



Torrens Drill Hall and Parade Ground

[Conservation Management Plan]

Update to 1992 Conservation Plan

*Prepared by Danvers Schulz Holland Architects
Prepared for The Dept for Administrative and Information Services*

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Our Ref. DA051575*

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EXECUTIVE SUMMARY

The following Conservation Management Plan has been undertaken as an update to the Conservation Plan completed by McDougall and Vines in 1992. Since this time, refurbishments of the Drill Hall and Grounds have been carried out and the approach to heritage conservation and adaptation has evolved.

In 2001 the Commonwealth presented the Torrens Parade Ground and Drill Hall to the South Australian Government as part of Centenary of Federation celebrations.

The Torrens Parade Ground and Drill Hall is a State heritage place and is also listed on the Register of the National Estate. Initially the Parade Ground was located on North Terrace while the current site to the north of Government House was utilized as a quarry, dump for roadwork debris, and an agistment for police horses. By 1892 it was proposed that the parade ground be relocated to the present site, however it was not until 1899 that the original drill shed was relocated from North Terrace. The original Drill Hall was enlarged in 1905, and later demolished in the 1930s. In 1898 the Adelaide Bowling Club was established on the site to the east of the Parade Ground.

The current building was built on the site in 1935 in an Interwar Stripped Classical style with art deco detailing, comprising two storeys of perimeter rooms around a large central drill hall. Alterations to the Drill Hall were undertaken in 1955, which included the addition of the two storey wing of Post War International style to the east.

The significance of the Torrens Parade Ground and Drill Hall lies in its association with military activity and events in South Australia. The 43rd, 48th, 27th and 10th Battalions, as well as the Adelaide University Regiment have all occupied the Drill Hall, and the Parade Ground has been the site for the departure and welcoming home of troops to and from overseas duties during the Boer War, World War 1 and World War 2. Currently the Parade Ground and Drill Hall maintains this military association due to its role in Anzac Day remembrance activities and the occupation of the building by military service associations.

The Parade Grounds and Drill Hall have also been associated with non-military related activities, including the Waterside Workers Strike in 1928, and other community and arts related events.

Architecturally the Torrens Drill Hall is an excellent example of the Interwar Stripped Classical style, and its setting and presentation to King William Road to the west, Victoria Drive and Government House is significant. Although not assessed as part of this Conservation Management Plan, the palm trees and landscaping adjacent to the site provide a significant setting for the Parade Grounds and Drill Hall, as do the associated war memorials, particularly along

the Pathway of Honour adjacent to the boundary wall of Government House to the south.

An assessment of the physical fabric of the Torrens Parade Ground and Drill Hall was undertaken as part of this Conservation Management Plan including paint scrapes which identified the past colour scheme of the building.

The recent refurbishment of the Torrens Parade Ground and Drill Hall was undertaken in a manner considerate of the cultural and architectural significance of the site. Generally the early configuration of the perimeter rooms has been retained, as has fabric of significance, and more importantly the buildings overall setting. Structural, mechanical, electrical, fire and access issues have been resolved in a satisfactory manner. Further, interpretation of the building and grounds as a site integrally linked to the military, its personnel and the development of the military in South Australia has been maintained.

This recent redevelopment has seen the occupancy of the Drill Hall change from original military tenancies to general offices with a multipurpose hall. The Drill Hall has, however, maintained the character of its former use, through its ongoing association with ANZAC day celebrations and setting, which reinforces its connection to its past use.

Future redevelopment of the Drill Hall is appropriate, including reconfiguration of internal spaces. Any redevelopment should, however, be considered in context of the buildings past use, as established by conservation policies, and maintain the significant setting of the site.

CONTENTS

EXECUTIVE SUMMARY

CONTENTS

1 INTRODUCTION	1
1.1 Item Identification	1
1.2 Heritage Listing Status	2
2. HISTORICAL SUMMARY	3
2.1 Establishment of the Military Drill Hall and Parade Ground	3
2.2 Construction of the Torrens Drill Hall 1935-36	10
2.3 Early works to the Torrens Drill Hall and Parade Ground	11
2.4 Recent works to the Torrens Drill Hall and Parade Ground	12
2.5 Site occupation	12
2.6 Notable individuals, activities and events associated with the site	13
3. DEVELOPMENT SEQUENCE	20
3.1 Development sequence table	20
3.2 Development sequence plans	21
4. SITE AND ARCHITECTURAL ASSESSMENT	32
4.1 Torrens Parade Ground	32
4.2 Torrens Drill Hall	34
5. CULTURAL SIGNIFICANCE	37
5.1 Assessment of the place	37
5.2 Analysis of significance	39
5.3 Indigenous significance	40
6. GENERAL CONSERVATION POLICIES	41
6.1 Significance assessment tables	43
6.2 Adaptive reuse policies	44
7. GENERAL ASSESSMENT	44
7.1 Exterior assessment	44
7.2 Interior assessment	47
7.3 Significance assessment plans	48
8. DETAILED ASSESSMENT	50
9. PAINT SCRAPES	99
10. DEVELOPMENT POTENTIAL	101
10.1 Overview	101
10.2 Possible future development potential	101

11. SPECIFIC CONSERVATION POLICIES	103
12. ADOPTION AND REVIEW	107
REFERENCES	

1. INTRODUCTION

The following Conservation Management Plan (CMP) has been undertaken by Danvers Schulz Holland Architects for the Department for Administrative and Information Services (DAIS). This report is an update to the previous Conservation Management Plan undertaken in 1992 by McDougall and Vines, and reflects both the physical changes to the building and the changes in approach to heritage conservation and adaptation since this original report.

The objectives of the Conservation Management Plan are to:

- Analyse the documentary and physical evidence to establish the cultural and architectural significance of the building;
- Describe the development of the building, its periods and various uses. This is based on a review of the documentary and physical evidence and a survey of historical records;
- Survey the fabric and current general physical condition of the exterior and interior of the building. This survey includes review of any original or potentially significant finishes and identification of any lost fixtures, joinery, finishes and services
- Establish appropriate conservation policies that identify constraints to adaptation and refurbishment, and make recommendations for the exterior facades, interior spaces and the surrounding setting. Recommendations for potential future upgrade of the building's services and the provision of access for people with disabilities will also be made.

These objectives have been addressed within this document, which it is intended, will help decision making concerning the future conservation, development and maintenance of the building.

1.1 ITEM IDENTIFICATION

Location: King William Road, Adelaide, South Australia

The Torrens Training Depot has also been said to be located on Kintore Avenue, on the section of parklands bounded by Victoria Avenue and King William Road.

Local Government: City of Adelaide

Name of Building: Torrens Training Depot

Originally the subject site was known as the Military Drill Hall, Military Parade Grounds or the Defence Department's new Administration Building. At the official opening on September 22 1936, the existing building was formerly named the

Torrens Drill Hall. The association between the Drill Hall and Parade Ground has resulted in the site often collectively being known as the Torrens Parade Ground.

Owner: As part of the Centenary of Federation in 2001, the Commonwealth Government handed the Torrens Parade Ground back the Government of South Australia.

Title: Certificate of Title Vol. 1662, Fol. 46
Section 509, Hundred of Adelaide

Australian Heritage Places Inventory Identifier: 14617

Register of the National Estate Identifier: 101194

1.2 HERITAGE LISTING STATUS

The Torrens Training Parade Ground and Depot is entered on the following heritage registers.

The Torrens Training Depot and Parade Ground has been identified as a State Heritage Place, under Section 16 of the Heritage Act, 1993. A place is considered to be of State Heritage value if it satisfies one or more of the following criteria:

- a) *it demonstrates important aspects of the evolution or pattern of the State's history; or*
- b) *it has rare, uncommon or endangered qualities that are of cultural significance; or*
- c) *it may yield information that will contribute to an understanding of the State's history, including its natural history; or*
- d) *it is an outstanding representative of particular class of places of cultural significance; or*
- e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or*
- f) *it has strong cultural or spiritual associations for the community or a group within it; or*
- g) *it has as a special association with the life or work of a person or organisation or an event of historical importance.*

The *Torrens Training Depot* was also listed on the Register of the National Estate in October 1999. This Register is administered by the Australian Heritage Commission, which controls action by the Commonwealth Government to heritage listed places. The Register of National Estate has no status once the Parade Ground and Depot was transferred to State Government ownership.

2. HISTORICAL SUMMARY

The following historical summary intends to outline the development of the Torrens Training Depot, with reference to notable individuals and groups associated with the building. As this report has been undertaken as an update of the 1992 Torrens Training Depot Conservation Plan, sections of the historical summary have been adapted from the earlier history.

2.1 ESTABLISHMENT OF THE MILITARY DRILL HALL AND PARADE GROUND

Prior to the establishment of the Military Parade Ground in its current location, a site on North Terrace acted as a gathering point for volunteer forces, which included the Royal South Australian Volunteer Militia, the Adelaide Rifles and the South Australian Military Forces.

The Parade Ground was relocated to the present site after North Terrace developed as a cultural boulevard and it was deemed inappropriate to continue military activities on the site.

Prior to the relocation of the Parade Ground the present site, located between Government House and the River Torrens, was quarried for the stone used in the construction of Government House and its boundary wall and Guardhouse¹. The site was also known as the “Police Paddock”, as it was used to agist police horses and was used as a dumping ground for roadwork debris and street sweepings.

During the late 1880s, the “Police Paddock” was placed under the care of the Public Works and Buildings Department.



Figure 1

B28547 – Guard House and boundary wall to Government House, circa 1890, constructed from stone quarried from the Military Parade Grounds site. The first Parade Ground was located at the rear of this site, in the forecourt area of the Museum building (Photograph courtesy of the SLSA)

¹ “Heritage of the City of Adelaide: An Illustrated Guide” p. 253

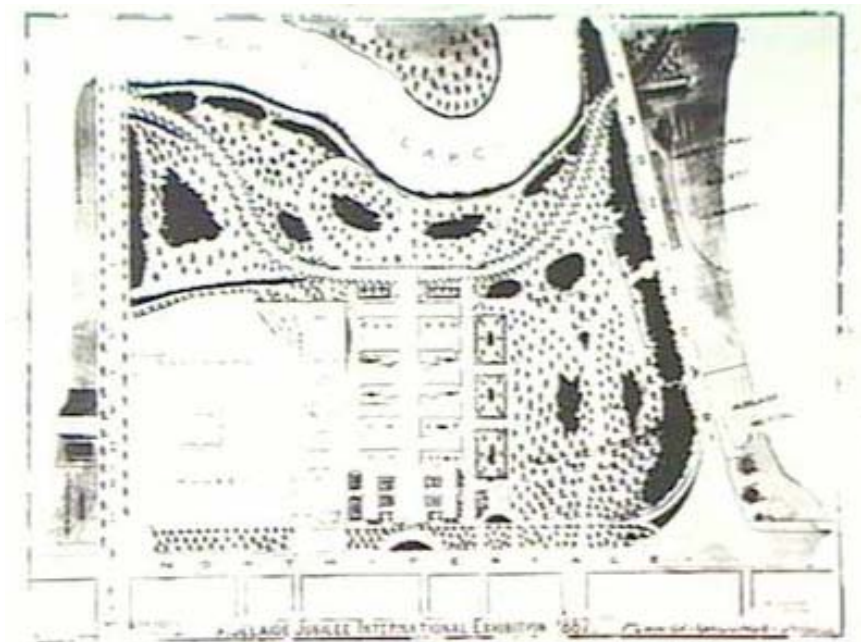


Figure 2

B5073 – Reproduction of sketch showing proposed arrangement of Parade Grounds and buildings for Adelaide Destitute Department and the Military Parade Ground, circa 1887

(Photograph courtesy of the SLSA)

In August 1892, the *Register* provided a description of the site and proposed new military parade ground, as outlined below.

The new Parade Ground will be situated near the centre of the paddock, which has had to be levelled. In some places there was a fall of 9ft and an immense quantity of earth had to be filled in. Men from the ranks of the unemployed were engaged at the work and all of money spent was on labour. The new military ground will be 130 yards long from the east to west, and 90 yards wide from the north to south. Metal from the Dry Creek Labour Prison will be rolled in and the surface made smooth with screenings. Immediately surrounding the grounds there will be grass plots studded with palm trees and trees. Work on the site has been much interfered with lately by the wet weather and it will probably be three months before the Parade Square will be ready for occupation. Some years will probably elapse before the whole paddock is levelled, as a large quantity of earth is required for filling-up purposes².

By mid 1893 the Parade Ground was established at a cost of £1,624. No buildings were located on the site at this time, as guns and equipment remained in storage in the gun shed located on North Terrace and in various other locations. A timber and wire fence bound the site and small palm trees were planted around the perimeter of the grounds. Early photographs illustrate paths linking the Parade Grounds to Kintore Avenue, North Terrace and Victoria Drive.

² The Register, Saturday, August 27, 1892



Figure 3

B 42380 – Military Parade Ground entrance path off Kintore Avenue, circa 1895
(Photograph courtesy of the SLSA)



Figure 4

B7653 – Solders firing a salute with heavy guns on the Parade Ground
Taken from Kintore Avenue looking north west, circa 1897
(Photograph courtesy of the SLSA)

The Military Parade Ground was formally opened in a ceremony held on June 20th 1893, which coincided with the Annual Military Review. Over 1300 permanent and volunteer troops gathered and a ceremony was held to hand over of the Military Parade Ground to the Defence Forces.



Figure 5

B5384 – Parade Ground looking south east towards Kintore Avenue, circa 1893

Note the Exhibition building in the distance

(Photograph courtesy of the SLSA)

In 1923, Mr Charles E Owen-Smyth, Commissioner of Public Works and Superintendent of Public Buildings, provided the following retrospective description of the Military Parade Grounds:

The first effort to improve the general appearance of this blot on the landscape was to fill up the old quarry and form the grassed slopes and terraces at the rear of Government House and running from King William Road to the old Mounted Police Barracks. This was not done in a day or even a couple of years. The filling cost the South Australian Tax payer nothing. Contractors for the excavation of cellars and foundations generally in the city were only to glad of a tip for their excavated material in the business centre of the city. The City Council also continued to tip street sweepings, and in due time terraces running east and west were formed, grassed and planted.

The two rows of date palms on the top levels originated from the date stones, which came from the sweepings of the gutters of the Theatre Royal in Hindley Street. The stones were mixed up with the street sweepings and thrown on the tip. In process of time a thick crop of baby date palms, which, when fit to transplant were put into the holes already prepared. Many of these holes were picked out of the solid rock, hence the fact that those palms running east and west have not thriven like those running north and south...

Later, the huge mass of street sweepings, the result of years of tipping was levelled and shaped on the east side of King William Road and big holes were picked and dug out of the mass which had gone hard, cemented together by

the liquid mud. These holes were filled with rich silt from the mud banks of the Torrens close along side, and one terrifically hot day in November many years ago I planted those palms on the east side of King William Road running north and south...³

In 1895 it was decided to relocate the military buildings from the early North Terrace site to Military Parade Ground, however this work did not take place until 1899. By October 1899, it was reported that the drill sheds were finally being relocated to the Military Parade Ground:

The sheds were by no means an ornament to the neighbourhood, and the recent erection of handsome buildings on each side of it, has accentuated its dingy appearance. It is understood that it is intended to rebuild the gun sheds in close proximity to the Victoria Drive on the banks of the Torrens. This picturesque drive has been the admiration of the citizens of Adelaide and of visitors to the colony ever since it was constructed, and its disfigurement would be a matter for extreme regret. It is thought that another site would be chosen, one where the sheds would be obscured from view⁴.

The first major ceremonial activity on the new Military Parade Grounds was the gathering and departure of contingents of South Australian soldiers to the Boer War. The first contingent of 125 troops was farewelled in October 1899 by a large crowd.



Figure 6

B45675 – Return of the first contingent from the Boer War, circa 1899
(Photograph courtesy of the SLSA)

³ The Register, October 24, 1923, p.9

⁴ Advertiser, 20 October, 1899

During this period the newly formed Adelaide Bowling Club was offered a portion of the land east of the Military Parade Ground on a five year lease. By December 1898 a bowling green and temporary clubhouse was established.



Figure 7

B7542 – Adelaide Bowling Club and greens located to the east of the Military Parade Ground, circa 1911
(Photograph courtesy of the SLSA)

The early Drill Hall located on the Military Parade Ground was enlarged in 1905. The work comprised the construction of a new section to the drill hall, gun and wagon sheds, offices and stores for the metropolitan troops of Adelaide.



Figure 8

PRG 280_1_4_466 – Military Parade Ground, circa 1907
Note the perimeter hedge and young palms at the Ground's boundary
(Photograph courtesy of the SLSA)



Figure 9

B5494 – Parade Ground looking north east with palms and railway line running from the Railway Station to the Exhibition Building in the foreground, circa 1909

(Photograph courtesy of the SLSA)



Figure 10

B6707 – Eastern side of the old Parade Ground Drill Hall

(Photograph courtesy of the SLSA)

The following aerial photograph depicts the Military Parade Ground in 1926. The early Drill Hall and Adelaide Bowling Club are located at the eastern end of the site. The Bowling Clubrooms appear to be located in the middle of the greens.



Figure 11

B3920 - Aerial photograph of Adelaide looking south, circa 1926

(Photograph courtesy of the SLSA)

2.2 CONSTRUCTION OF THE TORRENS DRILL HALL 1935-36

Modernization of the armed forces, the poor condition of the early building and the possibility of European conflict resulted in the decision to replace the 1905 Drill hall during the early 1930s. However, the Adelaide Works and Services Branch of the Department of the Interior, under the direction of Architect in Chief C E Davies, did not produce plans for the new building until January 1935.

