audit Termination | North Terrace ADELAIDE SA 5000 | Not recorded |
| 60184 | Audit Termination | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60194 | Audit Termination | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60099 | Audit Termination | Fullarton Road ADELAIDE SA 5000 | Not recorded |
| 60125 | Audit Termination | Lot 20 North Terrace ADELAIDE SA 5000 | Not recorded |
| 60377 | Audit Termination | North Terrace ADELAIDE SA 5000 | Not recorded |
| 60380 | Audit Termination | North Terrace ADELAIDE SA 5000 | Not recorded |
| 60256 | Audit Termination | Sturt Street Carpark Sturt Street ADELAIDE SA 5000 | Not recorded |
| 60117 | Audit Termination | Franklin Street ADELAIDE SA 5000 | Not recorded |
| 60098 | Audit Termination | 142-184 Franklin Street ADELAIDE SA 5000 | Not recorded |
| 60093 | Audit Termination | South Parklands (near cnr of Greenhill & Fullarton Roads) ADELAIDE SA 5000 | Not recorded |
| 60227 | Audit Termination | Victoria Park Grandstand Precinct & Northern Playing Field South West Corner of | Not recorded |

| Notification no | Type | Address | Potentially contaminating activity |
|---|---|---|---|
| | | Fullarton & Wakefield Road ADELAIDE SA 5000 | |
| 60514 | Audit Termination | Section 6016 Fullarton Road ADELAIDE SA 5000 | Not recorded |
| 60628 | Audit Termination | Lot 30 North Terrace ADELAIDE SA 5000 | Not recorded |
| 60104 | S83A Notification | Lots 20 & 30 North Terrace ADELAIDE SA 5000 | Listed Substances (storage); Railway operations |
| 60121 | S83A Notification | 172-176 Gilbert Street ADELAIDE SA 5000 | Service stations |
| 60123 | S83A Notification | East Parklands Cnr Gilles Street & East Terrace ADELAIDE SA 5000 | Not recorded |
| 60418 | S83A Notification | Franklin Street ADELAIDE SA 5000 | Listed Substances (storage) |
| 60413 | S83A Notification | 151-153 Gilles Street ADELAIDE SA 5000 | Motor vehicle repair or maintenance |
| 60482 | S83A Notification | Festival Drive ADELAIDE SA 5000 | Listed Substances (storage); Railway operations |
| 60522 | S83A Notification | 172-190 Gawler Place ADELAIDE SA 5000 | Transport depots or loading sites |
| 60784 | S83A Notification | 43-69 Sturt Street ADELAIDE SA 5000 | Electrical or electronics component manufacture; Spray painting |
| 60841 | S83A Notification | Lot 101 Montefiore Road ADELAIDE SA 5000 | Railway operations |
| 60923 | S83A Notification | 35-37 Wright Street ADELAIDE SA 5000 | Not recorded |
| 60987 | S83A Notification | 172-190 Gawler Place ADELAIDE SA 5000 | Transport depots or loading sites |
| 61099 | S83A Notification | Halifax Street and adjacent allotments ADELAIDE SA 5000 | Works depots |
| 61113 | S83A Notification | Hundred Plan 106100 Section 1639 ADELAIDE SA 5000 | Fill or soil importation |
| 60650 | S83A Notification | Jeffcott Road NORTH ADELAIDE SA 5006 | Not recorded |
| 60949 | S83A Notification | 131-139 O'Connell Street NORTH ADELAIDE SA 5006 | Not recorded |
| 60249 | Audit Notification | Corner Todd & St Vincent Streets PORT ADELAIDE SA 5015 | Listed Substances (storage); Metal processing, smelting, refining or metallurgical works |

| Notification no | Type | Address | Potentially contaminating activity |
|---|---|---|---|
| 60267 | Audit Notification | Lot 10 Grand Trunkway PORT ADELAIDE SA 5015 | Fill or soil importation |
| 60822 | Audit Notification | Lot 11 Grand Trunkway PORT ADELAIDE SA 5015 | Fill or soil importation; Railway operations |
| 60267 - 001 | Audit Report | Lot 10 Grand Trunkway PORT ADELAIDE SA 5015 | Fill or soil importation |
| 60267 - 002 | Audit Report | Lot 10 Grand Trunkway PORT ADELAIDE SA 5015 | Asbestos disposal; Dredge spoil disposal or storage; Fill or soil importation |
| 60249 | Audit Termination | Corner Todd & St Vincent Streets PORT ADELAIDE SA 5015 | Not recorded |
| 60198 | S83A Notification | Lot 12 Endeavour Drive PORT ADELAIDE SA 5015 | Service stations |
| 60412 | S83A Notification | Lot 213 Todd and 293 St Vincent Streets PORT ADELAIDE SA 5015 | Ship breaking |
| 60852 | S83A Notification | Lots 10 & 11 Grand Trunkway PORT ADELAIDE SA 5015 | Not recorded |
| 60853 | S83A Notification | Lots 3, 10 & 11 Grand Trunkway PORT ADELAIDE SA 5015 | Not recorded |
| 61049 | S83A Notification | LOT 11 St Vincent Street PORT ADELAIDE SA 5015 | Fill or soil importation; Metal processing, smelting, refining or metallurgical works; Railway operations |
| 61098 | S83A Notification | 6-10 McLaren Parade PORT ADELAIDE SA 5015 | Fill or soil importation |
| 61196 | S83A Notification | Lot 3 Ocean Steamers Road PORT ADELAIDE SA 5015 | Scrap metal recovery |

Did you find the information useful? Yes No

Environment
Protection Authority

Follow @SA_EPA

**PRIVATE & CONFIDENTIAL**

Attachment C – Certificate of Titles

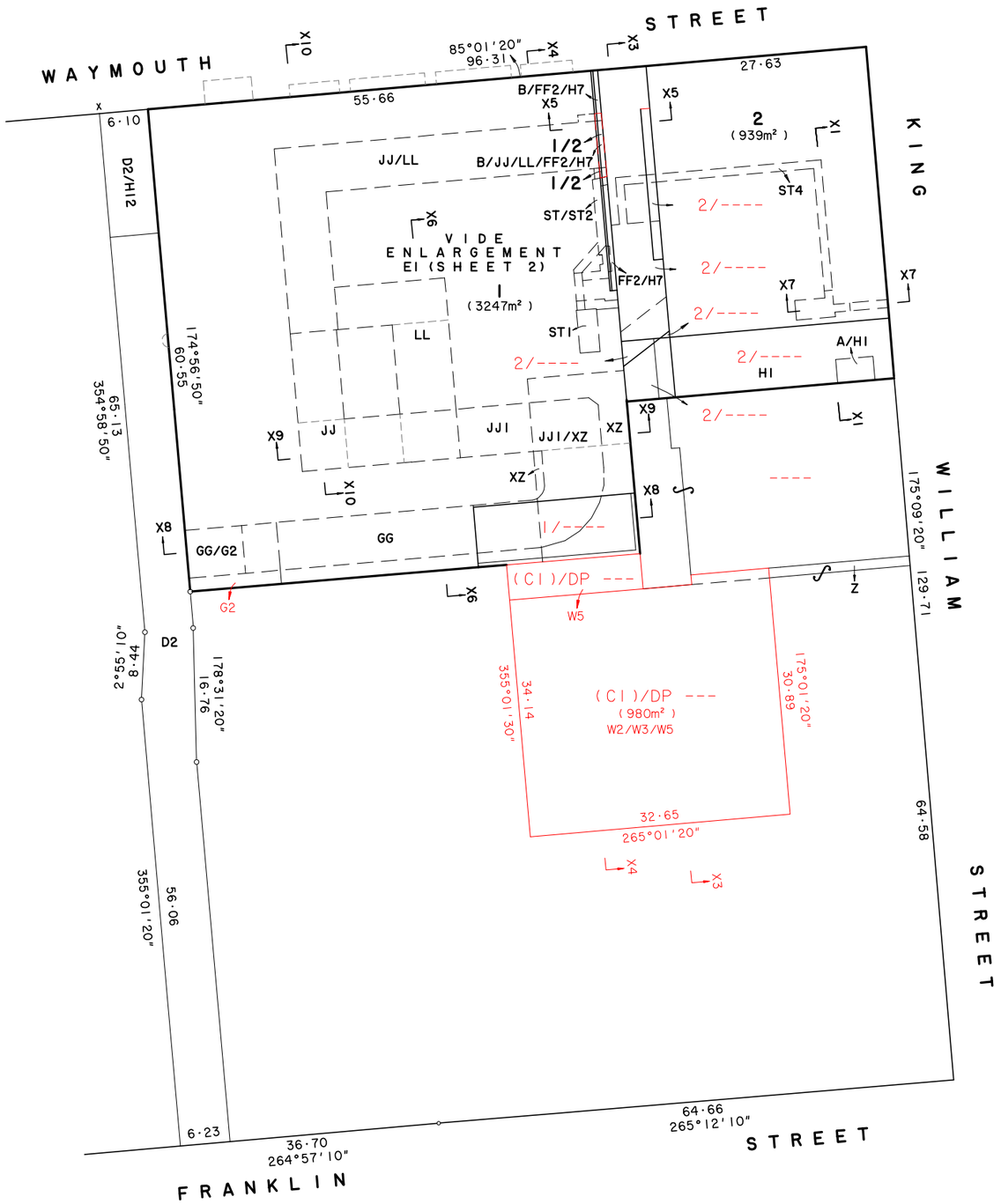
38 Dequetteville Terrace, Kent Town, SA, 5067
Tel: 08 8431 7113 | Fax: 08 8431 7115 | www.jbsg.com.au | ABN 62 100 220 479

# SITE AND LOCATION PLAN

SUBSTITUTE SHEET

AREA SCHEDULE

| TOTAL LOT | TOTAL AREA |
|---|---|
| 1 | 3423m² |
| 2 | 1423m² |




ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099

| | |
|---|---|
| **REFERENCE A062804** | |
| DWG No A062804LTO9 | |
| PAP 4/1/2012 REV Q | |

COMMUNITY PLAN NUMBER
# CP 23886

PLAN TYPE PRIMARY

THIS IS SHEET 1 OF 6 SHEETS

DEPOSITED / /20

PRO REGISTRAR-GENERAL

| CLOSURE CHECKED | PLAN EXAMINED | PLAN APPROVED | P.M.S. APPROVED |
|---|---|---|---|
| | | | |

TITLE REFERENCE

LAND DESCRIPTION

**ALLOTMENTS 600 AND 602 IN DP 73294**
ALLOTMENT 809 IN D

IRRIGATION AREA – DIVISION –
HUNDRED ADELAIDE
AREA ADELAIDE
COUNCIL CITY OF ADELAIDE

MAP REF. 6628-41-m

O.B. DP 73294 TOTAL AREA 4886m²

DEV. No. 020/C032/06 020/C008/12

SCALE METRES
0 4 8 16 24 32 40

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

VIDE SHEET 4 FOR EASEMENT DETAILS

VIDE SHEET 4 FOR HEIGHT LIMITATION DETAILS

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY

CERTIFICATE OF LICENSED SURVEYOR
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN

I, MARK ANTONY PETER WILLIAMS ,
a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,

Dated the . . . . . day of . . . . . , 20 . . .

Licensed Surveyor . . . . . .

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR 1·00018 ZONE 54 MGA 94
BEARING DATUM MGA 94 DISTANCE –
DERIVED FROM TERTIARY NETWORK

LEGEND

| | | |
|---|---|---|
| NETWORK PSM | | FD |
| NETWORK STATION | | FD |
| PERMANENT SURVEY MARK | PLACED | |
| | FOUND | FD |
| | GONE | GONE |
| REFERENCE MARKS | PLACED | MP OR RM |
| | FOUND | SPK FD |
| | GONE | BT GONE |
| DRILL HOLE & WING | | |
| DIRECTION CHANGE | | |
| PART DISTANCES | | (20·32) |
| CALCULATED DATA | | 20·85 CALC. |
| COPIED DATA | | 100·85 |

CERTIFICATE OF LICENSED SURVEYOR

I, MARK ANTONY PETER WILLIAMS ,
a licensed Surveyor under the Survey Act 1992, certify that-

(a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and
(b) this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.

Dated the . 27TH . . . day of . OCTOBER . . . . . , 2006.

Licensed Surveyor . . . . . .

# SITE AND LOCATION PLAN (ENLARGEMENT)

SUBSTITUTE SHEET

PLAN NUMBER
CP 23886

DEPOSITED / /20
ACCEPTED FOR FILING PRO REGISTRAR GENERAL

THIS IS SHEET 2 OF MY PLAN IN 6 SHEETS
DATED / /20

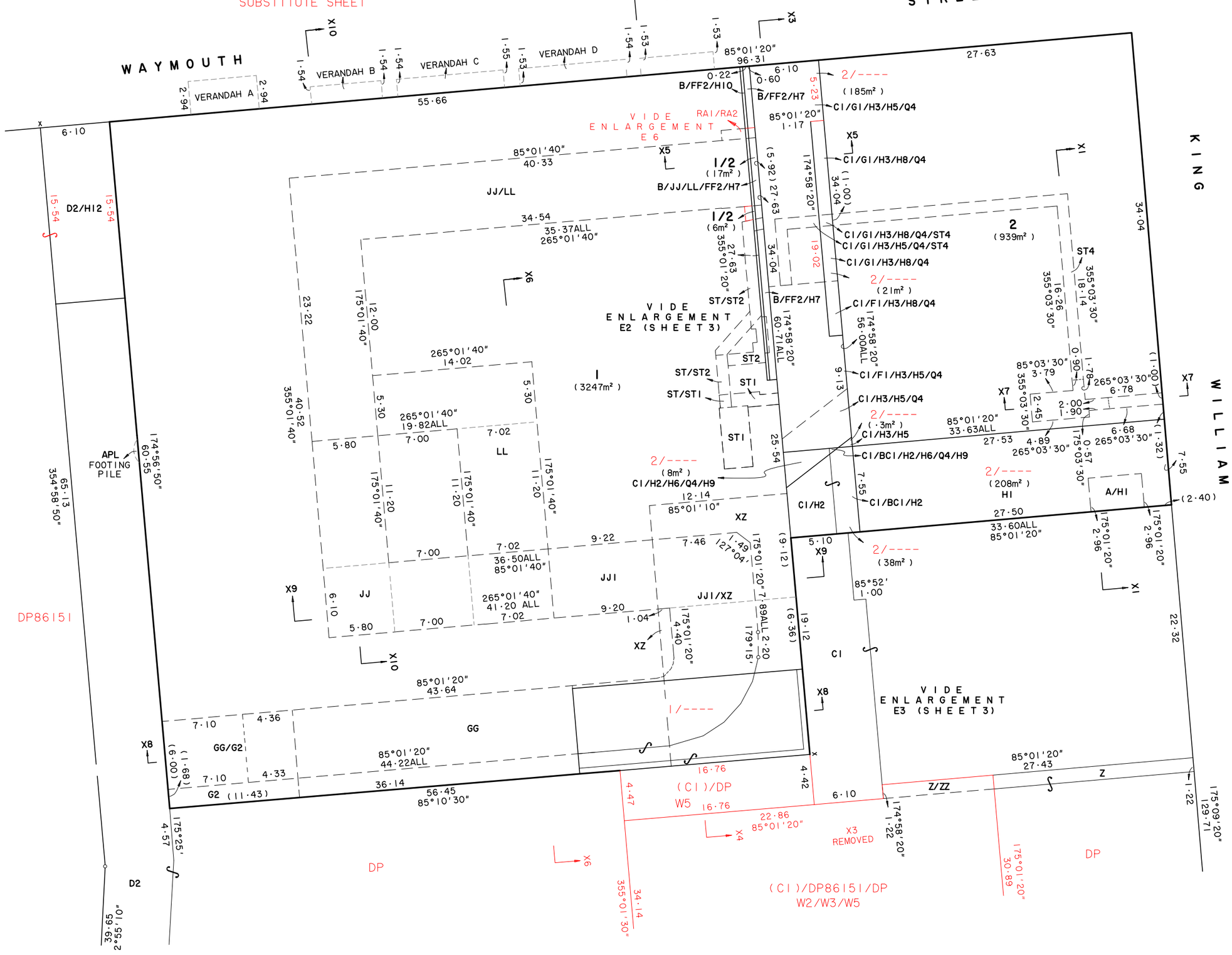
Licensed Surveyor

SCALE METRES
0 2 4 8 12 16 20

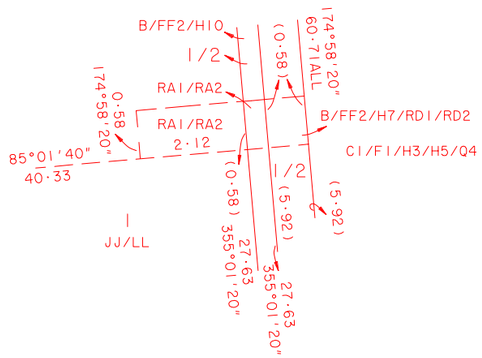
STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

ENCROACHMENT OF VERANDAHS OCCURS OVER WAYMOUTH STREET

ENCROACHMENT OF FOOTING PILE OCCURS OVER ADJOINING PRIVATE LAND MARKED APL




## ENLARGEMENT E1
SCALE AS SHOWN




## ENLARGEMENT E6
NOT TO SCALE

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099

| | |
|---|---|
| REFERENCE A062804 | |
| DWG No A062804LTO9 | |
| PAP 4/1/2012 REV Q | |

SUBSTITUTE SHEET

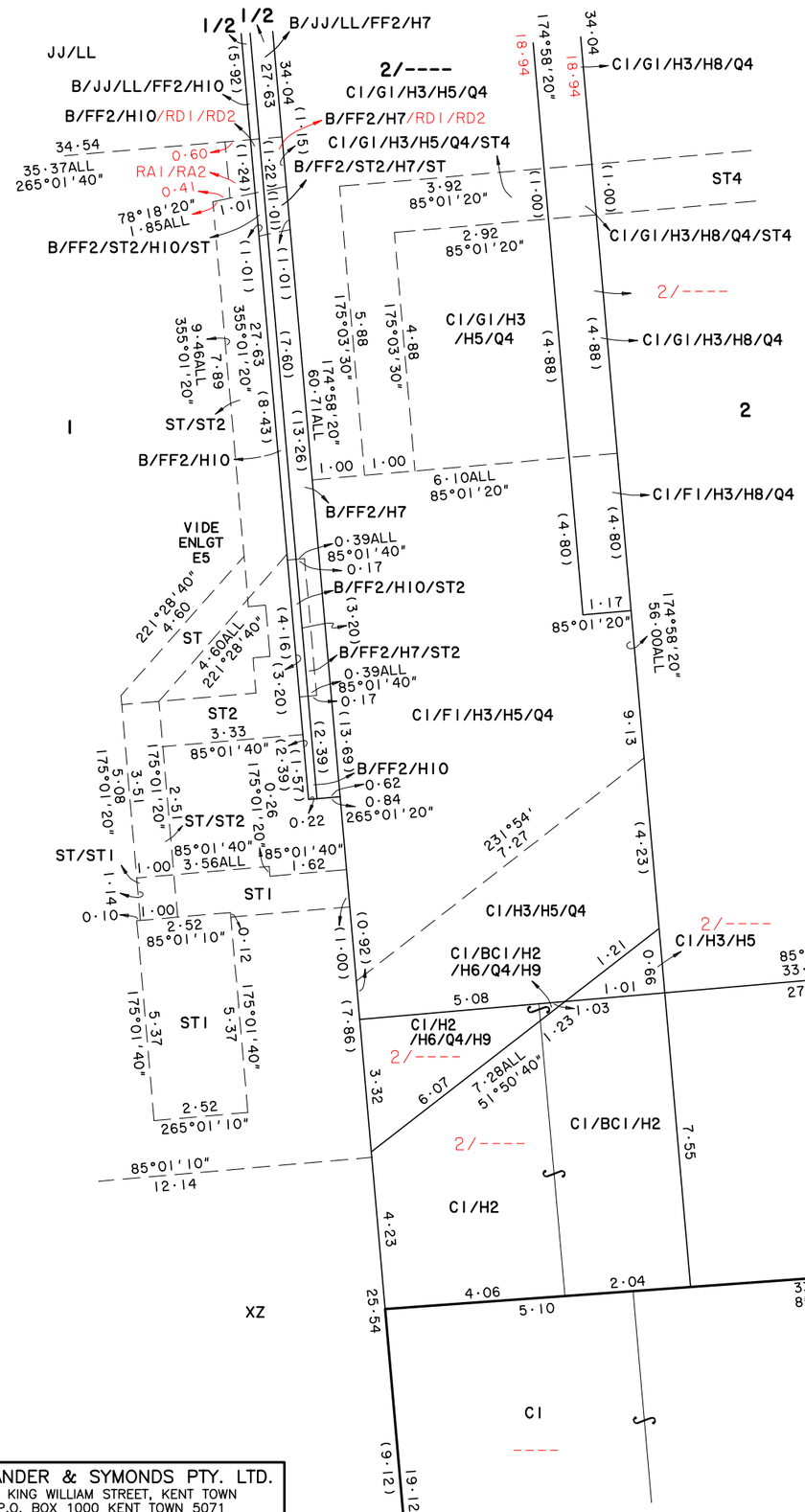
CERTIFICATE OF LICENSED SURVEYOR
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN

I, . . . MARK ANTONY PETER WILLIAMS . . . .
a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,

Dated the . . . . . day of . . . . . , 20 . . .

Licensed Surveyor . . . . . .

## ENLARGEMENT E2
NOT TO SCALE




## SUBSTITUTE SHEET

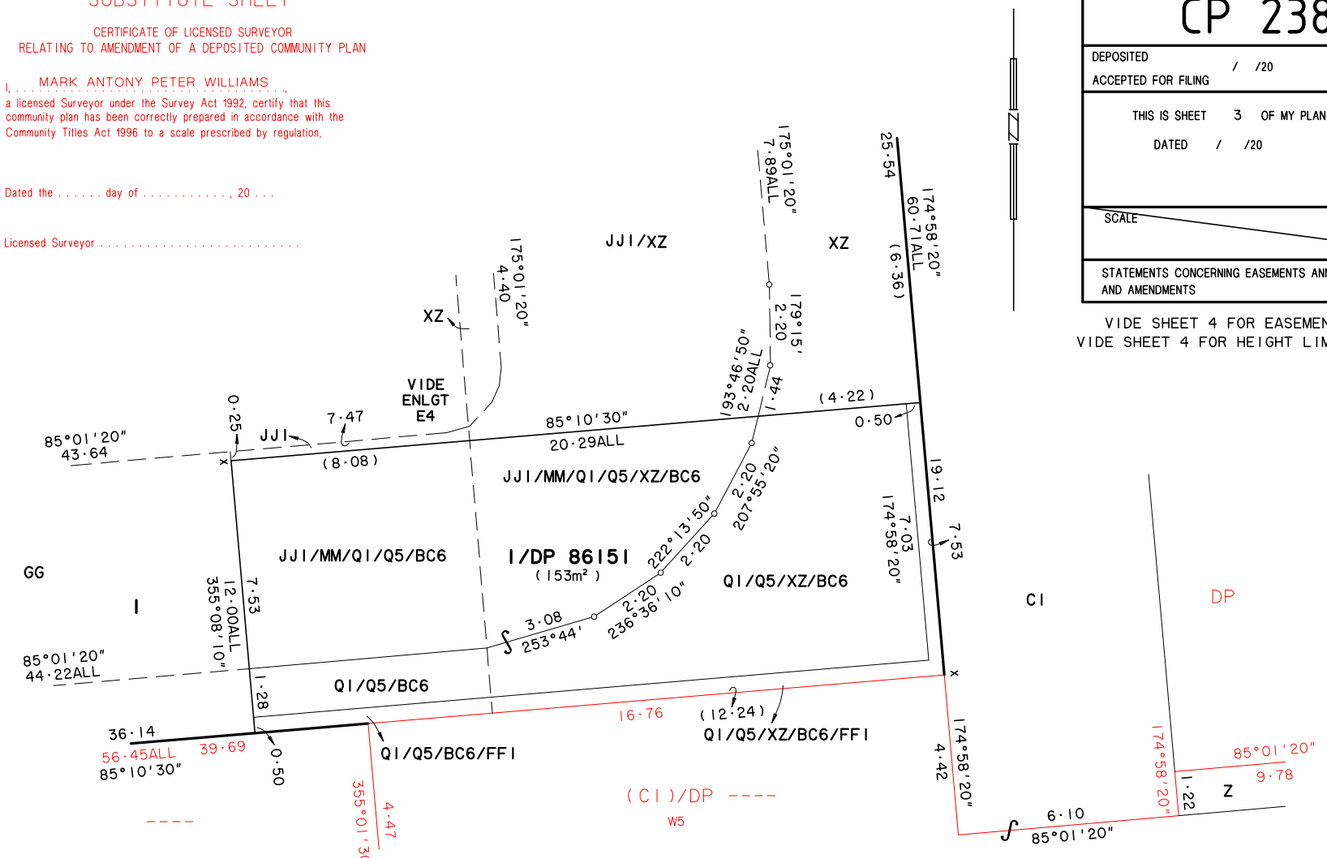
CERTIFICATE OF LICENSED SURVEYOR
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN

I, MARK ANTONY PETER WILLIAMS ,

a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,

Dated the ..... day of ....., 20 ...

Licensed Surveyor .....




PLAN NUMBER
# CP 23886

DEPOSITED / /20
ACCEPTED FOR FILING PRO REGISTRAR GENERAL

THIS IS SHEET 3 OF MY PLAN IN 6 SHEETS
DATED / /20

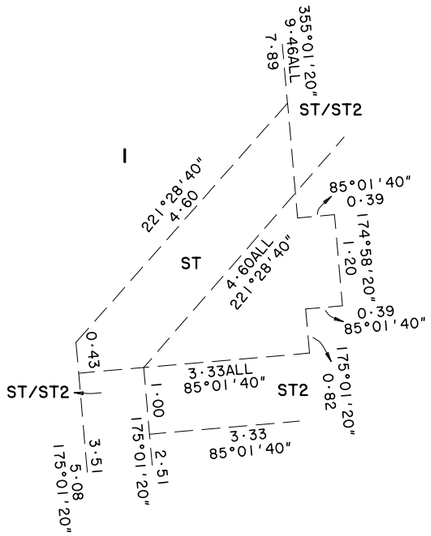
Licensed Surveyor

SCALE METRES

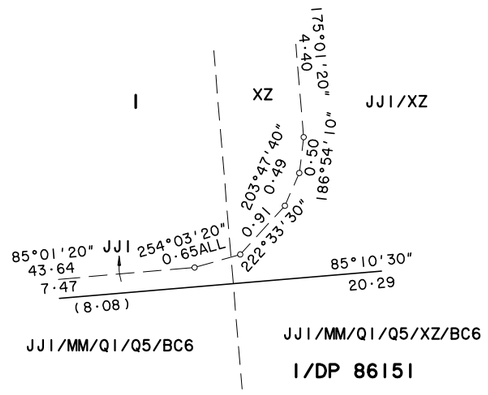
STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

VIDE SHEET 4 FOR EASEMENT DETAILS
VIDE SHEET 4 FOR HEIGHT LIMITATION DETAILS

## ENLARGEMENT E3
NOT TO SCALE




## ENLARGEMENT E5
NOT TO SCALE




## ENLARGEMENT E4
NOT TO SCALE


ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099


| | |
|---|---|
| REFERENCE A062804 | |
| DWG No A062804LTO9 | |
| PAP 4/1/2012 REV Q | |

**HEIGHT LIMITATIONS APPLY:**
**VIDE CROSS SECTIONS**

**LOT 1**

1 PORTION OF LOT 1 MARKED Q1 IS LIMITED IN HEIGHT TO A UPPER LEVEL OF 40·00 METRES AHD
NOTE 2 REMOVED

3 PORTION OF LOT 1 MARKED Q5 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 44·90 METRES AHD (VIDE CROSS SECTIONS)

4 PORTION OF LOT 1 MARKED H7 IS LIMITED IN HEIGHT TO A UPPER LEVEL OF 44·90 METRES AHD

4A PORTION OF LOT 1 MARKED H10 IS LIMITED IN HEIGHT TO A UPPER LEVEL OF 51·70 METRES AHD

**LOT 2**

5 PORTION OF LOT 2 MARKED H1 IS LIMITED IN HEIGHT TO AN LOWER LEVEL OF 68·47 METRES AHD (VIDE CROSS SECTIONS)

6 PORTION OF LOT 2 MARKED H2 IS LIMITED IN HEIGHT TO AN LOWER LEVEL OF 51·05 METRES AHD (VIDE CROSS SECTIONS)

7 PORTION OF LOT 2 MARKED H3 IS LIMITED IN HEIGHT TO A UPPER LEVEL OF 44·90 METRES AHD (VIDE CROSS SECTIONS)

8 PORTION OF LOT 2 MARKED H5 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 49·50 METRES AHD (VIDE CROSS SECTIONS)

9 PORTION OF LOT 2 MARKED H6 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 41·90 METRES AHD AND A UPPER LEVEL OF 44·90 METRES AHD (VIDE CROSS SECTIONS)

10 PORTION OF LOT 2 MARKED H7 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 44·90 METRES AHD

11 PORTION OF LOT 2 MARKED H8 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 48·15 METRES AHD

12 PORTION OF LOT 2 MARKED H10 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 51·70 METRES AHD

COMMON PROPERTY

12A COMMON PROPERTY MARKED W5 IS LIMITED IN HEIGHT TO AN LOWER LEVEL OF 108·00 METRES AHD (VIDE CROSS SECTIONS)

**HEIGHT LIMITATIONS APPLY:**
**VIDE CROSS SECTIONS**

**EASEMENTS**

13 EASEMENT MARKED FF2 EXISTS BELOW A LEVEL OF 44·90 METRES AHD

14 EASEMENTS MARKED C1 EXISTS ONLY ABOVE A LEVEL OF 44·90AHD AND BELOW A LEVEL OF 48·15AHD, 49·50AHD (VIDE CROSS SECTIONS)

15 EASEMENT MARKED D2 EXISTS ONLY ABOVE A LEVEL OF 44·90AHD AND BELOW A LEVEL OF 49·50AHD (VIDE CROSS SECTIONS) EXCEPT OVER THE PORTION MARKED H12 THEY EXIST ONLY FROM 4·27 METRES ABOVE FOOTPATH LEVEL AND BELOW A LEVEL OF 49·50AHD
NOTE 16 REMOVED

17 EASEMENT MARKED F1 EXISTS ONLY ABOVE A LEVEL OF 38·48, AND BELOW A LEVEL OF 44·90AHD(VIDE CROSS SECTIONS)

18 EASEMENT MARKED G1 EXISTS ONLY ABOVE A LEVEL OF 41·90AHD AND BELOW A LEVEL OF 44·90AHD (VIDE CROSS SECTIONS)

19 EASEMENT MARKED G2 EXISTS ONLY ABOVE A LEVEL OF 40·00AHD AND BELOW A LEVEL OF 44·90AHD, 44·17AHD (VIDE CROSS SECTIONS)

20 EASEMENT MARKED GG EXISTS ONLY ABOVE A LEVEL OF 40·00AHD,44·90 AND BELOW A LEVEL OF 44·90AHD,49·50AHD (VIDE CROSS SECTIONS)

21 EASEMENT MARKED JJ EXISTS ONLY ABOVE A LEVEL OF 40·00AHD,40·35AHD,41·90AHD AND BELOW A LEVEL OF 42·80AHD,44·90AHD (VIDE CROSS SECTIONS)

22 EASEMENT MARKED JJ1 EXISTS ONLY ABOVE A LEVEL OF 40·00AHD AND BELOW A LEVEL OF 44·90AHD (VIDE CROSS SECTIONS)

23 EASEMENT MARKED LL EXISTS ONLY ABOVE A LEVEL OF 39·10AHD,40·00AHD AND BELOW A LEVEL OF 44·90AHD,41·90AHD (VIDE CROSS SECTIONS)

24 EASEMENT MARKED BC1 IS LIMITED IN HEIGHT TO A LOWER LEVEL OF 44·90 METRES AHD AND A UPPER LEVEL OF 51·05 METRES AHD

25 EASEMENT MARKED ST EXISTS ONLY ABOVE A LEVEL OF 39·10AHD AND BELOW A LEVEL OF 41·25AHD

26 EASEMENT MARKED ST1 EXISTS ONLY ABOVE A LEVEL OF 39·10AHD AND BELOW A LEVEL OF 47·65AHD

27 EASEMENT MARKED ST2 EXISTS ONLY ABOVE A LEVEL OF 41·90AHD AND BELOW A LEVEL OF 44·00AHD

28 EASEMENT MARKED ST4 EXISTS ABOVE A LEVEL OF 38·80 AHD AND BELOW A LEVEL OF 47·65AHD (VIDE CROSS SECTIONS)

29 EASEMENT MARKED BC6 IS LIMITED IN HEIGHT TO AN UPPER LEVEL OF 44·90 METRES AHD AND A LOWER LEVEL OF 40·00 METRES AHD

30 EASEMENT MARKED Q4 EXISTS ONLY BELOW A LEVEL OF 44·90 METRES AHD

31 EASEMENT MARKED H9 IS LIMITED IN HEIGHT TO AN UPPER LEVEL OF 41·90 METRES AHD (VIDE CROSS SECTIONS)

32 EASEMENT MARKED A EXISTS ONLY ABOVE A LEVEL OF 68·47 METRES AHD AND BELOW A LEVEL OF 70·47 METRES AHD

33 EASEMENT MARKED B EXISTS ONLY ABOVE A LEVEL OF 44·90 METRES AHD,51·70 METRES AHD (VIDE CROSS SECTIONS)

**EXISTING EASEMENTS**

1 PORTION OF LOT 1 MARKED XZ IS TOGETHER WITH AN EASEMENT OVER THE LAND MARKED Z (GRO NO 99 BOOK 411)

2 PORTION OF LOT 1 MARKED XZ IS TOGETHER WITH AN EASEMENT FOR LIGHT OVER THE LAND MARKED Z (GRO NO 99 BOOK 411)

3 PORTION OF LOT 1 MARKED XZ IS TOGETHER WITH A RIGHT OF WAY ON FOOT ONLY OVER THE LAND MARKED Z (GRO NO 99 BOOK 411)

4 PORTION OF LOT 1 MARKED FF2 IS SUBJECT TO RIGHTS OF SUPPORT APPURTENANT TO LOT 2 (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

5 LOTS 1 AND 2 ARE TOGETHER WITH A RIGHT OF WAY ON FOOT ONLY OVER THE LAND MARKED C1 (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

6 LOTS 1 AND 2 ARE TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED D2 (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

7 LOTS 1 AND 2 ARE TOGETHER WITH AN EASEMENT WITH LIMITATIONS OVER THE LAND MARKED BC1 (RTC 10637007)

8 PORTION OF LOT 1 MARKED ST IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY APPURTENANT TO LOT 2 (RTC 10637007)

9 PORTION OF LOT 1 MARKED ST1 IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY APPURTENANT TO LOT 2 (RTC 10637007)

