

# Clive Lucas, Stapleton & Partners Pty. Ltd.

ARCHITECTS AND HERITAGE CONSULTANTS

155 Brougham Street, Kings Cross, Sydney, 2011, Australia  
Telephone: 61 (02) 9357 4811 Facsimile: 61 (02) 9357 4603 Email: clsp@ozemail.com.au

ACN 002 584 189

---

**No. 1 Martin Place  
G.P.O. Sydney**

## **MANAGEMENT PLAN AND LONG TERM STRATEGIES FOR MAINTAINING AND USING THE G.P.O. BUILDING**

Issued 14th January, 1999

---

### **INTRODUCTION**

This Management Plan has been prepared to ensure the long term conservation of the historic fabric of the G.P.O.

A program of preventative maintenance is also worthwhile in terms of facilities management in order to prevent maintenance emergencies and preserve the amenity and rental value of the property.

### **APPLICABILITY**

This strategy applies to (see Diagram A):

1. All elements of the building comprised of pre 1905 works bounded by Martin Place, George Street and Pitt Street and the roofed courtyard which have become known, collectively, as the 1887 Building. This includes all elements re-constructed as part of the 1999 works including roofing and accessories and internal plaster work, finishes and joinery.
2. The 1927 Postal Hall as re-constructed in 1999
3. Centre Stair as re-constructed in 1999
4. Black and White Stair extensions as re-constructed in 1999
5. Banking Chamber finishes as re-constructed in 1999
6. Clock Tower Stair Extensions as constructed in 1999
7. Junior Ballroom, Health Club and Pool finishes as re-constructed in 1999

This building is being conserved during the current works. Beyond this construction phase, the building should be systematically and continually maintained if its fabric is to survive and retain its significance.

### **OBJECTIVES**

This Strategy is intended to:

Describe the compatible uses approved for each part of the building.

Maximise the amount of significant fabric conserved and retained in situ.

Stipulate the maintenance scope and cycle required to maintain the significant fabric

### **REPORT STRUCTURE**

Part 1: Approved compatible uses for particular areas of the building.

Part 2: Maintenance Plan for the Building

## 1. APPROVED COMPATIBLE USES FOR THE BUILDING

The long term uses of specific spaces within the building must be appropriate to:

- i. The conservation of the fabric. i.e. The use should not generate a level of wear and tear inappropriate to the original purpose of the fabric.
- ii. The uses should respect the historic and social aspects of the place by , for example, permitting an appropriate level of public access to areas which have a long history of public use.
- iii. The uses should generate activity in all of the building and should not generate 'backwater' areas.

The principal spaces are described here by their commonly used names and are listed by floor levels.

Unified spaces which link floors, such as stairs, are listed separately.

### Lower Ground Floor

Pitt Street Wing	Restaurant/ bar tenancy
Martin Place East	Restaurant/ bar tenancy
Tank Stream	Interpretative space with public access
Martin Place West	Restaurant/ bar tenancy
George Street	Australia Post mail sorting, goods and mail loading dock, business centre, amenities
Under courtyard	Restaurant/ bar tenancy

### Ground Floor

Pitt Street Wing: <i>Banking Chamber</i>	Financial services including public access and interface.
Martin Place East	Retail tenancy Public access through to office building to south
Clock tower	Public entrance space including memorials
Martin Place West	Retail tenancy
George Street	Australia Post retail including public access
Courtyard	Hotel lounge, restaurant/ bar tenancy public space

**Ground Floor Mezzanine**

Clock tower	Public Circulation (refer to <i>Centre Stair</i> )
George Street	Retail tenancy

**First Floor**

Pitt Street Wing	Hotel guest rooms, facilities and related circulation
Martin Place East	Hotel guest rooms, facilities and related circulation and public circulation to new buildings
Clock tower	Public circulation (refer to <i>Centre Stair</i> )
Martin Place West	Hotel guest rooms, facilities and related circulation, optional reception room use of long rooms
George Street	Hotel guest rooms, facilities and related circulation
Courtyard bridges	Circulation for hotel users and public

**Second Floor**

Pitt Street Wing	Hotel guest rooms, facilities and related circulation
Martin Place East	Hotel guest rooms, facilities and related circulation
Clock tower	Hotel guest rooms, facilities and related circulation
Martin Place West	Hotel guest rooms, facilities and related circulation
George Street	Hotel guest rooms, facilities and related circulation
Courtyard	Circulation for hotel users

**Third Floor**

Pitt Street Wing	Health Club
Martin Place East	Health Club
Clock tower	Business Centre Guest for hire rooms, function and public circulation ( <i>Tower stair</i> )
Martin Place West	Hotel for hire meeting rooms, facilities and related circulation
George Street	Hotel for hire meeting rooms, facilities and related circulation including circulation to for hire ballroom.