The new Drill Hall provided separate accommodation and two independent headquarters for two artillery and infantry units. The building comprised two storeys of perimeter rooms, which served as offices, stores, lecture rooms and mess rooms, located around a central drill hall. The large central hall was divided into two, the northern end serving as a gun park for artillery units and the southern section as a drill area for infantry units. The rear of building featured a single storey open verandah, which accessed the central hall area through external doors.

The following description of the new Drill Hall was published in the *News* on the 17th August, 1936.

Stripped of its scaffolding and built in a picturesque setting of green lawns and palms, the palatial new defence building at the Parade Ground is a great improvement on the cold and bare structures of galvanized iron and whitewash in which military men of earlier days had to work.

So well does the building blend with its surrounds that many people are regretting that it has been built on the east side of the Parade Ground, not on the west side, fronting King William Road, as originally intended.

The contract for the building was let by the Works Branch of the Department of the Interior in September last year to Mr R J Nurse for £17,483, and it is expected that the work will be completed by the contract date – September 5.

The modern facilities in the building should be to the liking of the 43/48th Battalion, and the battery of artillery, which will occupy it. The draughty rooms that characterised old time barracks have been replaced by snugly built offices freely provided with radiator plugs.

The mess rooms have comfortable leather seats, and when the modern furniture is installed they should be a real home from home for the officers.

The building generally is of modern but restrained design. It is of brickwork, with a concrete floor in the gun park and wooden floors elsewhere. The walls are faced in white cement and the base finished in special terrazzo. Steel windows are fitted throughout, and the main doors are bronze sheeted. The roof is covered with red terracotta tiles.

The imposing central entrance opens into a handsome vestibule, from where two sets of stairs lead to the first floor. A wood parquet floor in Australian hardwood has been laid in the vestibule.

The left half of the building, with its gun park, spacious offices, lecture rooms, harness rooms, and stores, will be occupied by the artillery unit, and the right half, which comprises drill hall, offices, and stores, by the 43/48th Battalion, and possibly another infantry unit. Mess rooms and additional offices and lecture rooms are provided on the first floor.

Direct entrances to the gun park and drill hall from the Parade Ground have been made through the front of the building⁵.

The new building was formally opened in a ceremony held on 22 September 1936, where it was officially named the Torrens Drill Hall. According to the *Advertiser*, the 10th Battalion held a victorious home coming march at this opening ceremony⁶.

Initially the 43rd and 48th Battalion occupied the new Torrens Drill Hall. The 10th Battalion also returned, after being transferred to the Keswick Barracks in 1925.

2.3 EARLY WORKS TO THE TORRENS DRILL HALL AND PARADE GROUND

The railway line located adjacent to the Military Parade Grounds site dating from the early 1900s was removed during the 1930s.

The first major alterations and extensions were made to the Torrens Drill Hall in 1955, which altered the configuration of the internal spaces and the eastern elevation.

Alterations dating from the 1955 works include:

- Removal of the partition wall dividing the original Gun Park and Drill Hall

⁵ News, 17 August, 1936

⁶ Advertiser, 22 October, 1936

- Replacement of original concrete floor (Gun Park) and timber floor (Drill Hall) with timber parquetry floor throughout the length of the central hall.
- The open verandah on the eastern side of the Drill Hall was replaced with a contemporary two-storey wing, comprising stores and office accommodation.
- A number of new doors and partitions to the perimeter offices on the ground and first floor were added
- Alterations to the terracotta tile roof were made, including new roof section and clerestory windows.

Early photographs of the Torrens Training Depot indicate that a road connected the northern end of Kintore Avenue with the Parade Ground. This early road was removed during the 1950s when Kintore Avenue was extended to meet Victoria Drive. These works resulted in the demolition of the Adelaide Bowling Club and greens that had occupied a site east of the Parade Grounds since 1897.

In 1955, the 27th Battalion left the Torrens Training Depot. The Adelaide University Regiment subsequently took up occupancy of the northern section of the Drill Hall.

2.4 RECENT WORKS TO THE TORRENS DRILL HALL AND PARADE GROUND

In 2004 further works to the Torrens Drill Hall were undertaken by Grieve Gillett Architects, which were concerned with the conservation and adaptive re-use of the Depot and Parade Grounds. These latest works comprised:

- New external stairs to the north east and south east corners
- New ramps to the north and south
- Reconfiguration of the toilets in the north east corner
- New toilets, kitchen and circulation space to the south
- Reconfiguration of perimeter offices and stores, including removal and addition of partition walls
- New doors at ground floor level in the eastern elevation
- A new lift
- Creation of a exhibition space
- A new forecourt area, including raised podium with steps, ramped walkway and low walls.
- New lighting, paint and general fitout

2.5 SITE OWNERSHIP

After Federation in 1901, the ownerships of all buildings and grounds in use by State Defence Service departments automatically went from State to Commonwealth property. The Parade Ground was part of this transfer of lands 1901, and as such became Commonwealth property.

The adjacent land, however, remained under the control of the State Government until 1913, when an arrangement between the State Government and City Council was made. This arrangement involved an exchange of the land around the Military Parade Ground for a site in the West Parklands, where the Mounted Police Barracks were subsequently established.

In 2001, the Torrens Parade Ground and Training Depot was presented to the Government of South Australia by the Commonwealth as part of the Centenary of Federation celebrations.

2.6 NOTABLE INDIVIDUALS, ACTIVITIES AND EVENTS ASSOCIATED WITH SITE

C.E Davies – Architect in Chief

C E Davies was the chief architect of the Adelaide Works and Services Branch of the Department of the Interior. Davies was responsible for the design of Commonwealth buildings in South Australia and the Northern Territory during the 1930s, including the Torrens Drill Hall. The architect's signature appeared on the documentation of a variety of projects, including the Torrens Island Quarantine Station and the Alice Springs Gaol.

Military Activities

The first major ceremonial activity on the Military Parade Ground was the gathering and departure of contingents of South Australian soldiers to the Boer War. The first contingent of 125 troops was farewelled in October 1899 by a large crowd.



Figure 12

B45675 – Return of the first contingent from the Boer War, circa 1899

(Photograph courtesy of the SLSA)

The Parade Ground continued to be a gathering point for troops departing for overseas duties and was the primary site for enlistment of volunteers and other military activities during both of the World Wars.

The Australian Army continued its use of the Military Parade Ground through the 1920s, with artillery and infantry battalions occupying the Drill Hall.

Formed in 1948, the Adelaide University Regiment initially occupying a small section of the Physics Building within the University grounds. The Adelaide University Regiment relocated to the northern section of Torrens Training Depot in 1955, after the 27th Battalion, Royal South Australian Regiment left the building.

Anzac day ceremonies continue to be held at the Torrens Parade Ground and Training Depot and the site remains as a hub for military activity and parades within the city, as illustrated in the following photographs depicting events held since the site was established in the late 1880s.



Figure 13

PRG 280_1_3_39 – Soldiers and horse drawn wagons delivering goods to the Parade Grounds, 1908
(Photograph courtesy of the SLSA)



Figure 14

B10071 – Parade of the Militia, 1910

Note that a hedge and the perimeter palms on the boundary of the Parade Ground are well established
(Photograph courtesy of the SLSA)

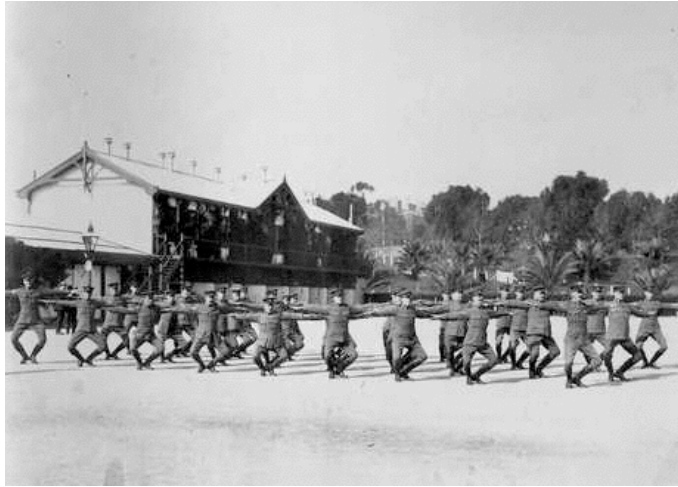


Figure 15

PRG 280_1_6_224 – Uniformed soldiers performing physical training drill on the Parade Ground, circa 1912 (Photograph courtesy of the SLSA)



Figure 16

B47797 – Parade Ground with soldiers of the 78th Battalion, circa 1916 (Photograph courtesy of the SLSA)



Figure 17

B31282 – 113 Howitzer used by volunteer forces on the Military Parade Ground, circa 1920 (Photograph courtesy of the SLSA)



Figure 18

PRG 280_1_26_205 – Large crowd attending an Anzac Day ceremony held on the Parade Grounds, 1921 (Photograph courtesy of the SLSA)



Figure 19

B18632 – Sword drill in progress at the Military Parade Ground, 1922
Photograph courtesy of the SLSA



Figure 20

PRG 280_1_30_249 – Medal presentation ceremony in Adelaide, 1922
(Photograph courtesy of the SLSA)



Figure 21

B6121 - Mounted Police on the Military Parade Ground being inspected by Governor Hore-Ruthven and Sir Robert Baden Powell, 1931 (Photograph courtesy of the SLSA)



Figure 22

B17540_51 – Transport Drivers parade on the Military Parade Ground, 1941
(Photograph courtesy of the SLSA)



Figure 23

B21642 – Women special constables marching past the Governor on the Parade Ground, 1943
(Photograph courtesy of the SLSA)

Events held on the Torrens Parade Ground and Training Depot

In 1928 the Military Parade Grounds was the gathering point for the Waterside Workers strike before their march into the city. This strike was part of an Australia wide protest and it also marked the beginning of the worldwide depression of 1928-30.



Figure 24

B4911 – Waterside Workers strike volunteers on parade outside the early drill hall
28th September 1928 (Photograph courtesy of the SLSA)

In addition to military activity, the Parade Ground has continued to be a significant rallying point in the Adelaide city centre. Community and arts activities, including Adelaide Festival and Fringe Festival activities, continue to take place on the site.

3. DEVELOPMENT SEQUENCE

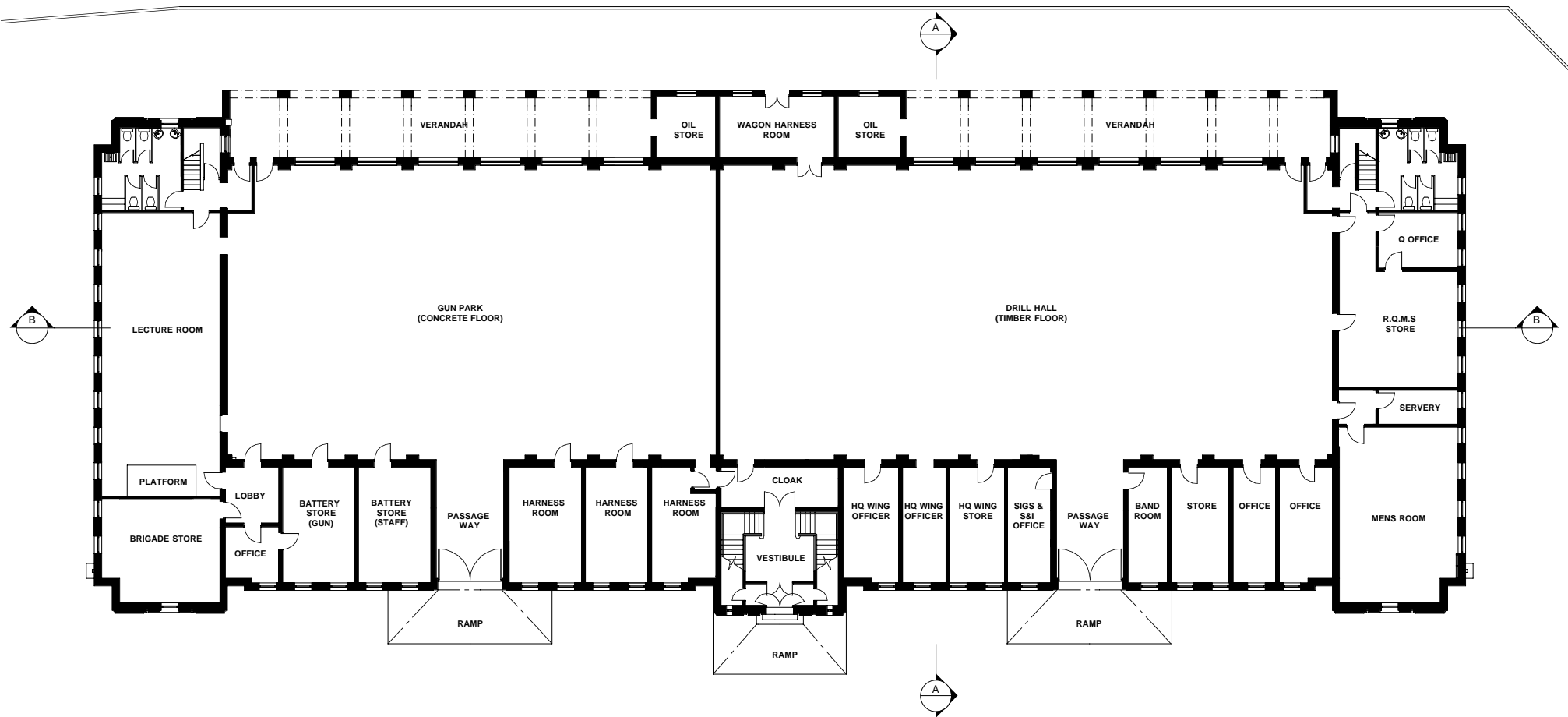
3.1 SEQUENCE OF EVENTS

1866-1867	Drill and Gun Shed erected on North Terrace site (now the Museum forecourt)
1892	Drains laid and palm trees planted on current Military Parade Grounds site
1895	Decision made to relocate military buildings, including Drill and Gun Sheds, from North Terrace to the newly opened Military Parade Grounds
1897/8	Adelaide Bowling Club established on land east of the Military Parade Ground, including bowling green and temporary club house
1899	First contingent of South Australian soldiers to the Boer War paraded on Military Parade Grounds
1900	Drill Hall relocated from North Terrace site re-erected and made available for occupation by the military
1900	Cannons bequeathed to colony of South Australia by the British Government positioned at the Parade Ground
1905	Drill Hill on Military Parade Grounds site enlarged, comprising new section to Drill Hall, gun and wagon sheds, offices and stores
1913	Establishment of Keswick Barracks as Army Headquarters
1925	10 th Battalion transferred from Military Parade Grounds to Keswick Barracks

1930s	Removal of railway line from the Adelaide Railway Station to the Exhibition Building
1935	Early Drill Hall demolished
1935	Drawings produced for new Military Drill Hall (the subject property) by the Adelaide Works and Services Branch of the Department of the Interior
1936	Opening of new Military Drill Hall (the subject property). Building formally named the Torrens Drill Hall. 10 th Battalion return to the new Parade Grounds
Mid 1950s	Extension of Kintore Avenue and removal of the Adelaide Bowling Club and greens to the east of the subject site
1955	Alterations to the Torrens Drill Hall, including two storey additions to the east
1955	The Adelaide University Regiment takes up occupancy in the northern section of the Torrens Drill Hall, replacing the 27 th Battalion, Royal South Australian Regiment
1992	Conservation Plan for Torrens Training Depot undertaken by McDougall and Vines
2003/4	Works to the Torrens Drill Hall, including addition of toilets, stairs and a lift, reconfiguration of the perimeter office spaces and upgrade of the Drill Hall forecourt area

3.2 DEVELOPMENT SEQUENCE PLANS

The following plans outline the development of the Torrens Training Depot and Parade Grounds since being constructed in 1936.