10 PORTION OF LOT 1 MARKED ST2 IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY APPURTENANT TO LOT 2 (RTC 10637007)

11 PORTION OF LOT 1 MARKED G2 IS SUBJECT TO A EASEMENT TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTC 10637007)
NOTES 12· 13 AND 14 REMOVED

15 PORTION OF LOT 2 MARKED ST4 IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)(RTC 10637007)

16 PORTION OF LOT 2 MARKED F1 IS SUBJECT TO AN EASEMENT TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTC 10637007) LIMITED IN HEIGHT VIDE CROSS-SECTIONS

17 PORTION OF LOT 2 MARKED G1 IS SUBJECT TO A SERVICE EASEMENT TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) FOR ELECTRICITY SUPPLY PURPOSES LIMITED IN HEIGHT VIDE CROSS-SECTIONS (SED 73294G1)

18 PORTION OF LOT 1 MARKED GG IS SUBJECT TO A RIGHT OF WAY WITH LIMITATIONS APPURTENANT TO LOT 2 AND OTHER LAND (RTC 10637007)

19 PORTION OF LOT 1 MARKED JJ IS SUBJECT TO A RIGHT OF WAY WITH LIMITATIONS APPURTENANT TO LOT 2 (RTC 10627007)

20 LOT 2 IS TOGETHER WITH A RIGHT OF WAY WITH LIMITATIONS OVER THE LAND MARKED JJ1 (RTC 10637007)

21 PORTION OF LOT 1 WITH LIMITATIONS MARKED LL IS SUBJECT TO A RIGHT OF WAY WITH LIMITATIONS APPURTENANT TO LOT 2 (RTC 10637007)

22 PORTION OF LOT 1 MARKED Q1 IS SUBJECT TO AN EASEMENT (RTC 10637007)

**EXISTING EASEMENTS**

22A PORTION OF LOT 1 MARKED Q1 IS SUBJECT TO RIGHTS OF SUPPORT (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

23 LOT 1 ARE TOGETHER WITH AN EASEMENT OVER THE LAND MARKED Q1 (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

23A LOT 1 ARE TOGETHER WITH RIGHTS OF SUPPORT OVER THE LAND MARKED Q1 (RTC 10637007)

NOTES 24· 24A· 25 AND 25A REMOVED

26 PORTION OF LOT 2 MARKED Q4 IS SUBJECT TO AN EASEMENT (RTC 10637007)

26A PORTION OF LOT 2 MARKED Q4 IS SUBJECT TO RIGHTS OF SUPPORT (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

27 LOT 1 IS TOGETHER WITH AN EASEMENT WITH LIMITATIONS OVER THE LAND MARKED BC6 (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

28 LOT 1 IS TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED MM (RTC 10637007)

29 LOT 2 IS TOGETHER WITH A RIGHT OF SUPPORT OVER THE LAND MARKED H9 (RTC 10637007)

30 PORTION OF LOT 2 MARKED A IS SUBJECT TO AN EASEMENT FOR EAVES AND GUTTERS (RTC 10637007)

31 PORTION OF LOT 2 MARKED B IS SUBJECT TO AN EASEMENT FOR EAVES AND GUTTERS APPURTENANT TO LOT 1 AND COMMON PROPERTY (RTC 10637007)

COMMON PROPERTY REMOVED FROM NOTE

32 LOT 1 IS TOGETHER WITH AN EASEMENT OVER THE LAND MARKED FF1 (RTC 10637007)

33 PORTION OF LOT 1 MARKED ST1 IS SUBJECT TO A RIGHT OF WAY ON FOOT ONLY TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)(RTC 10637007)

34 PORTION OF COMMON PROPERTY MARKED Z IS SUBJECT TO AN EASEMENT WITH LIMITATIONS (GRO NO 99 BOOK 411)

35 PORTION OF COMMON PROPERTY MARKED ZZ IS SUBJECT TO AN EASEMENT (GRO NO 99 BOOK 411)

36 PORTIONS OF LOT 1 MARKED RA1·RA2·RD1·RD2 ARE SUBJECT TO AN EASEMENT WITH LIMITATIONS (TG 11817874)

37 PORTIONS OF LOT 1 MARKED RA1·RA2 ARE SUBJECT TO RIGHTS OF WAY WITH LIMITATIONS (TG 11817873)

PLAN NUMBER
# CP 23886

DEPOSITED / /20

ACCEPTED FOR FILING PRO REGISTRAR GENERAL

THIS IS SHEET 4 OF MY PLAN IN 6 SHEETS

DATED / /20

Licensed Surveyor

SCALE METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

SUBSTITUTE SHEET

CERTIFICATE OF LICENSED SURVEYOR
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN

I, MARK ANTONY PETER WILLIAMS
a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,

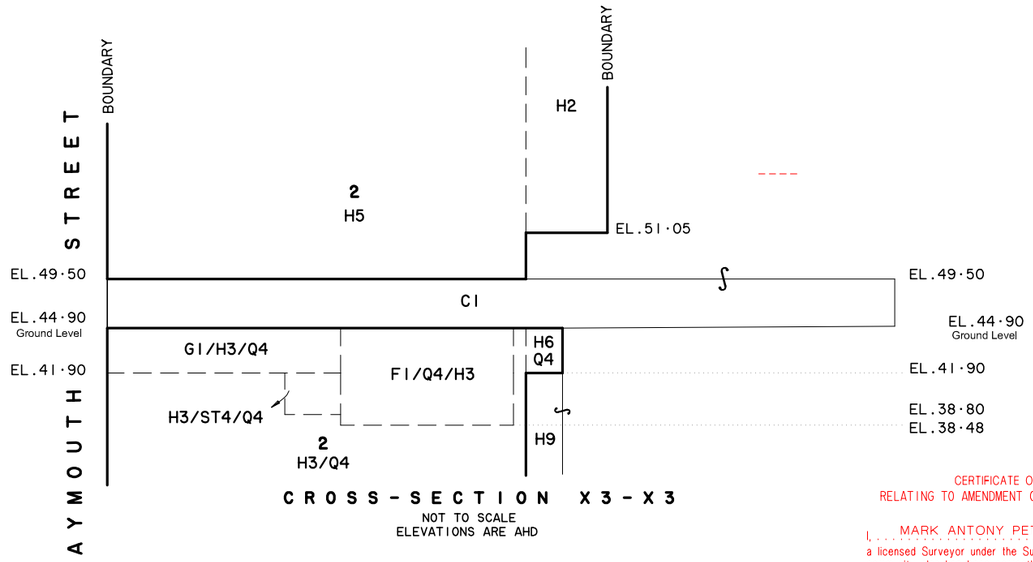
Dated the . . . . . day of . . . . . , 20 . . .

Licensed Surveyor . . . . . .

ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099

| | |
|---|---|
| REFERENCE A062804 | |
| DWG No A062804LTO9 | |
| PAP 4/1/2012 REV Q | |

SUBSTITUTE SHEET



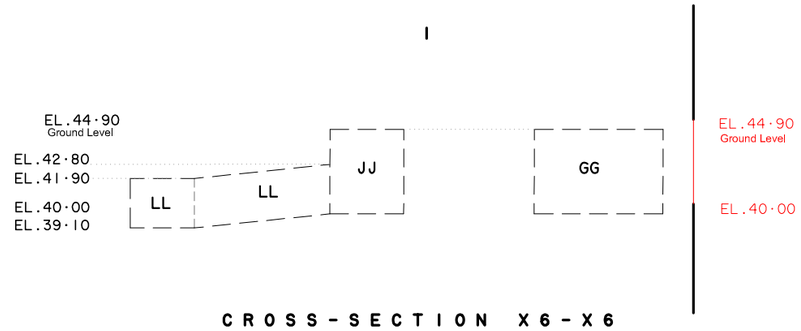

CROSS-SECTION X3-X3
NOT TO SCALE
ELEVATIONS ARE AHD

CERTIFICATE OF LICENSED SURVEYOR
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN

I, MARK ANTONY PETER WILLIAMS,
a licensed Surveyor under the Survey Act 1992, certify that this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation,

Dated the . . . . . day of . . . . . , 20 . . .

Licensed Surveyor . . . . . .




CROSS-SECTION X6-X6
NOT TO SCALE
ELEVATIONS ARE AHD

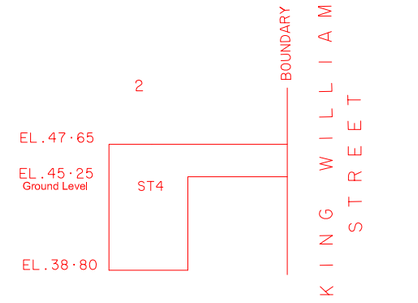
PLAN NUMBER
CP 23886

DEPOSITED / /20
ACCEPTED FOR FILING PRO REGISTRAR GENERAL

THIS IS SHEET 5 OF MY PLAN IN 6 SHEETS
DATED / /20
Licensed Surveyor

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

VIDE SHEET 4 FOR EASEMENT DETAILS
VIDE SHEET 4 FOR HEIGHT LIMITATION DETAILS

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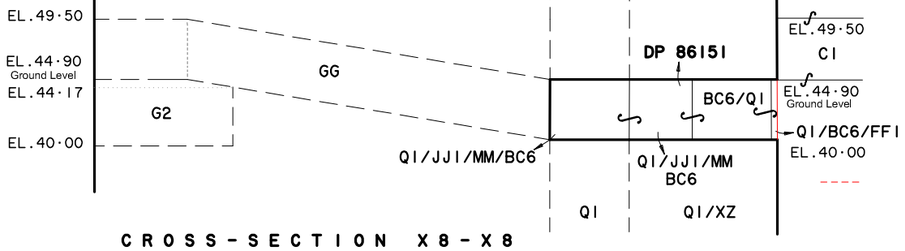
NOT TO SCALE
ELEVATIONS ARE AHD

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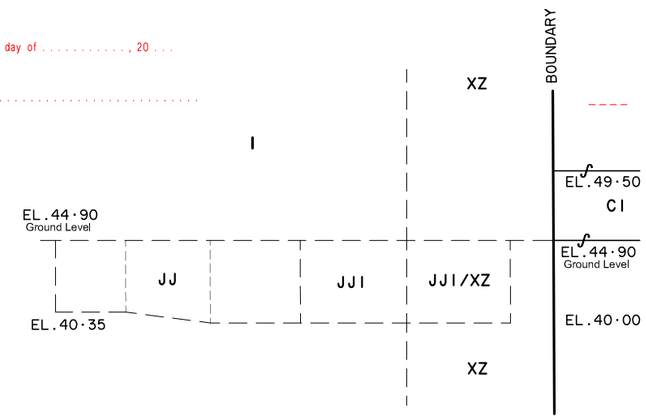
NOT TO SCALE
ELEVATIONS ARE AHD

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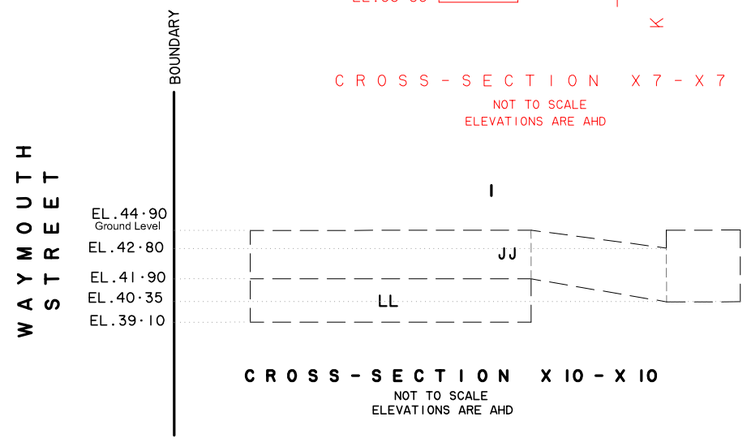
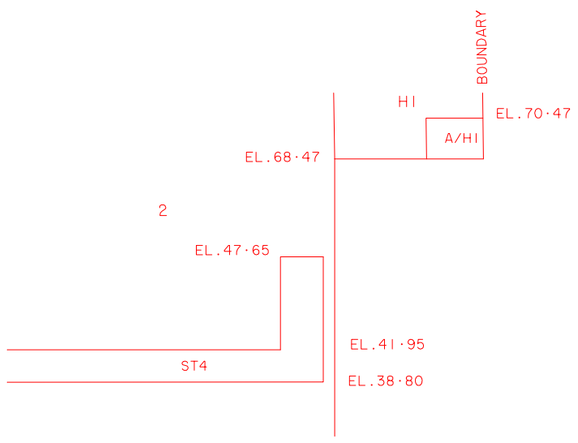
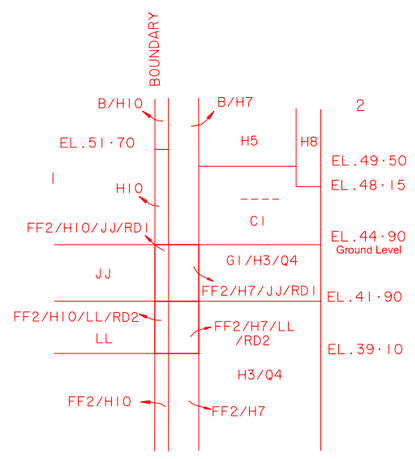
NOT TO SCALE
ELEVATIONS ARE AHD



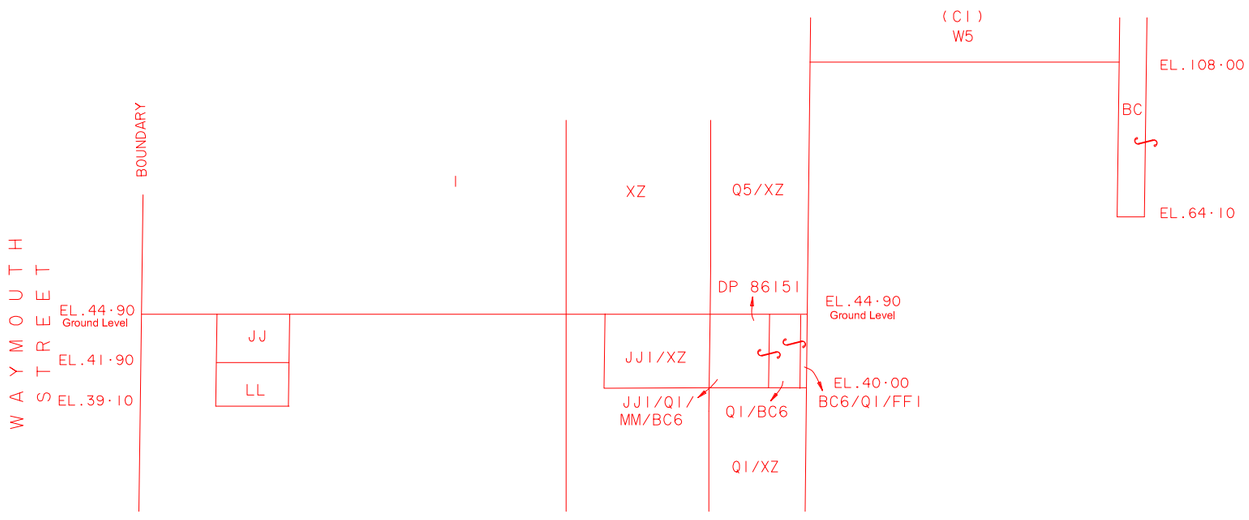

CROSS-SECTION X10-X10
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X1-X1
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X5-X5
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X4-X4
NOT TO SCALE
ELEVATIONS ARE AHD


ALEXANDER & SYMONDS PTY. LTD.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
A.B.N. 93 007 753 988
TEL (08) 8130 1666 FAX (08) 8362 0099


| | |
|---|---|
| REFERENCE A062804 | |
| DWG No A062804LT09 | |
| PAP 4/1/2012 REV Q | |

NOT YET APPROVED

| | | | | | |
|---|---|---|---|---|---|
| PURPOSE: | DIVISION | AREA NAME: | ADELAIDE | APPROVED: | D93115 |
| MAP REF: | 6628/41/M | COUNCIL: | THE CORPORATION OF THE CITY OF ADELAIDE | DEPOSITED: | SHEET 1 OF 18 |
| LAST PLAN: | | DEVELOPMENT NO: | 020/D006/12/001/37106 | | 41086_text_01_v01_Version_1 |

AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
1ST FLOOR 11 KING WILLIAM ST
KENT TOWN SA 5067
PH: 81301666
FAX: 83620099

AGENT CODE: ALSY

REFERENCE: A062804LTO-CP(E)

SURVEYORS CERTIFICATION: I MARK ANTONY PETER WILLIAMS , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 13th day of January 2014 13th day of January 2014 Mark Antony Peter Williams Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 6122 | 319 | | ALLOTMENT(S) | 800 | D | 86151 | ADELAIDE | | |
| CT | 6123 | 250 | | LOT(S) | 2 | C | 23886 | ADELAIDE | | |
| CT | 6084 | 529 | | COMMON PROPERTY | CP | C | 23886 | ADELAIDE | | |
| CT | 6124 | 864 | | LOT(S) | 1 | C | 23886 | ADELAIDE | | |
| CT | 5991 | 316 | | ALLOTMENT(S) | 751 | D | 73294 | ADELAIDE | | |

OTHER TITLES AFFECTED: CT 6084/525 , CT 6084/526

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | 800 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Q3 IN D86151 | | | RTC 10637007 |
| EXTINGUISH | CT 6084/529 | LONG | EASEMENT(S) WITH LIMITATIONS | Q3 IN D86151 | | | RTC 10637007 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | PT CT 6122/764 NOW IN CP IN C23886. LOT 2 IN C23886 | RTC 10240347 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | PT CT 6122/764 NOW IN CP IN C23886. LOT 2 IN C23886 | RTC 10240347 |
| EXTINGUISH | 807 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | PT CT 6122/764 NOW IN CP IN C23886. LOT 2 IN C23886 | TG 10240348 |

D93115

SHEET 2 OF 18

41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | 801 IN D86151 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | AXX | | PT CT 6122/764 NOW IN CP IN C23886. LOT 2 IN C23886 | TG 10240348 |
| EXTINGUISH | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | CT 6084/529. CT 6122/319 NOW IN CP IN C23886 | RTC 10637007 |
| EXTINGUISH | 800 IN D86151 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | Q2 | | | RTC 10479946 |
| EXTINGUISH | 751 IN D73294 | LONG | EASEMENT(S) WITH LIMITATIONS | P | | | RTC 10479946 |
| EXTINGUISH | 800 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | S | | | RTC 10479946 |
| EXTINGUISH | 800 IN D86151 | LONG | EASEMENT(S) WITH LIMITATIONS | Q2 | | | RTC 10479946 |
| EXTINGUISH | CT 6122/319 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 | | PT CT 6122/764 NOW IN CP IN C23886 | RTC 10637007 |
| EXTINGUISH | CT 6122/319 | LONG | EASEMENT(S) WITH LIMITATIONS | C1 | | CT 6084/525 | RTC 10637007 |
| EXTINGUISH | CT 6084/524 | LONG | EASEMENT(S) WITH LIMITATIONS | Q1 | | CT 6084/529 NOW IN 809 | RTC 10637007 |
| EXTINGUISH | | LONG | EASEMENT(S) WITH LIMITATIONS | BC6 | | CP IN C23886 | RTC 10637007 |
| EXTINGUISH | | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | MM | | CT 6084/529 NOW IN 809 | RTC 10637007 |
| EXTINGUISH | 601 IN D73294 | LONG | EASEMENT(S) | FF1 | | LOT 2 IN C23886. CP IN C23886 | RTC 10637007 |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |

D93115

SHEET 3 OF 18

41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | EE1 | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | GA1 | | ENVESTRA (SA) LTD. | RTC 10637007 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | 1 IN C23886. 2 IN C23886 (EXCEPT C). CP IN C23886 | RTC 10637007 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | SS3 | | | RTC 11617017 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | AL1 | | | RTC 11617017 |
| EXISTING | | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | AXX | | 809 | RTC 11617017 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY AND EASEMENT(S) WITH LIMITATIONS | EL1 | | CT 6069/460 | RTC 11617017 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | EE | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 11494100 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | EH. EY | | | RTC 11494100 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | ES.ES1.ET.EW.EX | | | RTC 11494100 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | EU | | | RTC 11494100 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | EV | | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER.EZ | FOR DRAINAGE PURPOSES | | RTC 11494100 |

D93115

SHEET 4 OF 18

41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 809 | LONG | RIGHT(S) OF WAY AND EASEMENT(S) WITH LIMITATIONS | EL | | | RTC 11494100 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | AQ 3100950 |
| EXISTING | 809.COMMON PROPERTY IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | Z | | | GRO NO 99 BOOK 411 |
| EXISTING | 809.COMMON PROPERTY IN C23886 | LONG | RIGHT(S) OF WAY | Z | | | GRO NO 99 BOOK 411 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | GRO NO 147 BOOK 436 |
| EXISTING | 809 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | T 986729 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | BG | | | T 986729 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | BG | | | GRO NO 99 BOOK 411. AQ 3100950 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 | | | RTC 10637007 |
| EXISTING | 809 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C1 | | 768. 1 IN C23886. 2 IN C23886 | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | H9 | | 2 IN C23886 (EXCEPT C) | RTC 10637007 |

D93115



41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 809. 2 IN C23886 | SHORT | EASEMENT(S) WITH LIMITATIONS | A | FOR EAVES AND GUTTERS | 768 (EXCEPT D) | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | AL3 | | | TG 11683434 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | BC1 | | 1 IN C23886. 2 IN C23886 (EXCEPT C) | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) WITH LIMITATIONS | ST3 | | 768 (EXCEPT D) | RTC 10637007 |
| EXISTING | 809 | LONG | EASEMENT(S) | W3 | | | RTC 10240347 |
| EXISTING | 809.COMMON PROPERTY IN C23886 | LONG | EASEMENT(S) | Z | | 1 IN C23886 MARKED XZ. 768 MARKED Y | GRO NO 99 BOOK 411 |
| EXISTING | 2 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | Q4 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 809 | SERVICE | EASEMENT(S) | FEE | FOR SEWERAGE PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | SERVICE | EASEMENT(S) | FEE | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION | 223LG RPA |
| EXISTING | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C4 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | | LONG | EASEMENT(S) | ZZ | | 809 MARKED Y. 768 MARKED Y | GRO NO 99 BOOK 411 |
| EXISTING | COMMON PROPERTY IN C23886 | LONG | EASEMENT(S) | ZZ | | | GRO NO 99 BOOK 411 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | Y1 | | 809 (EXCEPT AC) | RTC 10240347 |
| EXISTING | 2 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | Q4 | | 809 | RTC 10637007 |

D93115

SHEET 6 OF 18

41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | COMMON PROPERTY IN C23886 | LONG | RIGHT(S) OF WAY | ZZ | | | GRO NO 99 BOOK 411 |
| EXISTING | | LONG | RIGHT(S) OF WAY | ZZ | | 809 MARKED Y. 768 MARKED Y | GRO NO 99 BOOK 411 |
| EXISTING | | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | MM | | 1 IN C23886 | RTC 10637007 |
| EXISTING | | LONG | EASEMENT(S) | FF1 | | 1 IN C23886 | RTC 10637007 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | BC6 | | 1 IN C23886 | RTC 10637007 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | BC | | 809 (EXCEPT AC) | RTC 10240347 |
| EXISTING | | LONG | EASEMENT(S) WITH LIMITATIONS | XX | | 809 (EXCEPT AC) | TG 10240348 |
| EXISTING | 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | FF2 | | | RTC 10637007 |
| EXISTING | 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | G2 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 2 IN C23886 | LONG | EASEMENT(S) | F1 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 2 IN C23886 | SERVICE | EASEMENT(S) | G1 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| EXISTING | 1 IN C23886 | LONG | EASEMENT(S) WITH LIMITATIONS | GG.JJ.JJ1.LL.RA1.RA2.RD1.RD2 | | 2 IN C23886 (EXCEPT C) | TG 11817874 |
| EXISTING | 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | JJ.JJ1.LL.ST.ST1.ST2 | | 2 IN C23886 (EXCEPT C) | RTC 10637007 |

D93115

SHEET 7 OF 18

41086_text_01_v01_Version_1

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXISTING | 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | RA1.RA2 | | 2 IN C23886 (EXCEPT C) | TG 11817873 |
| EXISTING | 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | GG | | 2 IN C23886 (EXCEPT C) | RTC 10637007 |
| EXISTING | 1 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | ST1 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 2 IN C23886 | SHORT | EASEMENT(S) WITH LIMITATIONS | B | FOR EAVES AND GUTTERS | | RTC 10637007 |
| EXISTING | 2 IN C23886 | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | ST4 | | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | RTC 10637007 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR GAS SUPPLY PURPOSES | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR SEWERAGE PURPOSES | | RTC 11494100 |
| EXISTING | 809 | SHORT | EASEMENT(S) WITH LIMITATIONS | ER | FOR WATER SUPPLY PURPOSES | | RTC 11494100 |
| VARY FROM | 800 IN D86151 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C4 IN D86151 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| VARY TO | 809 | SERVICE | EASEMENT(S) WITH LIMITATIONS | C41 | FOR ELECTRICITY SUPPLY PURPOSES | DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) | 223LG RPA |
| NEW | 809 | LONG | EASEMENT(S) | E | FOR FIRE SERVICES | 768 | |
| NEW | 768 | SHORT | EASEMENT(S) | ST7 | FOR DRAINAGE PURPOSES | 809 | |

ANNOTATIONS: SECTION 90(C) OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN
PORTION OF ALLOTMENT(S) 809 MARKED R EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED X EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H2 EXISTS BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)

NOT YET APPROVED



PORTION OF ALLOTMENT(S) 809 MARKED H4 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 49.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H8 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 48.15 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H9 EXISTS BELOW A LEVEL OF 41.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H11 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD AND BELOW A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED Q2 EXISTS BELOW A LEVEL OF 44.10 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W1 EXISTS ABOVE A LEVEL OF 46.21 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W2 EXISTS ABOVE A LEVEL OF 64.10 METRES AHD AND BELOW A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS
PORTION OF ALLOTMENT(S) 809 MARKED W3 EXISTS BELOW A LEVEL OF 40.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED W4 EXISTS BELOW A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H14 EXISTS ABOVE A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H15 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H16 EXISTS BELOW A LEVEL OF 37.80 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H17 EXISTS BELOW A LEVEL OF 40.40 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H19 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H21 EXISTS ABOVE A LEVEL OF 40.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H22 EXISTS ABOVE A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H25 EXISTS BELOW A LEVEL OF 52.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF ALLOTMENT(S) 809 MARKED H26 EXISTS BELOW A LEVEL OF 53.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED Q1 EXISTS BELOW A LEVEL OF 40.00 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED Q5 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED H7 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 1 IN C23886 MARKED H10 EXISTS BELOW A LEVEL OF 51.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H1 EXISTS ABOVE A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H2 EXISTS ABOVE A LEVEL OF 51.05 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H3 EXISTS BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H5 EXISTS ABOVE A LEVEL OF 49.50 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H6 EXISTS ABOVE A LEVEL OF 41.90 METRES AHD AND BELOW A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H7 EXISTS ABOVE A LEVEL OF 44.90 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H8 EXISTS ABOVE A LEVEL OF 48.15 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF LOT(S) 2 IN C23886 MARKED H10 EXISTS ABOVE A LEVEL OF 51.70 METRES AHD (VIDE CROSS SECTIONS)
PORTION OF COMMON PROPERTY IN C23886 MARKED W5 EXISTS ABOVE A LEVEL OF 108.00 METRES AHD (VIDE CROSS SECTIONS)
ALLOTMENT(S) 768 EXISTS BELOW A LEVEL OF 68.47 METRES AHD (VIDE CROSS SECTIONS)

| EASEMENT LIMITATION(S) SCHEDULE | |
|---|---|
| IDENTIFIER | HEIGHT LIMITATION |
| ST7 | LOWER LIMIT 38.80 METRES AHD (VIDE CROSS SECTIONS)<br>UPPER LIMIT 45.87 METRES AHD (VIDE CROSS SECTIONS) |
| E | LOWER LIMIT 44.90 METRES AHD (VIDE CROSS SECTIONS)<br>UPPER LIMIT 49.50 METRES AHD (VIDE CROSS SECTIONS) |

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

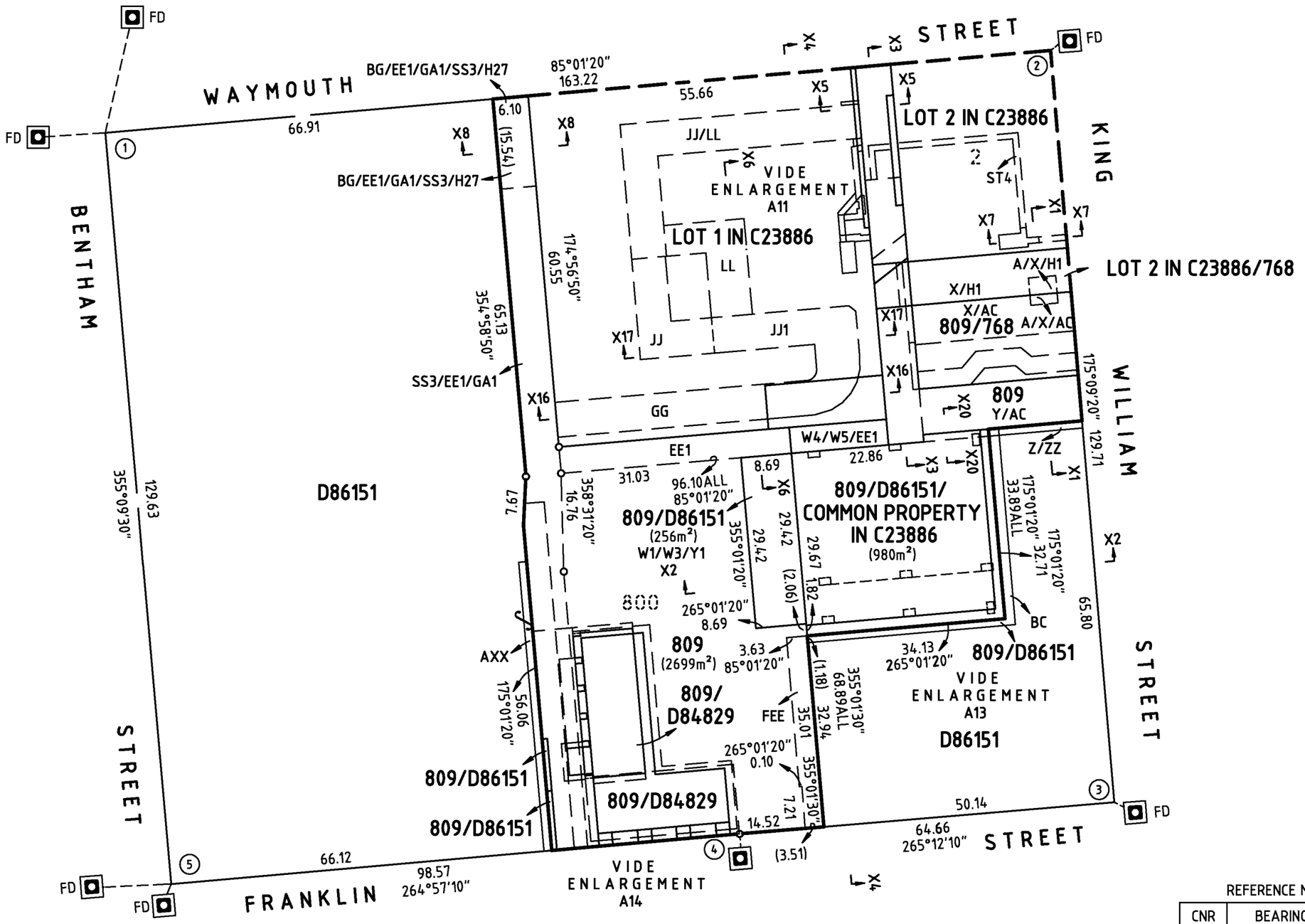
NOT YET APPROVED

# D93115

SHEET 10 OF 18

41086_pland_2_V01_Version_1

BEARING DATUM: M 94 ZONE 54
DERIVATION: 6628/13302 - 6628/13309




SCHEDULE OF AREAS

| ALLOTMENT NO. | TOTAL AREA |
|---|---|
| 809 | 5785m² |

N

0 7.5 15 22.5 30 37.5
SCALE METRES

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|---|---|---|---|---|
| 1 | 191°28'20" | PM FD | 20.36 | 6628/37577 |
| 1 | 88°12' | PM FD | 11.60 | 6628/13302 |
| 2 | 220°05' | PM FD | 0.86 | 6628/13309 |
| 3 | 310°10' | PM FD | 0.86 | 6628/13334 |
| 4 | 354°54' | PM FD | 0.61 | 6628/13332 |
| 5 | 40°03' | PM FD | 0.86 | 6628/13331 |
| 5 | 82°12'40" | PM FD | 12.29 | 6628/42610 |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| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