### Fourth Floor

Pitt Street Wing	Health Club
Martin Place East	Health Club
Clock tower	Guest, function and public circulation (including Tower <i>stair</i> )
Martin Place West	Hotel for hire meeting rooms, facilities and related circulation
George Street	Hotel for hire ball room, foyer and related circulation Little Brother clock mechanism

### Fourth Floor Mezzanine

Pitt Street Wing	Health Club Health Club and Hotel swimming pool
Clock tower	Guest and public circulation ( <i>Tower stair</i> )
Martin Place West (west end only)	Mechanical Services
George Street	Hotel ball room lavatories and related circulation

### Black and White Stair

Pitt Street Wing	Public access to Office Building Mezzanine Required escape stair Access to Health Club Guest access to hotel suites
------------------	--

### Centre Stair

Clock tower (Martin Place wing)	Public access to first floor of hotel and first floor courtyard bridges and then first floor restaurant in new hotel building. Guest access to hotel suites
---------------------------------	--

### Clock Tower

Upper Clock tower (Martin Place wing) Fourth Floor mezzanine and above	Maintenance access to roof, mechanical services, clock mechanism and flag poles. Controlled public access to clock tower (for tours- if viable) Clock mechanism
---	---

## 2. MAINTENANCE PLAN FOR BUILDING

The fabric is described here in terms of its principal elements. These have been grouped according to the length of the maintenance cycle required to conserve, repair or replace them.

Every week:

Inspect external lighting, security systems and structures, access ways and safety barriers.  
(if any).

- Polish brass internal and external colonnade door furniture, signs and brass postal slips
- Polish marble and slate pavements.

Every month:

- Inspect and clean out box gutters, eaves gutters, downpipes and rainwater heads
- Check operation of stormwater drains

Every 6 months:

- Check roof membranes

Every year:

- Inspect structural timbers for termites and rot and take remedial action
- Check metal walling, roofing, guttering etc. and repair if needed
- Check external steelwork and spot prepare and paint if needed
- Check and adjust anti pigeon system (if any)
- Lubricate locks, hinges, etc.

Every 2 years:

- Check roof timbers and masonry walls for structural faults and take remedial action
- Investigate corrosion at junctions of steelwork and footings, steelwork and floor slabs, steelwork and walls and spot repair, prepare and paint
- Clear any vegetation sprouting from stonework joints, remove and point up.
- Check and replace as necessary, anti-slip nosings on cast iron and cement stairs.

Every 3 years:

- Check over and repair roof coverings and flashings
- Renew film finishes to masonry and timber sills of exposed windows and doors
- Paint exposed external joinery
- Paint exposed metal windows

Every 5 years:

- Clean out stormwater drains
- Paint external painted render, masonry, cement fibre etc. surfaces
- Paint external metal surfaces
- Paint protected external joinery

Every 8 years:

- Paint internal structural steelwork exposed to view
- Paint internal plaster work and joinery

Every 10 years:

- Repair external timber work
- Refurbish flat roof membranes

Every 25 years

- Carry out major repairs to non-metal roofing and lead, copper and zinc roof flashings

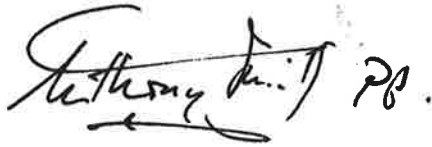
Every 50 years

- Renew cover flashings to glazing bars on exposed skylights.
- Clean external stonework with water and brush only to remove pollution build up. Do not use water blasting or chemical methods.