1936

0 5 10 m



TORRENS PARADE GROUND
ground floor plan

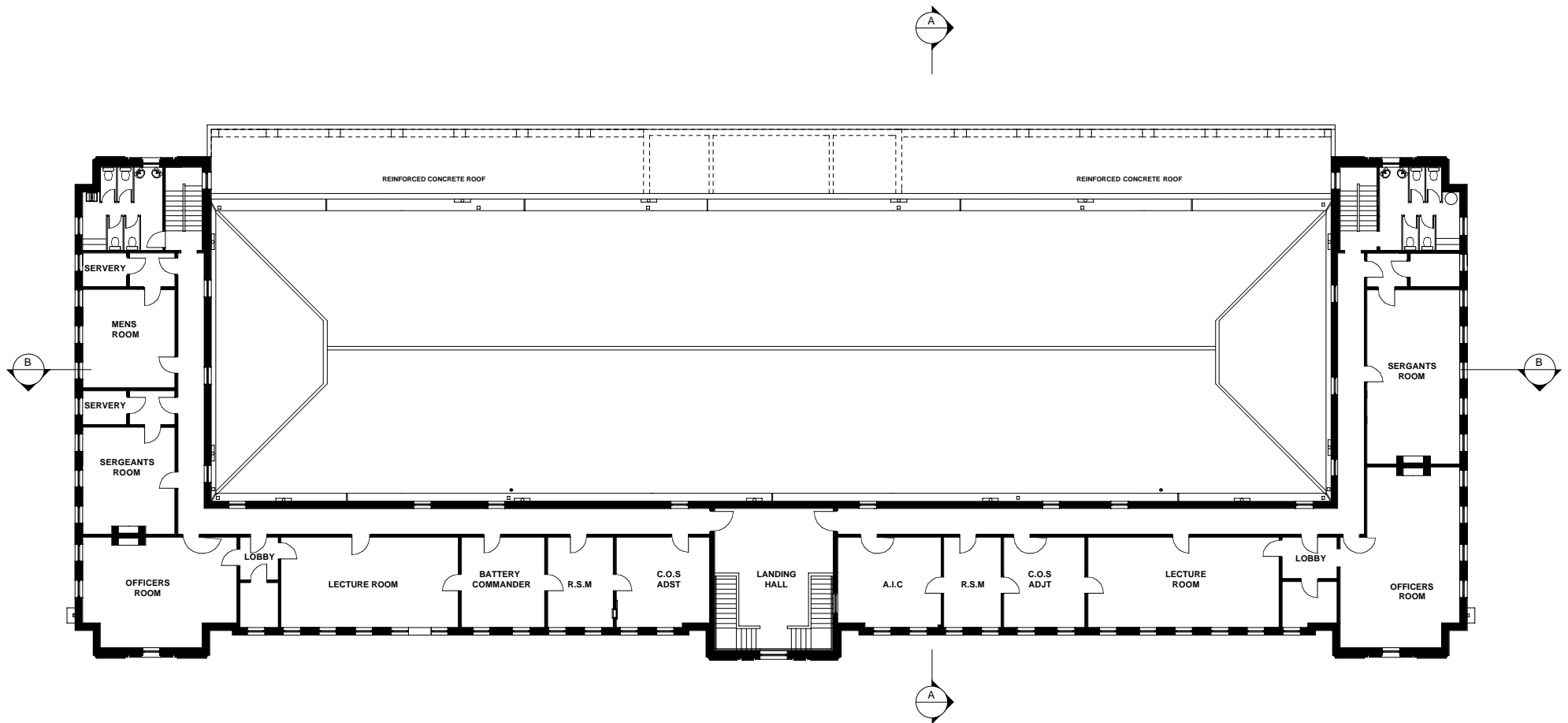
date: mar 2005

project number: DA051575

drawing number: DS01



danvers schulz holland
architects pty ltd



1936



TORRENS PARADE GROUND
first floor plan

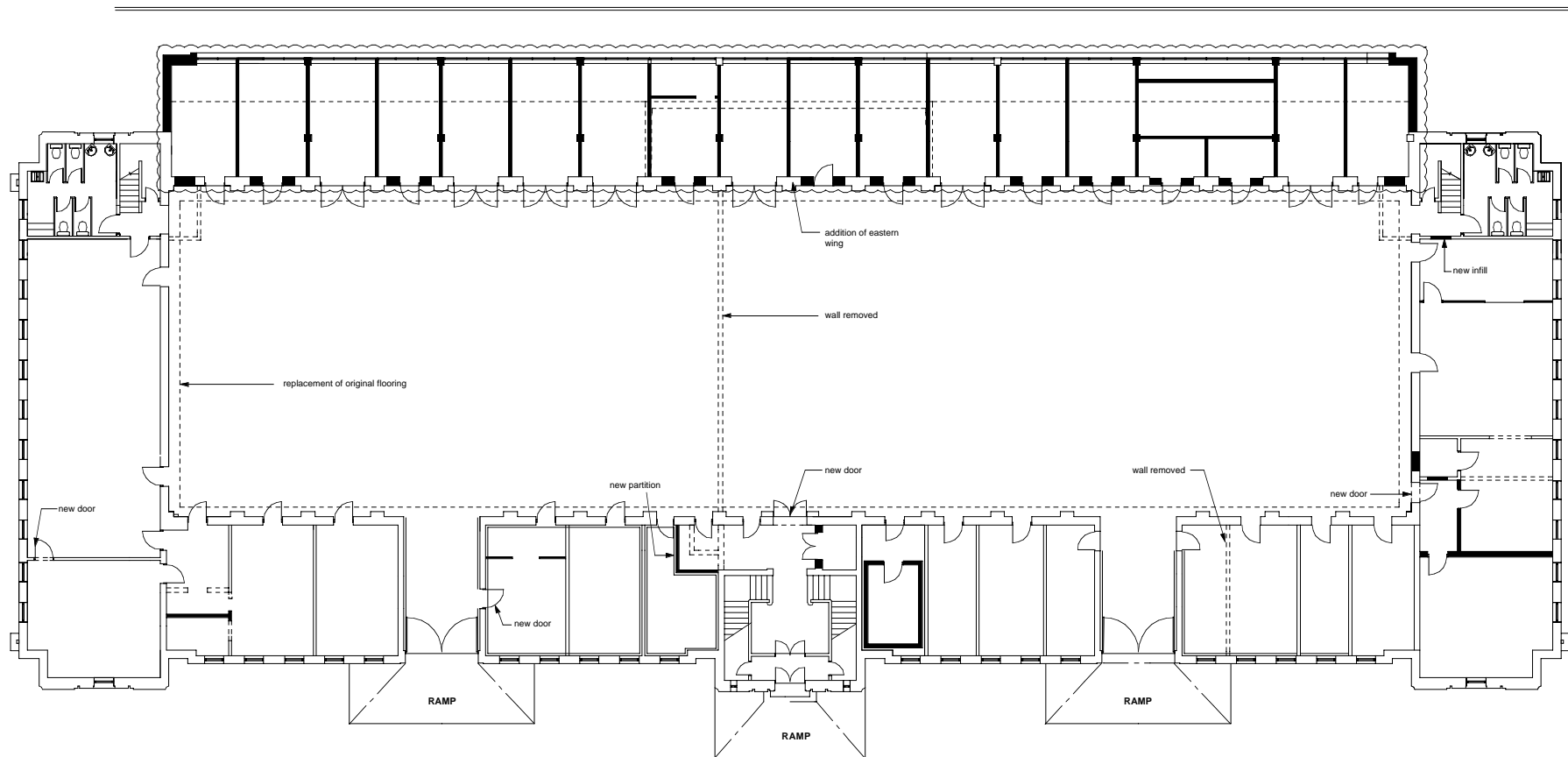
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project number: DA051575

drawing number: DS02



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1955



TORRENS PARADE GROUND
ground floor plan

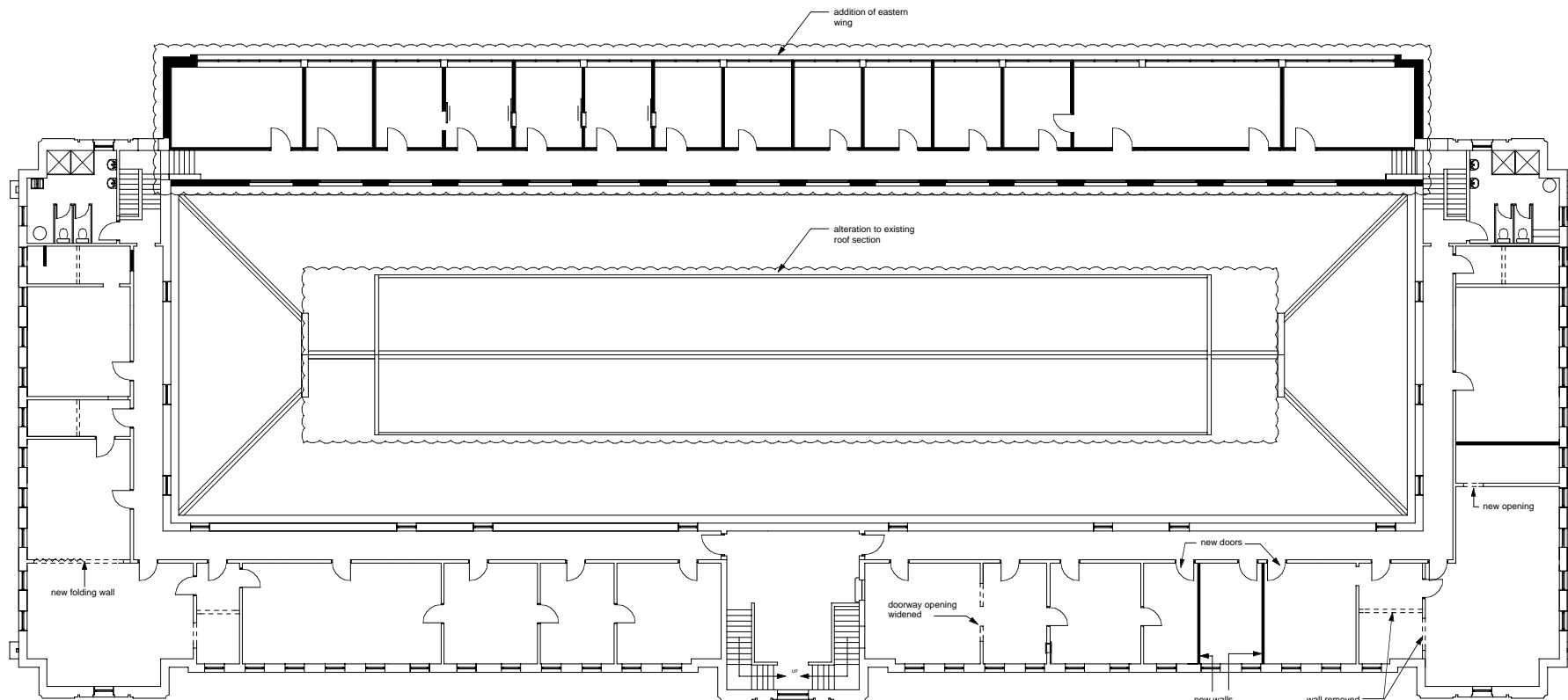
date: mar 2005

project number: DA051575

drawing number: DS03



danvers schulz holland
architects pty ltd



1955



TORRENS PARADE GROUND

first floor plan

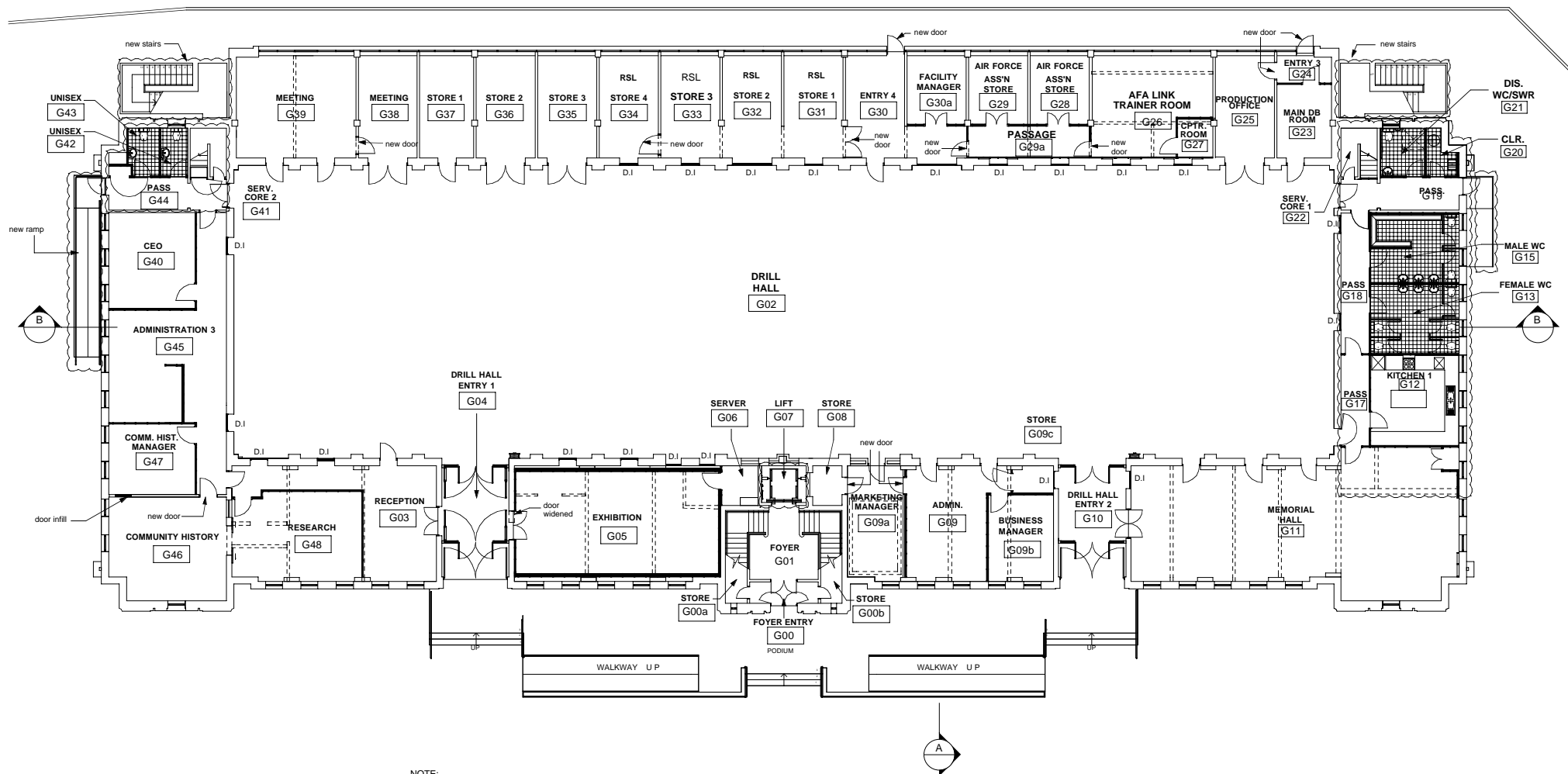
date: mar 2005

project number: DA051575

drawing number: DS04



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NOTE:
D.I. = EXISTING DOORWAY INFILLED
NEW DOOR = NEW DOOR IN EXISTING WALL

2005



TORRENS PARADE GROUND
ground floor plan

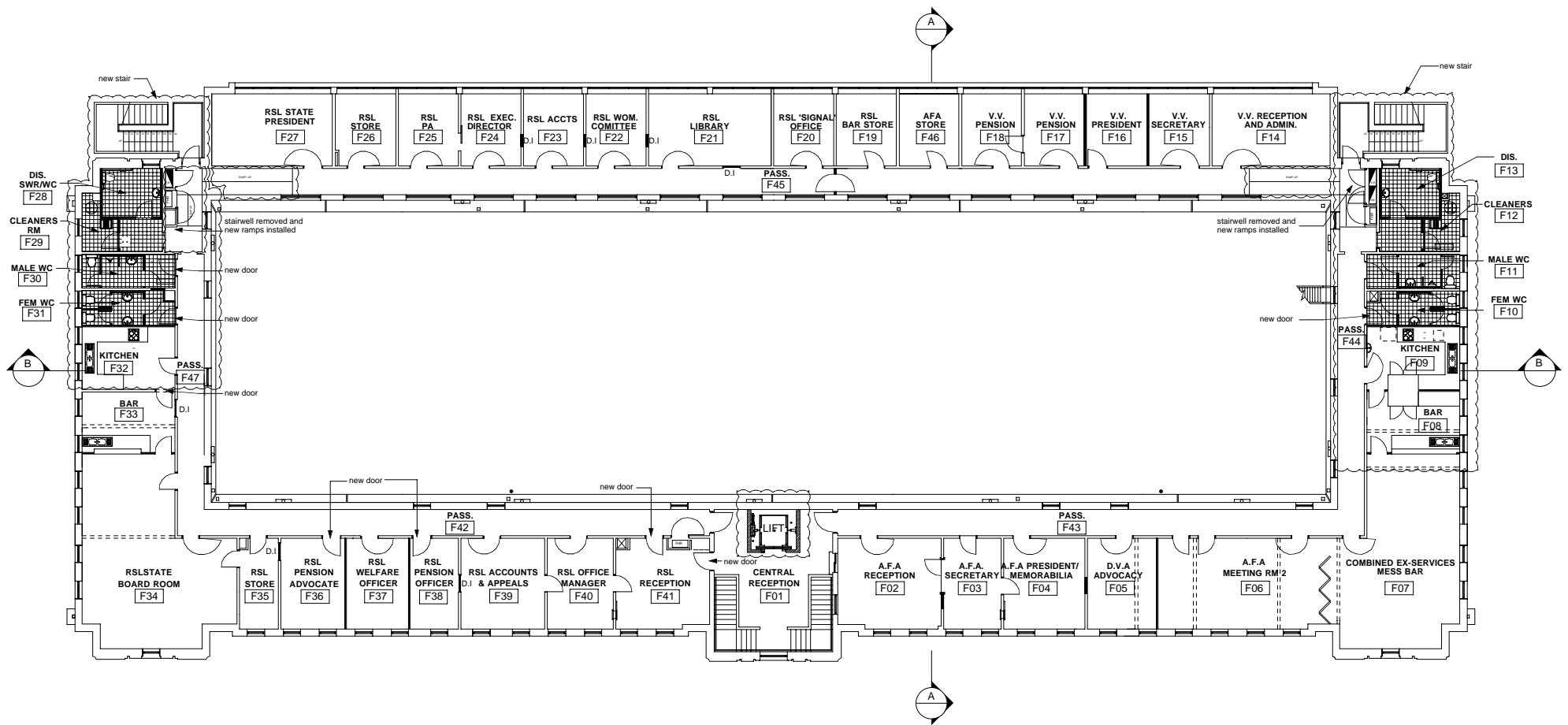
date: mar 2005

project number: DA051575

drawing number: DS05



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NOTE:
D.I. = EXISTING DOORWAY INFILLED
NEW DOOR = NEW DOOR IN EXISTING WALL