NOT YET APPROVED

# D93115

SHEET 11 OF 18

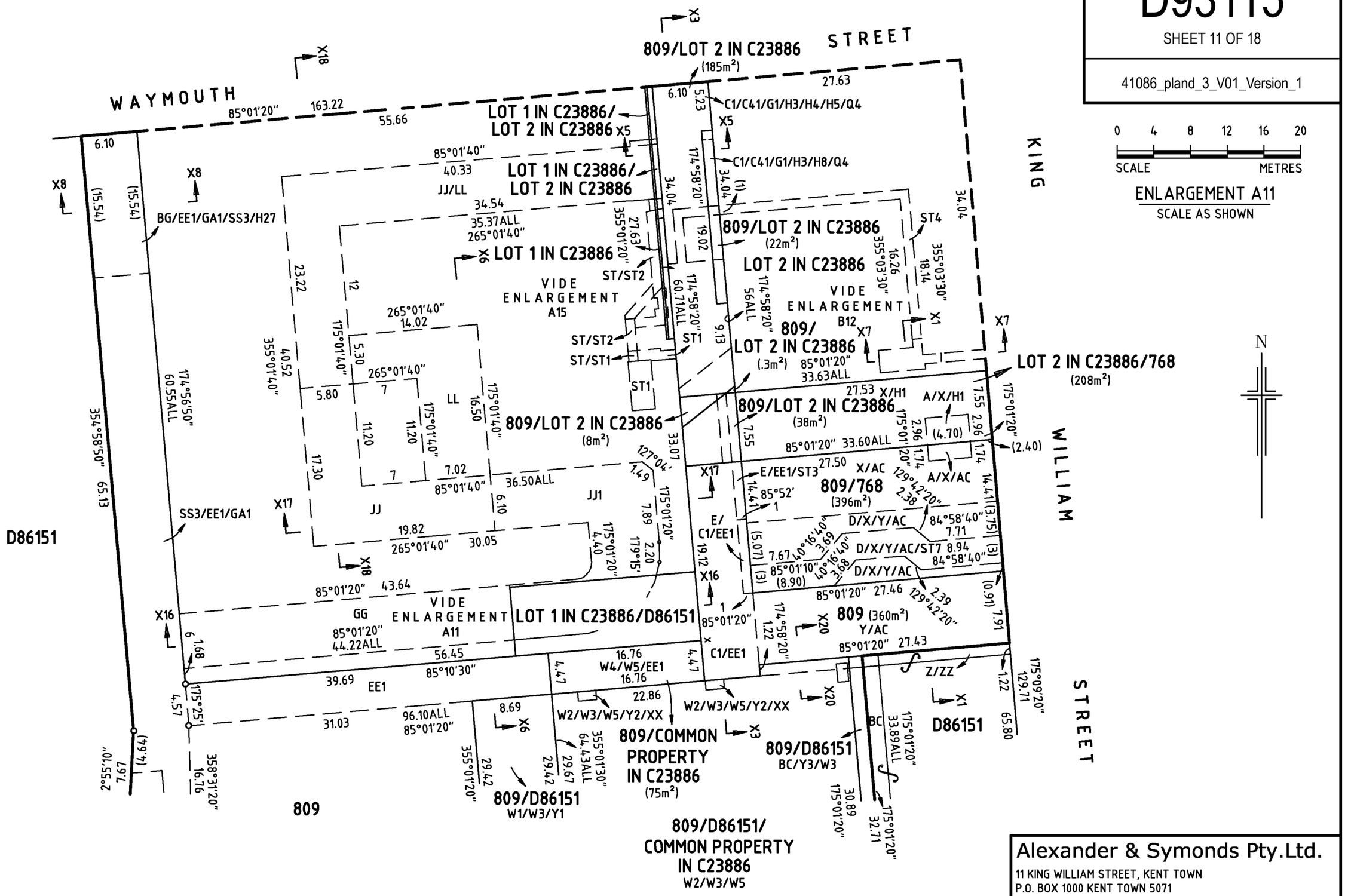
41086_pland_3_V01_Version_1

0 4 8 12 16 20

SCALE METRES

ENLARGEMENT A11

SCALE AS SHOWN





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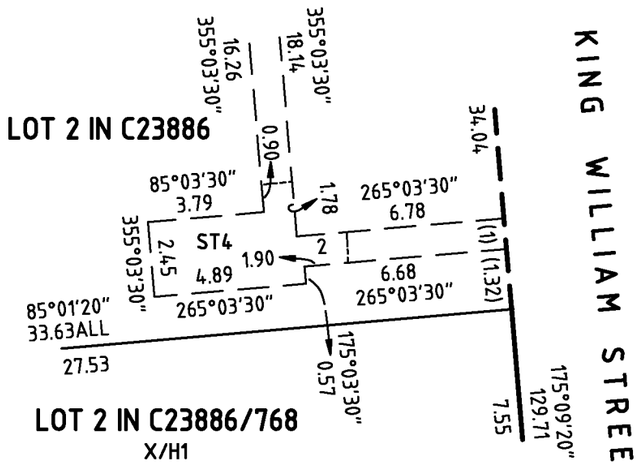
| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

NOT YET APPROVED

# D93115

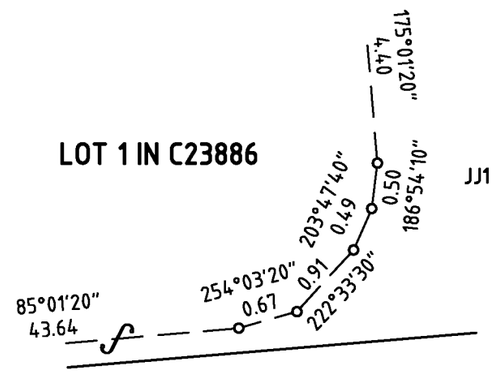
SHEET 12 OF 18

41086_pland_4_V01_Version_1




ENLARGEMENT B12

NOT TO SCALE




ENLARGEMENT C12

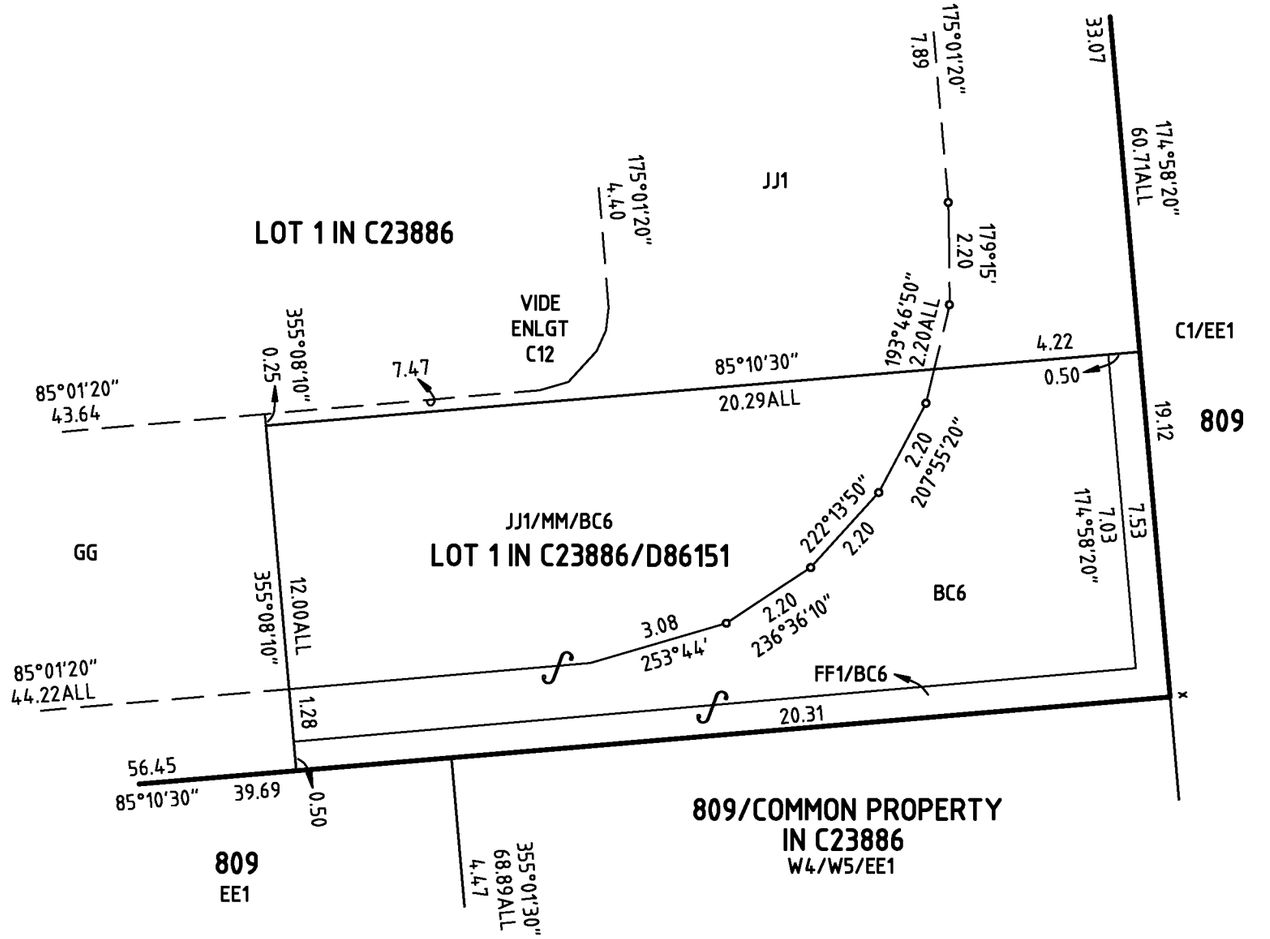
NOT TO SCALE

N




ENLARGEMENT A12

SCALE AS SHOWN





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P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

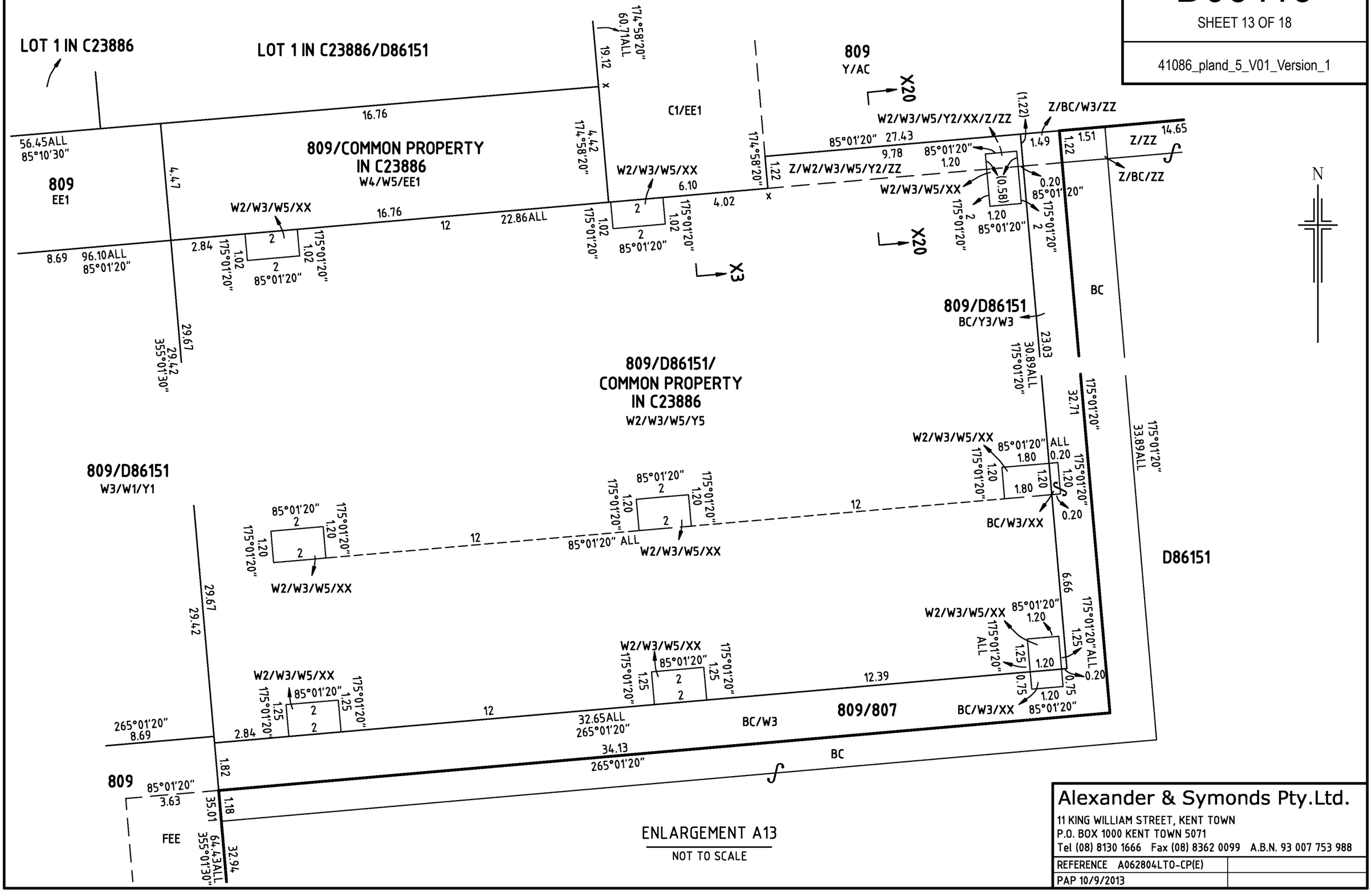

| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

NOT YET APPROVED

# D93115

SHEET 13 OF 18

41086_pland_5_V01_Version_1

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P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE A062804LTO-CP(E)

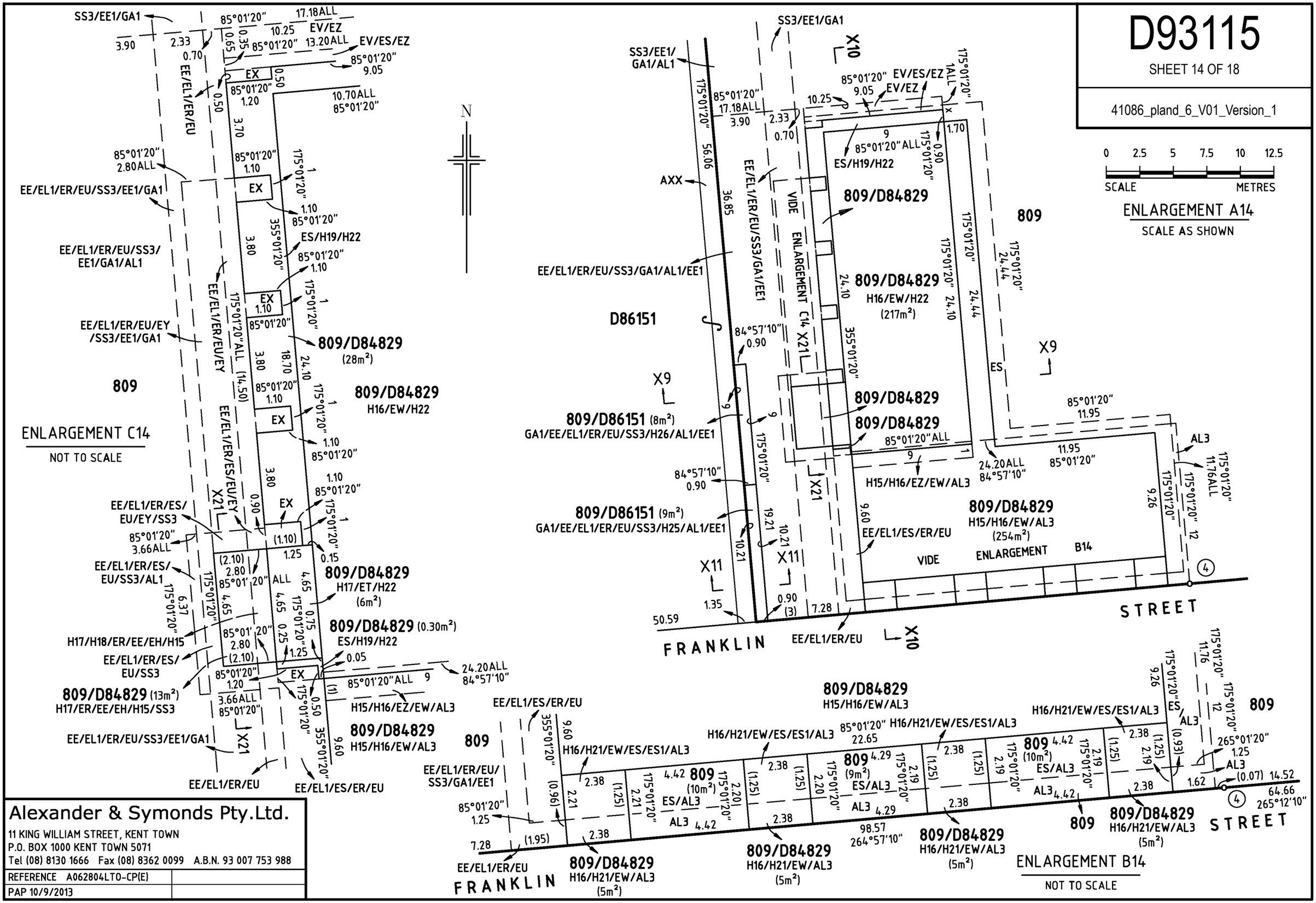
PAP 10/9/2013

NOT YET APPROVED

# D93115

SHEET 14 OF 18

41086_pland_6_V01_Version_1

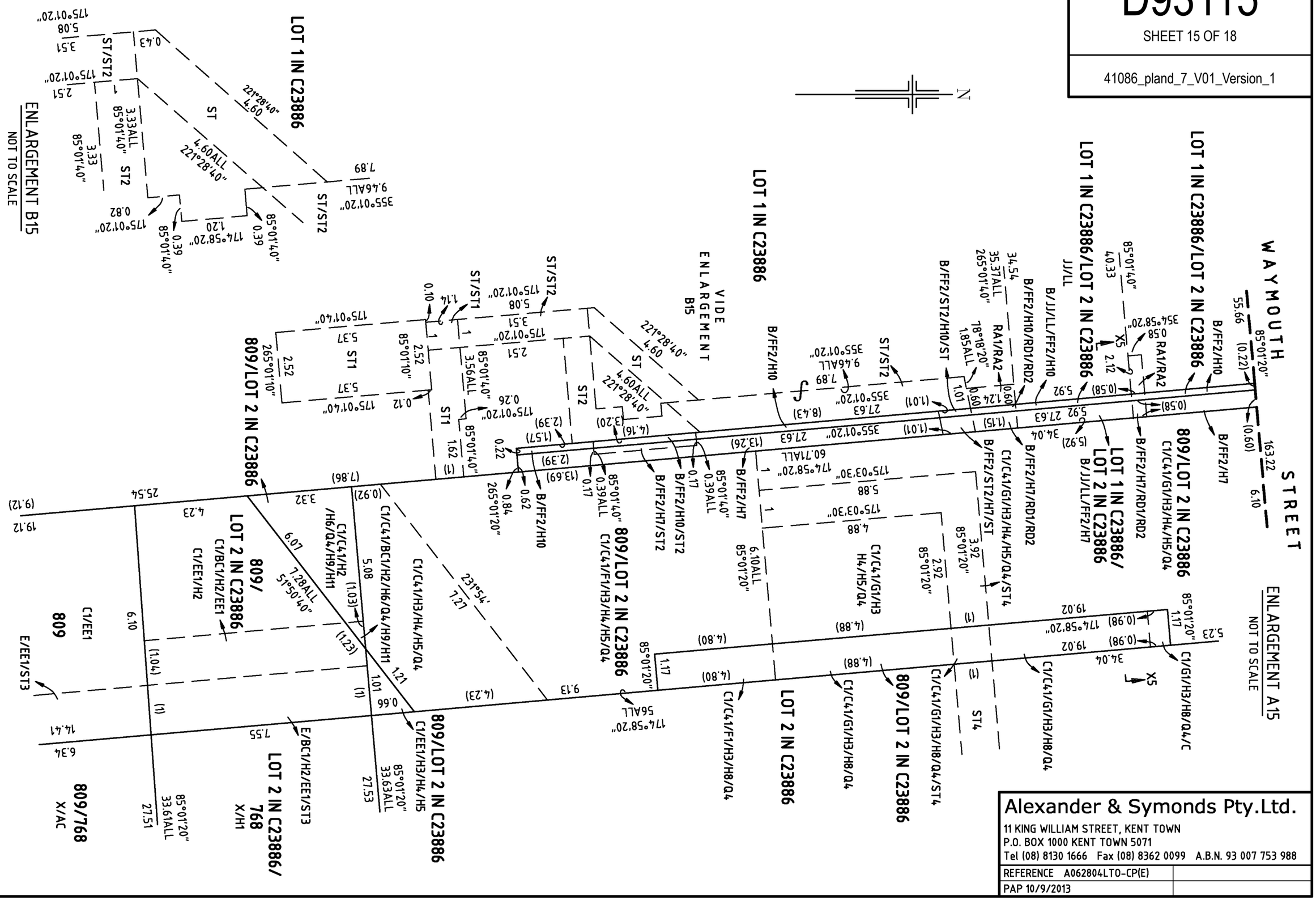

SS3/EE1/GA1
85°01'20"
17.18ALL
10.25
EV/EZ
EV/ES/EZ
13.20ALL
9.05
EX
10.70ALL
EE/EL1/ER/EU
EE/EL1/ER/EU/SS3/EE1/GA1
2.80ALL
ES/H19/H22
EE/EL1/ER/EU/SS3/
EE1/GA1/AL1
EE/EL1/ER/EU/EY
/SS3/EE1/GA1
809/D84829
(28m²)
809
809/D84829
H16/EW/H22
ENLARGEMENT C14
NOT TO SCALE
EE/EL1/ER/EU/EY
X21
EE/EL1/ER/ES/
EU/EY/SS3
3.66ALL
EE/EL1/ER/ES/
EU/SS3/AL1
809/D84829
H17/ET/H22
(6m²)
809/D84829 (0.30m²)
ES/H19/H22
H17/H18/ER/EE/EH/H15
EE/EL1/ER/ES/
EU/SS3
809/D84829 (13m²)
H17/ER/EE/EH/H15/SS3
EE/EL1/ER/EU/SS3/EE1/GA1
809/D84829
H15/H16/EZ/EW/AL3
EE/EL1/ER/EU
EE/EL1/ES/ER/EU
N
SS3/EE1/GA1
SS3/EE1/
GA1/AL1
X10
AXX
EE/EL1/ER/EU/SS3/GA1/AL1/EE1
D86151
809/D84829
H16/EW/H22
(217m²)
809
VIDE
ENLARGEMENT C14
X21
X9
809/D86151 (8m²)
GA1/EE/EL1/ER/EU/SS3/H26/AL1/EE1
809/D86151 (9m²)
GA1/EE/EL1/ER/EU/SS3/H25/AL1/EE1
809/D84829
H15/H16/EZ/EW/AL3
809/D84829
H15/H16/EW/AL3
(254m²)
EE/EL1/ES/ER/EU
VIDE
ENLARGEMENT
B14
X11
FRANKLIN
EE/EL1/ER/EU
STREET
ES
AL3
809/D84829
H16/H21/EW/AL3
(5m²)
809/D84829
H16/H21/EW/ES/ES1/AL3
809/D84829
H15/H16/EW/AL3
809/D84829
H16/H21/EW/AL3
(5m²)
809/D84829
H16/H21/EW/AL3
(5m²)
809/D84829
H16/H21/EW/AL3
(5m²)
EE/EL1/ES/ER/EU
EE/EL1/ER/EU/
SS3/GA1/EE1
809
809
809

NOT YET APPROVED

# D93115

SHEET 15 OF 18

41086_pland_7_V01_Version_1


WAYMOUTH STREET
ENLARGEMENT A15
NOT TO SCALE
ENLARGEMENT B15
NOT TO SCALE
LOT 1 IN C23886
LOT 1 IN C23886/LOT 2 IN C23886
809/LOT 2 IN C23886
LOT 1 IN C23886/ LOT 2 IN C23886
809/LOT 2 IN C23886
LOT 2 IN C23886
809/LOT 2 IN C23886
LOT 2 IN C23886/ 768
809
809/768
ST
ST1
ST2
ST4
ST/ST1
ST/ST2
ST2
B/FF2/H10
B/FF2/H7
B/FF2/H10/ST2
B/FF2/H7/ST2
B/FF2/ST2/H7/ST
B/FF2/H7/RD1/RD2
B/FF2/H10/RD1/RD2
B/JJ/LL/FF2/H10
B/JJ/LL/FF2/H7
C1/C41/G1/H3/H4/H5/Q4
C1/C41/G1/H3/H4/H5/Q4/ST4
C1/C41/G1/H3/H8/Q4
C1/C41/G1/H3/H8/Q4/ST4
C1/C41/F1/H3/H8/Q4
C1/C41/BC1/H2/H6/Q4/H9/H11
C1/C41/H3/H4/H5/Q4
C1/C41/H2/H6/Q4/H9/H11
C1/EE1/H2
C1/BC1/H2/EE1
C1/EE1/H3/H4/H5
E/EE1/ST3
E/BC1/H2/EE1/ST3
X/H1
X/AC
X5
RA1/RA2
JJ/LL
VIDE ENLARGEMENT B15
221°28'40"
4.60
4.60ALL
175°01'20"
355°01'20"
85°01'40"
85°01'20"
265°01'20"
175°58'20"
175°03'30"
231°54'
7.27
51°50'40"
7.28ALL
56ALL
60.77ALL
9.46ALL
3.33ALL
3.56ALL
35.37ALL
78°18'20"
1.85ALL
RA1/RA2
163.22
55.66
6.10
(0.22)
(0.60)
(0.58)
(1.01)
(1.15)
(13.26)
(8.43)
(4.16)
(3.20)
(2.39)
(1.57)
(13.69)
(7.86)
(0.92)
(4.88)
(4.80)
(4.23)
(1.03)
(1.23)
(1.04)
(1)
(9.12)
19.12
25.54
4.23
3.32
6.07
5.08
6.10
14.41
6.34
7.55
9.13
0.66
1.21
1.01
1.17
19.02
34.04
27.53
27.51
33.63ALL
33.61ALL
85°01'20"
27.63
5.92
1.24
0.60
1.01
2.12
0.58
34.54
5.92
3.92
2.92
4.88
6.10ALL
5.88
0.39ALL
0.17
0.84
0.62
0.39
1.20
0.82
0.43
5.08
3.51
2.51
2.52
265°01'10"
5.37
3.37
1.14
0.10
0.12
0.26
0.22
1.62
3.56ALL
0.39
0.39ALL
0.17
0.98
0.98
0.98

NOT YET APPROVED

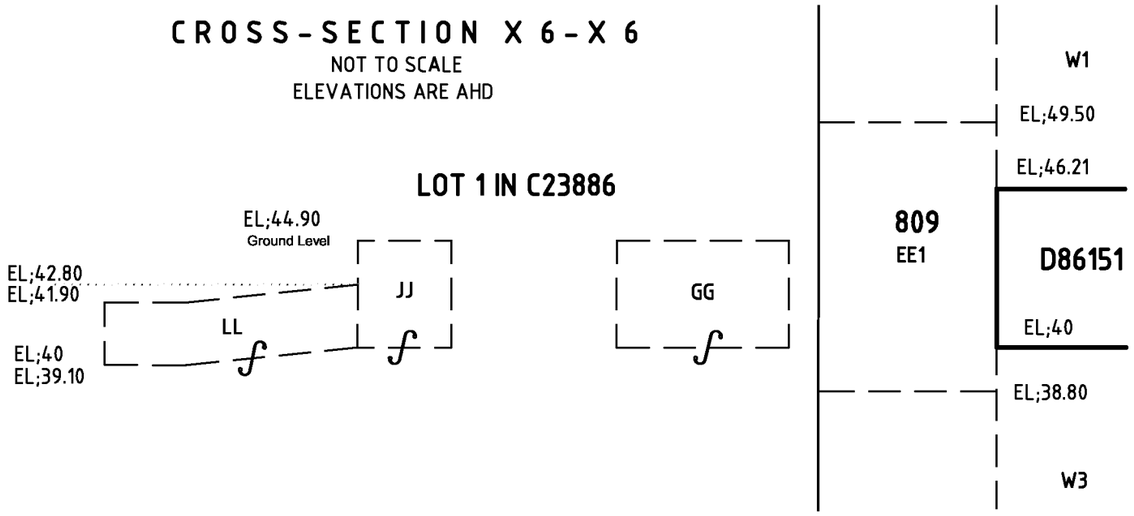
# D93115

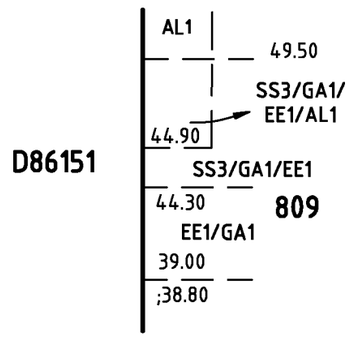


41086_pland_8_V01_Version_1

## CROSS-SECTION X 6-X 6

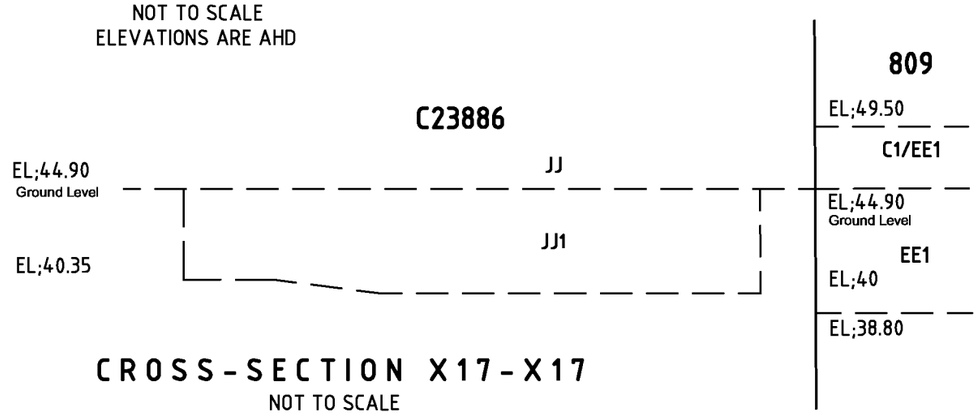
NOT TO SCALE
ELEVATIONS ARE AHD




## CROSS-SECTION X 13 - X 13

NOT TO SCALE
ELEVATIONS ARE AHD

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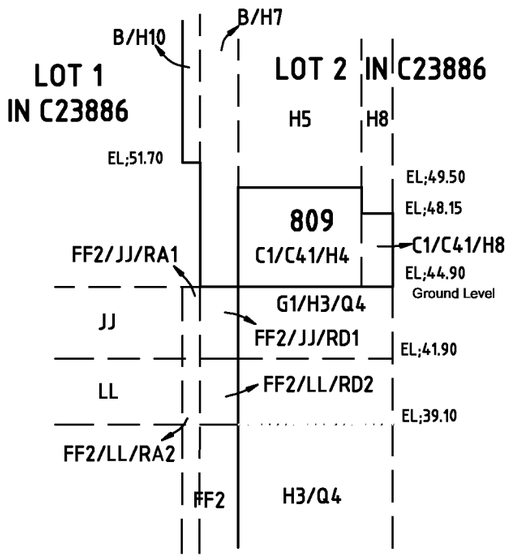
NOT TO SCALE
ELEVATIONS ARE AHD

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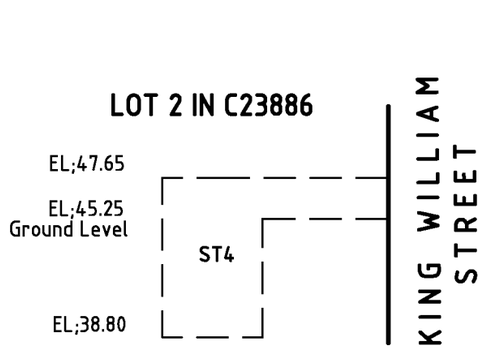
NOT TO SCALE
ELEVATIONS ARE AHD

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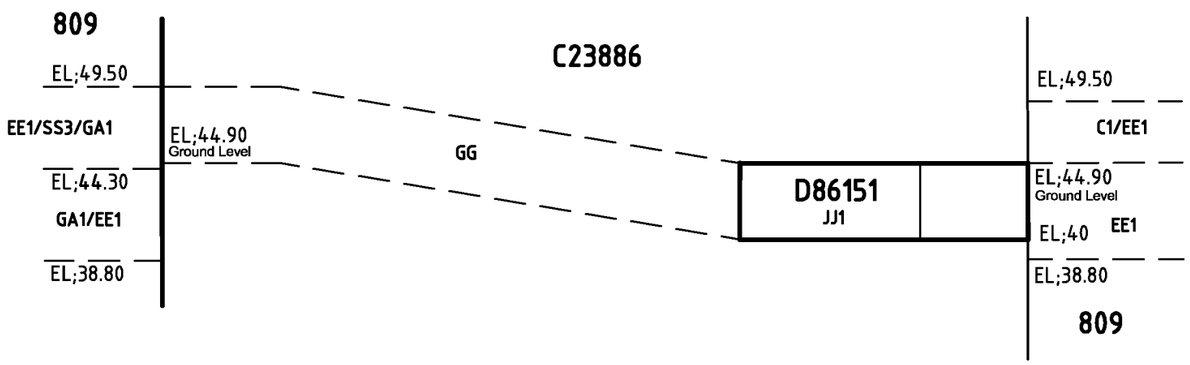
NOT TO SCALE
ELEVATIONS ARE AHD

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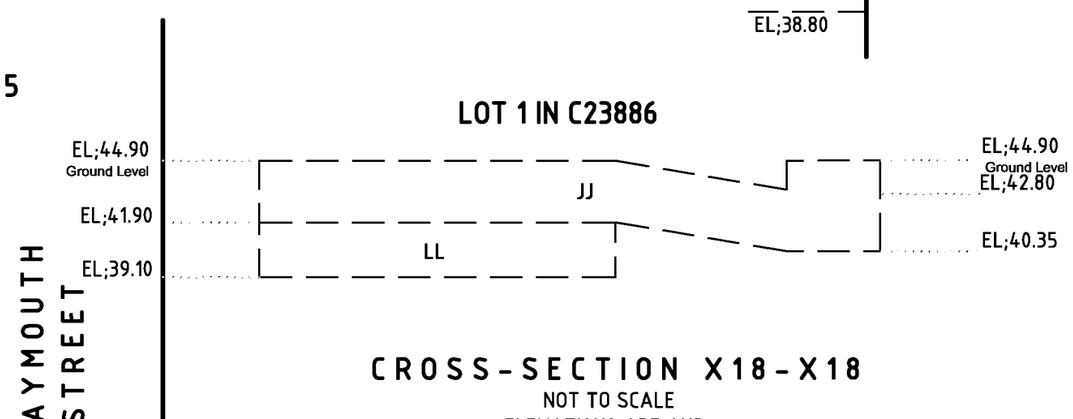
NOT TO SCALE
ELEVATIONS ARE AHD




## CROSS-SECTION X18-X18

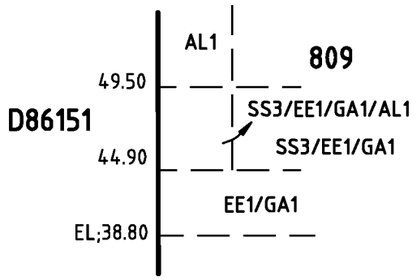
NOT TO SCALE
ELEVATIONS ARE AHD

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

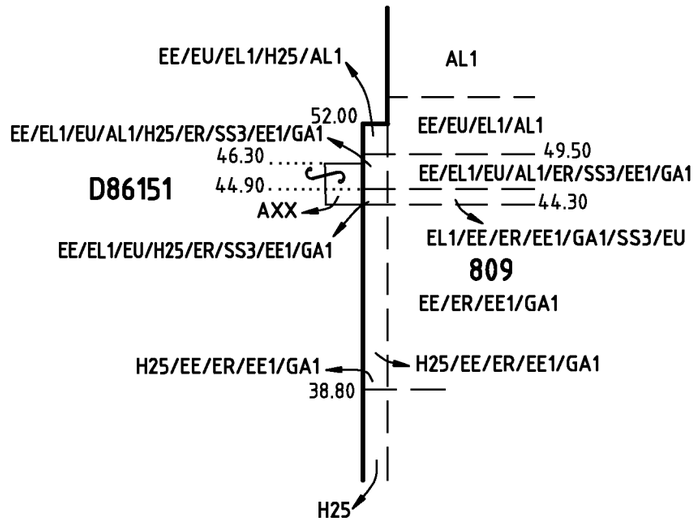
| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