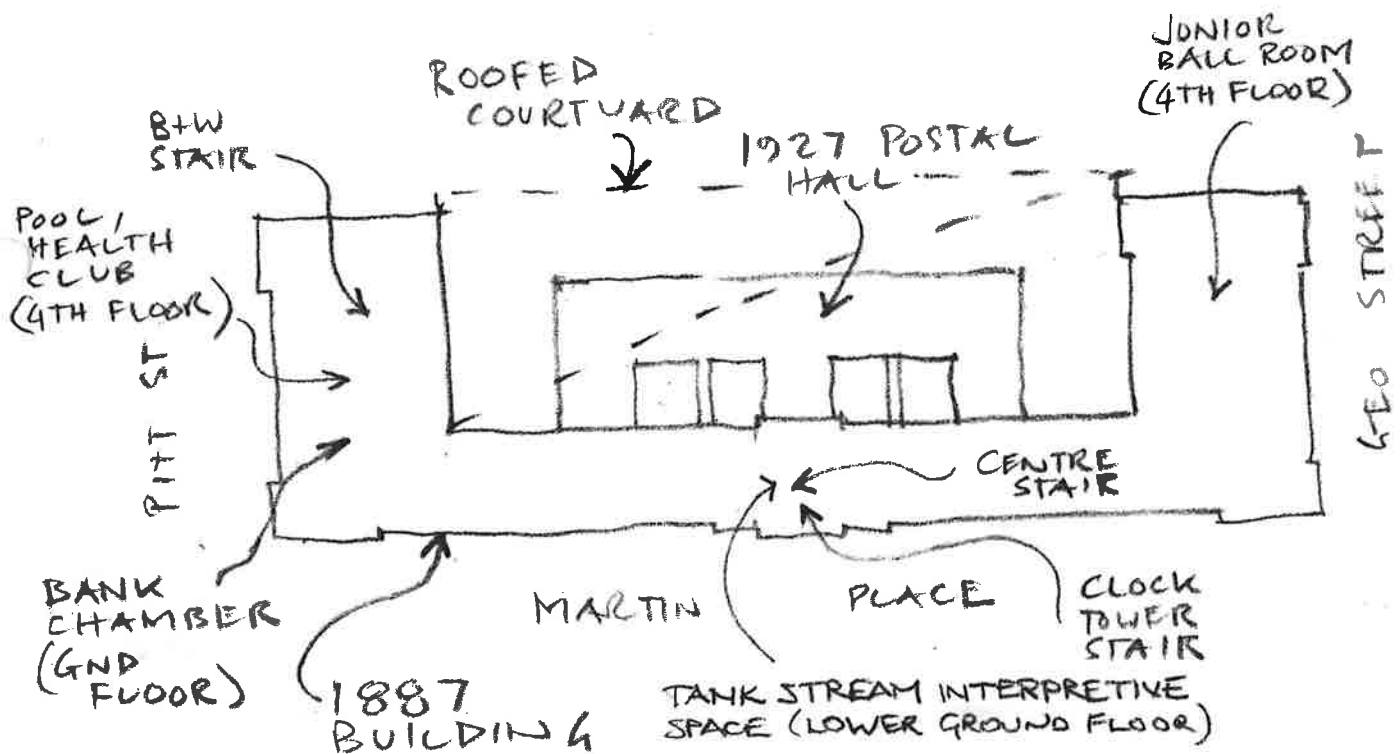
Point up joints in stonework and artificial stonework with material to match existing.  
(Note that some areas are pointed in masons' putty, others in lime mortar. Some artificial stone elements are pointed in *Sikkaflex*).

Every 100 years

Renew copper, lead or zinc box, tapered and eaves gutters, downpipes, rainwater heads and roofing.

A handwritten signature in black ink, appearing to read 'Ian Stapleton', with a stylized flourish underneath.

Ian Stapleton  
Clive Lucas, Stapleton & Partners Pty. Ltd.  
Architects and Heritage Consultants



NO. 1 MARTIN PLACE  
NOT TO SCALE

DIAGRAM A.

Clive Lucas, Stapleton & Partners Pty Ltd  
 Architects

155 Brougham Street, Kings Cross, Sydney, 2011  
 Telephone: (02) 357 4811 Facsimile: (02) 357 4603