2005



TORRENS PARADE GROUND
first floor plan

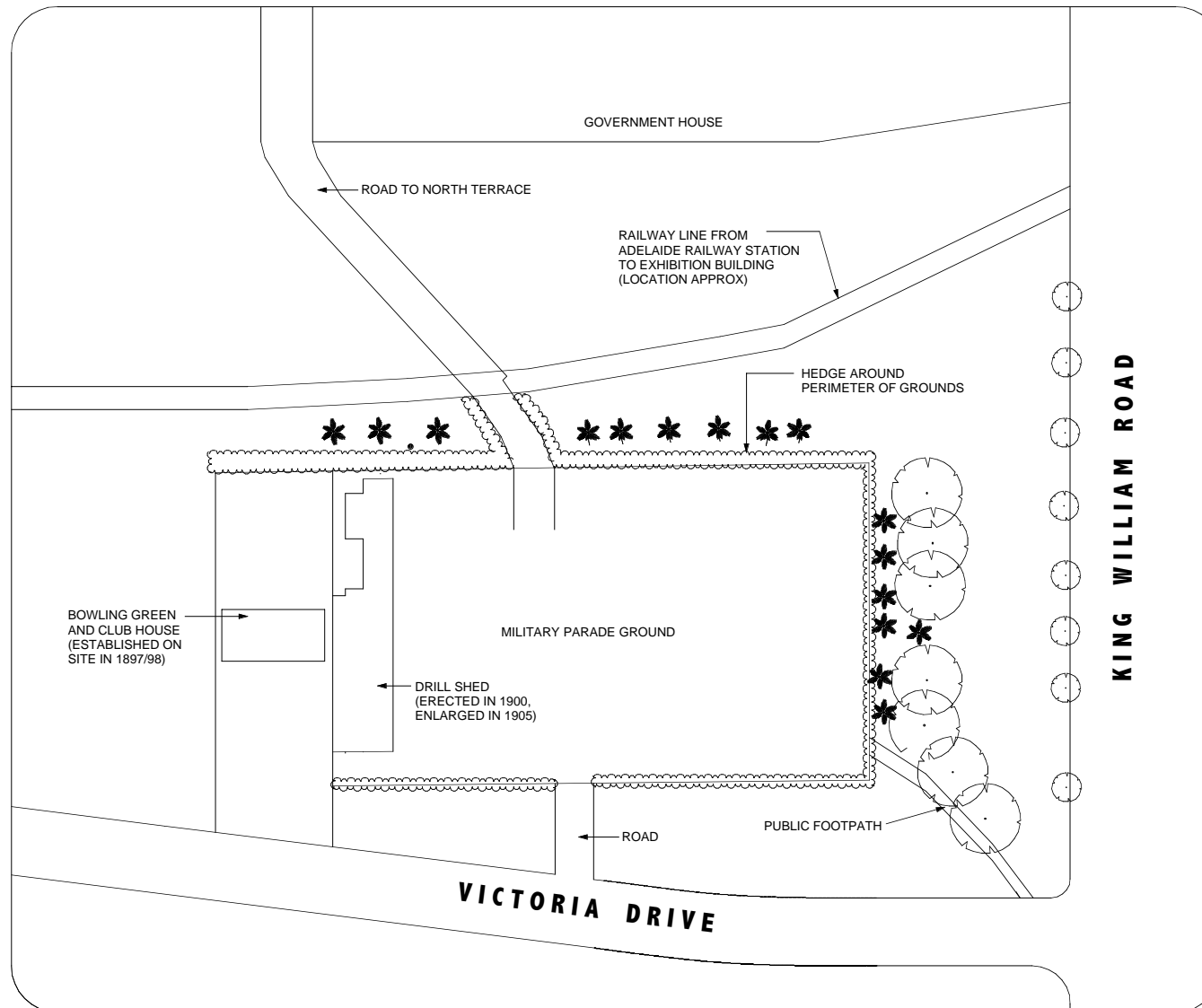
date: mar 2005

project number: DA051575

drawing number: DS06



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1905



TORRENS PARADE GROUND

site plan

date: mar 2004

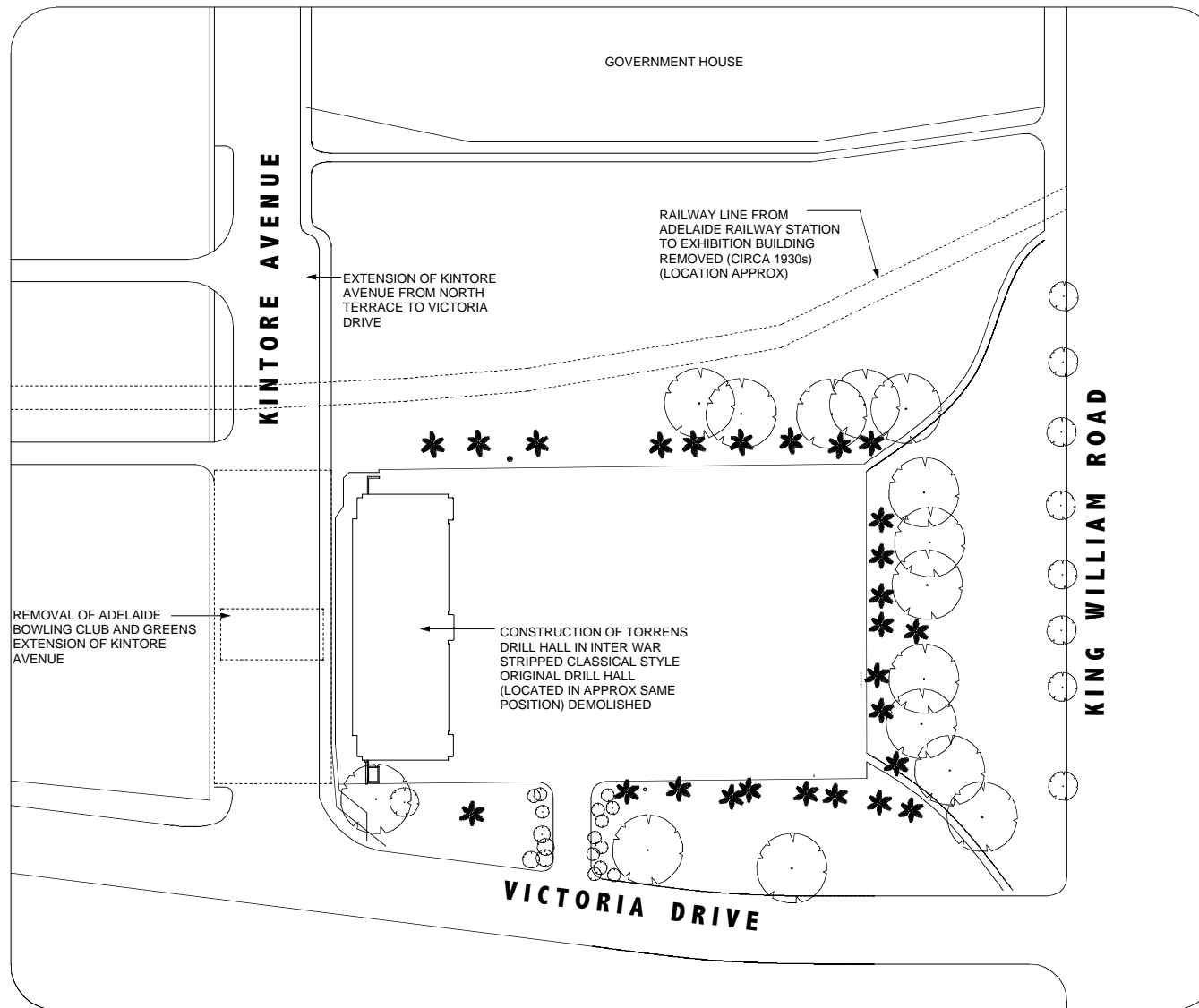
project number: DA051575

drawing number: DS07

revision:



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1936



TORRENS PARADE GROUND
site plan

date: mar 2004

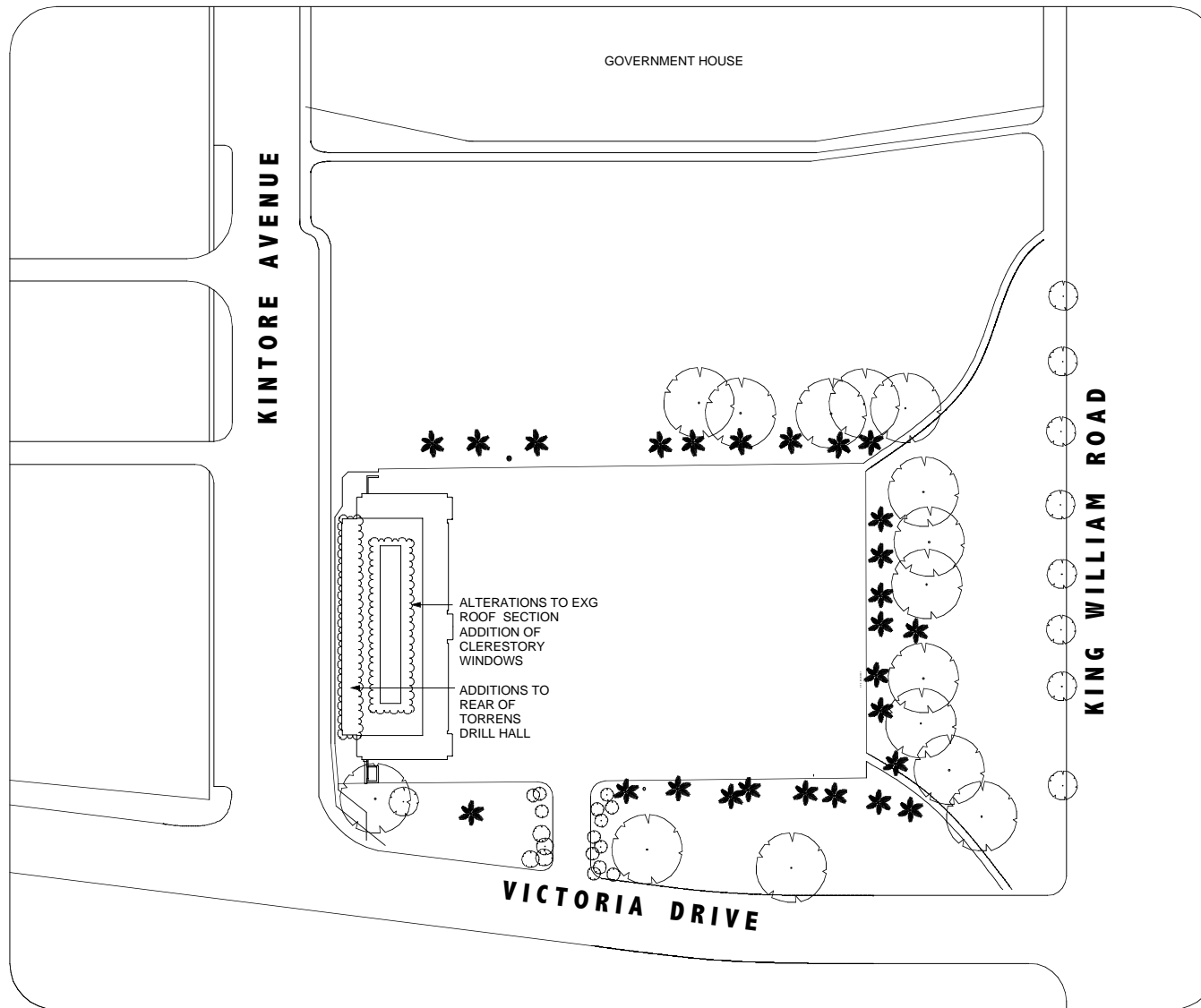
project number: DA051575

drawing number: DS08

revision:

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1955



TORRENS PARADE GROUND
site plan

date: mar 2004

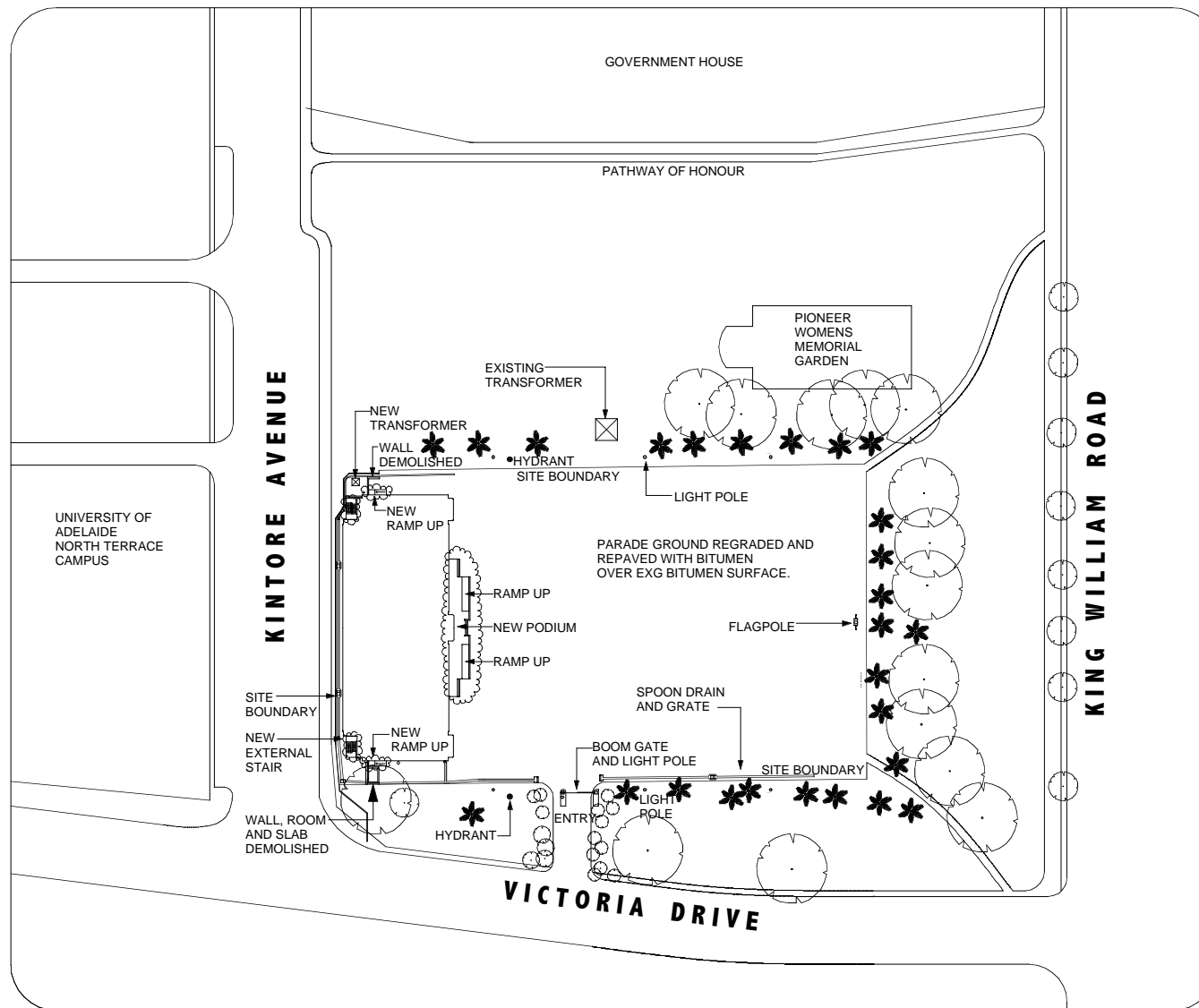
project number: DA051575

drawing number: DS09

revision:

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2005



TORRENS PARADE GROUND
site plan

date: mar 2004

project number: DA051575

drawing number: DS10

revision:

danvers schulz holland
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4. SITE AND ARCHITECTURAL ASSESSMENT

4.1 TORRENS PARADE GROUND

The Torrens Parade Ground comprises a site 140 metres by 84.3 metres, bounded by Victoria Drive to the north, Kintore Avenue to the east and King William Road to the west. The Torrens Drill Hall is located at the eastern end of the Parade Ground site. Access to the site is via a road from Victoria Drive at the northern boundary and bitumen pedestrian paths running diagonally from the northwest and southwest corners of the site.

Prior to development, the Torrens Parade Ground was a quarry, agistment paddock for police horses and dump for roadwork debris and street sweepings. After being placed under the care of the Public Works and Buildings Department in the 1880s the excavated cliffs were filled in and the Parade Ground surfaced with metal from the Dry Creek Labour Prison. The surrounding land was planted with grass, palms and other trees and a timber post and wire fence was constructed around the boundary of the site.

Access to the early Parade Ground was via a path off Victoria drive (in approximately the same position as today) and a path running diagonally from Kintore Avenue (which initially terminated at the boundary of the grounds of Government House). The pedestrian path (still evident today) running diagonally to King William Road also dates from this early stage of development. Refer to Development Sequence Site Plans for further details).



Figure 25

B42380 – Military Parade Ground, circa 1895 (Photograph courtesy of the SLSA)

The scope of this Conservation Management Plan is limited to the Torrens Training Depot site, and therefore the perimeter landscaping, although significant, has not been assessed as part of this report.

A number of war memorials and the Pathway of Honour, located adjacent to the Government House perimeter wall, are also significant as they provide the Parade Grounds and Drill Hall with its broader context. These memorials, however, have not been assessed as part of this report.



Figure 26
10th Infantry Battalion memorial



Figure 27
War Memorial

After the end of the Crimean War in the 19th Century the British Government bequeathed the two guns located at the entrance of the Torrens Drill Hall to the colony of South Australia. The guns were captured during the war from Sebastopol. This gift of the guns was in response to the substantial sum of money raised by the colony for the Widows of the Crimean War fund. Initially, the guns were used for ceremonial purposes, including firing salutes for visiting British royalty. In 1886 the guns were transferred to the South Australian army, and in 1900 they were positioned at the Military Parade

Ground and formed part of the defence assets transferred to the new Australian Army after Federation in 1901⁷. The guns were relocated from the Torrens Parade Ground to the Keswick Barracks in 2001, while the recent works to the Drill Hall were undertaken, but have since been returned to the site.