NOT YET APPROVED






CROSS-SECTION X 12 - X 12
NOT TO SCALE
ELEVATIONS ARE AHD

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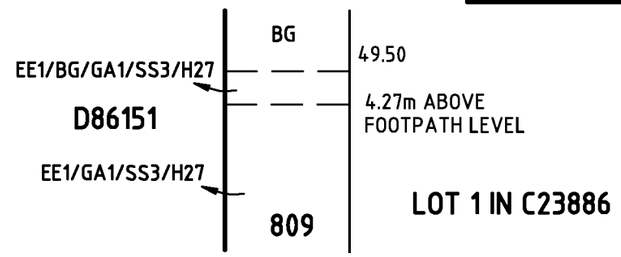
NOT TO SCALE
ELEVATIONS ARE AHD

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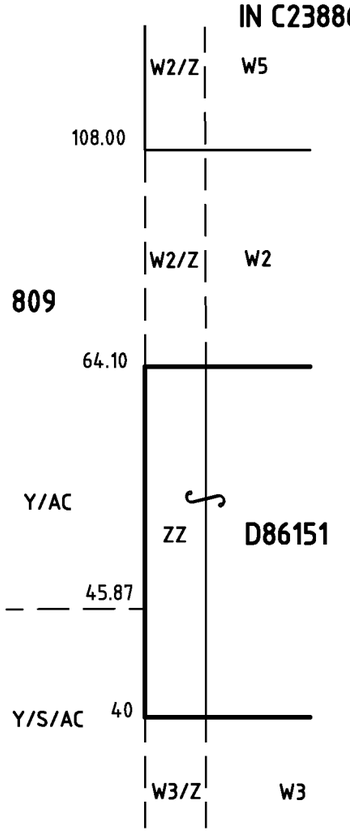
NOT TO SCALE
ELEVATIONS ARE AHD

COMMON PROPERTY
IN C23886

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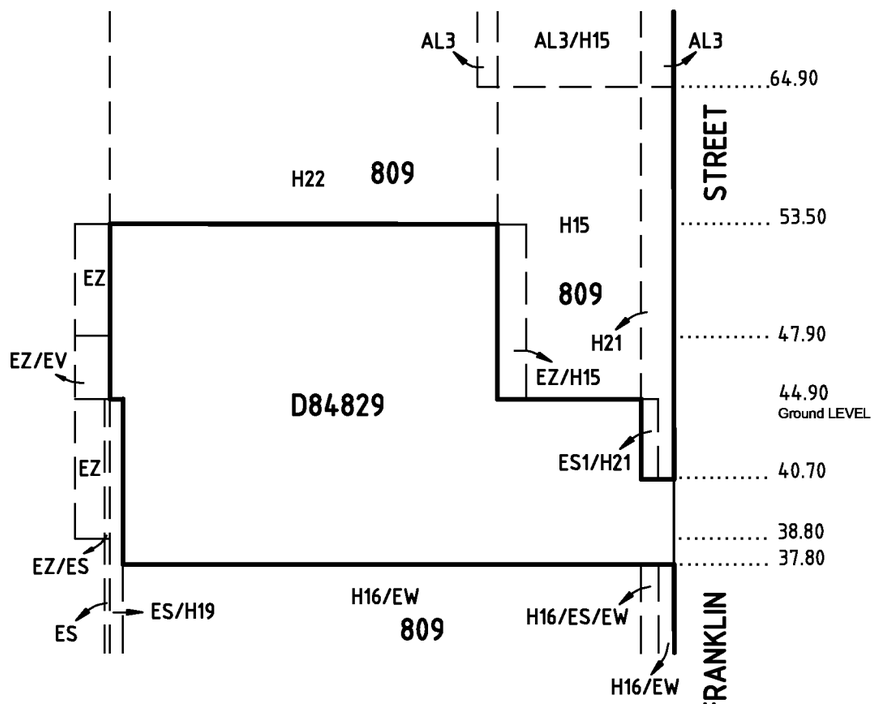
NOT TO SCALE
ELEVATIONS ARE AHD

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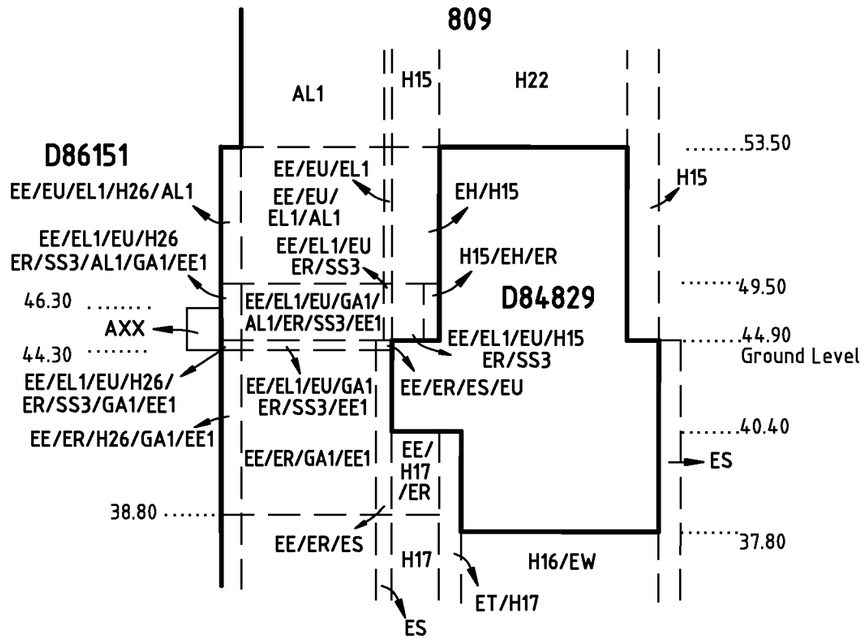
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X 9 - X 9
NOT TO SCALE
ELEVATIONS ARE AHD

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11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

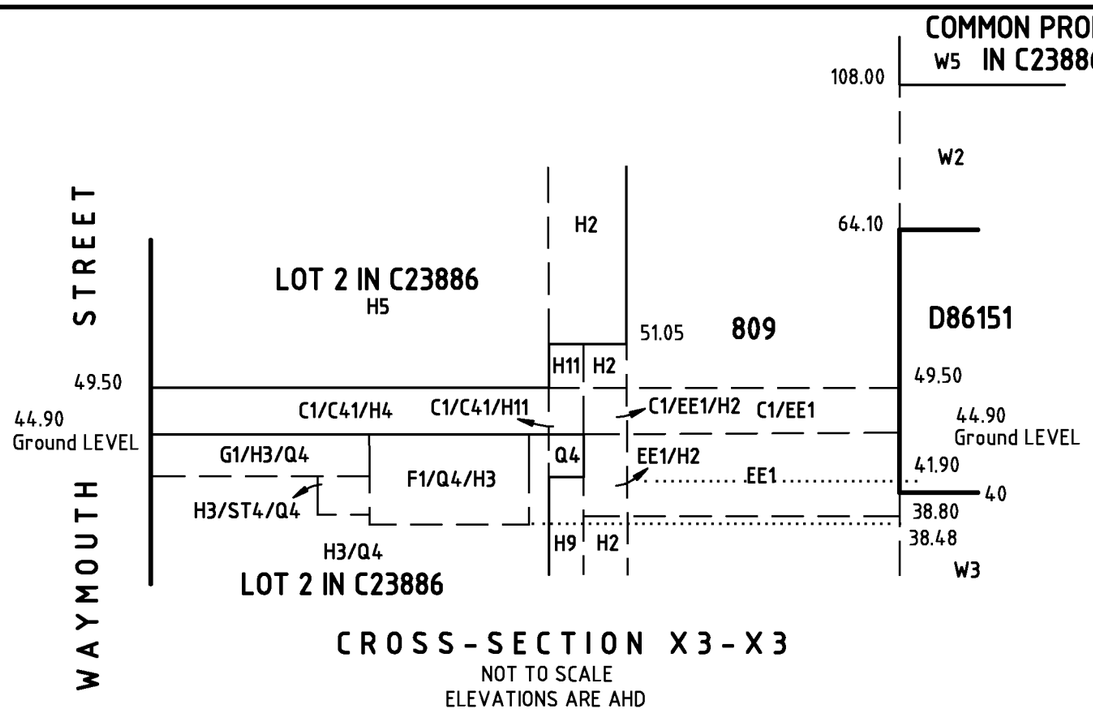
| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

NOT YET APPROVED

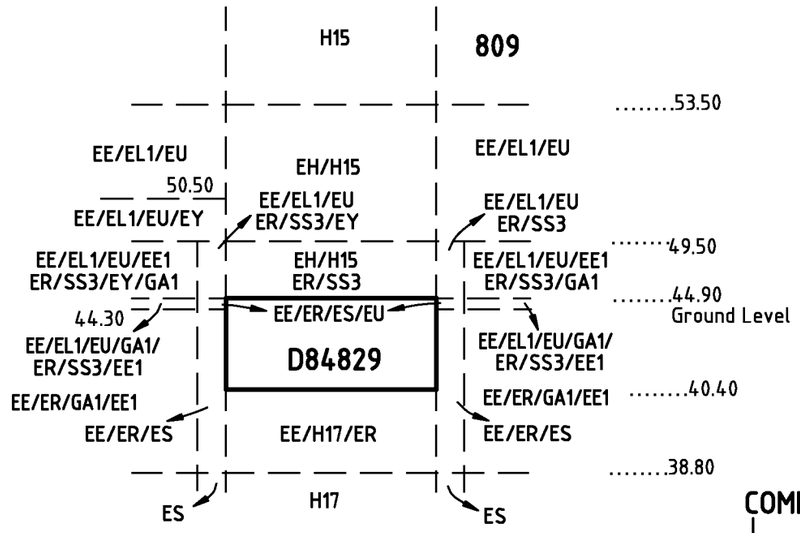
# D93115



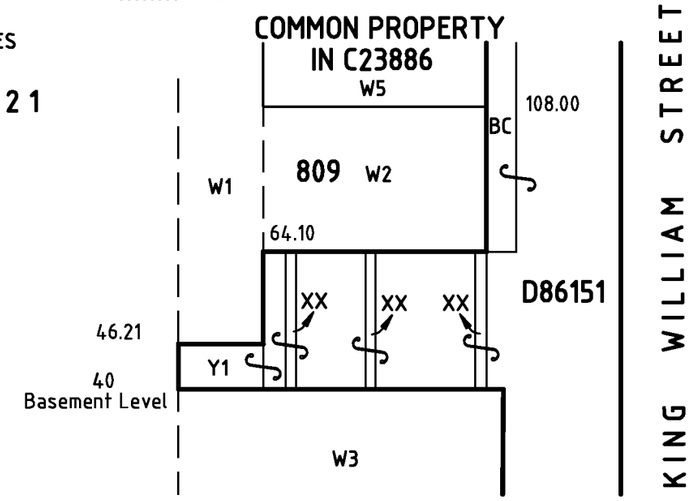
41086_pland_10_V01_Version_1



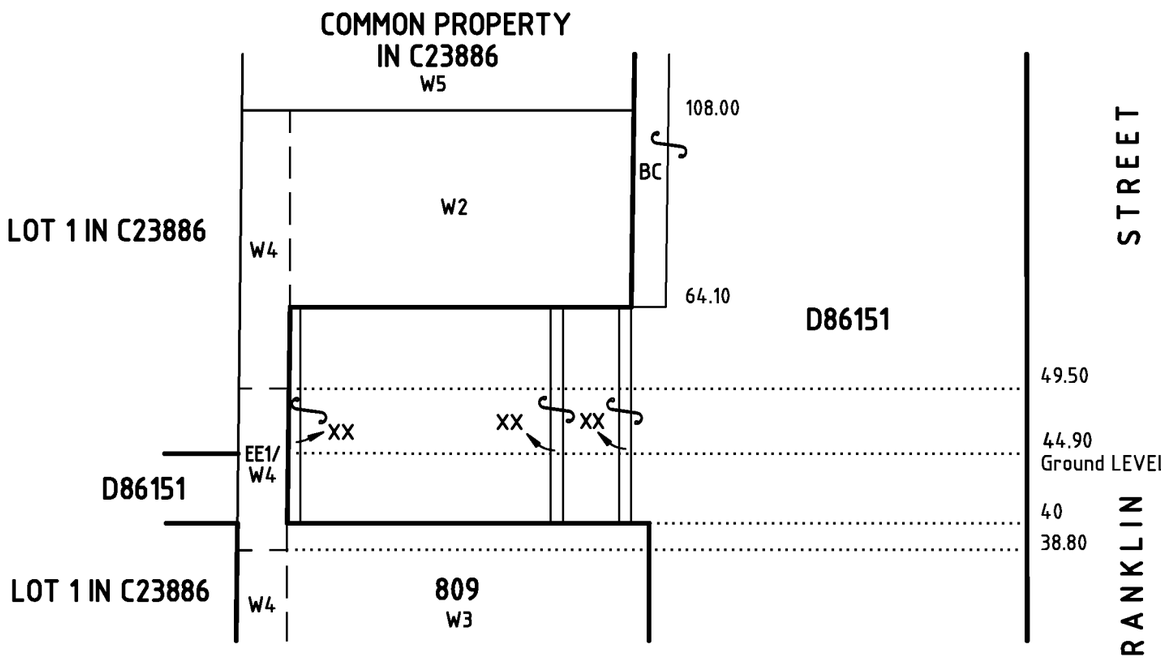

CROSS-SECTION X3-X3
NOT TO SCALE
ELEVATIONS ARE AHD



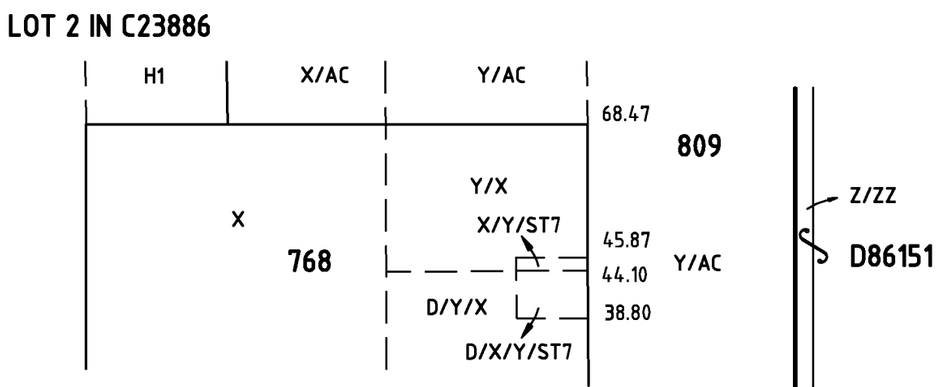

CROSS-SECTION X21-X21
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X2-X2
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X4-X4
NOT TO SCALE
ELEVATIONS ARE AHD




CROSS-SECTION X1-X1
NOT TO SCALE
ELEVATIONS ARE AHD

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

| | |
|---|---|
| REFERENCE A062804LTO-CP(E) | |
| PAP 10/9/2013 | |

**PRIVATE & CONFIDENTIAL**

Attachment D – Soil Borelogs

38 Dequetteville Terrace, Kent Town, SA, 5067
Tel: 08 8431 7113 | Fax: 08 8431 7115 | www.jbsg.com.au | ABN 62 100 220 479

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB01**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | | | SP | **BITUMEN** | | | | | |
| | | | | | **FILL**<br>Gravelly SAND, cream to pale yellow-brown, fine to medium grained sand, fine to coarse slag gravels. | D | | SB01/1_0.05<br>0.05-0.2 DUP1 | | 0.1 |
| | | | | CH | **FILL**<br>Silty CLAY, grey, orange-brown and brown mottling, high plasticity, low liquid limit fines. | <PL | | SB01/2_0.3<br>0.3-0.45 | | 0.0 |
| | | 0.5 | | SC | **FILL**<br>Clayey SAND, dark brown, fine to medium grained sand, low plasticity clay. | D | | | | |
| | | 1.0 | | Cl | **REWORKED NATURAL**<br>Silty Sandy CLAY, pale brown, medium plasticity, fine grained sand, low liquid limit fines, trace of fine gravels. | <PL | | SB01/3_1.0<br>1.0-1.15 | | 0.0 |
| | | 1.5 | | Cl | **Sandy CLAY**<br>Pale grey with brown mottling, medium plasticity, fine grained sand. | <PL | | SB01/4_1.6<br>1.6-1.75 | | 0.0 |
| | | 2.0 | | | | | | SB01/5_2.25<br>2.25-2.4 | | 0.0 |
| | | 2.5 | | | | | | | | |
| | | 3.0 | | | | | | SB01/6_2.95<br>2.95-3.1 | | 0.0 |
| | | | | | Soil borehole terminated at 3.1m. | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB02**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | | | SP | **BITUMEN**<br>**FILL**<br>Gravelly SAND, pale yellow, fine to medium grained sand, fine to medium slag gravels (roadbase). | D | | SB02/1_0.05<br>0.05-0.2 | | 0.0 |
| | | 0.5 | | SW | **FILL**<br>Gravelly SAND, brown, red and cream mottling, fine to coarse grained sand, fine to coarse gravels, with brick, slag, ash and cinders inclusions. | D | | SB02/2_0.5<br>0.5-0.65 | | 0.0 |
| | | 1.0 | | SC | **FILL**<br>Clayey Gravelly SAND, brown with dark grey, red and white mottling, fine to medium grained sand, fine to coarse gravels, low plasticity clay. | D | | SB02/3_1.0<br>1.0-1.15 | | 0.0 |
| | | 1.5 | | | Large piece of slag at 1.65m. | | | SB02/4_1.5<br>1.5-1.65 DUP2 | | 0.0 |
| | | 2.0 | | CI/CH | **Silty CLAY**<br>Pale brown to white, medium to high plasticity, low liquid limit fines. | <PL | | SB02/5_1.9<br>1.9-2.05 | | 0.0 |
| | | | | CH | **Sandy CLAY**<br>Brown to dark green, high plasticity, fine grained sand. | <PL | | SB02/6_2.3<br>2.3-2.45 | | 0.0 |
| | | 2.5 | | | | | | | | |
| | | 3.0 | | | | | | SB02/7_3.05<br>3.05-3.2 | | 0.0 |
| | | | | | Soil borehole terminated at 3.2m. | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB03**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | 0.5 | | SW | **BITUMEN**<br>**FILL**<br>Gravelly SAND, brown, red and white mottling, fine to coarse grained sand, fine to medium gravels, with brick, glass, slag, ash and cinders inclusions. | D | | SB03/1_0.05<br>0.05-0.2 DUP3 | | 8.0 |
| | | | | | | | | SB03/2_0.5<br>0.5-0.65 | | 6.0 |
| | | | | | | | | SB03/3_0.75<br>0.75-0.9 | | 5.9 |
| | | 1.0 | | | Refusal at 0.9m. | | | | | |
| | | 1.5 | | | | | | | | |
| | | 2.0 | | | | | | | | |
| | | 2.5 | | | | | | | | |
| | | 3.0 | | | | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB04**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | 0.0 | | GP | **FILL**<br>Sandy GRAVEL, cream, fine to medium gravels, fine to medium grained sand, trace of slag, ash and cinders inclusions. | D | | SB04/1_0.0 0.0-0.1 | | 0.0 |
| | | | | SP | | D | | SB04/2_0.1<br>0.1-0.25 DUP4 | | 0.0 |
| | | 0.5 | | | **FILL**<br>Gravelly SAND, cream, fine to medium grained sand, medium to coarse gravels. | | | SB04/3_0.5<br>0.5-0.65 | | 0.0 |
| | | 1.0 | | | | | | SB04/4_1.0<br>1.0-1.15 | | 0.0 |
| | | 1.5 | | | | | | SB04/5_1.5<br>1.5-1.65 | | 0.0 |
| | | 2.0 | | CI | **REWORKED NATURAL**<br>Sandy CLAY, brown, medium plasticity, fine grained sand. | <PL | | SB04/6_2.1<br>2.1-2.25 | | 0.0 |
| | | | | CI/CH | **Sandy CLAY**<br>Cream, pale grey and brown mottling, medium to high plasticity, fine grained sand. | <PL | | SB04/7_2.3<br>2.3-2.45 | | 0.0 |
| | | 2.5 | | | | | | | | |
| | | 3.0 | | | | | | SB04/8_3.05<br>3.05-3.2 | | 0.0 |
| | | | | | Soil borehole terminated at 3.2m. | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB05**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | 0.5 | | GP | **FILL**<br>Sandy GRAVEL, pale grey to grey, fine to medium gravels, fine to medium grained sand, trace of slag inclusions. | D | | SB05/1_0.0<br>0.0-0.15 | | 0.0 |
| | | | | SP | **FILL**<br>SAND, pale yellow-cream, fine to medium grained, with medium to coarse gravels. | D | | SB05/2_0.15<br>0.15-0.3 | | 0.0 |
| | | 1.0 | | CI | **FILL**<br>Sandy CLAY, red-brown, medium plasticity, fine grained sand. | <PL | | SB05/3_0.75<br>0.75-0.9 DUP5 | | 0.0 |
| | | 1.5 | | | **NO RECOVERY** | | | | | |
| | | 2.0 | | CH | **Silty CLAY**<br>Pale grey with brown mottling, high plasticity, low liquid limit fines. | <PL | | SB05/4_2.1<br>2.1-2.25 | | 0.0 |
| | | 2.5 | | | | | | SB05/5_2.6<br>2.6-2.75 | | 0.0 |
| | | 3.0 | | | Soil borehole terminated at 3.2m. | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB06**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | | | GP | **FILL** Sandy GRAVEL, pale brown with grey mottling, fine to medium gravels, fine to medium grained sand, trace of brick inclusions. | D | | SB06/1_0.0 0.0-0.1 | | 0.0 |
| | | | | SC | | D | | SB06/2_0.1 0.1-0.25 | | 0.0 |
| | | 0.5 | | | **FILL** Clayey SAND, pale brown to pale yellow, fine to medium grained, low plasticity clay, with fine to coarse gravels. | | | | | |
| | | | | CI/ CH | **FILL** Sandy CLAY, dark brown with red, grey and black mottling, medium to high plasticity, fine to medium grained sand, with fine to coarse gravels, brick, slag, ash and cinders inclusions. | <PL | | SB06/3_0.6 0.6-0.75 | | 0.0 |
| | | 1.0 | | CI | **REWORKED NATURAL** Sandy CLAY, dark brown with grey mottling and black sports, medium plasticity, fine grained sand, trace of organic inclusions. | <PL | | SB06/4_1.0 1.0-1.15 DUP6 | | 0.0 |
| | | 1.5 | | | | | | SB06/5_1.5 1.5-1.65 | | 0.0 |
| | | 2.0 | | | | | | SB06/6_2.0 2.0-2.15 | | 0.0 |
| | | 2.5 | | CH | **Silty CLAY** Grey with black spots, high plasticity, low liquid limit fines, trace of organic inclusions. | <PL | | SB06/7_2.5 2.5-2.65 | | 0.0 |
| | | | | | | | | SB06/8_2.85 2.85-3.0 | | 0.0 |
| | | 3.0 | | | Soil borehole terminated at 3.0m. | | | | | |

# SOIL BOREHOLE REPORT

SOIL BOREHOLE NUMBER: **SB07**



**Adelaide**
38 Dequetteville Terrace
KENT TOWN SA 5067
T: + 61 8 8431 7113
**Melbourne**
43 Stubbs Street
KENSINGTON VIC 3031
T: + 61 3 9372 6800
**Sydney | Perth | Brisbane**

Client: **CharterHall**
Location: **Franklin St Post Office**
Project: **Environmental Due Diligence**
Project No: **SG1411252**
Date: **06/03/2014**
Checked by: **LRM**

Datum: **-**
Easting: **-**
Northing: **-**
R.L. surface: **-**

Logged by: **LS**
Contractor: **A&S Drilling**
Operator: **Tim**
Machine: **Rockmaster/HA**

| SUBSURFACE PROFILE | | | | | | | SAMPLING | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Drilling Method | Water | Depth (m) | Graphic | USCS | Description | Moisture | Recovery | Sampling | Additional Comments | PID (ppm) |
| Hand Auger | | 0.5<br>1.0<br>1.5<br>2.0<br>2.5<br>3.0 | | GW | **BITUMEN**<br>**FILL**<br>Sandy GRAVEL, black, fine to coarse slag gravels, fine to medium grained sand.<br>Refusal at 0.2m. | D | | SB07/1_0.05<br>0.05-0.2 | | 0.0 |

Attachment E – Laboratory Certificates

38 Dequetteville Terrace, Kent Town, SA, 5067
Tel: 08 8431 7113 | Fax: 08 8431 7115 | www.jbsg.com.au | ABN 62 100 220 479

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ENVIROLAB GROUP

**Envirolab Services Pty Ltd - Melbourne**
ABN 37 112 535 645 - 02
1 Dalmore Drive, Scoresby VIC 3179 Australia
Ph +613 9763 2500 Fax +613 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

# CERTIFICATE OF ANALYSIS 3460

**Client:**
**JBS & G (VIC & SA) Pty Ltd**
38 Dequetteville Tce
Kent Town
SA 5067

**Attention:** Luke Silvester

**Sample log in details:**

| | |
|---|---|
| Your Reference: | **SG1411255 - Franklin st Post Office** |
| No. of samples: | 1 soil |
| Date samples received / completed instructions received | 12/03/2014 / 12/03/2014 |

**Analysis Details:**
Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
***Please refer to the last page of this report for any comments relating to the results.***

**Report Details:**

| | |
|---|---|
| Date results requested by: / Issue Date: | 19/03/14 / 19/03/14 |
| Date of Preliminary Report: | Not Issued |

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Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

**Results Approved By:**

A Mathrick

Analisa Mathrick
Laboratory Supervisor

NATA
ACCREDITED FOR TECHNICAL COMPETENCE

| vTRH(C6-C10)/BTEXN in Soil | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date extracted | - | 14/3/14 |
| Date analysed | - | 14/3/14 |
| vTRH $C_6$ - $C_9$ | mg/kg | <25 |
| vTPH $C_6$ - $C_{10}$ | mg/kg | <25 |
| TRH $C_6$ - $C_{10}$ less BTEX (F1) | mg/kg | <25 |
| Benzene | mg/kg | <0.2 |
| Toluene | mg/kg | <0.5 |
| Ethylbenzene | mg/kg | <1 |
| m+p-xylene | mg/kg | <2 |
| o-Xylene | mg/kg | <1 |
| naphthalene | mg/kg | <1 |
| *Surrogate* aaa-Trifluorotoluene | % | 93 |

| TRH Soil C10-C40 NEPM | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date extracted | - | 14/03/2014 |
| Date analysed | - | 14/03/2014 |
| TRHC$_{10}$ - C$_{14}$ | mg/kg | <50 |
| TRHC$_{15}$ - C$_{28}$ | mg/kg | <100 |
| TRHC$_{29}$ - C$_{36}$ | mg/kg | 140 |
| Total TRH (C10-C36) | mg/kg | <250 |
| TRH>C$_{10}$-C$_{16}$ | mg/kg | <50 |
| TRH>C$_{10}$ - C$_{16}$ less Naphthalene (F2) | mg/kg | <50 |
| TRH>C$_{16}$-C$_{34}$ | mg/kg | 170 |
| TRH>C$_{34}$-C$_{40}$ | mg/kg | 200 |
| Total TRH (>C10-C40) | mg/kg | 370 |
| *Surrogate* o-Terphenyl | % | 99 |

| PAHs in Soil | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date extracted | - | 14/03/2014 |
| Date analysed | - | 18/03/2014 |
| Naphthalene | mg/kg | <0.5 |
| Acenaphthylene | mg/kg | <0.5 |
| Acenaphthene | mg/kg | <0.5 |
| Fluorene | mg/kg | <0.5 |
| Phenanthrene | mg/kg | <0.5 |
| Anthracene | mg/kg | <0.5 |
| Fluoranthene | mg/kg | 1 |
| Pyrene | mg/kg | 0.6 |
| Benzo(a)anthracene | mg/kg | <0.5 |
| Chrysene | mg/kg | <0.5 |
| Benzo(b, j & k)fluoranthene | mg/kg | 1.5 |
| Benzo(a)pyrene | mg/kg | <0.5 |
| Indeno(1,2,3-c,d)pyrene | mg/kg | <0.5 |
| Dibenzo(a,h)anthracene | mg/kg | <0.5 |
| Benzo(g,h,i)perylene | mg/kg | <0.5 |
| Total +ve PAH's | mg/kg | 3.1 |
| Benzo(a)pyrene TEQ | mg/kg | <0.5 |
| *Surrogate p*-Terphenyl-d14 | % | # |

| OCP in Soil | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date extracted | - | 14/03/2014 |
| Date analysed | - | 18/03/2014 |
| alpha-BHC | mg/kg | <0.5 |
| HCB | mg/kg | <0.5 |
| beta-BHC | mg/kg | <0.5 |
| gamma-BHC | mg/kg | <0.5 |
| Heptachlor | mg/kg | <0.5 |
| delta-BHC | mg/kg | <0.5 |
| Aldrin | mg/kg | <0.5 |
| Heptachlor Epoxide | mg/kg | <0.5 |
| gamma-Chlordane | mg/kg | <0.5 |
| alpha-chlordane | mg/kg | <0.5 |
| Endosulfan I | mg/kg | <0.5 |
| pp-DDE | mg/kg | <0.5 |
| Dieldrin | mg/kg | <0.5 |
| Endrin | mg/kg | <0.5 |
| Endosulfan II | mg/kg | <0.5 |
| pp-DDD | mg/kg | <0.5 |
| Endrin Aldehyde | mg/kg | <0.5 |
| pp-DDT | mg/kg | <0.5 |
| Endosulfan Sulphate | mg/kg | <0.5 |
| Methoxychlor | mg/kg | <0.5 |
| *Surrogate* TCMX | % | # |

| OP in Soil | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date extracted | - | 14/03/2014 |
| Date analysed | - | 18/03/2014 |
| Azinphos-methyl | mg/kg | <0.5 |
| Bromophos-ethyl | mg/kg | <0.5 |
| Chlorpyriphos | mg/kg | <0.5 |
| Chlorpyriphos-methyl | mg/kg | <0.5 |
| Diazinon | mg/kg | <0.5 |
| Dichlorovos | mg/kg | <0.5 |
| Dimethoate | mg/kg | <0.5 |
| Ethion | mg/kg | <0.5 |
| Fenitrothion | mg/kg | <0.5 |
| Malathion | mg/kg | <0.5 |
| Parathion | mg/kg | <0.5 |
| Ronnel | mg/kg | <0.5 |
| *Surrogate* TCMX | % | # |

| Acid Extractable metals in soil | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date digested | - | 14/3/14 |
| Date analysed | - | 17/3/14 |
| Arsenic | mg/kg | 7 |
| Beryllium | mg/kg | <1 |
| Barium | mg/kg | 67 |
| Cadmium | mg/kg | <0.4 |
| Chromium | mg/kg | 54 |
| Cobalt | mg/kg | 4 |
| Copper | mg/kg | 20 |
| Nickel | mg/kg | 26 |
| Lead | mg/kg | 41 |
| Manganese | mg/kg | 170 |
| Vanadium | mg/kg | 20 |
| Zinc | mg/kg | 78 |
| Mercury | mg/kg | <0.1 |

| Moisture | | |
|---|---|---|
| Our Reference: | UNITS | 3460-1 |
| Your Reference | ---------- | Dup 3 |
| Date Sampled | ---------- | 6/03/2014 |
| Type of sample | | Soil |
| Date prepared | - | 14/03/2014 |
| Date analysed | - | 17/03/2014 |
| Moisture | % | 12 |

| Method ID | Methodology Summary |
|---|---|
| Org-016 | Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. |
| Org-014 | Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. |
| Org-003 | Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID.<br>F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. |
| Org-012 subset | Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater 2013. |
| Org-005 | Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC with dual ECD's. |
| Org-015 | Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. |
| Metals-020 ICP-AES | Determination of various metals by ICP-AES. |
| Metals-021 CV-AAS | Determination of Mercury by Cold Vapour AAS. |
| Inorg-008 | Moisture content determined by heating at 105 deg C for a minimum of 12 hours. |

| QUALITY CONTROL<br>vTRH(C6-C10)/BTEXN in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Date extracted | - | | | 14/03/2014 | [NT] | [NT] | LCS-1 | 14/03/2014 |
| Date analysed | - | | | 14/03/2014 | [NT] | [NT] | LCS-1 | 14/03/2014 |
| vTRH $C_6$ - $C_9$ | mg/kg | 25 | Org-016 | <25 | [NT] | [NT] | LCS-1 | 98% |
| vTPH $C_6$ - $C_{10}$ | mg/kg | 25 | Org-016 | <25 | [NT] | [NT] | LCS-1 | 84% |
| Benzene | mg/kg | 0.2 | Org-016 | <0.2 | [NT] | [NT] | LCS-1 | 106% |
| Toluene | mg/kg | 0.5 | Org-016 | <0.5 | [NT] | [NT] | LCS-1 | 103% |
| Ethylbenzene | mg/kg | 1 | Org-016 | <1 | [NT] | [NT] | LCS-1 | 100% |
| m+p-xylene | mg/kg | 2 | Org-016 | <2 | [NT] | [NT] | LCS-1 | 110% |
| o-Xylene | mg/kg | 1 | Org-016 | <1 | [NT] | [NT] | LCS-1 | 107% |
| naphthalene | mg/kg | 1 | Org-014 | <1 | [NT] | [NT] | [NR] | [NR] |
| *Surrogate* aaa-Trifluorotoluene | % | | Org-016 | 103 | [NT] | [NT] | LCS-1 | 105% |

| QUALITY CONTROL<br>TRH Soil C10-C40 NEPM | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Date extracted | - | | | 14/03/2014 | [NT] | [NT] | LCS-1 | 14/03/2014 |
| Date analysed | - | | | 14/03/2014 | [NT] | [NT] | LCS-1 | 14/03/2014 |
| TRH $C_{10}$ - $C_{14}$ | mg/kg | 50 | Org-003 | <50 | [NT] | [NT] | LCS-1 | 100% |
| TRH $C_{15}$ - $C_{28}$ | mg/kg | 100 | Org-003 | <100 | [NT] | [NT] | LCS-1 | 100% |
| TRH $C_{29}$ - $C_{36}$ | mg/kg | 100 | Org-003 | <100 | [NT] | [NT] | LCS-1 | 87% |
| TRH >$C_{10}$-$C_{16}$ | mg/kg | 50 | Org-003 | <50 | [NT] | [NT] | LCS-1 | 100% |
| TRH >$C_{16}$-$C_{34}$ | mg/kg | 100 | Org-003 | <100 | [NT] | [NT] | LCS-1 | 99% |
| TRH >$C_{34}$-$C_{40}$ | mg/kg | 100 | Org-003 | <100 | [NT] | [NT] | LCS-1 | 88% |
| *Surrogate* o-Terphenyl | % | | Org-003 | 82 | [NT] | [NT] | LCS-1 | 108% |

| QUALITY CONTROL<br>PAHs in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Date extracted | - | | | 14/03/2014 | 3460-1 | 14/03/2014 \|\| 14/03/2014 | LCS-1 | 14/03/2014 |
| Date analysed | - | | | 18/03/2014 | 3460-1 | 18/03/2014 \|\| 18/03/2014 | LCS-1 | 18/03/2014 |
| Naphthalene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 92% |
| Acenaphthylene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Acenaphthene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Fluorene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 92% |
| Phenanthrene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 88% |
| Anthracene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |

| QUALITY CONTROL<br>PAHs in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Fluoranthene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | 1 \|\| 1.1 \|\| RPD: 10 | LCS-1 | 102% |
| Pyrene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | 0.6 \|\| 0.8 \|\| RPD: 29 | LCS-1 | 103% |
| Benzo(a)anthracene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Chrysene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 92% |
| Benzo(b, j & k) fluoranthene | mg/kg | 0.2 | Org-012 subset | <0.2 | 3460-1 | 1.5 \|\| 1.6 \|\| RPD: 6 | [NR] | [NR] |
| Benzo(a)pyrene | mg/kg | 0.05 | Org-012 subset | <0.05 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 92% |
| Indeno(1,2,3-c,d)pyrene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Dibenzo(a,h)anthracene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Benzo(g,h,i)perylene | mg/kg | 0.1 | Org-012 subset | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| *Surrogate p*-Terphenyl-$d_{14}$ | % | | Org-012 subset | 82 | 3460-1 | # \|\| # | LCS-1 | 72% |

| QUALITY CONTROL<br>OCP in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Date extracted | - | | | 14/03/2014 | 3460-1 | 14/03/2014 \|\| 14/03/2014 | LCS-1 | 14/03/2014 |
| Date analysed | - | | | 18/03/2014 | 3460-1 | 18/03/2014 \|\| 18/03/2014 | LCS-1 | 18/03/2014 |
| alpha-BHC | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 103% |
| HCB | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| beta-BHC | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 104% |
| gamma-BHC | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Heptachlor | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 96% |
| delta-BHC | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Aldrin | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 120% |
| Heptachlor Epoxide | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 102% |
| gamma-Chlordane | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 105% |
| alpha-chlordane | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Endosulfan I | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| pp-DDE | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 109% |
| Dieldrin | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 110% |
| Endrin | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 88% |
| Endosulfan II | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| pp-DDD | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 104% |
| Endrin Aldehyde | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| pp-DDT | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Endosulfan Sulphate | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 89% |
| Methoxychlor | mg/kg | 0.1 | Org-005 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |

| QUALITY CONTROL<br>OCP in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| *Surrogate* TCMX | % | | Org-005 | 90 | 3460-1 | # \|\| # | LCS-1 | 92% |
| QUALITY CONTROL<br>OP in Soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
| Date extracted | - | | | 14/03/2014 | 3460-1 | 14/03/2014 \|\| 14/03/2014 | LCS-1 | 14/03/2014 |
| Date analysed | - | | | 18/03/2014 | 3460-1 | 18/03/2014 \|\| 18/03/2014 | LCS-1 | 18/03/2014 |
| Azinphos-methyl | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Bromophos-ethyl | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Chlorpyriphos | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 102% |
| Chlorpyriphos-methyl | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 107% |
| Diazinon | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 100% |
| Dichlorovos | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Dimethoate | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Ethion | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 97% |
| Fenitrothion | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | LCS-1 | 78% |
| Malathion | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Parathion | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| Ronnel | mg/kg | 0.1 | Org-015 | <0.1 | 3460-1 | <0.5 \|\| <0.5 | [NR] | [NR] |
| *Surrogate* TCMX | % | | Org-015 | 90 | 3460-1 | # \|\| # | LCS-1 | 92% |
| QUALITY CONTROL<br>Acid Extractable metals in soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
| Date digested | - | | | 14/3/14 | [NT] | [NT] | LCS-1 | 14/3/14 |
| Date analysed | - | | | 17/3/14 | [NT] | [NT] | LCS-1 | 17/3/14 |
| Arsenic | mg/kg | 4 | Metals-020 ICP-AES | <4 | [NT] | [NT] | LCS-1 | 99% |
| Beryllium | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 105% |
| Barium | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 102% |
| Cadmium | mg/kg | 0.4 | Metals-020 ICP-AES | <0.4 | [NT] | [NT] | LCS-1 | 100% |
| Chromium | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 100% |
| Cobalt | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 100% |
| Copper | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 101% |
| Nickel | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 100% |
| Lead | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 100% |
| Manganese | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 103% |

| QUALITY CONTROL<br>Acid Extractable metals in soil | UNITS | PQL | METHOD | Blank | Duplicate Sm# | Duplicate results<br>Base II Duplicate II %RPD | Spike Sm# | Spike % Recovery |
|---|---|---|---|---|---|---|---|---|
| Vanadium | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 101% |
| Zinc | mg/kg | 1 | Metals-020 ICP-AES | <1 | [NT] | [NT] | LCS-1 | 101% |
| Mercury | mg/kg | 0.1 | Metals-021 CV-AAS | <0.1 | [NT] | [NT] | LCS-1 | 110% |

| QUALITY CONTROL<br>Moisture | UNITS | PQL | METHOD | Blank |
|---|---|---|---|---|
| Date prepared | - | | | [NT] |
| Date analysed | - | | | [NT] |
| Moisture | % | 0.1 | Inorg-008 | [NT] |

**Report Comments:**

| | |
|---|---|
| Asbestos ID was analysed by Approved Identifier: | Not applicable for this job |
| Asbestos ID was authorised by Approved Signatory: | Not applicable for this job |

| | | |
|---|---|---|
| INS: Insufficient sample for this test | PQL: Practical Quantitation Limit | NT: Not tested |
| NA: Test not required | RPD: Relative Percent Difference | NA: Test not required |
| <: Less than | >: Greater than | LCS: Laboratory Control Sample |

**Quality Control Definitions**

**Blank**: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

**Duplicate**: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

**Matrix Spike** : A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

**LCS (Laboratory Control Sample)** : This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

**Surrogate Spike:** Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

**Laboratory Acceptance Criteria**

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batched of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.
Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.
Spikes for Physical and Aggregate Tests are not applicable.
For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.
Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

OFFICE FOR
DESIGN +
ARCHITECTURE SA

Confidential

File No:
2014/11234/01

Ref No:
12464114

14 March 2018

Gabrielle McMahon
Planning Officer
Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
Adelaide SA 5000

gabrielle.mchahon@sa.gov.au

# GPO Hotel Adelaide

Further to the referral 020/A004/18 received 25 January 2018 pertaining to the development application at the above address and in my capacity as a referral in the State Commission Assessment Panel, I am pleased to provide the following comments for your consideration.

The scheme was presented to the Design Review panel once and participated in one Desktop Review session. I support the project team's aspiration to deliver a high quality hotel that integrates the State and Commonwealth heritage listed General Post Office. I also support the evening activation arising from the hotel use, and opportunities to deliver a high quality consolidated public space that benefits the wider precinct. In my view, development on this site presents a unique opportunity to make a significant and positive contribution to Victoria Square and the broader Adelaide Central Business District.

The GPO site includes frontages to King William Street to the east, Franklin Street to the south and Exchange Place to the west. Dexus Plaza and Electra House are located to the north. King William Street is identified as a boulevard in the Adelaide Design Manual, defined by its grand scale, symmetry and order. A number of State heritage places are located in proximity to the site, including the Treasury Building and Adelaide Town Hall to the east, Telephone Exchange Building to the west and Electra House to the north. A successful redevelopment of this site will anticipate its relationship to existing 19th and 20th Century architecture and harness the unique richness of this historic context.

The proposal includes demolition of the 1922-26 GPO additions located in the north west section of the site and part of the 1893 north wing addition. The proposed new hotel building comprises a three storey base constructed on the footprint of the earlier building, and a 13 storey tower above that cantilevers to the north, south, east and west. The proposal includes internal and external conservation works to the heritage building undertaken in conjunction with the redevelopment, which I support. I also support the proposed new uses for the GPO, which are directly associated with the hotel function including the hotel lobby, bars, restaurants, ballroom and boutique retail tenancies, and design approach that focuses on integrating and celebrating the building's heritage. The original GPO portal entrances are to be activated, which I support, and I encourage ongoing consideration of guest amenity within these spaces as design development progresses.

Level 1
26-28 Leigh Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

DX 171

T- +61(0)8 8402 1884
E- odasa@sa.gov.au

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The proposal seeks to develop activated zones within Exchange Place and the shared use vehicle drop off area to the north. I understand development of Exchange Place will be negotiated with the adjoining land owner, and recommend that the design of this public realm be subject to further review as design development progresses, including resolution of circulation around the platform lift and stair. I also urge exploration of the opportunity to utilise the existing Dexus Plaza pedestrian ramp to unlock the area north of the Telephone Exchange building and review of the basement ramp location relative to the northern boundary to maximise the width of the adjacent stair.

I acknowledge the hotel operator's requirement for the shared use zone for guest vehicle access and use of high quality paving that changes in tone and pattern to manage the potential conflict between vehicles and pedestrians. I also understand an ambition exists to integrate the shared use zone with Dexus Plaza, and I urge ongoing engagement with relevant stakeholders as design development progresses to capitalise on opportunities afforded by this development to deliver a high quality integrated central urban space. I support the provision of a level ground plane generally and the landscape strategy that minimises obstructions.

Larger vehicles are proposed to be accommodated on King William Street via a 'New York Style' drop-off zone. This strategy requires changes to existing vehicle movements and relocation of a hydrant, light pole and bus stop. I recommend ongoing collaboration with the relevant stakeholders to achieve a mutually acceptable outcome for these works. Vehicle movements into and out of the site will likely adversely impact pedestrian movements along King William Street, and I anticipate development of an access management strategy that prioritises pedestrian safety along King William Street cognisant of public transport and other vehicle movements occurring in the immediate area.

Historically built form existed between the GPO and Electra House creating a continuous frontage along King William Street, however this is no longer apparent. The proposed development seeks to reintroduce 'lost' built form in this section of the street through a portal entry that seeks to reference the scale and articulation of the heritage GPO and surrounding context. The orthogonal volume includes an arched interior form that encloses the pool deck. Dual layered perforated anodised aluminium cladding screens the pool from King William Street. The portal entry is setback approximately two metres from the GPO and Electra House frontages. I acknowledge the hotel operator's requirements for the porte-cochere element and the ambition to brand the development through a strong design gesture, given the limitations in branding the heritage facade. I also acknowledge the challenges presented by the Electra House addition and the structural requirements associated with the pool deck. However, I am yet to be convinced by the resolution of the geometry and scale of the proposed insertion, which appears top heaving as a result of accommodating the pool. In my view, the reference to the heritage arched openings including keystone and quoins also conflicts with the emerging orthogonal expression. I recommend further review of the porte cochere, with a view to refining the expression and detailing, cognisant of the pedestrian experience along King William Street and the northern boundary ramp, and the unique streetscape context that includes both historic and contemporary built form. The porte cochere will also feature prominently when viewed from the north, and I urge further review of the built form and architectural expression turning the corner. I support the intent for the materiality that complements the tower facade and heritage building and commend the intent to undertake material trials and pattern prototyping through design development to achieve the envisaged finish and visual effect. In my view, the location of the porte cochere on King William Street demands an exceptional outcome in terms of streetscape contribution and human scale experience.

Level 1
26-28 Leigh Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

DX 171

T- +61(0)8 8402 1884
E- odasa@sa.gov.au

OFFICE FOR DESIGN + ARCHITECTURE SA

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A suspended swimming pool is positioned within the porte cochere accessed from the level one terrace. I am not convinced by the relationship between the pool deck and function balcony and urge further review of the terrace planning as design development progresses to provide differentiation between these uses. I commend the project team for undertaking shadow modelling to evaluate sunlight access to the terrace, and urge ongoing consideration of the user experience in varied climatic conditions as design development progresses. The terrace includes planting to the perimeter, which I support as this assists in softening the otherwise hard surfaces. I anticipate resolution of landscape maintenance as design development progresses.

I support the proposed height and massing of the hotel tower, which is setback 31.5 metres from Franklin Street and 12.1 metres from the King William Street boundary. The architectural expression of the tower seeks to represent the hotel use within the commercial context, present as a singular form viewed in the round, provide a respectful backdrop to the GPO and frame Victoria Square. The regular grid expression of the tower is informed by room dimensions that repeat on all four elevations. Large glazing panels sit within the grid, framed by bespoke anodised aluminium spandrel extrusions that are tapered in form. A secondary aluminium extrusion then frames the window. An offset ceramic frit may be introduced on the west facade to provide screening from direct views into and out of the adjacent office tower development. The singular built form of the tower is reinforced by concave curved extrusions to the corners, parapet and soffit. The material palette includes champagne and pewter coloured aluminium, and champagne tinted glazing that intends to complement the patina of the masonry heritage facade. I support the proposed architectural expression, material palette and ambition to achieve refined detailing for the hotel tower. I urge ongoing consideration of the internal room finishes and their visual impact on the tower presentation as design development progresses. This includes management of the visual consistency of the top floor of the tower that screens the plant via a false facade.

I understand signage will be the subject of a subsequent development application, however two areas have been identified for likely signage zones on the top floors of the east and south facades. The visualisation included in the planning report indicates signage elements sitting proud of the projecting feature mullions. I urge consideration the tower's composition and detailing, including the singular form and continuity of the grid as the signage strategy develops.

To ensure the most successful design outcome is achieved the State Commission Assessment Panel may like to consider particular aspects of the project, which would benefit from protection as part of the planning permission, such as:

- Provision of a materials samples board to demonstrate selections
- Provision of further details on the proposed public realm works to Exchange Place developed in collaboration with the adjoining land owner
- Further review of the architectural expression, geometry and scale of the proposed porte-cochere supported by detailed drawings that demonstrate the pedestrian experience and streetscape impacts

Yours sincerely

Kirsteen Mackay
South Australian Government Architect

Level 1
26-28 Leigh Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

DX 171

T- +61(0)8 8402 1884
E- odasa@sa.gov.au

Government of South Australia

Government of South Australia
Department for Environment and Water

**Heritage South Australia**

Economic and Sustainable Development Group

Level 8
81-91 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8124 4960
Fax: +61 8 8124 4980

www.environment.sa.gov.au

Ref: SH/10860D
Date: 18 April 2018

Secretary - Ms Alison Gill
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Attention: Gabrielle McMahon

Dear Ms McMahon

DESCRIPTION: ADELAIDE GENERAL POST OFFICE (GPO), INCLUDING THE ORIGINAL 1872 BUILDING, REMAINING 1893 EXTENSIONS, FORMER TELEPHONE EXCHANGE (1907) AND ITS 1914 EXTENSION – 5 STAR INTERNATIONAL HOTEL AND ASSOCIATED HOSPITALITY AND RETAILING – 141 KING WILLIAM STREET, ADELAIDE

| | |
|---|---|
| Application number: | 020/A004/18 |
| Referral received: | 25/01/2018; further information received 29/03/2018 |
| State heritage place: | Adelaide General Post Office (GPO), including the original 1872 building, remaining 1893 extensions, former Telephone Exchange (1907) and its 1914 extension, 141-159 King William Street ADELAIDE |
| Documentation: | |

The above application has been referred to the Minister for Sustainability, Environment and Conservation in accordance with Section 37 of the *Development Act 1993* as development that directly affects a State heritage place or, in the opinion of the relevant authority, materially affects the context within which a State heritage place is situated.

The application is accompanied by a Heritage Impact Assessment (Lovell Chen, December 2017) that draws on the findings of a recent Heritage Management Plan (Lovell Chen, July 2016). The 2016 HMP has regard to an earlier Conservation Management Plan (Bruce Harry & Associates, March 2007).

In broad terms, the 2016 HMP and 2007 CMP come to similar conclusions on the attribution of relative levels of heritage significance to the various parts of the existing GPO—the differences result mainly from a differentiation in the 2016 HMP between the fabric that encloses and defines spaces within the building versus the importance of the space itself. This is evident by reference to the plans on pages 13 to 15 of the 2017 HIA. They indicate primary significance for all the remaining original fabric of the 1872 and 1893 buildings, but the spaces within them are indicated as being generally of contributory significance, with the exception only of the most important spaces. The 2007 CMP by comparison makes a single attribution of high (ie primary) significance, without making the spatial distinction of the 2016 HMP.

This difference does not result from any fundamental disagreement between the two reports on the significance of the 1872 and 1893 buildings. Rather, it is a reflection of an additional level of analysis in the 2016 HMP that considers the relative significance of the spaces within, which is a useful tool for assessing heritage impact.

Section 8 of the 2017 HIA presents an analysis of the heritage impacts of the proposed development.

*8.1 Demolition of building fabric*

*8.2 Internal works*

I support the general demolition of non-original fabric.

I support the general approach to seismic upgrade, subject to later detail.

I support the general programming of new insertions and uses into the historic buildings, subject to detailed assessment as a reserved matter.

*8.2.1 Basement*

The consideration of internal works as a reserved matter should include interventions such as the proposed demolition of the identified section of basement wall, taking into account programming options that avoid the need for removal or alternative solutions (eg cutting an opening through the wall).

I support in principle the proposed demolition of the 1920s' stair to the west of the main postal hall and basement sorting area, and the insertion of new vertical circulation (lift and stairs), both in this location and to the western side of the Franklin Street entrance, subject to further detail under the recommended reserved matter.

It is desirable for the visual impact of proposed corridors within the central basement sorting area (the future cellar bar) to be reduced—for example by using glass-topped partitions under the vaulted soffit-.

I support in principle the proposed alterations to the strongroom on the northern side of the sorting hall.

*8.2.2 Ground floor; and*
*8.2.3 First floor level*

I support in principle the proposed interventions for improved circulation, subject to later detail under reserved assessment.

*8.3.1 Hotel tower*

Both the 2007 CMP and the 2016 HMP defined recommended setbacks for new high-rise development on the GPO site.

The 2007 CMP arrives at recommended setbacks of 23.5 metres from King William Street and 35 metres from Franklin Street. The latter dimension coincides with the northern extent of the 1872 building. Factors taken into account include maintaining sufficient prominence for the Victoria Tower in views from King William Street and Victoria Square, and the provision of adequate daylight to the roof lantern over the postal hall. Attachment 1 summarises the 2007 policy in graphic form, and Attachment 2 overlays them onto a plan of the subject development proposal.

The 2016 HMP establishes a design-dependent guideline of 17 metres or more from King William Street to a) maintain adequate visual separation from the Victoria Tower in views looking south down King William Street; b) retain the traditional relationship between the Victoria Tower and the Adelaide Town Hall's Albert tower; and c) to retain the streetscape prominence of the King William Street elevation as seen from close quarters. No dimensional recommendation is made for a Franklin Street setback but the analysis acknowledges the need for new built form visible from Victoria Square to be subordinate to that of the GPO, and to allow its original form and character to remain legible.

The actual setbacks proposed for the new tower are 12.1 metres from King William Street and 31.5 metres from Franklin Street. The slight reduction in the latter compared to the 2007 CMP's recommended 35 metres is not considered to compromise the result to any appreciable extent, and it is noted with reference to Attachment 2 that the recommended 30 metre radial clearance from the centre of the Victoria Tower is met.

The King William Street setback of 12.1 metres is 50% down on the 2007 recommendation of 23.5 metres and 30% down on the 2016 guideline of 17 metres or more. An analysis of

effect for the proposed 12.1m metre setback is provided in the 2017 HIA (pp 31-35), concluding that "*the setback, façade design and the absence of impacts on original fabric combine to produce a satisfactory outcome, consistent with the expectations of the HMP, without precisely meeting its guidance*."

I have given this analysis careful consideration, particularly in light of the even greater departure from the 2007 recommendation, and come to the conclusion that the end result while not optimal is at least tolerable by virtue of the reasonable Franklin Street setback and the high quality of design, detailing and materials of the tower facades. The greater impact appears to be on the immediate streetscape presence of the GPO in King William Street and on the direct northerly views from Victoria Square, but in the long views from further north along King William Street and in the more oblique Victoria Square views the Victoria Tower retains reasonable separation and prominence.

*8.4.1 and*
*8.4.2 Assessment against statutory controls*

I support generally the disposition of uses proposed within the 1872 and 1893 buildings as being compatible with the relative significance of internal spaces and facilitating an understanding of the former use of the place.

Subject to further detail as recommended below, I support the proposed external conservation works and seismic works for their role in protecting the fabric of the place and facilitating its ongoing use.

I concur generally with the assessment of the proposal against the nominated provisions of the Adelaide (City) Development Plan.

*8.4.3 Portal structure*

I support generally the concept of the porte cochere structure as an infill to replace lost built form within the gap previously occupied by the Criterion Hotel and now partly filled by the Electra House beer garden extension. I have considered the design that was initially submitted for approval at lodgement, and as varied by the documentation issued on 29 March 2018 in response to comments by the Government Architect. I note that the expressed joints to the front face (making reference presumably to the bold rustication of the GPO's stonework) have been deleted, and that the solid aluminium cladding returns to the northern face and within the drive-through have been replaced by perforated panels as an extension of the treatment to the balance of those surfaces.

With or without these changes, I have reservations about the success of the current design to satisfactorily deliver the infill concept, and consider that further investigation and design development is required to arrive at an acceptable solution to this important element of the King William street townscape.

In particular, I consider that the proportions of the current design are not adequately resolved, with the side sections facing King William Street appearing too slender in relation to the visual weight of the arched top section and to the overall height of the structure. I also think that the solid front panel appears thin and insubstantial, and that the setting of the perforated infill flush with the face of the arched solid section results in an unsatisfactorily two-dimensional appearance to the street face that lacks sufficient definition and modelling.

*8.5 Proposed use*

I concur generally with the proposed hotel-related uses of the GPO as supporting the core heritage values of the place with appropriate public access.

Subject to the recommendation set out below, the proposed development is considered to be acceptable in relation to the above State heritage place for the reasons outlined above.

*Recommendation*

A. Pursuant to Section 33(3) of the *Development Act 1993*, the following matter/s should be reserved for further assessment prior to the granting of Development Approval, to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

Reserved matter 1: Details of internal works to the 1872 and 1893 GPO buildings.

*Reason for reserved matter: The general disposition of proposed uses for spaces within the historic buildings is supported in principle, subject to design development and detailed documentation. Notwithstanding, it is understood that current internal programming is provisional, and subject to review by the client and operator.*

*Design development should include attention to matters identified in the Department for Environment and Water response letter dated 18 April 2018, such as a) minimising the extent of historic fabric demolition (including the section of 1872 basement wall identified in Figure 16 of the Heritage Impact Assessment); b) interventions for vertical circulation; and c) partitions within the vaulted basement sorting hall.*

Reserved matter 2: The design and detailing of the porte cochere/swimming deck structure.

*Reason for reserved matter: The general concept of the porte cochere structure is supported in principle as an important element of the King William Street townscape, replacing lost built form within the gap previously occupied by the Criterion Hotel and now partly filled by the Electra House beer garden extension.*

*Further design development is envisaged to interrogate and refine proportion, form, three-dimensional modelling and materiality, with regard to the commentary in the Department for Environment and Water response letter dated 18 April 2018.*

B. The following condition/s should be incorporated into any consent or approval.

Condition 1: Internal works to the 1872 and 1893 GPO buildings shall be conceived and detailed to facilitate their future reversal with minimal and readily-repaired residual damage to signficant fabric. Particular attention shall be paid to junctions with and connections to historic fabric.

*Reason for condition: To protect the significant fabric of the place and minimise the iterative impacts of ongoing change into the future.*

*Note that the interior design concepts by Make Architects referred to on p29 of the Heritage Impact Assessment were not included in the package of documentation referred for heritage advice, and have therefore not been assessed for heritage impact.*

Condition 2: An audit of historic joinery, fittings, finishes and furniture within the 1872 and 1893 GPO buildings shall be prepared by a suitably experienced heritage consultant. The audit shall be used to inform the the disposition of uses within the historic buildings and the design development of internal works.

*Reason for condition: To identify elements worthy of protection and retention, and influence the best fit for new uses and the design of adaptive re-use works. Note that the 2007 CMP (p141) identifies "bicycle fixtures" in the basement—further investigation required.*

Condition 3: Details of internal and external seismic upgrade works to the 1872 and 1893 GPO buildings, prepared in consultation with a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: The general approach proposed for seismic restraint (with reference to the Heritage Impact Assessment, Section* 6.5) *is supported in principle, subject to detailed design that aims to minimise visual intrusion and physical intervention*

*into significant fabric. It is noted that works proposed to parapets and chimneys will be visible as part of the historic roofscape from adjacent taller buildings, and will require due attention to visual impact.*

Condition 4: Detailed drawings and specifications of internal and external conservation works to the 1872 and 1893 GPO buildings, prepared by a suitably experienced heritage consultant, shall be submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: Section 6.0 of the Heritage Impact Assessment confirms internal and external conservation works as part of the subject application, with reference in Section 6.4 to a scope of external works currently under preparation. Detailed information is required for assessment and sign-off prior to commencement of these works, which should be carried out using appropriate materials and workmanship.*

Condition 5: Early or original colour schemes reinstated in the 1990s to the 1872 and 1893 GPO buildings shall be retained.

*Reason for condition: To protect heritage values in accordance with Policy 15 of the Heritage Management Plan.*

Condition 6: Colour schemes for the exterior of the 1872 and 1893 GPO buildings, and for interior front-of-house spaces without reinstated historic schemes, shall be prepared in consultation with a suitably experienced heritage consultant and submitted to the satisfaction of the State Commission Assessment Panel in consultation with Heritage South Australia (Department for Environment and Water).

*Reason for condition: To arrive at historically appropriate colour schemes supporting the heritage values of the place.*

Condition 7: The Superintendent—where called on by the drawings or specification to approve the scope of works, workmanship or samples of work, shop drawings, locations of service runs, chases or penetrations, repairs, materials, colours, finishes, making good and other matters concerning the extent and quality of the works pertaining to the 1872 and 1893 GPO buildings—shall do so on the basis of possessing or seeking from a suitably experienced heritage consultant appropriate expertise in heritage conservation, traditional practice and the sensitive upgrading of heritage places.

*Reason for condition: To ensure that decision making during the course of the works is based on appropriate expertise in heritage conservation practice.*

Condition 8: A dilapidation survey recording the condition of the 1872 and 1893 GPO buildings shall be prepared prior to the commencement of site works, to the satisfaction of the approving authority. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, construction and alteration works.

*Reason for condition: To provide a record prior to the commencement of the proposed works, as a reference for the assessment of any subsequent damage.*

Condition 9: A Heritage Management Plan shall be prepared for the project to the satisfaction of the planning authority in consultation with Heritage South Australia (Department for Environment and Water) prior to commencement on site.

The Heritage Management Plan shall be informed by a suitably qualified heritage architect, and shall clearly identify:

a) what parts of the place are important and why;

b) potential risks to the place arising from the works, including those arising from the construction process (eg footing support, vibration, demolition, alterations, accidental damage);

c) mitigation measures employed to avoid identified risks;

d) identification of persons responsible for managing and reviewing ongoing risks;

e) contractor inductions (with regard to heritage matters/risks—refer to attached DEW Site Induction Notes for State Heritage Places).

*Reason for condition: To protect the physical integrity of the fabric of the State heritage place.*

Condition 10: The contractor shall prepare and submit a Construction Vibration Management Plan (CVMP) that establishes:

a) appropriate vibration limits in the proximity of the heritage place as informed by DIN 4150-3;

b) appropriate construction techniques to limit vibration to the established limits, and exclusion zones for equipment and construction practices that are likely to exceed these;

c) appropriate monitoring techniques to ensure vibration limits are not exceeded;

d) risk management procedures for any works that are likely to exceed established limits to ensure the protection and preservation of fabric of heritage significance;

e) procedures to be followed if any structural distress or damage is identified in the heritage fabric; and

f) a regime of regular inspection of the heritage fabric to ensure no damage is arising from the works.

A copy of the CVMP shall be provided to the satisfaction of the planning authority in consultation with Heritage South Australia (Department for Environment and Water) prior to commencement of works on site.

*Reason for condition: To ensure ground vibrations associated with works on site do not cause damage or distress to building fabric of heritage significance.*

*General notes*

1. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with Heritage South Australia (Department for Environment and Water), or an additional referral to the Minister for Environment and Water. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
2. To ensure a satisfactory heritage outcome, the planning authority is requested to consult Heritage South Australia (Department for Environment and Water) in finalising any conditions or reserved matters above.
3. In accordance with Regulation 43 of the *Development Regulations 2008*, please send the Department for Environment and Water a copy of the Decision Notification.
4. The planning authority is requested to inform the applicant of the following requirements of the *Heritage Places Act 1993.*
   (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
   (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

   For further information, contact the Department for Environment and Water.

5. The planning authority is requested to inform the applicant of the following requirements of the *Aboriginal Heritage Act 1988.*

   (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

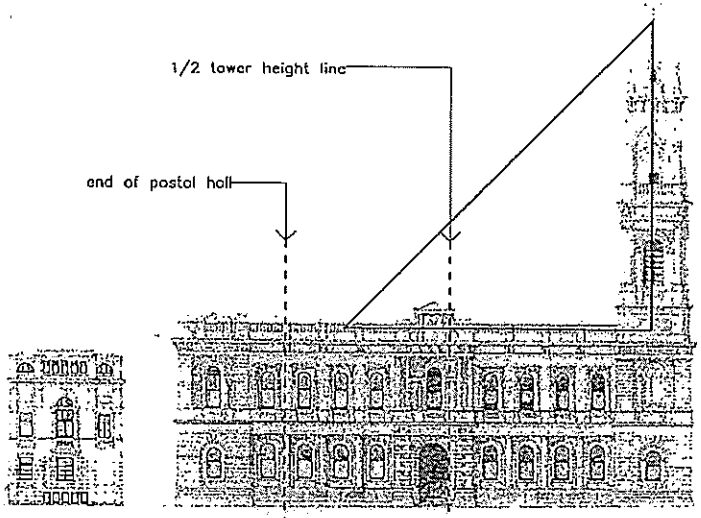
For any enquiries in relation to this application, I can be contacted on telephone 8124 4935 or e-mail peter.wells@sa.gov.au.

Yours sincerely

Peter Wells
Principal Conservation Architect
DEPARTMENT OF ENVIRONMENT AND WATER
*as delegate of the*
MINISTER FOR ENVIRONMENT AND WATER

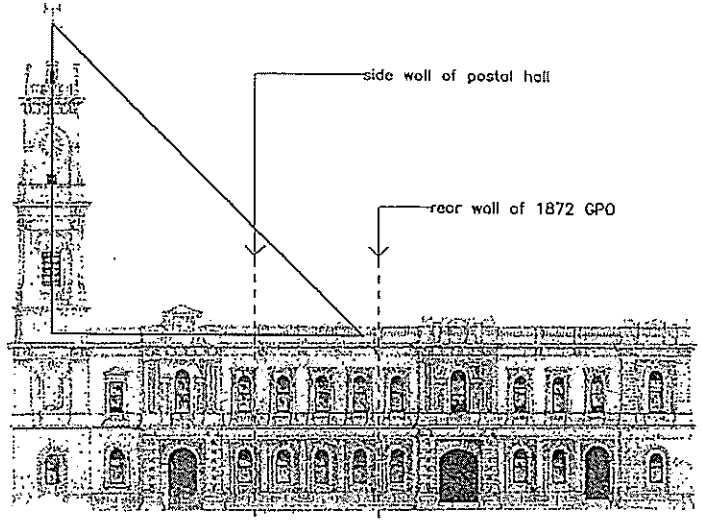
# Graphic representation of recommended development control setbacks for new development (2007)

*[Extract from "Adelaide General Post Office Conservation Management Plan" (Bruce Harry and Associates, March 2007)]*



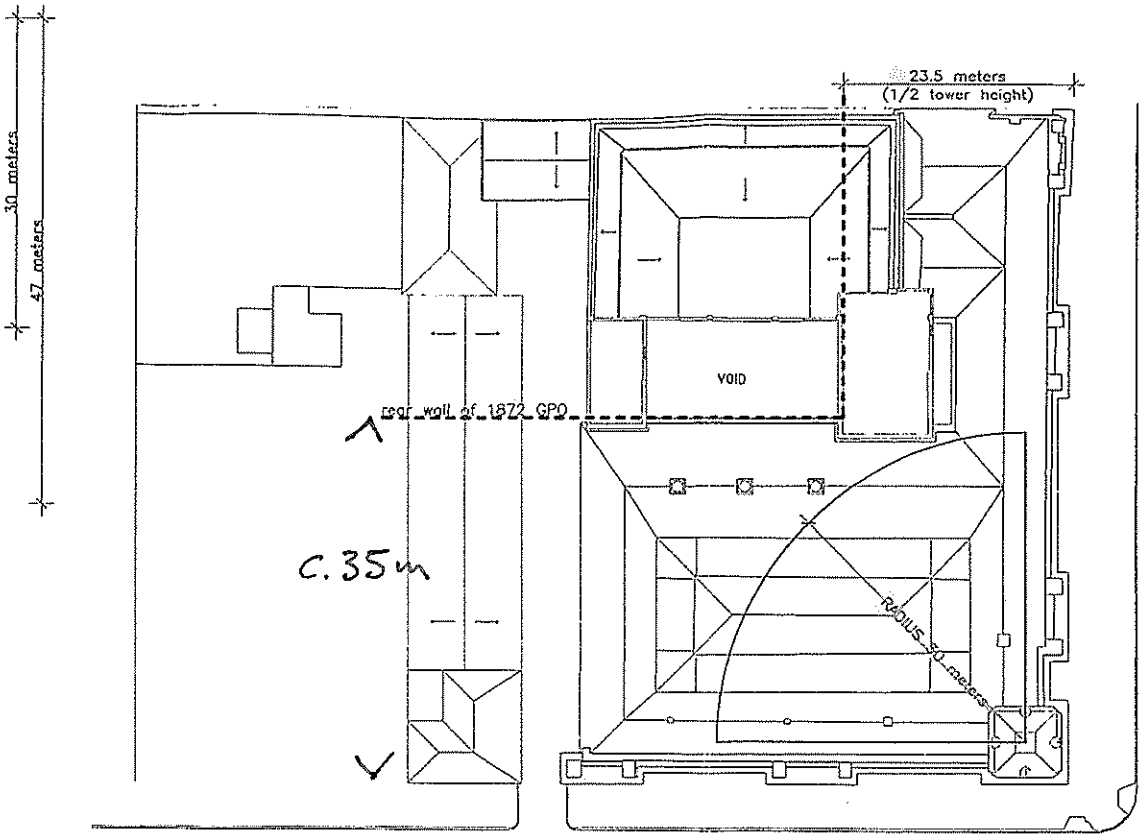

**ELEVATION** FRANKLIN STREET

SCALE 1:500




**ELEVATION** KING WILLIAM STREET

SCALE 1:500




**PLAN** ADELAIDE GPO

SCALE 1:500

ADELAIDE GPO
CONSERVATION PLAN

Site Development
Control Envelope

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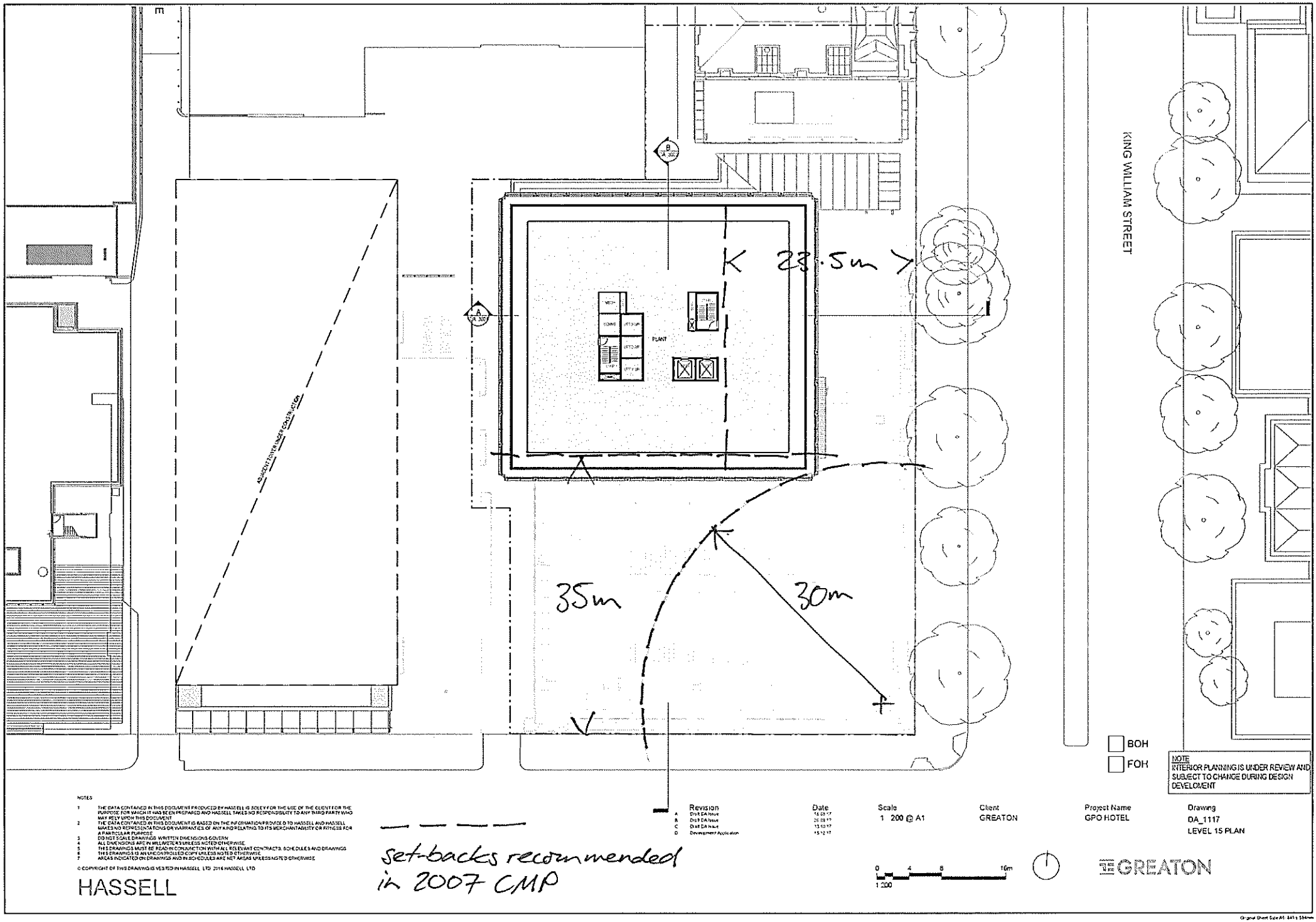
1009/CMP/02
SCALE: 1:500 @ A3
DATE: AUGUST 2005
DRAWN: SS

Bruce Harry & Associates
Architects and Heritage Consultants

Recommended development control setbacks from 2007 Conservation Management Plan superimposed on plan of subject development




NOTES

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| Revision | Date |
|---|---|
| A Draft DA Issue | 14.09.17 |
| B Draft DA Issue | 26.09.17 |
| C Draft DA Issue | 13.10.17 |
| D Development Application | 15.12.17 |

Scale: 1 200 @ A1

Client: GREATON

Project Name: GPO HOTEL

Drawing: DA_1117 LEVEL 15 PLAN

Original Sheet Size A1: 841 x 594mm

Site Induction Notes for State Heritage Places (Department for Environment and Water)

# Site Induction Notes for State Heritage Places

## Introduction

When undertaking conservation or development works to State Heritage Places, there is the potential to impact upon the heritage values of the place.