Figure 28

Guns located either side of the entry to the Torrens Drill Hall

The original metal screed surface of the Parade Grounds was replaced with asphalt after the construction of the 1936 Torrens Drill Hall, and has since been replaced with a light coloured asphalt as part of the 2003/4 upgrade works

4.2 TORRENS DRILL HALL

Described as exhibiting “generally modern but restrained design⁸”, the 1936 Torrens Drill Hall is of the Inter War Stripped Classical style. This architectural style was expressed in a number of Government buildings, including the ‘temporary’ Parliament House in Canberra (1927).



Figure 29

⁷ The Regular Defence Force Welfare Association, *The Regulars Update*, Issue 171, November 2002

⁸ News, 17 August, 1936

Old Parliament House, Canberra

Source: Old Parliament House web site, photographer Barbara Smith

Like this Canberra example, the Torrens Drill Hall is characterised by its sheer white rendered facades, classical orderliness without overbearing scale.



Figure 30

Torrens Drill Hall, western facade across parade grounds

The Inter War Classical style is characterised by low scale, simplified classical motifs, art deco decorative elements, and symmetrical design. The Torrens Drill Hall displays all of these elements in addition to demonstrating a design and layout characteristic of drill halls constructed before World War Two.



Figure 31

Symmetrically located windows and doors, with art deco detailing



Figure 32
Cast iron rainwater goods

Substantial additions to the Drill Hall in 1955 included the removal of the dividing wall in the main hall, and the replacement and infilling of the open eastern verandah. This infill was undertaken in a Post War International style, and dominates the eastern facade. Despite this, it sits comfortably with the overall building proportions and style, and does not detract from the remaining 3 elevations, including the predominant Western facade facing the Parade Grounds.



Figure 33
Torrens drill hall, eastern facade additions, 2005

5. CULTURAL SIGNIFICANCE

5.1 ASSESSMENT OF THE PLACE

The South Australian Heritage Act 1993 provides a legislative structure for the protection of places of heritage value. Part 4 of the Act establishes a framework of the registration of places of heritage value, with Division 1 (Section 16) providing the criteria for this registration:

16. *A place is of heritage value if it satisfies one or more of the following criteria:*

- a) It demonstrates important aspects of the evolution or pattern of the State's history; or*
- b) it has rare, uncommon or endangered qualities that are of cultural significance; or*
- c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or*
- d) it is an outstanding representation of a particular class of place of cultural significance; or*
- e) it demonstrates a high degree of creative; aesthetic or technical accomplishment or is an outstanding representation of particular construction techniques or design characteristics; or*
- f) it has strong cultural or spiritual associations for the community or a group within it; or*
- g) it has special association with the life or work of a person or organisation or an event of historic importance.*

It is within this framework that the following assessment of the place has been undertaken.

It demonstrates important aspects of the evolution or pattern of the State's history

The Torrens Parade Grounds has been associated with the military activity within South Australia since 1893. It has played an important role in the evolution of the State's history, particularly during the period through to the mid 20th Century, during which time the role of the military within the colony was prominent, and often central.

Many activities took place on the Grounds that were also very important to the evolution of the State's history, including the major ceremony for the departure of South Australian troops to the Boer War in 1899, and gatherings of departing troops for overseas duties during both world wars.

Today, the site maintains a central role in the annual ANZAC day remembrance activities.

it has rare, uncommon or endangered qualities that are of cultural significance

The Torrens Parade Grounds was the central public focus for military activities within the State. While this role has been reducing over recent years, it nonetheless continues to play an important public part in the public consciousness with regards to military activity within the state.

The direct and indirect impact of this military activity on the public of South Australia varies widely. Despite this however, for many their role, or that of their family or associates within the wars and general military activity remains vivid and life impacting, and the role of the Torrens Parade Ground to this remains an important element. Such a role is rare and uncommon.

it may yield information that will contribute to an understanding of the State's history, including its natural history

The Torrens Parade Ground has played both a practical and ceremonial role within the State's history and yields information of this role in several ways. The open Parade Grounds themselves are unique to the specific military and ceremonial role of the site within the State's history. The historical monuments surrounding the site reinforce this, and provide direct interpretive information that contributes to the understanding of this role within the State's history.

The site, and drill hall also accommodated several military battalions, including the 10th, 27th, 43rd and 48th, as well as the Adelaide University Regiment. The location of such battalions within such close proximity to the City centre contributes to the understanding of the close role the military played in the State's history, particularly during the early years.

it is an outstanding representation of a particular class of place of cultural significance

The site is an outstanding representation of a military drill hall and its associated parade grounds. Located in a central and highly prominent site within the City of Adelaide parklands, the long imposing building provides an impressive backdrop to the ceremonial grounds. The building itself is characterised by the main western facade that fronts the parade grounds. As important is the internal layout that sees the central drill hall surrounded originally by battalion accommodation, offices and military stores. These spaces have since been successfully adapted to office use of a compatible nature.

it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representation of particular construction techniques or design characteristics

The Drill Hall is an excellent example of the Inter War Stripped Classical style, particularly in its use of public buildings. The setting of the building and the eastern end of the parade grounds reinforces its horizontality and simplified classical motifs.

Additions to the east undertaken in 1955 were undertaken in a Post War International Style. While these additions in themselves are of moderate interest, it is the Stripped Classical Style, and its presentation to the parade grounds that remains of most significance.

it has strong cultural or spiritual associations for the community or a group within it

One of the key roles of the site was as a gathering point for troops departing for overseas duties for both the World Wars and the Boer War, as well as a venue for homecoming marches.. In addition to this the site has accommodated the 10th, 27th, 43rd and 48th battalions, and the Adelaide University Regiment.

it has special association with the life or work of a person or organisation or an event of historic importance.

The site does have a special association with the men and women of South Australia who have served in the military, as well as being integrally linked to the significant armed conflicts themselves with which South Australians have been involved, including the Boer War, and the two World Wars.

STATEMENT OF CULTURAL SIGNIFICANCE

Located on a prominent site in the Adelaide City Parklands, the Torrens Parade Grounds, including drill hall, is integrally linked to the military, its personnel and its role in the development of the state of South Australia.

It has played both a practical and ceremonial role in the military action undertaken by South Australian, including as a gathering point for troops departing for overseas during the Boer and two World Wars, as well as a venue for homecoming celebrations. It has also accommodated several battalions within the inner city area.

The Drill hall is an outstanding example of the Inter War Stripped Classical style, while the expanse of the parade grounds provide an impressive setting to the west.

5.2 ANALYSIS OF SIGNIFICANCE

The significance of the Torrens Training Depot and Parade Grounds lies within several key areas:

- the role of the site as a public centrepiece to the military activity undertaken by South Australians,

- the role of the military in the development of the State
- the outstanding example of the Inter War Stripped Classical style
- an excellent example of a military drill hall and associated parade grounds

While the site does maintain a connection with its military past, through the accommodation of State Head Offices for such groups as the RSL, Vietnam Veterans, RAAF Veterans and Far Eastern Strategic Regiment, it no longer acts as the public centrepiece to the South Australian military. Therefore some of its significance lies within its past use, and as such the interpretation of this needs to be maintained as part of any future works to the building or site.

Enabling the building to continue to evolve and adapt to suit changing use requirements is essential, however ensuring its long-term preservation. The recent adaptive reuse works are an excellent example of this. While the site's use has changed, the significance, and its interpretation, have not been diminished.

It is within this context that the preservation of the site and the fabric needs to be considered.

5.3 INDIGENOUS SIGNIFICANCE

The location of the Parade Grounds and Drill Hall in relation to the River Torrens is of indigenous significance as the area is one of spiritual and cultural significance for the Kaurna people. The River Torrens Valley was the site for public ceremonies, games, religious observances and social activities.

The Parade Ground site is also a place that may have a connection with *Tarnda Kanya*, the Red Kangaroo rock, and was probably the location of the first Queen's birthday distribution of rations to indigenous people in c1838.⁹

An interim statement of Kaurna cultural significance for the Adelaide Parklands and Squares was prepared in 1998 by the Kaurna Aboriginal community Heritage Association, Kura Yerlo and the Kaurna Elders Incorporated.

The site of the Parade Grounds and Drill Hall falls within this precinct, however a more detailed investigation into the site's cultural indigenous significance is required in order to establish an appropriate Statement of Significance.

⁹ A Report on the Indigenous Cultural Significance of the Adelaide Park Lands, July 1998

6. GENERAL CONSERVATION POLICIES

The intent of the conservation policies set out in this report is to facilitate the retention or recovery of cultural significance, while enabling the ongoing viable future use of the place.

An important means in facilitating this is the ability of the place to appropriately adapt to ongoing operational requirements. These requirements may include the following:

- Services (the integration of modern services including mechanical, electrical and hydraulic)
- Functional (the changing requirements for modern tenancy fitout, or potential change of use altogether)
- Statutory (compliance with current code requirements, including access for people with disabilities, fire safety provisions, earthquake resistance)

Very few places of cultural significance can be maintained viably without allowing their adaptive reuse to accommodate these changing operation requirements. In many instances the functional requirements for their initial establishment have long since disappeared, and as such new compatible uses must be considered for them to ensure they maintain an active participation in the social and cultural context of their surrounds. Places that do not maintain this active participation are vulnerable to both physical, and cultural decay, which in turn can adversely impact of the very significance sought for preservation and enhancement.

When assessing the suitability for the adaptive reuse of a culturally significant place, current trends are to move away from the focus on fabric as the main basis of this significance, and a recognition that the use of a place and its role in the surrounding social context are also part of its cultural significance.

Recent revisions to the Burra Charter have intended to address this change in stance. While the current 1999 version makes some provisions for the role that adaptive reuse plays in heritage preservation, and attempts to recognise the less tangible aspects of cultural heritage, it nonetheless retains a strong focus on a fabric based approach. Notwithstanding this, some points identified by the Burra Charter that pertain to the adaptive reuse of a place include:

- *Changes may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance.*
- *Changes that reduce cultural significance should be reversible, and be reversed when circumstances permit.*

- *Adaptation must be limited to that which is essential to a use for the place.*
- *Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives*
- *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.*

While this highly conservative approach does recognise the role of adaptive reuse in the preservation of cultural heritage, it nonetheless overemphasises the role of fabric retention in this.

The key issue in assessing the extent of permissible modification to physical fabric is to establish the role this fabric plays in the establishment and ongoing interpretation of the heritage value of the place, as established by the Statement of Cultural Significance. The following issues are important in this regard:

- Not all original period fabric is necessarily significant
- Not all recent fabric is necessarily non-significant
- Fabric of even a high level of significance can be adapted if in accordance with the Adaptive Use Policies and it does not adversely affect the interpretation of the cultural significance of the place.

In order to guide this, the significance value of the physical fabric of the place has been assessed by this report, and five levels of significance with corresponding General Conservation Policies have been established:

6.1 SIGNIFICANCE ASSESSMENT TABLE

Significance	Description of Significance	General Conservation Policy
Very High	Area is of very high significance to the place either as a result of a high degree of unique / important fabric remaining, or due to its important role in the interpretation of significant aspects of the place (or both)	Area is to be retained and interpretation reinforced as part of any future works. Significant fabric should be restored and/or revealed where possible and strengthening interpretation of significance.
High	Area retains a high degree of significant fabric, but does not play a major role in the overall interpretation of the significance of the building.	Future works to area should seek to conserve significant fabric where possible. A moderate degree of adaptation is acceptable where it permits ongoing and future use. Works should strengthen interpretation of significance
Moderate	Some significant fabric remains but a major portion has been either substantially altered, removed or does not play a major role in the overall interpretation of the significance of the building.	Future works to area should seek to conserve significant fabric where practical. A moderate/high degree of adaptation is acceptable where it permits ongoing and future use and does not diminish interpretation of significance.
Low	Only minimal amount of significant fabric remains, with the majority having either been removed, significantly altered, or reinstated in an unsympathetic manner.	A high degree of adaptation / alteration is acceptable where it permits ongoing and future use. Works in this area should not diminish the interpretation of the significance of the place.
Nil	The fabric in this area is in itself not significant.	Works in this area should not diminish the interpretation of the significance of the place.

In addition to this Specific Conservation Policies are also established and form part of the area-by-area assessment in later sections of this report.

6.2 ADAPTIVE REUSE POLICIES

The underpinning policy to all works to the place is that they should not diminish the interpretation of the significance of the place as established by the Statement of Cultural Significance.

'Adaptation' is defined by the Burra Charter as:

modifying a place to suit the existing use or a proposed use (Article 1.9)

Future adaptation works to any place should be governed by the following Adaptive Reuse Policies:

- All works associated with the adaptation of the place should be of an appropriate quality equivalent to that of the existing fabric.
- The degree of adaptation (modification to, or removal of significant fabric) should be the minimal amount necessary, but enough to ensure the new use can operate functionally.
- Adaptive reuse works should be considered in the context of the building in its entirety, and seek to provide consistency and balance between the compatibility and utility of the proposed use.

7. GENERAL ASSESSMENT

The following Significance Assessment Plans and Assessment Tables outline the significance of and alterations made to the exterior and interior spaces of the Torrens Training Depot and Parade Grounds, based on site investigation undertaken in April 2005 and available documentary evidence. Specific conservation policies and recommendations are also provided, and are discussed in detail in later sections of this report.

7.1 EXTERIOR ASSESSMENT

Much of the significance of the Torrens Parade Ground and Drill Hall lies in its presentation to Kintore Avenue, Victoria Drive and King William Street. The building is a landmark that has maintained its architectural integrity despite significant works to the building being undertaken in both the 1950s and more recent times.

The facades of the Torrens Drill Hall are of high significance and retain their distinctive white presentation. The integrity and significance of the Drill Hall has largely been retained as part of the most recent works.

The western elevation of the Drill Hall provides the main frontage of the building, with presentation to the large bituminised grounds, landscaped perimeter and King William Road. The western elevation maintains a large proportion its original 1936

built fabric, despite significant works to the building being undertaken in both the 1950s and more recent times. The most recent 2003/4 works provided the Drill Hall with a new centrally located plinth at the entrance of the building comprising stairs and ramps.

The northern and southern elevations of the Torrens Drill Hall face Victoria Avenue and Kintore Avenue respectively. Recent works to the building have resulted in some modifications to the original 1936 built fabric, including the addition of external stairs, fire exits and ramps.

The southern elevation of the Drill Hall faces Kintore Avenue, and comprises a Post War International addition dating from 1955. The recent works to the building have not adversely impacted on this elevation.

The Parade Grounds associated with the Drill Hall are of very high significance as the large expanse of open space provides setting to the Drill Hall and contributes to the interpretation of the building and its associated military history. The extent of the Parade Grounds has largely been maintained since being established on the site in 1892. Early photographs also indicate that the positions of pedestrian paths connecting Victoria Avenue and King William Road to the grounds have been retained. Recent works to the Grounds were relatively minor, and included the resurfacing of the bitumen.

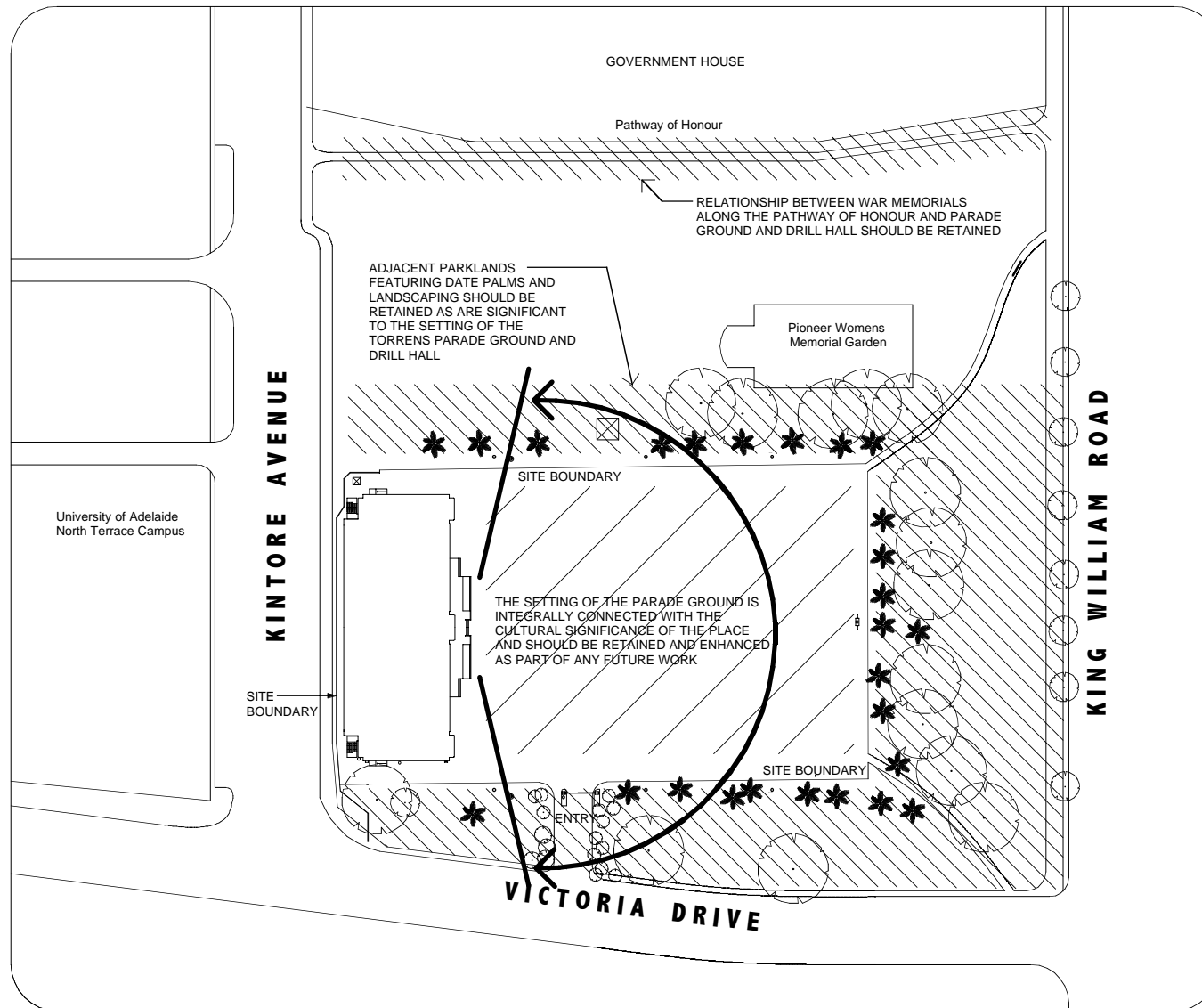
Curtilage Assessment

The main objective of establishing curtilages around the Torrens Parade Ground and Drill Hall is to assist and strengthen its interpretation as a significant site integrally linked with the military and its personnel.