To avoid accidental damage, it is important for all contractors working at heritage places to be aware of the place's heritage values, and what procedures and obligations are required.

## Before undertaking site works

When undertaking works at State Heritage Places, contractors with appropriate expertise and experience should be engaged.

Due diligence should be undertaken to achieve the appropriate approvals and determine if works are likely to impact on known or potential areas of historical archaeological or Aboriginal heritage significance. Mitigation measures should form part of site induction procedures.

The following notes for the 'induction of contractors' are considered to be minimum requirements. Depending on the nature of the site and nature of the works, other information may be required in the site induction. Information for a site induction at a State Heritage Place should have relevant input from the applicant's heritage consultant or adviser.

## Induction of contractors

An induction of contractors at work sites for State Heritage Places should include:

1. A brief explanation of why the place is important. This may include elements that are being affected by the works, such as a building, or other elements on site, such as road alignments, trees or archaeology. Affected areas may include site works, temporary construction or access areas.

2. A brief explanation of what to do when a variation of works occurs. An example may be the poor condition of fabric and requirement to repair or replace more than was stated in the approved works. Such a variation should be discussed with the site supervisor and the applicant's heritage consultant or adviser to understand if this requires a statutory variation to the works, notification to consent authorities, and/or further heritage advice.

3. Relevant conditions of consent that apply to protection and conservation of the heritage place. Protection measures should be established prior to and for the duration of works around significant built fabric, significant trees or other identified significant site elements in the vicinity of works. Contractors should be made aware of requirements for careful movement of equipment on and around these items.

4. A description on what to do if works uncover historical archaeological artefacts under the *Heritage Places Act 1993* (SA). This may include structural remains of buildings, drains, wells or other structures on the site, or associated cultural deposits, such as various fills or archaeological artefacts.

    a. In the first instance works should cease in the area of the discovery. If the discovery is a deposit, then work must cease in any affected area.

    b. The person discovering the artefact or deposit should notify their site supervisor, who should ensure work is ceased in this area and the site is cordoned off.

    c. The supervisor should engage the services of a suitably qualified historical archaeologist to visit the site and advise on the nature and significance of the discovery.

d. If it is determined that the discovery is an archaeological artefact of potential heritage significance, then the supervisor must notify the State Heritage Unit of the Department for Environment and Water (DEWNR, as delegate of the South Australian Heritage Council) on (08) 8124 4960, as required under Section 27(2) of the Act.

e. The State Heritage Unit of DEWNR will determine if a permit may be required under Section 27 of the Act and what actions are required by the applicant to attain a permit. Works must not re-start in the area until confirmation is received from DEWNR.

Note: Penalties exist under the Act for non-compliance.

5. A description of what to do if works uncover an Aboriginal object, site or remains under the *Aboriginal Heritage Act 1988 (SA)*.

   a. In the first instance works should cease in the area of the discovery.

   b. The person discovering the Aboriginal object, site or remains should notify their site supervisor, who should ensure any work or other activities in the vicinity that may disturb the ground surface or otherwise affect the Aboriginal object, site or remains must be stopped and the site is cordoned off. If required, the area should be stabilised.

   c. The supervisor should notify the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division (AARD) of the Department of Premier and Cabinet (delegate of the Minister) on (08) 8226 8900, as required under Section 20(1) of the Act.

   d. The Aboriginal Heritage Branch will advise on the appropriate process, which may include recording the site and further action under Sections 12 and/or 23 of the Act. Works must not re-start in the area until confirmation is received from AARD.

   Note: Penalties exist under the Act for non-compliance.

   Note: Certain landforms are more likely to contain evidence of Aboriginal occupation. Please refer to *Guideline 2: Section 20 of the Aboriginal Heritage Act 1988* for further details, which can be downloaded from the Department of Premier and Cabinet website.

6. A description of what to do if human remains are discovered under the *Coroners Act 2003 (SA)* and the *Aboriginal Heritage Act 1988 (SA)*.

   a. In the first instance works should cease in the area of the discovery.

   b. The person discovering the human remains should notify their site supervisor, who should ensure any work or other activities in the vicinity that may disturb the ground surface or otherwise affect the human remains must be stopped and the site is cordoned off. If required, the area should be stabilised. Do not remove any bones from the site.

   c. The supervisor should notify the Police on 131 444, as required under Section 28(1) of the *Coroners Act 2003 (SA)*.

   d. The Police may visit the site to determine whether the remains are that of an Aboriginal person, and if so, the Police will contact the Aboriginal Heritage Branch.

   e. The Aboriginal Heritage Branch will advise on the appropriate process if human remains are found to be that of an Aboriginal person.

   Note: Penalties exist under the both Acts for non-compliance.

   Note: Please refer to *Guideline 2: Section 20 of the Aboriginal Heritage Act 1988* for further details, which can be downloaded from the Department of Premier and Cabinet website.

*In reply please quote* 2018/01867, *Process ID:* 501955
*Enquiries to* Daniel Sladic
*Telephone* (08) 8226 8277
*Facsimile* (08) 8226 8330
*E-mail* dpti.luc@sa.gov.au

Government of South Australia
Department of Planning, Transport and Infrastructure

**SAFETY AND SERVICE – Traffic Operations**

GPO Box 1533
Adelaide SA 5001

Telephone: 61 8 8226 8222
Facsimile: 61 8 8226 8330

ABN 92 366 288 135

27/02/2018

State Commission Assessment Panel
C/- Ms Gabrielle McMahon
Department of Planning Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Dear Ms McMahon,

## CONSULTATION ADVICE

| | |
|---|---|
| **Development No.** | 020/A004/18 |
| **Applicant** | Greaton Development Pty Ltd |
| **Location** | 141 King William Street Adelaide |
| **Proposal** | 5 Star international hotel and associated hospitality and retailing offer |

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) requesting informal comment. DPTI provides the following report to assist the planning authority with its decision.

## CONSIDERATION

The application proposes adaptive reuse of the GPO building for retail uses and ancillary hotel uses and the construction of a 5-star international hotel. The subject site abuts King William Street, Franklin Street and Post Office Lane all of which are under the care, control and management of City of Adelaide.

### Access

Access to the site for guests is proposed from King William Street via a Porte Cochere. Service access to the site is to be via Post Office Lane.

King William Street is a highly pedestrianised locality with very few interruptions to pedestrian movements at mid-block locations. Consequently, the creation of a new access has the potential to result in some pedestrian / vehicle conflict. It is understood that the applicant and Council have reviewed the options for alternatives to this arrangement, however, the proposed arrangement is the most feasible and provides a balanced access regime for the site.

The Traffic Assessment Report by WGA, dated 16 January 2018, includes a statement on page 10 regarding that the King William Street access can cater for simultaneous two-way passenger vehicle movements. The Traffic Assessment Report also demonstrates that a passenger vehicle is able to utilise the turn-around area unobstructed which is supported as it will enable vehicles to exit the site in a forward

direction. However given the proposed land use, consideration should also be given to how longer passenger vehicles such as limousines will access and manoeuvre within the site.

It is understood that the Porte Cochere area will be a shared area providing pedestrian connection to Dexus Plaza. In order to ensure that the area operates as a shared area it will be necessary to ensure that the design of the access and the Port Cochere area are designed to maximise pedestrian movements (i.e. the footpath across access will need to be maintained at the existing footpath height and the Port Cochere area will need to be seamlessly integrated with the footpath). The design of the facilities should be to the satisfaction of Council and the Commission.

With respect to the reuse of 'Exchange Place', this will provide improved pedestrian connectivity at this location. However, as the use of private laneway will no longer accommodate vehicular movements it is recommended that the existing access/crossover be removed and replaced with footpath, gutter and kerb to Council specification. This will improve the pedestrian environment at this location.

**Bus Stop Relocation**

An existing bus stop is required to be relocated to accommodate the new access arrangements on King William Street. The Traffic Assessment Report undertaken by the applicant's traffic consultant (Wallbridge Gilbert Aztec) dated 16 January 2018 recommended that the bus stop could be relocated approximately 20 metres south along King William Street. DPTI advises that, whilst there are no in-principle objections to this, costs associated with the bus stop relocation, including the stop pole, shelter and DDA footpath tactiles will be borne by the applicant and undertaken to the satisfaction of DPTI and Council. Additionally, the existing mail zone, loading zone and ¼ hour parking controls along King William Street will need to be replaced with a Bus Zone at all times.

**ADVICE**

In view of the above, SSD does not object in-principle to the development subject to the following condition being applied to any approvals granted:

1. The relocation of the bus stop on King William Street, including the stop pole, shelter, DDA footpath tactiles and changes to on-street parking controls shall be undertaken to the satisfaction of DPTI and Council. All costs shall be borne by the applicant. The applicant shall contact Mr Wayne Stewart, Senior Project Officer, Operational Planning and Standards on telephone (08) 7109 7240 to progress the above matters. This work shall be completed prior to the commencement of construction of the Porte Cochere.

Yours sincerely,

**MANAGER, TRAFFIC OPERATIONS**

For **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Enquiries: Edouard Pool 8203 7771
Reference: S10/4/2018

6 April 2018

Sent Via E—mail

State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Attention: Robert Kleeman

Dear Mr Kleeman

Application: S10/4/2018
Applicant: GREATON DEVELOPMENT P/L
Address: 141-159 King William Street, ADELAIDE SA 5000
Description: Works affecting the State Heritage GPO building, including some demolition works, adaptive reuse of the GPO building for retail uses and ancillary hotel uses and the construction of a 5-star international hotel

Council has the following comment(s) to make on the above application:

ROADS/FOOTPATHS - ENGINEERING RELATED COMMENTS

There are no traffic/transport related objections to this development, subject to the following matter/s being addressed:

- Swept paths to be provided for basement loading dock to ensure appropriate access and capacity is provided. At present, there appears to be insufficient space for forward-in, forward-out manoeuvring, which is critical for safety given interactions with highly pedestrianised spaces.
- The design and access of the porte cochere to be appropriately designed to read as a shared zone given the way that this space interacts with the various axes for pedestrian movement through the block bounded by Waymouth Street, King William Street, Franklin Street and Post Office Place. Further design detail will be required for review.
- The new driveway crossover to access the porte cochere drop-off area from King William Street will need to be modified to create a continuous footpath and be finished in a material that matches the adjacent footpath material, and adhere to CoA standards – Examples of these treatments can be seen in other locations along King William Street and this can be further discussed with the Asset Management Streets Team.
- Appropriate wayfinding for people with a vision impairment to be provided, particularly in relation to the way pedestrians are warned of carriageways and guided through the various connections, including through to Dexus Plaza, King William Street, Exchange Place, Franklin Street and Post Office Place.

- The connection of the Porte Cochere to King William Street needs to incorporate a continuous footpath treatment to the satisfaction of Council.
- The movement of the bus zone will require a shelter to be established in front of a significant heritage building façade and will require a sympathetic shelter design – an AdShell would not be permitted in this context. City of Adelaide are currently developing a shelter specification for use in these circumstances. The cost of relocation of infrastructure resulting from a proposed crossover would normally be borne by the applicant.
- The applicant has noted a desire for maintaining minor service vehicle access to Exchange Place. Since the access becomes downgraded to a driveway in nature, the crossover to Franklin Street should be amended to reflect this, incorporating a continuous footpath treatment. The applicant should also consider whether a retractable bollard would be appropriate given the highly pedestrian nature of this space and very occasional need for vehicle access. The applicant should also assess whether the width of Exchange Place is conducive to this type of access, given its narrow width.
- No objection in principle is raised in relation to the proposed parking changes on King William Street.
- Any disused driveway inverts resulting from the development are to be reinstated to equivalent footpath levels to CoA standards and specifications.
- Any damage caused to CoA's road, footpath and kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre development condition.
- Existing crossovers and new crossovers have been highlighted under this development. All new or alterations to existing crossovers firstly require ACC approval outside of the DA process. These need to be to City of Adelaide standards and specifications via the City Works Guidelines.
- Existing boundary (back of path) levels must not be modified. Finished floor levels should be based around retaining the existing back of path levels. If the level difference between top of kerb and back of path is less than 50 mm please contact the Asset Manager for Water Infrastructure prior to setting finished floor levels.

TORRENS & STORM WATER RELATED COMMENTS

There are no storm water related objections to this development, subject to the following matter/s being addressed:

- Stormwater runoff from the proposed hotel development must be retained within the property boundaries, collected and discharged to the King William Street road reserve. Collected stormwater runoff should not be discharged to existing stormwater infrastructure located in the Private Road located along the Porte Cochere northern boundary line or the existing stormwater located in the Right of Way located along the western property boundary.
- To prevent discharge of stormwater runoff across the King William Street footpath, a trench grate drain should be constructed across the entrance to the Porte Cochere on the King William Street boundary line.
- Councils stormwater system in King William Street has been designed to manage minor (5% AEP) and major (1% AEP) gravitational flows from property stormwater runoff discharge. Any proposed siphonic drainage systems associated with this development must only discharge equivalent 1% AEP and 5% AEP gravitational flows to King William Street.
- Levels of any proposed grated inlet pits or openings within the property stormwater system (including Porte Cochere) must be designed to provide an adequate freeboard to the 1% AEP

flood level in King William Street assumed to be top of kerb level adjacent to the stormwater connection point.

- Collected seepage water from planter boxes proposed on the Level 1 balcony and landscaped areas within Dexus Plaza must be either discharged to sewer or an irrigation water reuse system.
- Any proposed collected groundwater seepage from the hotel basement carparking floors must be either discharged to sewer or a building wastewater reuse system. Collected groundwater seepage should not be discharged to the building stormwater system.
- Collected splash water from the proposed swimming pool located above the Porte Cochere must be discharged to sewer or the swimming pool filtration system. Collected splash water from the proposed swimming pool must not be discharged to the building stormwater drainage system.
- Council encourages the storage and reuse of collected stormwater and waste water for irrigation and toilet flushing purposes through the building.

LIGHTING / ELECTRICAL/CCTV RELATED COMMENTS

There are no lighting related objections to this development, subject to the following matter/s being addressed:

- The proposed development works may impact on the public lighting within the proximity of the development site. The public lighting on King William Street and Franklin Street is owned and maintained by City of Adelaide, it consists of 10.5m and 3.5m lighting columns with lights affixed connected to underground cabling and pits. On Franklin Street there is also an old column with switchboard attached to the column which was used previously to supply power to the pie cart.
- If temporary hoarding or site works require modification of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- All modifications requiring temporary removal/relocation/provision of temporary lighting/reinstatement of existing Council and/or SA Power Network's public lighting (including associated infrastructure such as cabling etc) shall meet Councils' requirements. The works shall be carried out to meet Councils' requirements and all costs borne directly by the developer.
- All damage to CoA's infrastructure, including damage to public lighting and u/g ducting etc caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- If new canopies are to be constructed as part of these works, then lighting to meet City of Adelaide's under veranda requirements shall be installed.
- Obtrusive Lighting – Lighting design and installation to be fully compliant with Australian Standard - AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. Sign off by consultant required to confirm compliance. In addition, provide relevant lighting calculation grid detailing property boundary lines for Councils review and records.

URBAN ELEMENTS

There are no urban elements related objections to this development, subject to the following matter/s being addressed:

- Any urban elements assets created or existing assets affected (requiring relocation, removal or temporary storage) by this development requires the approval of Asset Management prior to any works commencing. COA will provide an invoice for the works and it must be paid prior to work commencing. Note the assets are the property of COA and only COA or its representatives can carry out the work.
- Assets affected by the proposal include a bus shelter located on King Williams Street.

PROPERTY BUILDINGS RELATED COMMENTS

There are no ACC property buildings related objections to this development, subject to the following matter/s being addressed

- Environmental health standards /kitchen/grease traps approval obtained and compliance achieved
- City works permits in place for all activity occurring in the public realm
- Alterations to security systems and access arrangements, CCTV, if required

PLANNING RELATED COMMENTS

Although a detailed planning assessment has not been undertaken, the following matters have been identified as requiring further consideration by SCAP:

- That the proposal includes adequate acoustic insulation in accordance with the BESTEC Acoustic Report in order to satisfy the Development Plan provisions for internal noise levels for hotel occupants.
- That consideration is given to the design of the façade to King William Street to the porte cochere entry regarding the placement of future signage for the hotel.
- That the high level signage location indicated on the building façade at Level 16 is clarified as being conceptual in nature only and indicative of the location and maximum area of signage envisaged for the building, with a separate future application being required to approve the specific details of the sign.

Yours faithfully



Rebecca Rutschack
MANAGER - PLANNING ASSESSMENT



Mon 5/03/2018 10:28 AM

Sarah Gilmour <sarahg@holmesdyer.com.au>

**RE: DPTI referral response - 020/A004/18**

To McMahon, Gabrielle (DPTI)

Hi Gabrielle

The response is noted. In relation to the items and recommendations raised by DPTI (traffic), we provide the following responses:

1. *Consideration should also be given to how longer passenger vehicles such as limousines will access and manoeuvre within the site*

   - Response: Page 10 of the Traffic Assessment Report by WGA, dated 16 January 2018, notes two proposed pick up and drop off locations being the porte cochere arrangement as well as a kerbside drop off along King William Street. It is proposed that longer passenger vehicles such as limousines will use the kerbside drop off along King William Street as a New York style drop off.

2. *It will be necessary to ensure that the design of the access and the Port Cochere area are designed to maximise pedestrian movements (i.e. the footpath across access will need to be maintained at the existing footpath height and the Port Cochere area will need to be seamlessly integrated with the footpath).*

   - Response: The application plans (sheet DA_1102) show the levels at the ground plane. The footpath levels along King William Street will be maintained at the existing footpath height.

3. *As Exchange Place will no longer accommodate vehicular movements it is recommended that the existing access/crossover be removed*

   - Response: The proposal includes emergency access from the existing road frontage or via the porte cochere access, and service vehicles will access the site via Post Office Place. Notwithstanding, Exchange Place is a shared space for development on adjoining land and there may be minor service requirements via this access. It is therefore considered prudent that the existing access/crossover be maintained, albeit the surface materials can be used to denote a pedestrian environment.

4. *Costs associated with the bus stop relocation, including the stop pole, shelter and DDA footpath tactiles will be borne by the applicant and undertaken to the satisfaction of DPTI and Council. Additionally, the existing mail zone, loading zone and ¼ hour parking controls along King William Street will need to be replaced with a Bus Zone at all times.*

   - Response: The proponent notes and accepts the condition.

Kind regards

Sarah Gilmour | Senior Consultant

HOLMES DYER
Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000
0488 013 289 | 08 7231 1889 | sarahg@holmesdyer.com.au | holmesdyer.com.au



Thu 5/04/2018 10:38 AM

Sarah Gilmour <sarahg@holmesdyer.com.au>

**GPO - Suggested further response to DPTI**

To McMahon, Gabrielle (DPTI)

You forwarded this message on 5/04/2018 2:05 PM.

Message | Clarification - Upgrade of Exchange Place

Hi Gabrielle

Further to my email of 29 March 2018 providing amended drawings, we provide the following response to the items raised on 14 March 2018 in relation to the Government Architect's referral response.

As you are aware, the amended drawings are the result of further communication between the design team, led by Hassell, and the Government Architect, focused on the porte cochere design element. Particular attention has been given to refining the expression and detailing of the porte cochere including when viewed from the north.

The evolution studies of the porte cochere (provided 28 March 2018) and further response demonstrate the design concept and a genuine commitment to this being a high quality design element. As part of the detailed design process, Hassell will continue to explore, model, and produce maquettes and eventual prototypes of the porte cochere including detail aspects. The design team would be pleased to continue dialogue with the Government Architect, DPTI and Heritage (State and Commonwealth) during this detailed design process.

We agree with your sentiments that other items raised in your email of 14 March 2018 can be dealt with at the appropriate time and again we would be pleased to work with others on this. As an indication we note consideration of the following as design development progresses:

- Integration and connectivity of public realm – we refer to our email of 26 February 2018 of proposed high-level upgrade works to Exchange Place (see attached) and an ongoing commitment to seek opportunities for integrated public realm including as it relates to activation of Exchange Place and Dexus Plaza.

- Shared use zone for guest and vehicle access – the porte cochere is purposefully designed as a low speed, shared-use environment, which will be staffed and vehicle movements managed to seek to create a space where potential conflict between pedestrians and vehicles is minimised. To assist in managing the potential conflict between pedestrians and vehicles visually contrasting pavers will be utilised to delineate between and manage pedestrian and vehicle movements. To complement the approach to contrasting paving materials, tactile indicators will also be used to alert visually impaired persons to the presence of a hazard in the form of a shared use zone.

- Porte cochere access – delineation between the access and footpath along King William Street is provided via different pavement treatments. Consideration will be given to a

threshold treatment between the porte cochere access and King William Street that seeks to further prioritise pedestrian movement.

- Relationship between pool deck and function balcony – a clear delineation in the form of a glazed barrier will be provided between the pool deck and function balcony to ensure an appropriate separation between uses. A relationship between the spaces is maintained via gated entry. Consideration will be given to screening elements which could incorporate landscaping.

- Landscaping to terrace area – the planter to the perimeter of the terrace area will be maintained from the level 1 terrace. Plant selection will include vertically growing species. The proposed balustrade is positioned on the outer edge of the terrace as per Landscape Plan DA_8001 provided.

- Internal room finishes and visual impact on the tower presentation – curtain window treatments are proposed for all tower windows, including at level 15, for visual consistency of the tower façade.

The design team is preparing a materials samples board for the proposed development for discussion with SCAP.

Thank you for the opportunity to clarify these matters.

Kind regards

Sarah Gilmour | Senior Consultant
HOLMES DYER
Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000
0488 013 289 | 08 7231 1889 | sarahg@holmesdyer.com.au | holmesdyer.com.au



Wed 28/02/2018 3:58 PM

Sarah Gilmour <sarahg@holmesdyer.com.au>

RE: Clarification - Upgrade of Exchange Place

To McMahon, Gabrielle (DPTI)

You forwarded this message on 28/02/2018 4:20 PM.

**Subject:** Clarification - Upgrade of Exchange Place

Hi Gabrielle

In response to your request for clarification about the upgrade of Exchange Place, below is a description of works and responsibilities.

Description of upgrade works

The proposal in relation to 144 King William Street relates to the whole of Exchange Place (not just that portion within the application site boundary).

The current application includes detail of the finishes. In summary, the surface treatment is bitumen up to the steps, and then beyond the steps there will be pavers. The scope of work in Exchange Place generally relate to pavement, lighting, security, way finding, disabled lift, steps, stormwater etc. Exchange Place will be accessible to pedestrians.

Below is a high level description of upgrade works:

- Raised upper level to match Dexus Plaza and hotel ground floor levels
- New stone paving to upper level to continue under hotel porte cochere and to eastern edge of GPO Exchange
- New steps and platform lift between lower and upper levels in Exchange Place
- New bitumen finish to laneway from Franklin Street to new steps
- New DDA compliant ramp to provide access from Post Office Place level to upper plaza level. Location to be confirmed through negotiations between Greaton, Charter Hall and new owners of the Tower 1 site.
- Remediation works to the interface between the hotel development site and Dexus Plaza
- New vehicle ramp down to hotel basement including planter to partially cover opening (Hotel scope)
- Possible re-work of existing loading dock in Exchange Place into bike storage facilities for hotel development (pending heritage)

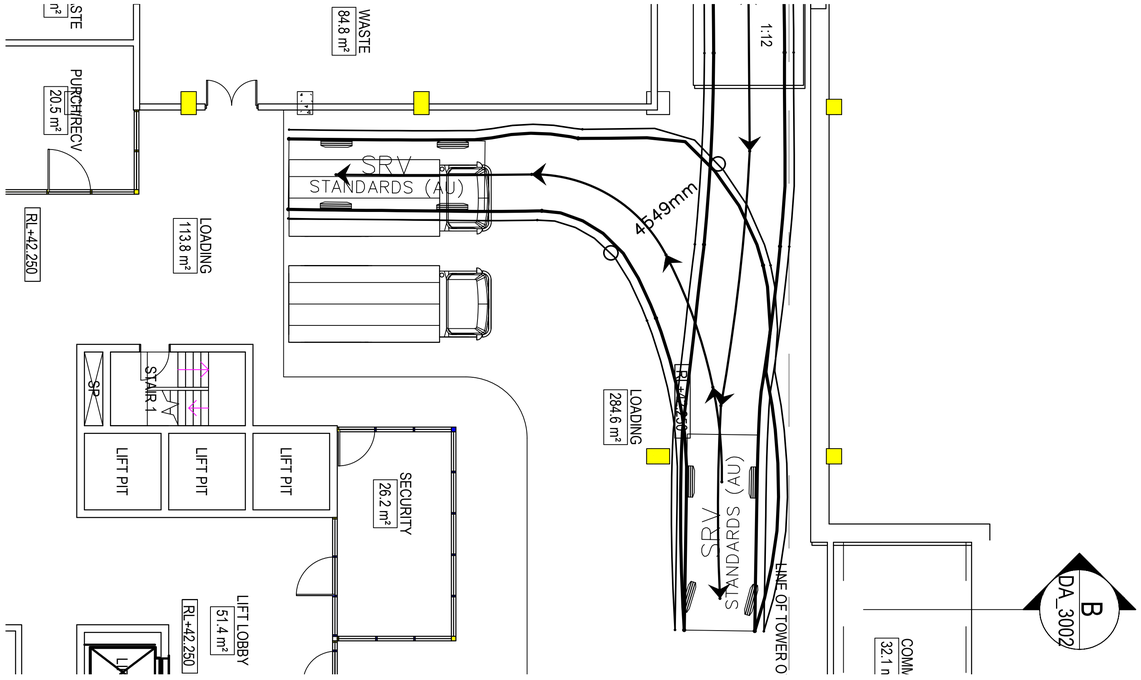
Responsibilities

As the proposed Hotel development will be completed after the GPO Office development, Greaton will undertake the works required for the upgrade of Exchange Place as part of the proposed Hotel construction works. There is a cost sharing arrangement between Greaton and Charter Hall in respect of these works.

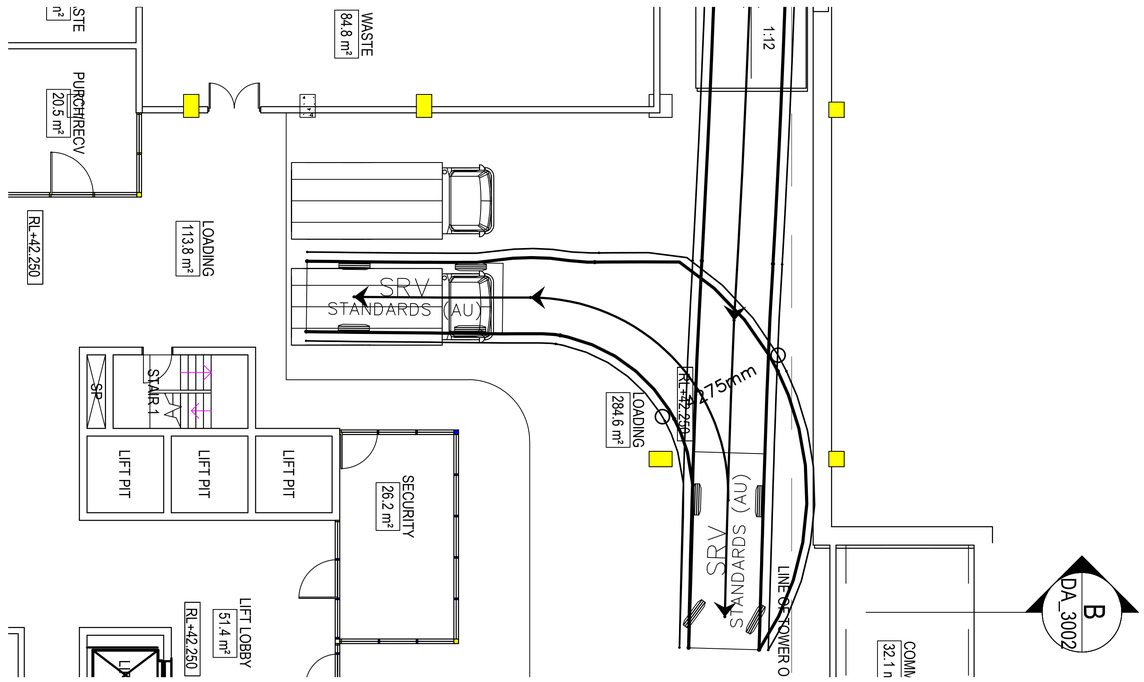
Please give me a call if you would like to discuss.

Kind regards

Sarah Gilmour | Senior Consultant
HOLMES DYER
Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000
0488 013 289 | 08 7231 1889 | sarahg@holmesdyer.com.au | holmesdyer.com.au




SRV ACCESSING WESTERN LOADING BAY




SRV ACCESSING EASTERN LOADING BAY

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WGA
WALLBRIDGE GILBERT AZTEC
60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

GPO REDEVELOPMENT

TURN PATH ANALYSIS

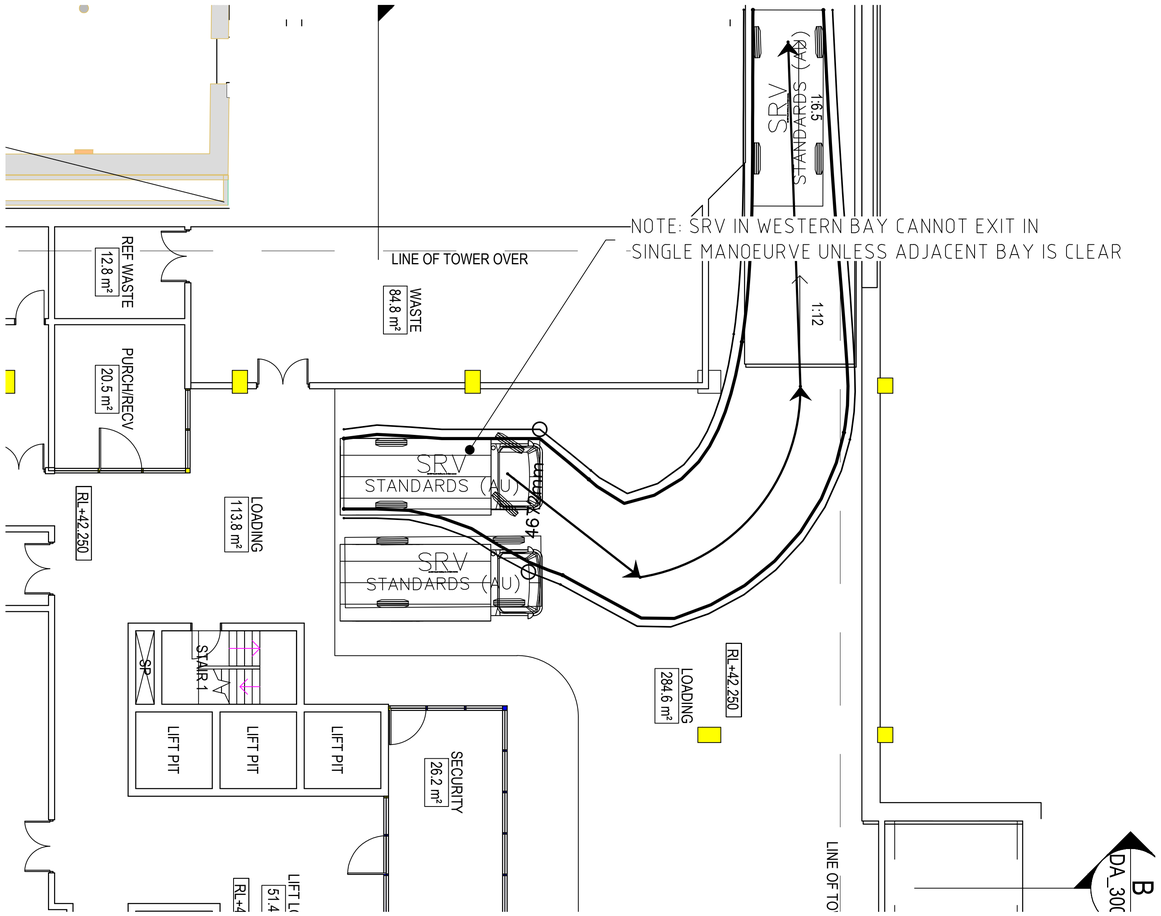
SRV LOADING BAY

©

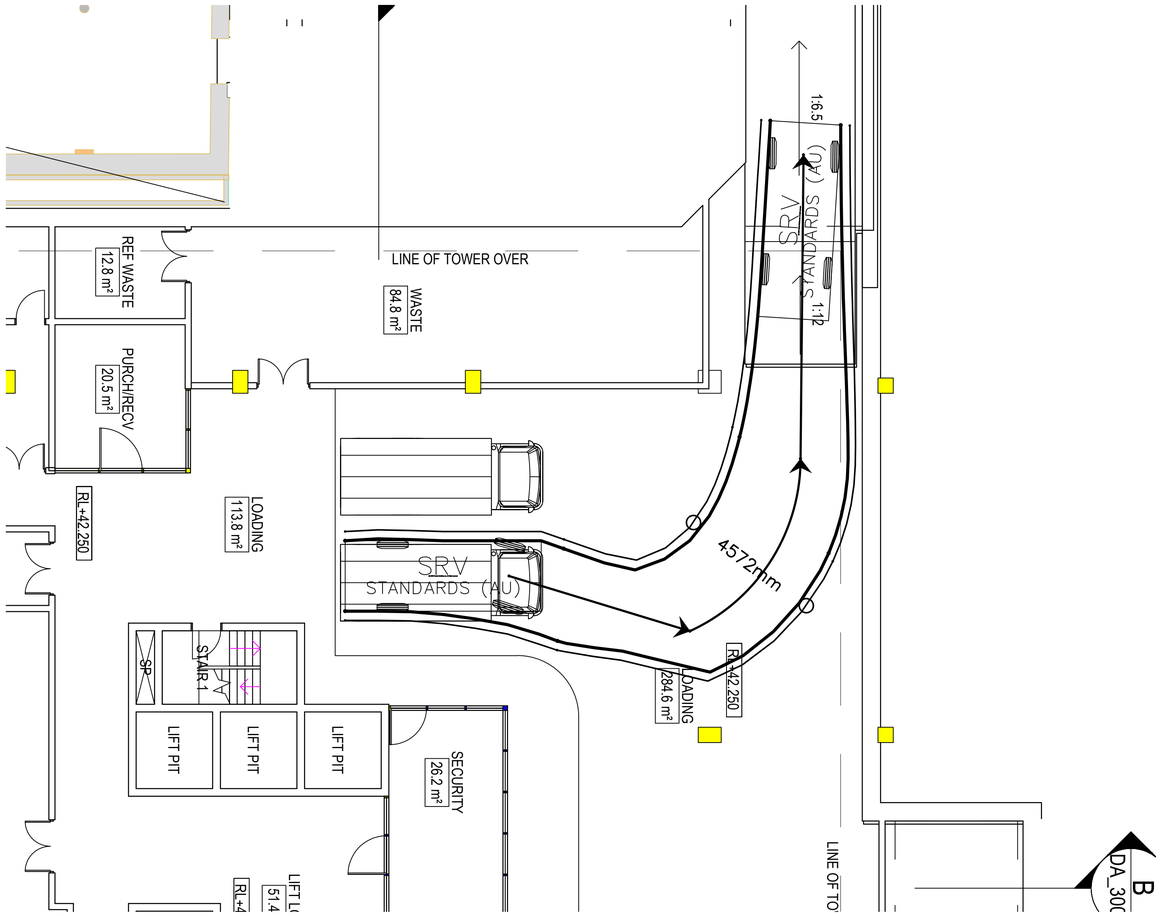
A1 DRAWING NUMBER

Job Number: WAD170340 Sheet No.: SK17 Rev.: A

Design: WGA Drawn: WGA




SRV EGRESSING WESTERN LOADING BAY




SRV EGRESSING EASTERN LOADING BAY

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WGA
WALLBRIDGE GILBERT AZTEC
60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

GPO REDEVELOPMENT

TURN PATH ANALYSIS

SRV EGRESS LOADING BAY

©

A1

DRAWING NUMBER

| Design | Drawn | Job Number | Sheet No. | Rev. |
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| WGA | WGA | WAD170340 | SK16 | A |

# ATTACHMENT A – RELEVANT POLICIES

Adelaide (City) Development Plan Policies – gazetted 19 December 2017

## RELEVANT DEVELOPMENT PLAN PROVISIONS

The Objectives and Principles of Development Control in the Development Plan most relevant to the assessment of the application are outlined as follows. These are contained in the Adelaide (City) Development Plan

## CAPITAL CITY ZONE

### Introduction

The Desired Character, Objectives and Principles of Development Control that follow apply in the whole of the Capital City Zone shown on Maps Adel/17 to 20, 23 to 26 and 29 to 31. They are additional to those expressed for the whole of the Council area and in cases of apparent conflict, take precedence over the more general provisions. In the assessment of development, the greatest weight is to be applied to satisfying the Desired Character for the Zone.

### Desired Character

This Zone is the economic and cultural focus of the State and includes a range of employment, community, educational, tourism and entertainment facilities. It is anticipated that an increased population within the Zone will complement the range of opportunities and experiences provided in the City and increase its vibrancy.

The Zone will be active during the day, evening and late night. Licensed entertainment premises, nightclubs and bars are encouraged throughout the Zone, particularly where they are located above or below ground floor level to maintain street level activation during the day and evening.

High-scale development is envisaged in the Zone with high street walls that frame the streets. However an interesting pedestrian environment and human scale will be created at ground floor levels through careful building articulation and fenestration, frequent openings in building façades, verandahs, balconies, awnings and other features that provide weather protection.

In important pedestrian areas, buildings will be set back at higher levels above the street wall to provide views to the sky and create a comfortable pedestrian environment. In narrow streets and laneways the street setback above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure. In the Central Business Policy Areas, upper level setbacks are not envisaged.

Non-residential land uses at ground floor level that generate high levels of pedestrian activity such as shops, cafés and restaurants will occur throughout the Zone. Within the Central Business Policy Area, residential land uses at ground level are discouraged. At ground level, development will continue to provide visual interest after hours by being well lit and having no external shutters.

Contemporary juxtapositions will provide new settings for heritage places. Innovative forms are expected in areas of identified street character, referencing the past, but with emphasis on modern design-based responses that support optimal site development. The addition of height, bulk and massing of new form should be given due consideration in the wider context of the proposed development.

There will also be a rich display of art that is accessible to the public and contextually relevant.

### Adelaide's pattern of streets and squares

The distinctive grid pattern of Adelaide will be reinforced through the creation of a series of attractive boulevards as shown on Concept Plan Figures CC/1 and 2. These boulevards

will provide a clear sense of arrival into the City and be characterised by buildings that are aligned to the street pattern, particularly at ground level.

Views to important civic landmarks, the Park Lands and the Adelaide Hills will be retained as an important part of the City's charm and character.

The City's boulevards, terraces and Squares will be developed as follows:
(b) King William Street will be enhanced as the City's principal north-south boulevard and will be reinforced as the City's commercial spine.
(g) Currie, Grenfell, Franklin and Flinders streets, as wider east-west boulevards provide important entry points to the City. Currie and Grenfell streets will become a key focus for pedestrians, cycling and public transport. These streets also provide long views to the hills as their closing vistas and these view corridors should remain uncluttered.
(h) Victoria, Hindmarsh and Light Squares will have a continuous edge of medium to high-scale development that frames the Squares and increases ground level activity.

Minor streets and laneways will have a sense of enclosure (a tall street wall compared to street width) and an intimate, welcoming and comfortable pedestrian environment with buildings sited and composed in a way that responds to the buildings' context. There will be a strong emphasis on ground level activation through frequent window openings, land uses that spill out onto the footpath, and control of wind impacts.

Development in minor streets and laneways with a high value character will respond to important character elements and provide a comfortable pedestrian environment, particularly in the following streets: Gray, Leigh, Union, Chesser, Coromandel, Tucker, Cardwell, Kenton, Market, Ruthven, Cannon, Tatham, Benthem streets, Murrays Lane and Wright Court.

A comprehensive, safe and convenient movement network throughout the City will develop, focusing on the provision of linkages on both public and private land between important destinations and public transport. A high quality system of bicycle or shared pedestrian and bicycle routes will be established within the Zone.

OBJECTIVES

General

Objective 1: The principal focus for the economic, social and political life of metropolitan Adelaide and the State.

Objective 2: A vibrant mix of commercial, retail, professional services, hospitality, entertainment, educational facilities, and medium and high density living.

Objective 3: Design and management of City living to ensure the compatibility of residential amenity with the essential commercial and leisure functions of the Zone.

Objective 4: City streets that provide a comfortable pedestrian environment.

Objective 5: Innovative design approaches and contemporary architecture that respond to a building's context.

Objective 6: Buildings that reinforce the gridded layout of Adelaide's streets and respond to the underlying built-form framework of the City.

Objective 7: Large sites developed to their full potential while ensuring a cohesive scale of development and responding to a building's context.

Objective 8: Development that contributes to the Desired Character of the Zone.

Land Use

1 The following types of development, or combinations thereof, are envisaged:

Office
Hotel
Restaurant
Licensed entertainment premises
Shop or group of shops
Tourist accommodation

2 Land uses that are typically closed during the day should be designed to maximise daytime and evening activation at street level and be compatible with surrounding land uses, in particular residential development.

Form and Character
5 Development should be consistent with the Desired Character for the Zone.

Design and Appearance
6 Development should be of a high standard of architectural design and finish which is appropriate to the City's role and image as the capital of the State.

7 Buildings should achieve a high standard of external appearance by:
(a) the use of high quality materials and finishes. This may be achieved through the use of materials such as masonry, natural stone, prefinished materials that minimise staining, discolouring or deterioration, and avoiding painted surfaces particularly above ground level;
(b) providing a high degree of visual interest though articulation, avoiding any large blank facades, and incorporating design features within blank walls on side boundaries which have the potential to be built out;
(c) ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and
(d) ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.

8 Buildings should present an attractive pedestrian-oriented frontage that adds interest and vitality to City streets and laneways.

9 The finished ground floor level of buildings should be at grade and/or level with the footpath to provide direct pedestrian access and street level activation.

10 Providing footpath widths and street tree growth permit, development should contribute to the comfort of pedestrians through the incorporation of verandahs, balconies, awnings and/or canopies that provide pedestrian shelter.

11 Buildings should be positioned regularly on the site and built to the street frontage, except where a setback is required to accommodate outdoor dining or provide a contextual response to a heritage place.

12 Buildings should be designed to include a podium/street wall height and upper level setback (in the order of 3-6 metres) that:
(a) relates to the width of the street and achieves a suitable level of enclosure to the public realm;
(b) provides a human scale at street level;
(c) creates a well-defined and continuity of frontage;
(d) gives emphasis and definition to street corners to clearly define the street grid;
(e) contributes to the interest, vitality and security of the pedestrian environment;
(f) maintains a sense of openness to the sky for pedestrians and brings daylight to the street; and
(g) achieves pedestrian comfort by minimising micro climatic impacts (particularly wind tunnelling and downward drafts).

13 Buildings north of Rundle Mall, Rundle Street, Hindley Street and Gouger Street should have a built form that incorporates slender tower elements, spaces between buildings or other design techniques that enable sunlight access to the southern footpath.

14 Buildings, advertisements, site landscaping, street planting and paving should have an integrated, coordinated appearance and should enhance the urban environment.

15 Building façades should be strongly modelled, incorporate a vertical composition which reflects the proportions of existing frontages, and ensure that architectural detailing is consistent around corners and along minor streets and laneways.

The Squares (Victoria, Hindmarsh and Light)

17 Outdoor eating and drinking facilities associated with cafés and restaurants are appropriate ground floor uses and should contribute to the vitality of the Squares and create a focus for leisure.

18 Buildings fronting the Squares should:

(a) provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a minimum of 75 percent of the landscaped part of each Square at the September equinox; and

(b) reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.

22 Development should have optimal height and floor space yields to take advantage of the premium City location and should have a building height no less than half the maximum shown on Concept Plan Figures CC/1 and 2, or 28 metres in the Central Business Policy Area, except where one or more of the following applies:

(a) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations;

(b) the site is adjacent to the City Living Zone or the Adelaide Historic (Conservation) Zone and a lesser building height is required to manage the interface with low-rise residential development;

(c) the site is adjacent to a heritage place, or includes a heritage place;

(d) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event, within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building.

Movement

26 Pedestrian movement should be based on a network of pedestrian malls, arcades and lanes, linking the surrounding Zones and giving a variety of north-south and east-west links.

27 Development should provide pedestrian linkages for safe and convenient movement with arcades and lanes clearly designated and well-lit to encourage pedestrian access to public transport and areas of activity. Blank surfaces, shutters and solid infills lining such routes should be avoided.

28 Development should ensure existing through-site and on-street pedestrian links are maintained and new pedestrian links are developed in accordance with Map Adel/1 (Overlay 2A).

Advertising

35 There should be an overall consistency achieved by advertisements along individual street frontages.

PROCEDURAL MATTERS

Public Notification

38 Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.
In addition, the following forms of development, or any combination of (except where the development is non-complying), are assigned:
(a) Category 1, public notification not required:
All forms of development other than where it is assigned Category 2.
(b) Category 2, public notification required. Third parties do not have any appeal rights.
Any development where the site of the development is adjacent land to land in the City Living Zone or Adelaide Historic (Conservation) Zone and it exceeds 22 metres in building height.

*Note: For Category 3 development, public notification is required. Third parties may make written representations, appear before the relevant authority on the matter, and may appeal against a development consent. This includes any development not classified as either Category 1 or Category 2.*



Central Business Policy Area 13

Desired Character
The Central Business Policy Area is the pre-eminent economic, governance and cultural hub for the State. This role will be supported by educational, hospitality and entertainment activities and increased opportunities for residential, student and tourist accommodation.

Buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality. A wide variety of design outcomes of enduring appeal are expected. Complementary and harmonious buildings in individual streets will create localised character and legible differences between streets, founded on the existing activity focus, building and settlement patterns, and street widths.

Objective 1: A concentration of employment, governance, entertainment and residential land uses that form the heart of the City and central place for the State.

Objective 2: Development of a high standard of design and external appearance that integrates with the public realm.

Objective 3: Development that contributes to the Desired Character of the Policy Area.

Land Use
1 Development should contribute to the area's role and function as the State's premier business district, having the highest concentration of office, retail, mixed business, cultural, public administration, hospitality, educational and tourist activities.

2 Buildings should be of a height that ensures airport operational safety is not adversely affected.

3 To enable an activated street level, residential development or similar should be located above ground floor level.

COUNCIL WIDE

Heritage and Conservation
Objective 42: Acknowledge the diversity of Adelaide's cultural heritage from pre-European occupation to current time through the conservation of heritage places and retention of their heritage value.

Objective 43: Development that retains the heritage value and setting of a heritage place and its built form contribution to the locality.

Objective 44: Continued use or adaptive reuse of the land, buildings and structures comprising a heritage place.

Objective 45: Recognition of Aboriginal sites, items and areas which are of social, archaeological, cultural, mythological or anthropological significance.

General
136 Development of a heritage place should conserve the elements of heritage value as identified in the relevant Tables

137 Development affecting a State heritage place (Table Adel/1), Local heritage place (Table Adel/2),Local heritage place (City Significance) (Table Adel/3) or Local heritage place (Townscape)(Table Adel/4), including:
(a) adaptation to a new use;

(b) additional construction;
(c) part demolition;
(d) alterations; or
(e) conservation works;

should facilitate its continued or adaptive use, and utilise materials, finishes, setbacks, scale and other built form qualities that are complementary to the heritage place.

138 A local heritage place (as identified in Tables Adel/2, 3 or 4) or the Elements of Heritage Value (as identified in Table Adel/2) should not be demolished unless it can be demonstrated that the place, or those Elements of Heritage Value that are proposed to be demolished, have become so distressed in condition or diminished in integrity that the remaining fabric is no longer capable of adequately representing its heritage value as a local heritage place.

139 Development of Local Heritage Places (Townscape) should occur behind retention depths (as established from the street facade of the heritage place) of 6 metres in non-residential Zones and Policy Areas, and 4 metres in the City Living Zone or the Adelaide Historic (Conservation) Zone or as otherwise indicated in the heritage Tables in respect of frontages and side wall returns.

140 Development on land adjacent to a heritage place in non-residential Zones or Policy Areas should incorporate design elements, including where it comprises an innovative contemporary design, that:
(a) utilise materials, finishes, and other built form qualities that complement the adjacent heritage place; and
(b) is located no closer to the primary street frontage than the adjacent heritage place.

142 Development that abuts the built form/fabric of a heritage place should be carefully integrated, generally being located behind or at the side of the heritage place and without necessarily replicating historic detailing, so as to retain the heritage value of the heritage place.

Aboriginal Heritage

147 Development should recognise historical and cultural relationships associated with the past, prior and current use of a place which is of significance to Aboriginal people.

148 Development should recognise historical and cultural relationships associated with the past, prior and current use of a place which is of significance to Aboriginal people.

Demolition

156 A State heritage place should not be demolished or removed, in whole or in part, unless:
(a) that portion of the place to be demolished or removed does not diminish the heritage value of the place; and
(b) a heritage impact statement has been prepared that reviews the heritage values of the place and includes an assessment of the impacts on those values by the proposed development.

Development on Land Adjacent to a Heritage Place

162 Development on land adjacent to land containing a Heritage Place should demonstrate design consideration of the relationship with the Heritage Place (without necessarily replicating its historic detailing) by establishing compatible:
(a) scale, bulk and setbacks;
(b) proportion and composition of design elements;

(c) form and visual interest (as determined by play of light and shade, treatments of openings and depths of reveals, roofline and silhouette, colour and texture of materials and details, landscaping and fencing);
(d) width of frontage and boundary set-back patterns; and
(e) vehicle access and carparking arrangements.

163 Development on land adjacent to a Heritage Place and sited in prominent locations, such as corners or at the termination of vistas where a strong presence is desirable, should have a scale and detail equal to that of the Heritage Place.

164 In a locality where single-storey Heritage Places prevail at or close to the primary street frontage, single storey development and a consistent building set-back should be maintained. Sympathetically designed second storey components that utilise or extend roof space to the rear of a building may be appropriate subject to scale, views from the street, overshadowing and privacy considerations.

165 Development that is visible from the street should match the building levels and storey heights of adjacent Heritage Places.

Living Culture

Objective 1: The City of Adelaide as the prime meeting place and cultural focus for the people of metropolitan Adelaide and the State.

Objective 2: The City of Adelaide as a major focus for tourism, conventions, leisure, entertainment, sport and recreation, education, cultural development and the arts.

Objective 3: Development that enhances the public environment and provides interest at street level.

1 Development should, where appropriate, integrate public art into the design of new or refurbished building sites in a manner which is integrated with and commensurate in scale with, the new or refurbished buildings. For the purpose of enhancing the public environment, public art should:
(a) demonstrate artistic excellence and innovation in design;
(b) be made of high quality materials;
(c) enhance the setting of new development;
(d) be integrated into the design of the building and the surrounding environment;
(e) consider any existing public art works; and
(f) not hinder sight lines or create entrapment spots.

Built Form and Townscape

Objective 46: Reinforcement of the city's grid pattern of streets through:
(a) high rise development framing city boulevards, the Squares and Park Lands
(b) vibrant main streets of a more intimate scale that help bring the city to life
(c) unique and interesting laneways that provide a sense of enclosure and intimacy

Objective 47: Buildings should be designed to:
(a) reinforce the desired character of the area as contemplated by the minimum and maximum building heights in the Zone and Policy Area provisions;
(b) maintain a sense of openness to the sky and daylight to public spaces, open space areas and existing buildings;
(c) contribute to pedestrian safety and comfort; and

(d) provide for a transition of building heights between Zone and Policy Areas where building height guidelines differ.

Objective 48: Development which incorporates a high level of design excellence in terms of scale, bulk, massing, materials, finishes, colours and architectural treatment.

Height, Bulk and Scale

168 Development should be of a high standard of design and should reinforce the grid layout and distinctive urban character of the City by maintaining a clear distinction between the following:
(a) the intense urban development and built-form of the town acres in the Capital City, Main Street, City Frame and Residential Zones;
(b) the less intense and more informal groupings of buildings set within the landscaped environment of the Institutional Zones;
(c) The historic character of the North Adelaide Historic (Conservation) Zone; and
(d) the open landscape of the Park Lands Zone.

169 The height and scale of development and the type of land use should reflect and respond to the role of the street it fronts as illustrated on Map Adel/1 (Overlay 1).

170 The height, scale and massing of buildings should reinforce:
(a) the desired character, built form, public environment and scale of the streetscape as contemplated within the Zone and Policy Area, and have regard to:
(i) maintaining consistent parapet lines, floor levels, height and massing with existing buildings consistent with the areas desired character;
(ii) reflecting the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions; and
(iii) avoiding massive unbroken facades.
(b) a comfortable proportion of human scale at street level by:
(i) building ground level to the street frontage where zero set-backs prevail;
(ii) breaking up the building facade into distinct elements;
(iii) incorporating art work and wall and window detailing; and
(iv) including attractive planting, seating and pedestrian shelter.

171 Where possible, large sites should incorporate pedestrian links and combine them with publicly accessible open space.

172 Buildings and structures should not adversely affect by way of their height and location the longterm operational, safety and commercial requirements of Adelaide International Airport. Buildings and structures which exceed the heights shown in Map Adel/1 (Overlay 5) and which penetrate the Obstacle Limitation Surfaces (OLS) should be designed, marked or lit to ensure the safe operation of aircraft within the airspace around the Adelaide International Airport.

Composition and Proportion

180 Development should respect the composition and proportion of architectural elements of building facades that form an important pattern which contributes to the streetscape's distinctive character in a manner consistent with the desired character of a locality by:
(a) establishing visual links with neighbouring buildings by reflecting and reinforcing the prevailing pattern of visual sub-division in building facades where a pattern of vertical and/or horizontal sub-divisions is evident and desirable, for example, there may be strong horizontal lines of verandahs, masonry courses, podia or openings, or there may be vertical proportions in the divisions of facades or windows; and
(b) clearly defining ground, middle and roof top levels.

181 Where there is little or no established building pattern, new buildings should create new features which contribute to an areas desired character and the way the urban environment is understood by:
(a) frontages creating clearly defined edges;
(b) generating new compositions and points of interest;
(c) introducing elements for future neighbouring buildings; and
(d) emphasising the importance of the building according to the street hierarchy.

Articulation and Modelling

182 Building facades fronting street frontages, access ways, driveways or public spaces should be composed with an appropriate scale, rhythm and proportion which responds to the use of the building, the desired character of the locality and the modelling and proportions of adjacent buildings

186 Building services such as drainage pipes together with security grills/screens, ventilation louvers and car park entry doors, should be coordinated and integrated with the overall facade design.

Materials, Colours and Finishes

187 The design, external materials, colours and finishes of buildings should have regard to their surrounding townscape context, built form and public environment, consistent with the desired character of the relevant Zone and Policy Area.

188 Development should be finished with materials that are sympathetic to the design and setting of the new building and which incorporate recycled or low embodied energy materials. The form, colour, texture and quality of materials should be of high quality, durable and contribute to the desired character of the locality. Materials, colours and finishes should not necessarily imitate materials and colours of an existing streetscape.

189 Materials and finishes that are easily maintained and do not readily stain, discolour or deteriorate should be utilised.

190 Development should avoid the use of large expanses of highly reflective materials and large areas of monotonous, sheer materials (such as polished granite and curtained wall glazing).

Corner Sites

191 New development on major corner sites should define and reinforce the townscape importance of these sites with appropriately scaled buildings that:
(a) establish an architectural form on the corner;
(b) abut the street frontage; and
(c) address all street frontages.

Sky and Roof Lines

Objective 49: Innovative and interesting skylines which contribute to the overall design and performance of the building.

192 Where a prevailing pattern of roof form assists in establishing the desired character of the locality, new roof forms should be complementary to the shape, pitch, angle and materials of adjacent building roofs.

193 Buildings should be designed to incorporate well designed roof tops that:
(a) reinforce the desired character of the locality, as expressed in the relevant Zone or Policy Area;
(b) enhance the skyline and local views;
(c) contribute to the architectural quality of the building;
(d) provide a compositional relationship between the upper-most levels and the lower portions of the building;
(e) provide an expression of identity;

(f) articulate the roof, breaking down its massing on large buildings to minimise apparent bulk;
(g) respond to the orientation of the site; and
(h) create minimal glare.

194 Roof top plant and ancillary equipment that projects above the ceiling of the top storey should:
(a) be designed to minimise the visual impact; and
(b) be screened from view, including the potential view looking down or across from existing or possible higher buildings, or be included in a decorative roof form that is integrated into the design of the building.

195 Roof design should facilitate future use for sustainable functions such as:
(a) rainwater tanks for water conservation;
(b) roof surfaces orientated, angled and of suitable material for photovoltaic applications; and/or
(c) "green" roofs (ie roof top gardens structurally capable of supporting vegetation) or water features.

Active Street Frontages

Objective 50: Development that enhances the public environment and, where appropriate provides activity and interest at street level, reinforcing a locality's desired character.

Objective 51: Development designed to promote pedestrian activity and provide a high quality experience for City residents, workers and visitors by:
(a) enlivening building edges;
(b) creating welcoming, safe and vibrant spaces;
(c) improving perceptions of public safety through passive surveillance; and
(d) creating interesting and lively pedestrian environments.

196 Development should be designed to create active street frontages that provide activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of the public realm.

197 Retail frontages should be designed to provide interest to passing pedestrians at street level and relief to building mass.

DEMOLITION

Objective 53: Where demolition of an existing building is proposed, the replacement building is designed and sited to achieve the purposes of the relevant Zone and Policy Area and to provide for quality urban design.

203 The demolition of any building should not occur unless Development Approval for a replacement development has been granted. Exceptions may only be granted:
(a) for documented reasons of public health or safety agreed by the planning authority or alternatively agreed by a statutory order; or
(b) where located within the Park Lands Zone.

Should the replacement development not commence within 12 months of the granting of Development Approval, then landscaping of the site should be undertaken.

Environmental

Crime Prevention Through Urban Design

Objective 24: A safe and secure, crime resistant environment that:
(a) ensures that land uses are integrated and designed to facilitate natural surveillance;
(b) promotes building and site security; and

(c) promotes visibility through the incorporation of clear lines of sight and appropriate lighting.

82 Development should promote the safety and security of the community in the public realm and within development. Development should:

(a) promote natural surveillance of the public realm, including open space, car parks, pedestrian routes, service lanes, public transport stops and residential areas, through the design and location of physical features, electrical and mechanical devices, activities and people to maximise visibility by:
  (i) orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;
  (ii) avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas
  (iii) arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;
  (iv) positioning recreational and public space areas so they are bound by roads on at least two road frontages or overlooked by development;
  (v) creating a complementary mix of day and night-time activities, such as residential, commercial, recreational and community uses, that extend the duration and level of intensity of public activity;
  (vi) locating public toilets, telephones and other public facilities with direct access and good visibility from well-trafficked public spaces;
  (vii) ensuring that rear service areas and access lanes are either secured or exposed to surveillance; and
  (viii) ensuring the surveillance of isolated locations through the use of audio monitors, emergency telephones or alarms, video cameras or staff eg by surveillance of lift and toilet areas within car parks.

(b) provide access control by facilitating communication, escape and path finding within development through legible design by:
  (i) incorporating clear directional devices;
  (ii) avoiding opportunities for concealment near well travelled routes;
  (iii) closing off or locking areas during off-peak hours, such as stairwells, to concentrate access/exit points to a particular route;
  (iv) use of devices such as stainless steel mirrors where a passage has a bend;
  (v) locating main entrances and exits at the front of a site and in view of a street;
  (vi) providing open space and pedestrian routes which are clearly defined and have clear and direct sightlines for the users; and
  (vii) locating elevators and stairwells where they can be viewed by a maximum number of people, near the edge of buildings where there is a glass wall at the entrance.

(c) promote territoriality or sense of ownership through physical features that express ownership and control over the environment and provide a clear delineation of public and private space by:
  (i) clear delineation of boundaries marking public, private and semi-private space, such as by paving, lighting, walls and planting;
  (ii) dividing large development sites into territorial zones to create a sense of ownership of common space by smaller groups of dwellings; and
  (iii) locating main entrances and exits at the front of a site and in view of a street.

(d) provide awareness through design of what is around and what is ahead so that legitimate users and observers can make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:
  (i) avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;

(ii) using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;
(iii) ensuring barriers along pathways such as landscaping, fencing and walls are permeable;
(iv) planting shrubs that have a mature height less than one metre and trees with a canopy that begins at two metres;
(v) adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and
(vi) use of robust and durable design features to discourage vandalism.

83 Residential development should be designed to overlook streets, public and communal open space to allow casual surveillance.

84 To maximise security and safety, buildings should be designed to minimise access between roofs, balconies and windows of adjacent buildings.

85 Security features should be incorporated within the design of shop fronts to complement the design of the frontage and allow window shopping out of hours. If security grilles are provided, these should:
(a) be transparent and illuminated to complement the appearance of the frontage;
(b) provide for window shopping; and
(c) allow for the spill of light from the shop front onto the street.

Solid shutters with less than 75 percent permeability are not acceptable.

Noise Emissions

Objective 26: Development that does not unreasonably interfere with the desired character of the locality by generating unduly annoying or disturbing noise.

Objective 27: Noise sensitive development designed to protect its occupants from existing noise sources and from noise sources contemplated within the relevant Zone or Policy Area and that does not unreasonably interfere with the operation of non-residential uses contemplated within the relevant Zone or Policy Area.

Noise Sources

89 Development with potential to emit significant noise (including licensed entertainment premises and licensed premises) should incorporate appropriate noise attenuation measures in to their design to prevent noise from causing unreasonable interference with the amenity and desired character of the locality, as contemplated in the relevant Zone and Policy Area.

90 Development of licensed premises or licensed entertainment premises or similar in the Capital City, Main Street and City Frame Zones should include noise attenuation measures to achieve the following when assessed at:
(a) the nearest existing noise sensitive location in or adjacent to that Zone:
(i) music noise (L10, 15 min) less than 8 dB above the level of background noise
(L90,15 min) in any octave band of the sound spectrum; and (ii) music noise (LA10, 15 min) less than 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels; or

(b) the nearest envisaged future noise sensitive location in or adjacent to that Zone:
(i) music noise (L10, 15 min) less than 8dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum and music noise (L10, 15 min) less than 5dB(A) above the level of background noise

(LA90,15 min) for the overall (sum of all octave bands) A-weighted levels; or

(ii) music noise (L10, 15 min) less than 60dB(Lin) in any octave band of the sound spectrum and the overall (LA10,15 min) noise level is less than 55 dB(A).

91 Development of licensed premises or licensed entertainment premises or similar in the Capital City, Main Street, Mixed Use and City Frame Zones should include noise attenuation measures to achieve the following when assessed at:
(a) the nearest existing noise sensitive location in or adjacent to that Zone:
(i) music noise (L10, 15 min) less than 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and
(ii) music noise (LA10, 15 min) less than 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels; or
(b) the nearest envisaged future noise sensitive location in or adjacent to that Zone:
(i) music noise (L10, 15 min) less than 8dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum and music noise (L10, 15 min) less than 5dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels; or
(ii) music noise (L10, 15 min) less than 60dB(Lin) in any octave band of the sound spectrum and the overall (LA10,15 min) noise level is less than 55 dB(A).

92 Speakers should not be placed on the fascias of premises or on the pavement adjacent to the premises to ensure development does not diminish the enjoyment of other land in the locality.

93 Mechanical plant or equipment, should be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site should not exceed:
(a) N/A
(b) 50 dB(A) during daytime (7.00am to 10.00pm) and 40 dB(A) during night time (10.00pm to 7.00am) in or adjacent to a Residential Zone, the North Adelaide Historic (Conservation) Zone or the Park Lands Zone when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.

94 To ensure minimal disturbance to residents:
(a) ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like should not occur:
(i) after 10.00pm; and
(ii) before 7.00am Monday to Saturday or before 9.00am on a Sunday or Public Holiday.
(b) typical activity within any car park area including vehicles being started, doors closing and vehicles moving away from the premises should not result in sleep disturbance when proposed for use after 10.00pm as defined by the limits recommended by the World Health Organisation.

Noise Receivers

95 Noise sensitive development should incorporate adequate noise attenuation measures into their design and construction to provide occupants with reasonable amenity when exposed to noise sources such as major transport corridors (road, rail, tram and aircraft), commercial centres, entertainment premises and the like, and from activities and land uses contemplated in the relevant Zone and Policy Area provisions.

96 Noise sensitive development in mixed use areas should not unreasonably interfere with the operation of surrounding non-residential uses that generate noise levels that are commensurate with the envisaged amenity of the locality.

97 Noise sensitive development adjacent to noise sources should include noise attenuation measures to achieve the following:

(a) satisfaction of the sleep disturbance criteria in the bedrooms or sleeping areas of the development as defined by the limits recommended by the World Health Organisation;

(b) the maximum satisfactory levels in any habitable room for development near major roads, as provided in the Australian/New Zealand Standard AS/NZS 2107:2000 - 'Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors'; and

(c) noise level in any bedroom, when exposed to music noise (L10) from existing entertainment premises, being:

(i) less than 8 dB above the level of background noise (L90,15 min) in any octave band

of the sound spectrum; and

(ii) less than 5 dB(A) above the level of background noise (LA90,15 min) for the overall

(sum of all octave bands) A-weighted levels.

Background noise within the habitable room can be taken to be that expected in a typical residential/apartment development of the type proposed, that is inclusive of internal noise sources such as air conditioning systems, refrigerators and the like as deemed appropriate.