The setting of the Torrens Parade Ground and Drill Hall relates to:

- King William Road and the Council owned landscaped zone between the Grounds and the road featuring large date palms dating from the establishment of the Grounds in 1892.
- Old Government House, the Pathway of Honour with various war memorials, and the Council owned landscaped zone featuring large date palms dating from the establishment of the Grounds in 1892.
- Victoria Drive
- Kintore Avenue

Refer to the following Curtilage Assessment Plan for further clarification of curtilage issues.



TORRENS PARADE GROUND Curtilage Assessment

date: June 2004

project number: DA051575

drawing number: CA01

revision:



danvers schulz holland
architects pty ltd

7.2 INTERIOR ASSESSMENT

The interior of the Parade Grounds has been refurbished as part of recent works to the building undertaken by Grieve Gillett Architects. As outlined in the following assessment, the interior spaces are generally of moderate significance, and therefore suited to a reasonably high degree of adaptation.

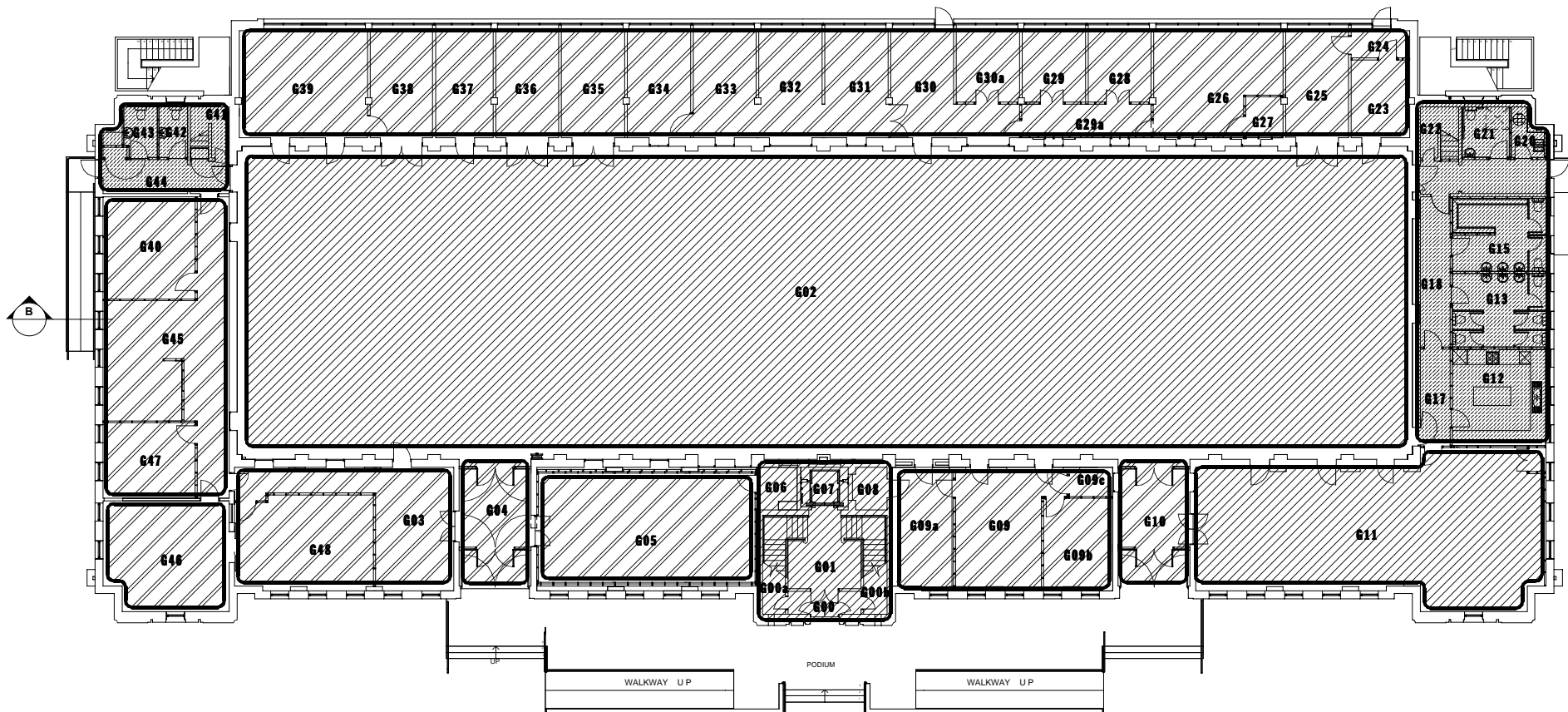
The subject property comprises a large Drill Hall with offices housing various organizations located around the perimeter. The layout and extent of these perimeter rooms is mostly unchanged from the early period of construction. Offices in the eastern section of the building date from 1955, when the Post War International addition was made to the rear of the building, and are again of moderate significance.

The interior of the Drill Hall was constructed in a utilitarian fashion, and as such is characterised by limited architectural detailing.

The large central drill hall features a recent timber parquet floor and exposed steel trusses. Air conditioning services have been installed within the steel truss.

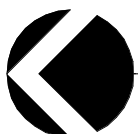
Some ceilings to the perimeter offices of the Drill Hall appear to be original, while other reproduction batten ceilings date from the recent works. Later carpet and vinyl tiles generally obscure early floor finishes, apart from exposed jarrah timber flooring to some areas (refer to Detailed Assessment)

Generally the significance of the memorabilia lies within the individual items themselves, rather than their specific (or even general) location within the building. Many of these items have been recently relocated to the site as part of the 2003/4 redevelopment. Despite this, the site is a highly appropriate location to accommodate such items as they generally contribute to the interpretation of the significance of the site. Their relocation within the building is also appropriate provided it does not diminish the significance of either the individual item, or the proposed setting.



GROUND FLOOR

Significance	Description of Significance	General Conservation Policy
Very High	Area is of very high significance to the place either as a result of a high degree of unique / important fabric remaining, or due to its important role in the interpretation of significant aspects of the place (or both)	Area is to be retained and interpretation reinforced as part of any future works. Significant fabric should be restored and/or revealed where possible and strengthening interpretation of significance
High	Area retains a high degree of significant fabric, but does not play a major role in the overall interpretation of the significance of the building	Future works to area should seek to conserve significant fabric where possible. A moderate degree of adaptation is acceptable where it permits ongoing and future use. Works should strengthen interpretation of significance
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Low	Only minimal amount of significant fabric remains, with the majority having either been removed, significantly altered, or reinstated in an unsympathetic manner	A high degree of adaptation / alteration is acceptable where it permits ongoing and future use. Works in this area should not diminish the interpretation of the significance of the place
NIL	The fabric in this area is in itself not significant	Works in this area should not diminish the interpretation of the significance of the place



TORRENS PARADE GROUND
Significance Assessment Plans

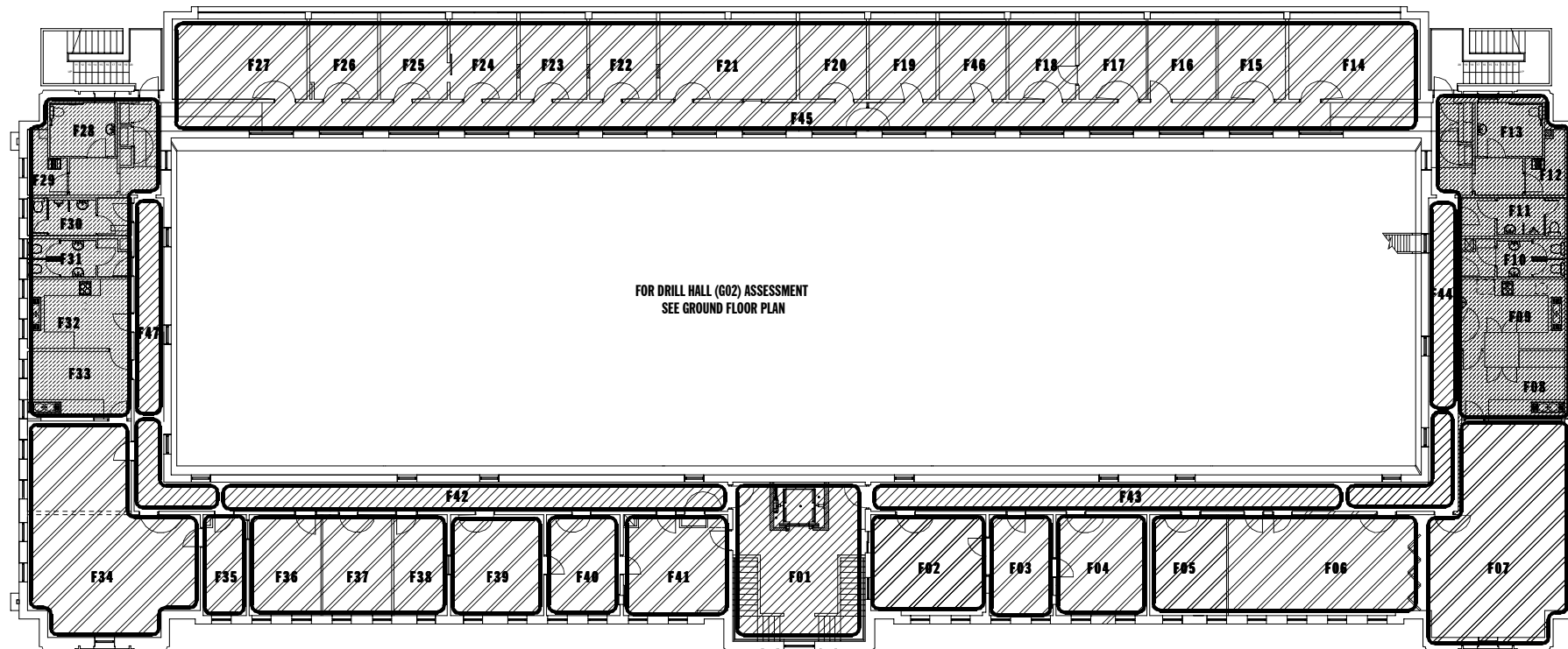
date: mar 2005

project number: DA051575

drawing number: SAP01



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architects pty ltd



FIRST FLOOR

Significance	Description of Significance	General Conservation Policy
Very High	Area is of very high significance to the place either as a result of a high degree of unique / important fabric remaining, or due to its important role in the interpretation of significant aspects of the place (or both)	Area is to be retained and interpretation reinforced as part of any future works. Significant fabric should be restored and/or revealed where possible and strengthening interpretation of significance
High	Area retains a high degree of significant fabric, but does not play a major role in the overall interpretation of the significance of the building	Future works to area should seek to conserve significant fabric where possible. A moderate degree of adaptation is acceptable where it permits ongoing and future use. Works should strengthen interpretation of significance
Moderate	Some significant fabric remains but a major portion has been either substantially altered, removed or does not play a major role in the overall interpretation of the significance of the building	Future works to the area should seek to conserve significant fabric where practical. A moderate / high degree of adaptation is acceptable where it permits ongoing and future use and does not diminish interpretation of significance
Low	Only minimal amount of significant fabric remains, with the majority having either been removed, significantly altered, or reinstated in an unsympathetic manner	A high degree of adaptation / alteration is acceptable where it permits ongoing and future use. Works in this area should not diminish the interpretation of the significance of the place
NIL	The fabric in this area is in itself not significant	Works in this area should not diminish the interpretation of the significance of the place



8. DETAILED ASSESSMENT

The following Detailed Assessment Tables proved a room by room analysis of the interior and exterior spaces of the building, identifying fabric of significance, noting known alterations to the spaces over the life of the building, and establishing specific conservation policies and recommendations for these areas.

The following table should be read considering the following general items:

- Access to the roof space was limited and the assessment of this area was undertaken primarily from ground floor level
- All paint finishes are not considered to be significant, unless noted otherwise
- All significant fabric should be retained unless noted otherwise
- Windows noted as significant may not be glazed with original glass. The nature of the glazing should be established prior to any work carried out on such windows.

PARADE GROUNDS				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Very High		Significance of the Parade Grounds is in the retention of the flat open space as both a formal parade ground and setting for the building,	New coloured bitumen	The open expanse of ground is very important to the setting of the building and the cultural significance of the site generally. The significance lies within the openness of the space, rather than the fabric, which has been generally replaced over time (most recently the bitumen). The siting of the cannons at the ground predated the drill hall building, and are an important element to the cultural significance of the space, and should be retained on the grounds accordingly.
			Chain fence	
			Lighting to perimeter	
			Boom gate	
		Specific fabric that constitutes this Parade Ground is secondary to the retention of its form	Flag pole to western end	
		Whilst surrounding plantings are not located on the site, the setting of the surrounding immediately adjacent palms are significant to the history of the site, as is the context established by the surrounding memorials.		
		Cannons located at either side of the entrance		



Parade Grounds – new coloured bitumen to grounds



Parade Grounds – immediately adjacent palm providing setting for grounds and building



Parade Grounds – Later flag pole to western end and immediately adjacent palms

EXTERIOR SPACES: WESTERN FAÇADE

Physical Assessment				Conservation Policy			
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation	Policy	and
Very High		<ul style="list-style-type: none"> All remaining fabric significant unless noted otherwise Significant fabric includes rendered masonry walls and detailing, rainwater goods, windows, doors, terracotta tiled roof Commemorative plaques on either side of main entry Foundation stone in south west corner 	<ul style="list-style-type: none"> Building lights Front entrance ramp, stairs and landing Hoods over subfloor vents Signage 	<ul style="list-style-type: none"> The western facade remains one of the most culturally significant elements of the site. Its setting to the parade ground, and its associated open views, are an integral aspect of the interpretation of the entire site. Any further works to this area should minimise any visual or physical impact on the setting of this facade or adjacent grounds. Generally and additional works are to be kept to an absolute minimum. 			



West Façade



West Façade



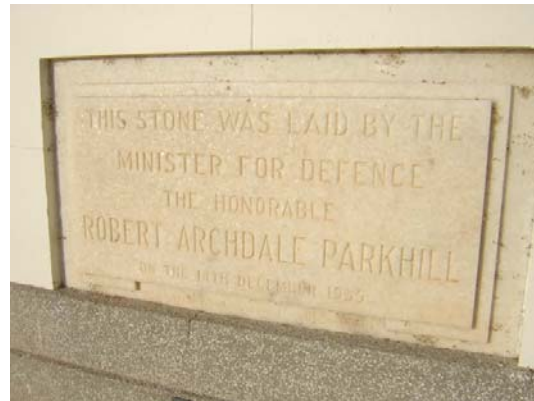
West Façade



West Façade – Commemorative Plaque



West Façade – Commemorative Plaque



West Façade – Foundation stone

EXTERIOR SPACES: EASTERN FACADE						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	Policy and
Moderate		<ul style="list-style-type: none"> All remaining fabric significant unless noted otherwise Significant fabric includes rendered masonry walls, windows and terracotta tile roof 	<ul style="list-style-type: none"> Lighting and electrical services Doors to staircase and ground floor areas 	<ul style="list-style-type: none"> While eastern facade dates from later period, and therefore is of only moderate significance, it nonetheless sits compatibly with the remainder of the building facades. While a higher degree of adaptation is permissible, and changes should not adversely impact in the interpretation of the remaining facades, or building setting 		



Eastern Façade - 1955 addition to the rear of the Torrens Drill Hall



Eastern Façade – 1955 addition window treatment



Eastern Façade – 1955 addition window treatment

EXTERIOR SPACES: SOUTHERN FACADE						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High		<ul style="list-style-type: none"> All remaining fabric significant unless noted otherwise Significant fabric includes rendered masonry walls and detailing, rainwater goods, windows, doors, terracotta tiled roof 	<ul style="list-style-type: none"> Ramp and staircase to eastern end Sub-basement vent hoods Window opening modified to accommodate new ramp 	<ul style="list-style-type: none"> The significance of the southern facade lies in the context and setting and setting it provides to the western facade and parade grounds. Recent fire egress doorway and staircase have been appropriately set back from the western facade so as to minimise and adverse impact. Any future modifications should be kept to a minimum, and again undertaken in a manner so as not to adversely impact on the setting of the western facade or parade grounds. 		



South Façade



South Façade - Ramp and stair to eastern end

EXTERIOR SPACES: NORTHERN FACADE						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High		<ul style="list-style-type: none"> All remaining fabric significant unless noted otherwise Significant fabric includes rendered masonry walls and detailing, rainwater goods, windows, doors, terracotta tiled roof 	<ul style="list-style-type: none"> Ramp and staircase to eastern end Window opening modified to accommodate new ramp 	<ul style="list-style-type: none"> The significance of the northern facade lies in the context and setting and setting it provides to the western facade and parade grounds. Recent fire egress doorway and staircase have been appropriately set back from the western facade so as to minimise and adverse impact. Any future modifications should be kept to a minimum, and again undertaken in a manner so as not to adversely impact on the setting of the western facade or parade grounds. 		



North Façade - ramp and stair to eastern end



North Façade – new ramp

GROUND FLOOR ASSESSMENT

INTERIOR SPACES: Drill Hall (G02)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High	Ceiling	Exposed steel truss roof modified in 1955 to include clerestory roof section with timber boarded upper section	<ul style="list-style-type: none"> Services including air conditioning, lighting, cable trays and fire sprinklers Clerestory windows Acoustic ceiling lining 	<ul style="list-style-type: none"> Exposed trusses should be maintained. Exposed services integration appropriate 		
	Walls	<ul style="list-style-type: none"> Door joinery unless noted otherwise Plastered masonry wall with plaster moulding details at mid height and plaster skirting Early door hardware unless noted otherwise Wall safe to western facade 	<ul style="list-style-type: none"> Eastern wall – circa 1936 windows removed and new infills/doors installed Eastern wall – recent double doors to G34 modified to single leaf Later door hardware to G30 and G23 All later key locks Timber door leaf, joinery and hardware to G23, G26, G27 and G39 Glazed doors/windows to G04 and G10 Four panel doors appear to date from a later period, however this should be confirmed Second door from south of G05 dates from 1955 Original opening to G06 and G07 infilled New door hardware to G09a, G09, G09c, G17, G18 Emergency lighting Surface mounted services 			

INTERIOR SPACES: Drill Hall (G02) (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High	Floors		<ul style="list-style-type: none"> • Later timber parquetry floor • Internal dividing wall removed as part of 1955 refurbishment 	<ul style="list-style-type: none"> • Space suited for subdivision, preferably by operable wall but fixed wall acceptable (given space was originally subdivided) • While floor is not original, it is desirable that a timber floor be used to retain 'drill hall' character 		
	Fitments	Sculpture to southern end		<ul style="list-style-type: none"> • Significance of sculpture to be established. • Sculpture in itself is significant, however does not necessarily have to be located in current area 		



Drill Hall – exposed steel truss with air conditioning services



Drill Hall – timber parquetry flooring



Drill Hall – plaster moulding to walls indicating early configuration of openings



Drill Hall – air conditioning services



Drill Hall – cable trays



Drill Hall – early door hardware



Drill Hall – sculpture to southern end

INTERIOR SPACES: G00, G00a, G00b, G01, G06, G07 and G08 (inclusive)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	Policy and
High	General			Location of staircase is integral to the circulation configuration of the building and should be retained. Emphasis should be made where possible to retain this space as a main entry to the building.		
	Ceiling		<ul style="list-style-type: none"> • Later lighting and electrical services • Later replica ceiling and cornice with suspended panel sections 	While ceiling is reproduction, it provides suitable setting for this high significance space, and should be retained or replaced with similar if affected by future works		

INTERIOR SPACES: G00, G00a, G00b, G01, G06, G07 and G08 (inclusive) (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
	Walls	<ul style="list-style-type: none"> Masonry walls surrounding stairwell and vestibule Door joinery and hardware Early external doors Staircase, handrail and balustrade 	<ul style="list-style-type: none"> Handrail to wall Later lift Fire indicator panel 			
	Floors	Terrazzo floor with matt well recess	<ul style="list-style-type: none"> Later matt to matt-well recess Floor sections removed to accommodate later lift Later vinyl covering to staircase 	Location of recent lift appropriate given circulation patterns throughout building.		
	Fitments					



Staircase with significant handrail and Balustrade. Later vinyl to treads



Later lift



Significant doors to G01



Significant external doors

INTERIOR SPACES: G09a, G09, G09b, G09c				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General		Internal walls reconfigured as part of recent development	
	Ceiling	Batten ceiling with cornice	<ul style="list-style-type: none"> • Later electrical services 	Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible
	Walls	<ul style="list-style-type: none"> • Western and eastern masonry walls • Windows to western and eastern walls with security bars • Door joinery to Drill Hall (G02) • Wall/door interface with Drill Hall (G02) 	<ul style="list-style-type: none"> • Window blinds • Internal walls with associated services • Wall vent to store (G09c) 	
	Floors	<ul style="list-style-type: none"> • Probable early timber floor under later carpet finishes 	<ul style="list-style-type: none"> • Lightweight partition walls 	
	Fitments			



G09 – windows with security grills and later blinds

INTERIOR SPACES: G10				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General			Space to remain as key entrance point to drill hall
	Ceiling	Batten ceiling with cornices	<ul style="list-style-type: none"> Later lighting and electrical services 	
	Walls	<ul style="list-style-type: none"> Early external doors to G11 and G09c and surrounding masonry walls 	<ul style="list-style-type: none"> New entry glazed door/wall system to G10 Internal glazed door/wall system to Drill Hall (G02) 	Existing external doors to remain unpainted
	Floors		<ul style="list-style-type: none"> Later paving and floor matt recesses 	
	Fitments			



Early doors to G10 and later
Glazed door/wall system



Significant door to G11

INTERIOR SPACES: G11					
Physical Assessment				Conservation Policy	
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy and
High	General		<ul style="list-style-type: none"> G11 space has been enlarged by removal of original dividing internal walls 	<ul style="list-style-type: none"> While space as been enlarged from original form, subdivision of SW corner smaller than original size (as evident by floor patching) should be avoided. 	
	Ceiling	Batten ceiling with cornice	<ul style="list-style-type: none"> Dropped flush ceiling with services 		
	Walls	<ul style="list-style-type: none"> Perimeter walls generally with windows and security bars Door through to Drill Hall (G02) and G10 Early pull handles to G10 doors Wall/door interface with Drill Hall (G02) 	<ul style="list-style-type: none"> Surface mounted services (electrical and mechanical services) Eastern wall abutting G12 and G17 dates from later period Later door closers and latch set to G10 doors Window blinds 		
	Floors	<ul style="list-style-type: none"> Early jarrah timber floor 	<ul style="list-style-type: none"> Patching to early jarrah timber floor (resulting from removal of early internal wall) Removal of early internal wall 		

INTERIOR SPACES: G11 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High	Fitments	Various honour boards, memorial plaques, certificates, photographs, WW1 poster		Various memorabilia are in themselves significant, however do not necessarily have to be located in current area		



G11 - Early jarrah timber floor with Lighter infill indicating location of early dividing wall



G11 – Memorial plaque



G11 – Memorial plaque



G11 – Memorial plaque



G11 – Early doors to G10



G11 – memorial plaque



G11 – memorial plaque



G11 – batten ceiling with cornice



G11

INTERIOR SPACES: G12, G13, G15, G17, G18, G21, G22 (inclusive)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Low	General		Bathroom and kitchen fitouts	• High degree of internal adaptation permissible, provided presentation of widows to facade remains.		
	Ceiling	Early cornice detailing to G17 and G18	• Suspended ceiling and services	• Sections of corridor batted ceilings should remain exposed		
	Walls	<ul style="list-style-type: none"> • High level external windows to eastern wall with security bars • Wall/door interface with Drill Hall (G02) 	<ul style="list-style-type: none"> • Surface mounted services (electrical and mechanical services) • Later fire exit to southern façade • Western wall to G12/G17 realigned further west 			

			<ul style="list-style-type: none">• Window blinds	
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INTERIOR SPACES: G12, G13, G15, G17, G18, G21, G22 (inclusive) (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
	Floors	<ul style="list-style-type: none"> Evidence of remnant section of significant staircase remains to G22 Sections of original timber flooring to G18 	<ul style="list-style-type: none"> Later patching to sections of original flooring to G18 Internal layout of spaces significantly modified from earlier layouts to accommodate new wet area with kitchen facilities including adjustment of floor levels and finishes 	<ul style="list-style-type: none"> Sections of original timber floor to corridors should remain exposed (ie not covered by later finishes) where possible Section of remaining original staircase can be removed if required as part of future adaptation of space. 		
	Fitments					



Kitchen fitout



Remnants of section of original significant stair



Bathroom fitout with windows to south fitted with security grill



G18 - Light later floorboards indicating location of early wall



G17 and G18 – early cornice detail to ceiling



G12 – kitchen fitout

INTERIOR SPACES: G23-39 (inclusive)				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General	<ul style="list-style-type: none"> Refer to development sequence plans for reconfiguration of some sections of internal spaces, but generally configuration maintains original form. Interface with Drill Hall (G02) remains significant 	<ul style="list-style-type: none"> Internal space reconfigured to a minor degree, but generally maintains original form (refer to development sequence plans for details) Infill to the rear of original door openings 	<ul style="list-style-type: none"> A high degree of adaptation or reconfiguration of internal spaces is acceptable provided it does not adversely impact on the setting of the Drill Hall internal elevation and external eastern façade/
	Ceiling	<ul style="list-style-type: none"> Concrete slab ceiling from floor above 	<ul style="list-style-type: none"> Electrical services and some sections of suspended plasterboard ceiling 	

INTERIOR SPACES: G23-29 (inclusive) (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Walls	<ul style="list-style-type: none"> High level external windows to eastern wall with security bars Wall/door interface with Drill Hall (G02) significant 	<ul style="list-style-type: none"> New external door to G24 and G30 Surface mounted services (electrical and mechanical services) 			
	Floors		<ul style="list-style-type: none"> Concrete floor dating from 1955 with later carpet finish Later compactus Later main switch board to G23 	•		
	Fitments			\		



G28 – later surface mounted electrical services



G23 – Main switch board



Upper level windows with security grills to eastern facade



compactus



General store with services



Infill to rear of door opening



Compactus and store



Safe door

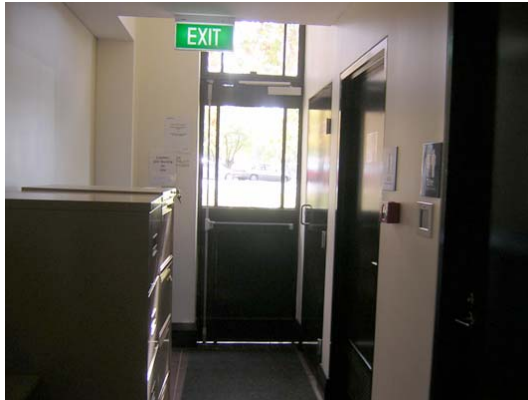
INTERIOR SPACES: G41, G42, G43 and G44

Physical Assessment				Conservation Policy			
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation	Policy	and
Low	General		Later wet area fitout in location of early toilets	Presentation of windows to facade to be maintained			

INTERIOR SPACES: G41, G42, G43 and G44 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Low	Ceiling		<ul style="list-style-type: none"> • Later electrical services • Later suspended ceiling 			
	Walls	<ul style="list-style-type: none"> • Windows with security grills to G42 	<ul style="list-style-type: none"> • New fire exit to northern facade 			
	Floors	<ul style="list-style-type: none"> • Section of original staircase to G41 	<ul style="list-style-type: none"> • Later tiling and adjustment of floor levels • Later wet area fitout 	Section of remaining original staircase can be removed if required as part of future adaptation of space.		
	Fitments					



Section of original staircase to G41



New fire exit to northern facade

INTERIOR SPACES: G40, G45 and G47				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General			
	Ceiling	Batten ceiling with cornices	<ul style="list-style-type: none"> • Later lighting and electrical services 	Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible
	Walls	<ul style="list-style-type: none"> • Masonry northern walls with windows and security bars • Southern wall interface with Drill Hall (G02) 	<ul style="list-style-type: none"> • All internal walls, joinery and associated services • Window blinds 	
	Floors	<ul style="list-style-type: none"> • Later carpet finish conceals potential early timber floor 	<ul style="list-style-type: none"> • Later carpet • compactus 	
	Fitments			



Significant battens ceilings with cornices



Later joinery and partition wall fitout

INTERIOR SPACES: G46				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General			Further subdivision of room from current size to generally be avoided
	Ceiling	Batten ceiling with cornices	<ul style="list-style-type: none"> Later lighting and electrical services 	Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible
	Walls	<ul style="list-style-type: none"> Masonry walls to northern and western facades Windows to northern and western facades with security bars 	<ul style="list-style-type: none"> All internal walls, joinery and associated services Window blinds New door leaf on southern wall Original door opening infilled and new opening in masonry and sliding door to G48 	
	Floors	<ul style="list-style-type: none"> Later carpet finish conceals potential early timber floor 	<ul style="list-style-type: none"> Later carpet 	
	Fitments			



Miscellaneous loose joinery



Compactus

INTERIOR SPACES: G03 and G48					
Physical Assessment				Conservation Policy	
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy	and recommendations
Moderate	General	Refer to development sequence plans for reconfiguration of some sections of internal spaces, but generally configuration maintains original form.	Internal space reconfigured to a minor degree, but generally maintains original form (refer to development sequence plans for details)	A high degree of adaptation or reconfiguration of internal spaces is acceptable provided it does not adversely impact on the setting of the Drill Hall internal elevation and external eastern façade/	
	Ceiling	Batten ceiling with cornices	• Later lighting and electrical services	Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible	
	Walls	<ul style="list-style-type: none"> • Masonry perimeter walls with windows and security bars to western façade • Interface of doors with Drill Hall (G02) remains significant • Door opening to G45 	<ul style="list-style-type: none"> • New opening with glazed sliding doors to G46 • Lighting and electrical services • Air conditioning unit • Later door hardware to door G45 • Later door opening and glazed doors to G04 • Internal walls and timber door joinery 		
	Floors	• Later carpet finish conceals potential early timber floor	<ul style="list-style-type: none"> • Later carpet • Joinery and compactus unit 		
	Fitments				



Corridor to G03



G03 – windows with security bars and window blinds

INTERIOR SPACES: G04				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General			Space to remain as key entrance point to drill hall
	Ceiling	Batten ceiling with cornices	<ul style="list-style-type: none"> • Later lighting and electrical services 	
	Walls	<ul style="list-style-type: none"> • Early external doors and surrounding masonry walls 	<ul style="list-style-type: none"> • New door opening and glazed door/wall system to G05 and G03 • New entry glazed door/wall system to G04 • Internal glazed door/wall system to Drill Hall (G02) 	Existing external doors to remain unpainted
	Floors		<ul style="list-style-type: none"> • Later paving and floor matt recesses 	
	Fitments			



Early external doors and later
Glazed door/wall system to G04



Battens ceiling and cornices



Glazed door/wall system to Drill Hall (G02)

INTERIOR SPACES: G05				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	General	Space currently used as memorial museum with significant associated displays	Original dividing walls removed to form enlarged space	Use of space as a museum is high suited to building and therefore level of internal adaptation is acceptable. Future adaptation to accommodated more 'standard' uses should remove wall linings and revert views form windows is possible
	Ceiling	Batten ceiling with cornices	<ul style="list-style-type: none"> • Later lighting and electrical services • Suspended plasterboard ceiling 	

INTERIOR SPACES: G05 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
	Walls	<ul style="list-style-type: none"> Masonry perimeter walls with windows and security bars to western façade Interface of doors with Drill Hall (G02) remains significant 	<ul style="list-style-type: none"> Lightweight wall linings throughout conceal original wall fabric Original dividing walls removed to form enlarged space 			
	Floors	<ul style="list-style-type: none"> Early jarrah timber floors 	<ul style="list-style-type: none"> Infill to early jarrah timber floor indicating location of early dividing wall 			
	Fitments	Space currently used as memorial museum with significant associated displays				

Note: Unable to photograph space G05 due to significant displays within

FIRST FLOOR SPACES

INTERIOR SPACES: F01						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
High	Ceiling	Reproduction batten ceiling and cornices date from recent (2004) works, however ceilings are typical of the era of construction and as such should be treated as significant accordingly	Lighting and electrical services	<ul style="list-style-type: none"> While ceiling is reproduction, it provides suitable setting for this high significance space, and should be retained or replaced with similar if affected by future works 		
	Walls	<ul style="list-style-type: none"> Masonry walls with plaster detail to staircase Stained glass window to southern wall Although not original the Air Force Association window (sourced from North Adelaide) does add to the significance of the space Location of window hatch in southern wall 	<ul style="list-style-type: none"> Central door in northern wall Original door locations in southern and northern walls widened, door joinery removed and replaced with new wider doors (original doors stored on site) Window hatch in southern wall Door hardware generally Recent handrails to staircase wall Electrical services Window hatch joinery in southern wall 	<ul style="list-style-type: none"> Stain glass window has been relocated from other site. While the window is significant in its own right, and its present location is appropriate, it may be relocated to other appropriate locations if required. 		
	Floors	<ul style="list-style-type: none"> Jarrah timber floors Balustrade and handrail around stairs Staircase configuration 	<ul style="list-style-type: none"> New lift and signage (impacting on the walls and ceiling) New vinyl and copings to stair 	<ul style="list-style-type: none"> Location of recent lift appropriate given circulation patterns throughout building. Desirable for original timber floors to remain exposed (not covered) 		
	Fittings					