Unless otherwise demonstrated, the minimum background noise to be used will be:

| Octave Band Centre Frequency(Hz) | Minimum Background Noise Level (LA90, 15) dB (A) |
|---|---|
| 63 | 10 |
| 125 | 12 |
| 250 | 14 |
| 500 | 14 |
| 1000 | 12 |
| 2000 | 10 |
| 4000 | 8 |
| Overall Sum | 21 |

on the basis of the windows being closed for the noise sensitive development and any existing entertainment premises complying with the relevant legislation relating to noise emission

98 Attached dwellings/serviced apartments should be designed to minimise the transmission of sound between dwellings/serviced apartments and should particularly protect bedrooms from possible noise intrusion.

99 The number of dwellings/serviced apartments within a development sharing a common entry should be minimised to limit noise generation in internal access ways.

100 Development on land affected by aircraft noise exceeding 20 ANEF, as shown on Map/1 (Overlay 6), should be designed, constructed and insulated to minimise the impact of aircraft noise by being built in accordance with the Australian Standard AS2021-2000: 'Acoustics - Aircraft Noise Intrusion - Building Siting and Construction'.

Waste Management

Objective 28: Development which supports high local environmental quality, promotes waste minimisation, re-use and recycling, encourages waste water, grey

water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.

101 A dedicated area for on-site collection and sorting of recyclable materials and refuse should be provided within all new development.

102 A dedicated area for the collection and sorting of construction waste and the recycling of building materials during construction as appropriate to the size and nature of the development should be provided and screened from public view.

103 Development greater than 2,000 square metres of total floor area should manage waste by:
(a) containing a dedicated area for the collection and sorting of construction waste and recyclable building materials;
(b) on-site storage and management of waste;
(c) disposal of non-recyclable waste; and
(d) incorporating waste water and stormwater re-use including the treatment and re-use of grey water.

104 Development should not result in emission of atmospheric, liquid or other pollutants, or cause unacceptable levels of smell and odour which would detrimentally affect the amenity of adjacent properties or its locality. Land uses such as restaurants, shops, cafés or other uses that generate smell and odour should:
(a) ensure extraction flues, ventilation and plant equipment are located in appropriate locations that will not detrimentally affect the amenity of adjacent occupiers in terms of noise, odours and the appearance of the equipment;
(b) ensure ventilation and extraction equipment and ducting have the capacity to clean and filter the air before being released into the atmosphere; and
(c) ensure the size of the ventilation and extraction equipment is suitable and has the capacity to adequately cater for the demand generated by the potential number of patrons.

Contaminated Sites

Objective 29: A safe and healthy living and working environment.

105 Where there is evidence of, or reasonable suspicion that land, buildings and/or water, including underground water, may have been contaminated, or there is evidence of past potentially contaminating activity/ies, development should only occur where it is demonstrated that the land, buildings and/or water can be made suitable for its intended use prior to commencement of that use.

*Note: Information of the suitability of land for the proposed land use should be provided as part of the development application and should include:*
*(a) the provision of a report of the land use history and condition of the site;*
*(b) where the report reveals that contamination is suspected or identified, a detailed site assessment report that determines whether site contamination poses an actual or potential risk to human health and the environment, either on or off the site, of sufficient magnitude to warrant remediation appropriate to the proposed land use;*
*(c) where remediation is warranted, a remediation and/or management strategy prepared in consultation with an independent Environmental Auditor, Contaminated Land, endorsed by the EPA;*
*(d) a site audit report, prepared by an independent Environmental Auditor, Contaminated Land, endorsed by the EPA, that states that in the opinion of the Auditor, the site is suitable for the intended uses(s), or for certain stated uses(s) and also states any conditions pertaining to the use(s).*

Energy Efficiency

Objective 30: Development which is compatible with the long term sustainability of the environment, minimises consumption of non-renewable resources and utilises alternative energy generation systems.

All Development

106 Buildings should provide adequate thermal comfort for occupants and minimise the need for energy use for heating, cooling and lighting by:

(a) providing an internal day living area with a north-facing window, other than for minor additions*, by:
  (i) arranging and concentrating main activity areas of a building to the north for solar penetration; and
  (ii) placing buildings on east-west allotments against or close to the southern boundary to maximise northern solar access and separation to other buildings to the north.
(b) efficient layout, such as zoning house layout to enable main living areas to be separately heated and cooled, other than for minor additions;
(c) locating, sizing and shading windows to reduce summer heat loads and permit entry of winter sun;
(d) allowing for natural cross ventilation to enable cooling breezes to reduce internal temperatures in summer;
(e) including thermal insulation of roof, walls, floors and ceilings and by draught proofing doors, windows and openings;
(f) ensuring light colours are applied to external surfaces that receive a high degree of sun exposure, but not to an extent that will cause glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles;
(g) providing an external clothes line for residential development; and
(h) use of landscaping.

107 All development should be designed to promote naturally ventilated and day lit buildings to minimise the need for mechanical ventilation and lighting systems.

108 Energy reductions should, where possible, be achieved by the following:
(a) appropriate orientation of the building by:
  (i) maximising north/south facing facades;
  (ii) designing and locating the building so the north facade receives good direct solar radiation;
  (iii) minimising east/west facades to protect the building from summer sun and winter winds;
  (iv) narrow floor plates to maximise the amount of floor area receiving good daylight; and/or
  (v) minimising the ratio of wall surface to floor area.
(b) window orientation and shading;
(c) adequate thermal mass including night time purging to cool thermal mass;
(d) appropriate insulation by:
(i) insulating windows, walls, floors and roofs; and
(ii) sealing of external openings to minimise infiltration.
(e) maximising natural ventilation including the provision of openable windows;
(f) appropriate selection of materials, colours and finishes; and
(g) introduction of efficient energy use technologies such as geo-exchange and embedded, distributed energy generation systems such as cogeneration*, wind power, fuel cells and solar photovoltaic panels that supplement the energy needs of the building and in some cases, export surplus energy to the electricity grid.

109 Orientation and pitch of the roof should facilitate the efficient use of solar collectors and photovoltaic cells

110 Buildings, where practical, should be refurbished, adapted and reused to ensure an efficient use of resources.

111 New buildings should be readily adaptable to future alternative uses.

112 Selection of internal materials for all buildings should be made with regard to internal air quality and ensure low toxic emissions, particularly with respect to paint and joinery products.

Renewable Energy

Objective 31: The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

Objective 32: Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

116 Renewable energy facilities, including wind farms, should be located, sited, designed and operated in a manner which avoids or minimises adverse impacts and maximises positive impacts on the environment, local community and the State.

117 Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.

Micro-climate and Sunlight

Objective 33: Buildings which are designed and sited to be energy efficient and to minimise micro-climatic and solar access impacts on land or other buildings.

Objective 34: Protection from rain, wind and sun without causing detriment to heritage places, street trees or the integrity of the streetscape.

119 Development should be designed and sited to minimise micro-climatic and solar access impact on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow.

120 Development should be designed and sited to ensure an adequate level of daylight, minimise overshadowing of buildings, and public and private outdoor spaces, particularly during the lunch time hours.

121 Development should not significantly reduce daylight to private open space, communal open space, where such communal open space provides the primary private open space, and habitable rooms in adjacent City Living Zones.

122 Glazing on building facades should not result in glare which produces discomfort or danger to pedestrians, occupants of adjacent buildings and users of vehicles.

123 Buildings within the Core and Primary Pedestrian Areas identified in Map Adel/1 (Overlays 2, 2A and 3), unless specified otherwise within the relevant Zone or Policy Area, should be designed to provide weather protection for pedestrians against rain, wind and sun. The design of canopies, verandahs and awnings should be compatible with the style and character of the building and adjoining buildings, as well as the desired character, both in scale and detail.

124 Weather protection should not be introduced where it would interfere with the integrity or heritage value of heritage places or unduly affect street trees.

125 Development that is over 21 metres in building height and is to be built at or on the street frontage should minimise wind tunnel effect.

Stormwater Management

Objective 35: Development which maximises the use of stormwater.

Objective 36: Development designed and located to protect stormwater from pollution sources.

Surface water (inland, marine, estuarine) and ground water has the potential to be detrimentally affected by water run-off from development containing solid and liquid wastes. Minimising and possibly eliminating sources of pollution will reduce the potential for degrading water quality and enable increased use of stormwater for a range of applications with environmental, economic and social benefits.

Objective 37: Development designed and located to protect or enhance the environmental values of receiving waters.

Objective 38: Development designed and located to prevent erosion.

Development involving soil disturbance may result in erosion and subsequently sedimentation and pollutants entering receiving waters. Design techniques should be incorporated during both the construction and operation phases of development to minimise the transportation of sediment and pollutants off-site.

Objective 39: Development designed and located to prevent or minimise the risk of downstream flooding.

126 Development of stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

127 Development affecting existing stormwater management systems should be designed and located to improve the quality of stormwater, minimise pollutant transfer to receiving waters, and protect downstream receiving waters from high levels of flow.

128 Development should incorporate appropriate measures to minimise any concentrated stormwater discharge from the site.

129 Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria and litter and other contaminants to the stormwater system and may incorporate systems for treatment or use on site.

130 Development should not cause deleterious affect on the quality or hydrology of groundwater.

131 Development should manage stormwater to ensure that the design capacity of existing or planned downstream systems are not exceeded, and other property or environments are not adversely affected as a result of any concentrated stormwater discharge from the site.

Infrastructure

Objective 40: Minimisation of the visual impact of infrastructure facilities.

Objective 41: Provision of services and infrastructure that are appropriate for the intended development and the desired character of the Zone or Policy Area.

132 Provision should be made for utility services to the site of a development, including provision for the supply of water, gas and electricity and for the satisfactory disposal and potential re-use of sewage and waste water, drainage and storm water from the site of the development.

133 Service structures, plant and equipment within a site should be designed to be an integral part of the development and should be suitably screened from public spaces or streets.

134 Infrastructure and utility services, including provision for the supply of water, gas and electricity should be put in common trenches or conduits.

135 Development should only occur where it has access to adequate utilities and services, including:
(a) electricity supply;
(b) water supply;
(c) drainage and stormwater systems;
(d) effluent disposal systems;
(e) formed all-weather public roads;
(f) telecommunications services; and
(g) gas services.

Landscaping

Objective 55: Water conserving landscaping that enhances the local landscape character and creates a pleasant, safe and attractive living environment.

207 Landscaping should:
(a) be selected and designed for water conservation;
(b) form an integral part of the design of development; and
(c) be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas and enhance the visual amenity of the area.

208 Landscaping should incorporate local indigenous species suited to the site and development, provided such landscaping is consistent with the desired character of the locality and any heritage place.

209 Landscaping should be provided to all areas of communal space, driveways and shared car parking areas.

Transport and Access

Access and Movement

Objective 60: Access to and movement within the City that is easy, safe, comfortable and convenient with priority given to pedestrian and cyclist safety and access.

224 Development should provide safe, convenient and comfortable access and movement.

225 Vehicle access points along primary and secondary city access roads and local connector roads, as shown on Map Adel/1 (Overlay 1) should be restricted.

Pedestrian Access

Objective 61: Development that promotes the comfort, enjoyment and security of pedestrians by providing shelter and reducing conflict with motor vehicles.

Objective 62: Development that contributes to the quality of the public realm as a safe, secure and attractive environment for pedestrian movement and social interaction.

Objective 63: Safe and convenient design of and access to buildings and public spaces, particularly for people with disabilities.

226 Development should reflect the significance of the paths and increase the permeability of the pedestrian network identified within Map Adel/1 (Overlay 2) by ensuring:
(a) pedestrians are not disrupted or inconvenienced by badly designed or located vehicle access ramps in footpaths or streets; and
(b) vehicle and service entry points are kept to a minimum to avoid adverse impact on pedestrian amenity.

228 Development should provide and maintain pedestrian shelter, access and through-site links in accordance with the walking routes identified within Map Adel/1 (Overlays 2, 2A and 3) and the provisions of the Zone or Policy Area in which it is located. Such facilities should be appropriately designed and detailed to enhance the pedestrian environment, have regard to the mobility needs of people with disabilities, and be safe, suitable and accessible.

229 Corner buildings in the Central Business Policy Area of the Capital City Zone, buildings adjacent to street intersections and buildings along a high concentration public transport route or along public transport pedestrian routes identified within Map Adel/1 (Overlay 4) should provide weather protection for pedestrians in the form of verandahs, awnings or canopies. Where verandahs or awnings are provided which block street lighting, they should include additional lighting beneath the canopy.

230 Permanent structures over a footpath should have a minimum clearance of 3.0 metres above the existing footpath level, except for advertisements which should have a minimum clearance of 2.5 metres and temporary structures and retractable canopies which should have a minimum clearance of 2.3 metres above the existing footpath level.

231 Where posts are required to support permanent structures, they should be located at least 600 millimetres from the kerb line.

232 Access for people with disabilities should be provided to and within all buildings to which members of the public have access in accordance with the relevant Australian Standards. Such access should be provided through the principal entrance, subject to heritage considerations and for exemptions under the relevant legislation.

Bicycle Access

Objective 64: Greater use of bicycles for travel to and within the City and the improvement of conditions, safety and facilities for cyclists.

Objective 65: Adequate supply of secure, short stay and long stay bicycle parking to support desired growth in City activities.

233 Development should have regard to the bicycle routes identified within Map Adel/1 (Overlay 3) by:
(a) limiting vehicular access points; and
(b) ensuring that vehicles can enter and leave the site in a forward direction, thereby avoiding reverse manoeuvres.

234 An adequate supply of on-site secure bicycle parking should be provided to meet the demand generated by the development within the site area of the development. Bicycle parking should be provided in accordance with the requirements set out in Table Adel/6.

Table Adel/6 Bicycle Parking Provisions

| Type of development | Bicycle parking space standard for employees and/or residents | Bicycle parking space standard for customers, visitors and / or shoppers |
|---|---|---|

| | | |
|---|---|---|
| Office/Ancillary retail services | 1 per 200 sq metres of GLA | 2 plus 1 per 1000 sq metres of GLA |
| Café/Restaurant<br>Restaurant | 1 per 20 employees. | 1 per 50 seats |
| Drive-in shopping centre<br>Show room (bulky goods)<br>Shop<br>Hardware & show rooms | 1 per 300 square metres of gross leasable floor area. | 1 per 600 square metres of gross leasable floor area. |

235 Onsite secure bicycle parking facilities for short stay users (i.e. bicycle rails) should be:
(a) directly associated with the main entrance;
(b) located at ground floor level;
(c) located undercover;
(d) well lit and well signed;
(e) located where passive surveillance is possible, or covered by CCTV; and
(f) accessible by cycling along a safe, well lit route.

237 Access to bicycle parking should be designed to:
(a) minimise conflict with motor vehicles and pedestrians;
(b) ensure the route is well signed and well lit including the use of road markings such as a bicycle logo if appropriate to help guide cyclists; and
(c) ensure the route is unhindered by low roof heights.

238 To facilitate and encourage the use of bicycles and walking as a means of travel to and from the place of work, commercial and institutional development should provide on-site shower and changing facilities.

Public Transport

Objective 66: Development that promotes the use of sustainable transport consistent with State Government objectives and initiatives.

Objective 67: Accessible public transport for all metropolitan residents and visitors and safe and attractive facilities for public transport users.

239 Development along a high concentration public transport route should be designed to ensure that activity and interest for public transport passengers is maximised through the incorporation of active street frontages.

240 Development along high concentration public transport routes identified in Map Adel/1 (Overlay 4) should:
(a) ensure there are pedestrian links through the site if needed to provide access to public transport;
(b) provide shelter (e.g. verandahs) for pedestrians against wind, sun and rain;
(c) provide interest and activity at street level; and
(d) where possible, avoid vehicle access across high concentration public transport routes identified in Map Adel/1 (Overlay 4). Where unavoidable, vehicle access should be integrated into the design of the development whilst retaining active street frontages.

Traffic and Vehicle Access

Objective 68: Development that supports a shift toward active and sustainable transport modes (i.e. public transport, cycling and walking).

Objective 69: An enhanced City environment and the maintenance of an appropriate hierarchy of roads to distribute traffic into the City to serve development in preference to through traffic.

Objective 70: Adequate off-street facilities for loading and unloading of courier, delivery and service vehicles and access for emergency vehicles.

241 Development should be designed so that vehicle access points for parking, servicing or deliveries, and pedestrian access to a site, are located to minimise traffic hazards and vehicle queuing on public roads. Access should be safe, convenient and suitable for the development on the site, and should be obtained from minor streets and lanes unless otherwise stated in the provisions for the relevant Zone or Policy Area and provided residential amenity is not unreasonably affected.

242 Facilities for the loading and unloading of courier, delivery and service vehicles and access for emergency vehicles should be provided on-site as appropriate to the size and nature of the development. Such facilities should be screened from public view and designed, where possible, so that vehicles may enter and leave in a forward direction.

243 Where practicable, development sites should contain sufficient space for the location of construction equipment during the course of building construction, so that development does not rely on the use of Council road reserves to locate such equipment.

249 Access roads within residential development should:
(a) provide convenient access for emergency vehicles, visitors and residents;
(b) enable vehicles to enter and leave a site in a forward direction;
(c) provide a comfortable and safe pedestrian environment; and
(d) be well lit.

Economic Growth and Land Use

Objective 73: The role of the City enhanced as:
(a) the community, civic and cultural heart of South Australia and as a driving force in the prosperity of the State;
(b) the State centre for business, administration, services, employment, education, political and cultural activities, government and public administration;
(c) a welcoming, secure, attractive and accessible meeting place for the people of metropolitan Adelaide and beyond for leisure, entertainment, civic and cultural activity, specialty shopping, personal and community services;
(d) a centre for education and research built on key academic strengths and on the excellent learning environment and student accommodation available in the City;
(e) a supportive environment for the development of new enterprises drawing on the cultural, educational, research, commercial and information technology strengths of the City centre;
(f) the gateway to the attractions of South Australia for international and interstate visitors by developing a wide range of visitor accommodation, facilities and attractions, particularly attractions which showcase the particular strengths of South Australia; and
(g) a great place to live, with a growing diversity of accommodation for different incomes and lifestyles.

Objective 74: A business environment which encourages investment from domestic and foreign sources, business development and employment.

Objective 75: Development which reinforces clusters and nodes of activity and distinctive local character.

Objective 76: A diverse mix of commercial, community, civic and residential activities to meet the future needs of the Capital City of South Australia.

266 Development, particularly within the Capital City and Institutional Zones, is encouraged to:
(a) provide a range of shopping facilities in locations that are readily accessible;
(b) provide for the growth in economic activities that sustain and enhance the variety and mix of land uses and the character and function of the City;
(c) maximise opportunities for co-location, multiple use and sharing of facilities;
(d) be accessible to all modes of transport (particularly public transport) and safe pedestrian and cycling routes; and
(e) have minimal impact on the amenity of residential areas.

266 Development is encouraged to develop and expand upon the existing or create new tourism activities to maximise employment and the long-term economic, social and cultural benefits of developing the City as a competitive domestic and international tourist destination.

267 Development should not unreasonably restrict the development potential of adjacent sites, and should have regard to possible future impacts such as loss of daylight/sunlight access, privacy and outlook.

Squares and Public Spaces*

Objective 57: High quality, readily accessible external and internal open spaces in appropriate locations that form an integral part of the public domain, provide sanctuary, visual pleasure and a range of recreational and leisure opportunities and contribute to the City's pedestrian and bicycle network.

Objective 58: Development that conserves and enhances the City's squares, improves their visual amenity, increases their range of uses, and maximises pedestrian accessibility to their landscaped areas.

Objective 59: A distinctive Adelaide streetscape identity through the use of street furniture, graphics, public art, signs, lighting and landscaping, recognising existing visually significant buildings and trees.

219 The Squares should be for the relaxation, enjoyment and leisure of the City's workers, residents, students and visitors. The landscaped area of the Squares should where possible, be enlarged to improve visual and functional amenity. Development should:
(a) maximise pedestrian convenience, safety and access to the landscaped area of the Squares and reduce conflict between pedestrians and vehicles;
(b) contribute to the amenity of the City through the provision of tall trees and other suitable drought tolerant planting;
(c) provide facilities such as seating, rest areas, and weather protection to enhance cultural, social and outdoor recreational activity;
(d) maintain a high quality of lighting for security and amenity;
(e) minimise buildings, structures, utilities and service facilities; and
(f) maintain a high quality of design.

220 Development fronting public spaces should be of a high standard of design and should reinforce the distinctive urban character of the City by:
(a) defining and enclosing the City Squares with a continuous edge of peripheral buildings which:
(i) are of relatively consistent height and scale as appropriate to the desired character
surrounding each of the Squares;
(ii) are designed to maintain the continuity of the streetscape;
(iii) are situated close to or abutting the Square frontages;

(iv) provide ground floor activities that support the public use of the space; and
(v) are designed and sited to minimise overshadowing of the Square's garden areas.

(b) enhancing interest, use, safety and a range of activities by ensuring:
(i) facades abutting public spaces provide visual interest; and
(ii) appropriate elements of public art;

(c) defining the major streets as important linear public spaces which display a formal townscape character by:
(i) ensuring that buildings in the Capital City Zone maintain or re-establish, a continuous edge of built-form abutting or situated close to major street frontages;
(ii) emphasising the townscape importance of development at the intersections of major streets, and intersections of major streets with City Squares, with corner buildings of a scale and form appropriate to their location and situated close to or abutting both street frontages;
(iii) ensuring that buildings fronting on to such streets are of a shape and orientation which relate to and reinforce the rectilinear grid pattern of the City; and
(iv) requiring that any substantial set-back, open space or plaza be behind a built-form or landscape element which maintains or reinforces the continuity and line of the street frontage;

(d) maintaining the existing pattern and structure of streets and laneways;

(e) restricting building over minor streets and laneways to avoid over-shadowing and preserve the built-form pattern established by traditional land sub-division in the City; and

(f) allowing for ease of pedestrian circulation and through access where possible

221 Development on, over, encroaching upon, or opening on to public spaces should not endanger public safety or cause undue inconvenience to either pedestrians, including persons with disabilities, or users of vehicles, and should ensure adequate alignment of building levels to surface levels.

Advertising

Objective 56: Outdoor advertisements that are designed and located to:
(a) reinforce the desired character and amenity of the locality within which it is located and rectify existing unsatisfactory situations;
(b) be concise and efficient in communicating with the public, avoiding a proliferation of confusing and cluttered displays or a large number of advertisements; and
(c) not create a hazard.

211 Advertisements should be designed to respect and enhance the desired character and amenity of the locality by the means listed below:

(a) the scale, type, design, location, materials, colour, style and illumination of any advertisements should be compatible with the design and character of the buildings and land to which it is related, and should be in accordance with provisions for the Zone and Policy Area in which it is situated and any relevant adjacent Zones or Policy Areas;

(b) advertisements should be integrated with the architectural form, style and colour of buildings and wherever possible, requirements for advertisements should be considered in the design of new buildings;

(c) advertisements should not detrimentally affect residential amenity in the Residential Zones or the North Adelaide Historic (Conservation) Zone;

(d) advertisements should be artistically interesting in terms of graphics and construction with intricacy and individuality in design encouraged while maintaining consistency in design and style where co-ordinated advertisements are appropriate;

(e) structural supports should be concealed from public view or of minimal visual impact;

(f) advertisements on individual premises should be co-ordinated in terms of type and design and should be limited in number to minimize visual clutter;
(g) advertisements should be displayed on fascia signs or located below canopy level;
(h) advertisements on buildings or sites occupied by a number of tenants should be coordinated,complementary and the number kept to a minimum; and
(i) advertisements on or adjacent to a heritage place should be designed and located to respect the heritage value of the heritage place.

213 Advertisements at roof level where the building forms the backdrop (i.e. plant room) are inappropriate within the Residential Zones or the North Adelaide Historic (Conservation) Zone.

214 Product advertisements illustrating products sold on the premises in conjunction with the business name should not exceed 25 percent of the area of any advertisement.

217 Advertisements should not endanger public safety or detrimentally affect the amenity of adjacent premises by reason of their location, position, construction or design and should:
(a) not emit excessive glare or reflection from internal or external illumination;
(b) not obscure road users' and pedestrians' views of vehicles, pedestrians or potentially hazardous road features;
(c) not cause confusion with, or reduce the effectiveness of traffic control devices;
(d) have a clearance between the footpath and base or underside of projecting signage of at least 2.5 metres for permanent advertisements and 2.3 metres for temporary advertisements, and between the kerb face and outside edge of the sign of at least 600 millimetres; and
(e) permit safe and convenient pedestrian movement.




**NOTE : For Policy Areas See MAP Adel/55**

| | |
|---|---|
| **CC** | Capital City Zone |
| **CF** | City Frame Zone |
| **CiL** | City Living Zone |
| **MS(A)** | Main Street (Adelaide) Zone |

Scale 1:4150

0metres 100 200 300

Zone Boundary

# ADELAIDE (CITY) ZONES MAP Adel/24

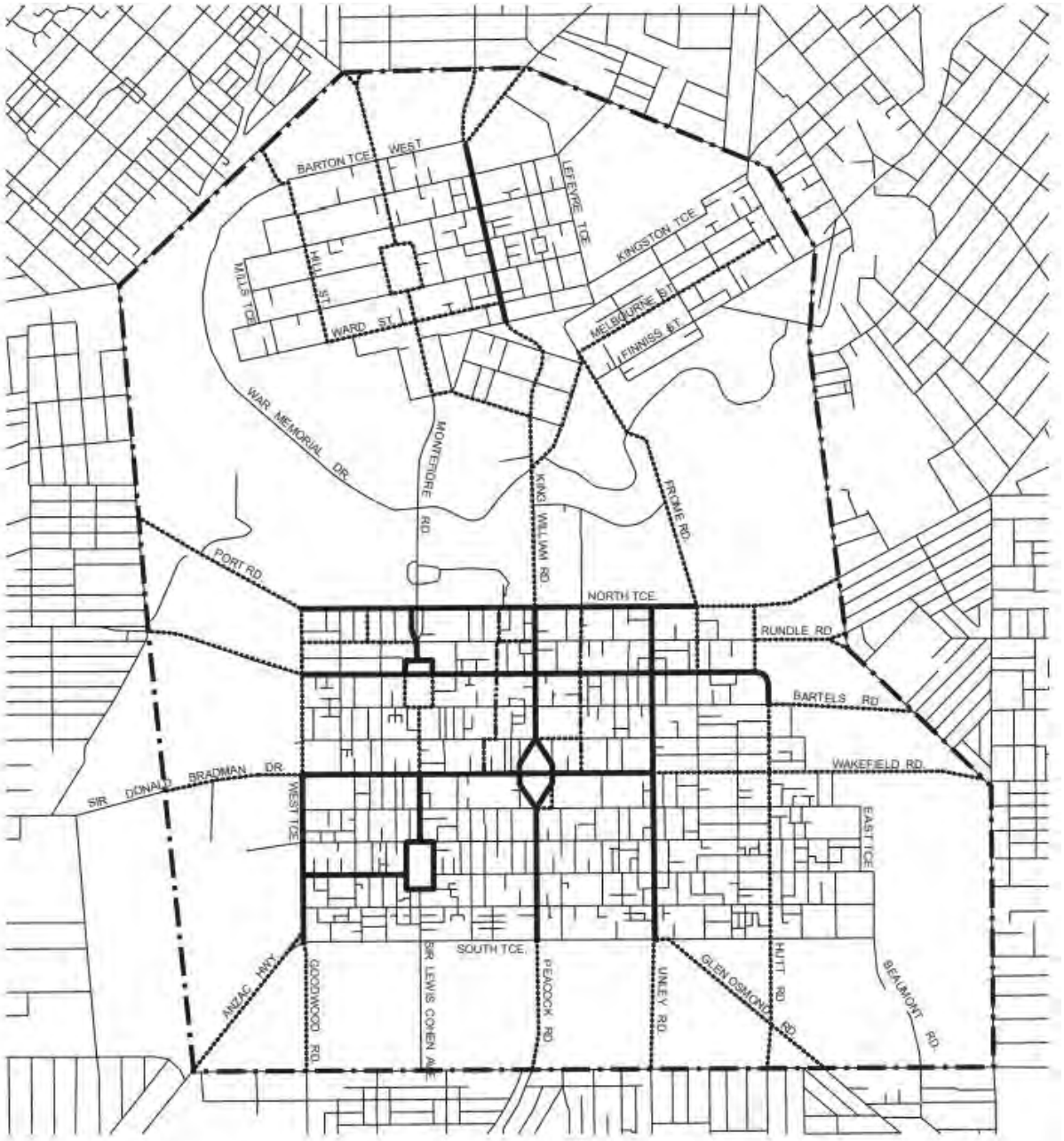



- Primary Bicycle Network
- Important Secondary Road
- Important Secondary Route
- Recreational Route
- Primary Pedestrian Area [See Map Adel /1 (Overlay 2A) for detail]
- Core Pedestrian Area (non-ancillary car park non-complying)
- Development Plan Boundary

Scale 1:26,000
0metres 500 1000

**ADELAIDE (CITY)**
**BICYCLE NETWORK**
**MAP Adel/1 (Overlay 3)**


MAP Adel/49 ADJOINS
MAP Adel/54 ADJOINS
MAP Adel/56 ADJOINS
MAP Adel/61 ADJOINS
13
14
33
32
FRANKLIN STREET
KING WILLIAM STREET
MORPHETT STREET
VICTORIA SQUARE
GROTE STREET
GOUGER STREET
WRIGHT STREET
WHITMORE SQUARE
STURT STREET
GILBERT ST
13 Central Business Policy Area
14 Main Street Policy Area
32 South Central Policy Area
33 South West Policy Area
State Heritage Place
Local Heritage Place
Policy Area Boundary
Maximum height of 2 storeys
Existing Pedestrian Link
Proposed Pedestrian Link
Scale 1:4150
0metres 100 200 300
ADELAIDE (CITY)
POLICY AREAS
MAP Adel/55




High Concentration Public Transport Route

Public Transport Pedestrian Route

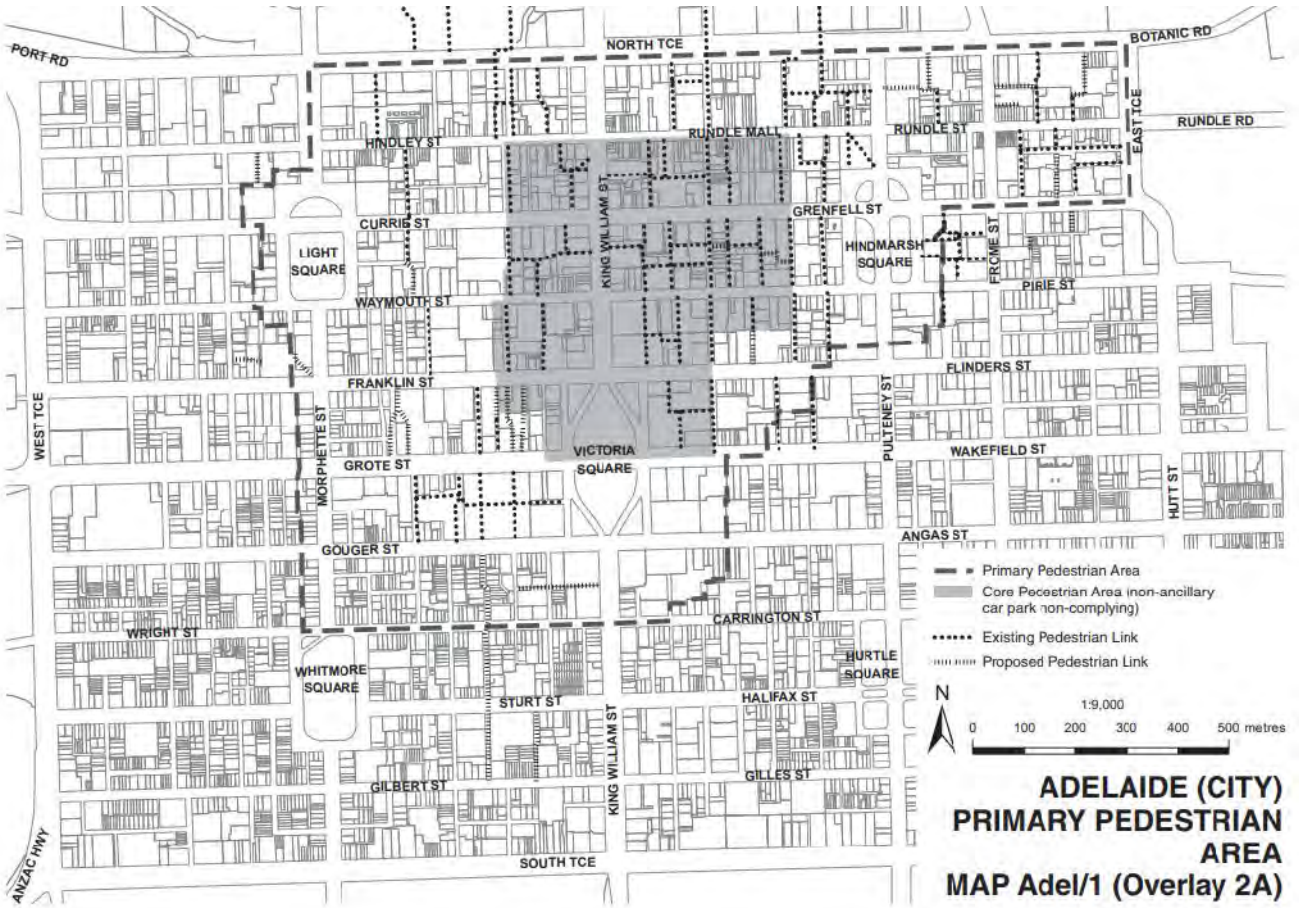
Bus Route

Development Plan Boundary

Scale 1:26,000

0metres 500 1000

# ADELAIDE (CITY)
# PUBLIC TRANSPORT NETWORK
# MAP Adel/1 (Overlay 4)


PORT RD
NORTH TCE
BOTANIC RD
EAST TCE
RUNDLE RD
RUNDLE MALL
RUNDLE ST
HINDLEY ST
KING WILLIAM ST
GRENFELL ST
CURRIE ST
LIGHT SQUARE
HINDMARSH SQUARE
FROME ST
PIRIE ST
WAYMOUTH ST
FLINDERS ST
FRANKLIN ST
WEST TCE
MORPHETTE ST
PULTENEY ST
VICTORIA SQUARE
GROTE ST
WAKEFIELD ST
HUTT ST
ANGAS ST
GOUGER ST
CARRINGTON ST
WRIGHT ST
WHITMORE SQUARE
HURTLE SQUARE
STURT ST
HALIFAX ST
GILBERT ST
GILLES ST
KING WILLIAM ST
SOUTH TCE
ANZAC HWY
Primary Pedestrian Area
Core Pedestrian Area (non-ancillary car park non-complying)
Existing Pedestrian Link
Proposed Pedestrian Link
N
1:9,000
0 100 200 300 400 500 metres
ADELAIDE (CITY)
PRIMARY PEDESTRIAN AREA
MAP Adel/1 (Overlay 2A)