Area F01 – balustrade and handrail to stair, jarrah timber floors



Area F01 – Air Force Association window (originally from North Adelaide)



Area F01 – Lift (installed as part of recent 2004 works), window hatch and new widened door opening and door in southern wall



Area F01 – Reconfigured stairs and new vinyl and copings to stair

INTERIOR SPACES: F02						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Batten ceiling with cornice and vents	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls Skirtings Door to F43 Windows Although not original the Air Force Association window (sourced from North Adelaide) does add to the significance of the space Location of window hatch in northern wall 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows Circa 1955 opening in southern wall infilled with lightweight wall and glazed etched doors (probably relocated from elsewhere) Window hatch joinery in southern wall Air conditioning unit to southern wall Window blinds 	<ul style="list-style-type: none"> Hanging of war time memorabilia to walls is encouraged 		
	Floors		<ul style="list-style-type: none"> Floor appears to be raised. Extent of original floor finishes concealed by later carpet unknown. 			
	Fitments		<ul style="list-style-type: none"> Picture rails Later joinery units 			

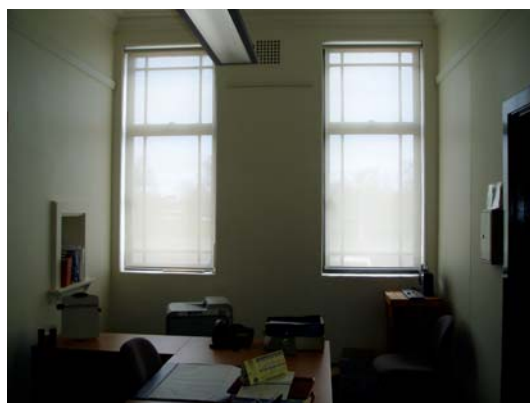


Area F02 – Significant window, joinery units

INTERIOR SPACES: F03						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Ceiling	<ul style="list-style-type: none"> Batten ceiling with cornice and vents 	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls Skirtings Windows Access hatch in southern wall through to F04 Early doors in original location 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows Window blinds Circa 1955 opening in northern wall infilled with lightweight wall and glazed etched doors (probably relocated from elsewhere) 			
	Floors		<ul style="list-style-type: none"> Floor appears to be raised. Extent of original floor finishes concealed by later carpet unknown. 			
	Fitments		<ul style="list-style-type: none"> Picture rails 			



Area F03 – Glazed etched doors through to F02



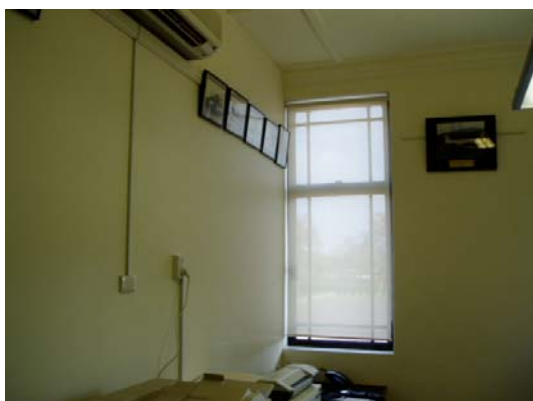
Area F03 – windows with later blinds

INTERIOR SPACES: F04						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Ceiling	Batten ceiling with cornice and vents	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls Skirtings Early timber doors Windows Access hatch in southern wall through to F03 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows Air conditioning unit to northern wall 	<ul style="list-style-type: none"> Hanging of war time memorabilia to walls is encouraged 		
	Floors		<ul style="list-style-type: none"> Floor appears to be raised. Extent of original floor finishes concealed by later carpet unknown. 			
	Fitments	Various pieces of loose memorabilia of probable high significance. F04 used to store this memorabilia rather than it being an intrinsic part of the space.	<ul style="list-style-type: none"> Picture rails Later joinery units 	<ul style="list-style-type: none"> Portraits and memorabilia are in themselves significant, however do not necessarily have to be located in current area 		



Area F04 – windows with later blinds

INTERIOR SPACES: F05						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Ceiling	Batten ceiling with cornice and vents	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls, unless noted otherwise Location of door Windows 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows Door joinery appears to date from a later period Southern masonry wall Window blinds 			
	Floors		<ul style="list-style-type: none"> Floor appears to be raised. Extent of original floor finishes concealed by later carpet unknown. 			
	Fitments		<ul style="list-style-type: none"> Picture rails 			



Area F05 – windows with later blinds and non-significant masonry dividing wall

INTERIOR SPACES: F43 and F44 (corridors)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Ceiling	Batten ceiling with cornice	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls with plaster dado detail Skirtings Doors (refer to individual room assessments for further detail) Windows 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows 	<ul style="list-style-type: none"> Hanging of war time memorabilia to walls is encouraged 		
	Floors	Jarrah timber flooring	<ul style="list-style-type: none"> Stairs to S/E corner modified and ramp installed with associated handrails and indicator markers 	<ul style="list-style-type: none"> Floor should remain exposed original timber (ie not covered with fixed finishes) Carpet runners acceptable if required. 		
	Fitments	Various hanging memorabilia, including honour boards	<ul style="list-style-type: none"> Picture rails 	<ul style="list-style-type: none"> Portraits and memorabilia are in themselves significant, however do not necessarily have to be located in current area 		



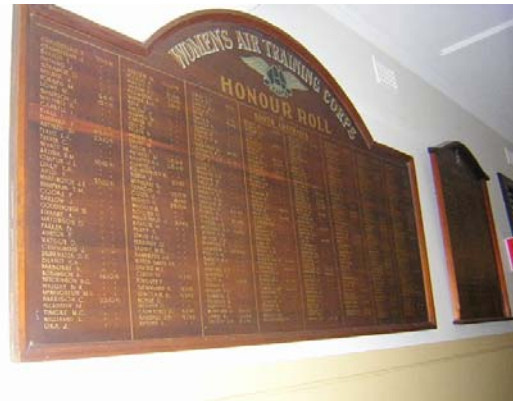
Corridor F43 and F44 – plaster dado with memorabilia to walls



Corridor F43 and F44 – jarrah timber floors and window to northern wall



Corridor F43 and F44 – Honour Boards



Corridor F43 and F44 – Honour Boards

INTERIOR SPACES: F06 and F07						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling		<ul style="list-style-type: none"> Batten ceiling with electrical services Cassette A/C unit 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls (except where noted as otherwise) Skirtings to masonry walls Door to corridor Windows to southern and western wall 	<ul style="list-style-type: none"> Original wall removed Operable wall to F06 installed Eastern wall with servery window to F08 Electrical services New hardware/locks/handles to doors/windows Electrical skirting ducts Window blinds 			
	Floors	<ul style="list-style-type: none"> Jarrah timber floor 	<ul style="list-style-type: none"> Light timber infill to original location of wall 	<ul style="list-style-type: none"> While layout of space has changed with recent wall removals, subdivision of rooms smaller than original sizes (as evident in floor timber patching) should be avoided. 		

INTERIOR SPACES: F06 and F07 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
	Fitments	<ul style="list-style-type: none"> • Lace curtain “Battle of Brittain” to ceiling • Paintings and loose memorabilia • Remembrance joinery unit • Artillery chime 	<ul style="list-style-type: none"> • Speakers 	<ul style="list-style-type: none"> • Portraits and memorabilia are in themselves significant, however do not necessarily have to be located in current area 		



Area F34 – Remembrance joinery unit



Area F34 – Artillery chime



Area F34 – Painting

INTERIOR SPACES: F08-13						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Low	Ceiling	Batten plaster ceiling and cornices	<ul style="list-style-type: none"> Lighting and electrical services Riser and cornice to N/E corner of F10 	<ul style="list-style-type: none"> While higher degree of adaptation of space is permissible, presentation of windows within facade should remain as present. 		
	Walls	<ul style="list-style-type: none"> Masonry walls (except when noted as otherwise) Skirtings to masonry walls Doors to corridor from F11 and F09 Windows to northern wall 	<ul style="list-style-type: none"> Lightweight internal dividing walls Tiling to wet areas Service run enclosures Electrical services New hardware/locks/handles to doors/windows 			
	Floors	<ul style="list-style-type: none"> Original floor possibly concealed by later vinyl floor finish 	<ul style="list-style-type: none"> Vinyl flooring to F08 and F09 Flooring removed. Topped and wet area flooring fitted to F13, 12, 11 and 10 			
	Fitments		<ul style="list-style-type: none"> Kitchen and servery joinery Wet area fixtures 			

INTERIOR SPACES: F14-F27 and F45 (corridor)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Ceiling with small cornice detail	<ul style="list-style-type: none"> Lighting and electrical services 			
	Walls	<ul style="list-style-type: none"> Masonry walls (except where noted as otherwise) All internal and external windows Doors skirtings 	<ul style="list-style-type: none"> Picture rails New lightweight wall between F17, 16 and 15 New wall and door separating corridor Internal wall to F21 removed Electrical services New hardware/locks/handles to doors/windows Electrical skirting ducts Internal hatches between rooms F24 and F21 have been infilled 			
	Floors		<ul style="list-style-type: none"> Later floor finishes to concrete floor Stairs to southern and northern end of corridor removed and ramps installed with handrails and indicator markers accordingly 	<ul style="list-style-type: none"> Layout of perimeter corridor intrinsic to layout of the building as a whole and should be maintained. Individual rooms along length can be readily adapted and reconfigured providing corridor and associated bounding walls are maintained. 		
	Fitments	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Split A/C units throughout Window blinds 			



Corridor F45 – vinyl floor, internal and external windows



Corridor F45 – Internal lightweight partition wall



Corridor F45 – Typical office



Corridor F45 – upper level windows

INTERIOR SPACES: F28-33						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Low	Ceiling	Batten plaster ceiling and cornices	<ul style="list-style-type: none"> Lighting and electrical services Riser and cornice to S/E corner of F31 Exhaust fan 	<ul style="list-style-type: none"> Battened ceilings may be concealed if required as part of 'services areas' within building. 		

INTERIOR SPACES: F28-33 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Low	Walls	<ul style="list-style-type: none"> Masonry walls (except when noted as otherwise) Skirtings to masonry walls Doors to corridor from F32 and F33 Windows to northern wall 	<ul style="list-style-type: none"> Lightweight internal dividing walls Tiling to wet areas Service run enclosures Electrical services New hardware/locks/handles to doors/windows 	<ul style="list-style-type: none"> While higher degree of adaptation of space is permissible, presentation of windows within facade should remain as present. 		
	Floors	<ul style="list-style-type: none"> Original floor possibly concealed by later vinyl floor finish 	<ul style="list-style-type: none"> Vinyl flooring to F32 and F33 Flooring removed. Topped and wet area flooring fitted to F28, 29, 30 and 31 			
	Fitments		<ul style="list-style-type: none"> Kitchen and servery joinery Wet area fixtures 			

INTERIOR SPACES: F47 and F42 (corridors)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Ceiling	Batten ceiling with cornice	<ul style="list-style-type: none"> Lighting and electrical services 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls with plaster dado detail Skirtings Doors (refer to individual room assessments for further detail) Windows 	<ul style="list-style-type: none"> New hardware/locks/handles to doors/windows 	<ul style="list-style-type: none"> Hanging of war time memorabilia to walls is encouraged 		

INTERIOR SPACES: F47 and F42 (corridors) (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate - High	Floors	Jarraah timber flooring	<ul style="list-style-type: none"> Stairs to N/E corner modified and ramp installed with associated handrails and indicator markers 	<ul style="list-style-type: none"> Floor should remain exposed original timber (ie not covered with fixed finishes) Carpet runners acceptable if required. 		
	Fitments	Various hanging memorabilia	<ul style="list-style-type: none"> Picture rails 	<ul style="list-style-type: none"> Portraits and memorabilia are in themselves significant, however do not necessarily have to be located in current area 		



Corridor F42 and F42 – Plaster dado detail, jarrah timber floors, miscellaneous memorabilia to alls

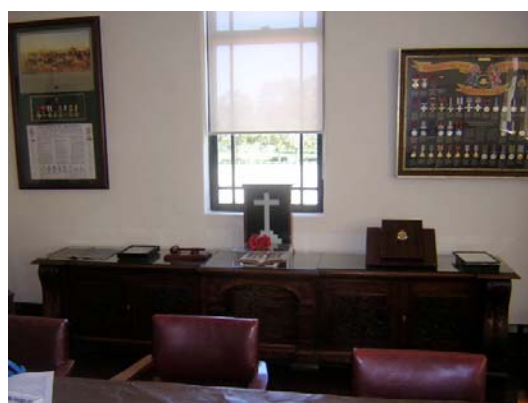


Corridor F42 and F42

INTERIOR SPACES: F34						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling		<ul style="list-style-type: none"> Lighting and electrical services Cassette A/C units in ceiling 	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls (except when noted as otherwise) Skirtings to masonry walls Doors, windows and wall vents (unless noted as otherwise) 	<ul style="list-style-type: none"> Lightweight wall and door to eastern end Internal dividing wall removed Picture rails Electrical services New hardware/locks/handles to doors/windows Electrical skirting ducts 			
	Floors	<ul style="list-style-type: none"> Jarrah timber floor 				
	Fitments	Freestanding joinery/altar unit	<ul style="list-style-type: none"> Blinds to windows Hung portraits and memorabilia 	<ul style="list-style-type: none"> The freestanding joinery/altar unit should remain on site unless other suitable location found Portraits and memorabilia are in themselves significant, however do not necessarily have to be located in current area 		



Area F34 – windows with new window blinds, lightweight eastern wall with access hatch



Area F34 – Freestanding joinery/altar unit



Area F34 – Cassette A/C unit to ceiling, later down light fitments

INTERIOR SPACES: F35						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Batten plaster ceiling with ceiling vent and cornices	<ul style="list-style-type: none"> • Lighting and electrical services • Riser and cornice in N/E corner 	<ul style="list-style-type: none"> • Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> • Masonry walls • Windows and wall vents to western wall • Skirtings 	<ul style="list-style-type: none"> • Door to corridor • Electrical skirting ducts • New hardware/locks/handles to doors/windows • Internal dividing wall removed • Electrical services 			
	Floors	<ul style="list-style-type: none"> • Probable original floor boards concealed by later carpet 	<ul style="list-style-type: none"> • Carpet finish 			
	Fitments		<ul style="list-style-type: none"> • Blinds to windows 			



Area F35 – ceiling vent and cornices, window and wall vent to western wall, later light fitting

INTERIOR SPACES: F36/ F37/ F38						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Batten plaster ceiling with ceiling vent and cornices	Lighting and electrical services	• Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible		
	Walls	<ul style="list-style-type: none"> • Masonry walls to perimeter • Windows and wall vents to western wall • Skirtings • Door to F37 	<ul style="list-style-type: none"> • Doors to corridor • Electrical skirting ducts • New hardware/locks/handles to doors/windows • Door in northern wall to F35 • Door in southern wall to F39 • Internal dividing walls between F36/ F37 and F38 • Electrical services 			

INTERIOR SPACES: F36/ F37/ F38 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Floors	<ul style="list-style-type: none"> Probable original floor boards concealed by later carpet 	<ul style="list-style-type: none"> Carpet finish 			
	Fitments		<ul style="list-style-type: none"> Picture rails to masonry wall A/C units to new dividing walls Blinds to windows 			

INTERIOR SPACES: F39						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Ceiling vent and cornices	Lighting and electrical services	<ul style="list-style-type: none"> Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible 		
	Walls	<ul style="list-style-type: none"> Masonry walls Windows and wall vents to western wall Skirtings 	<ul style="list-style-type: none"> Door to corridor Electrical skirting ducts New hardware/locks/handles to doors/windows Electrical services 			
	Floors	<ul style="list-style-type: none"> Probable original floor boards concealed by later carpet 	<ul style="list-style-type: none"> Carpet finish 			
	Fitments		<ul style="list-style-type: none"> Fixed joinery A/C system to northern wall Blinds to windows 			



Area F39 – Windows to southern wall with later window blinds



Area F39 – Battened plaster ceiling with ceiling vent, later light fitting

INTERIOR SPACES: F40						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Ceiling	Batten ceiling with ceiling vents and cornices	Lighting and electrical services	• Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible		
	Walls	<ul style="list-style-type: none"> • Masonry walls • Windows and wall vents to western wall • Door in southern wall • Skirtings • Access hatch to southern wall 	<ul style="list-style-type: none"> • Risers to N/E and S/E corners • Door to corridor • Electrical skirting ducts • New hardware/locks/handles to doors/windows • Electrical services 			
	Floors	• Probable original floor boards concealed by later carpet	• Carpet finish			
	Fitments		<ul style="list-style-type: none"> • Fixed joinery • A/C system to northern wall • Blinds to windows • Picture rails to masonry wall 			



Area F40 – Later wall dividing areas F40 and F39. Note partially concealed wall vent

INTERIOR SPACES: F41				
Physical Assessment				Conservation Policy
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific Conservation Policy and recommendations
Moderate	Ceiling	Batten ceiling with ceiling vents and cornices	<ul style="list-style-type: none"> • Risers to N/E and S/E corners including cornices • Fire hose reel enclosure • Lighting and electrical services 	<ul style="list-style-type: none"> • Original battened ceiling to remain exposed where possible, with later suspended ceiling avoided where possible

INTERIOR SPACES: F41 (continued)						
Physical Assessment				Conservation Policy		
Significance	Area	Significant Fabric	Alterations / Adaptation of original fabric	Specific recommendations	Conservation Policy	and
Moderate	Walls	<ul style="list-style-type: none"> • Masonry walls • Windows and wall vents to western wall • Door in northern wall • Fire reel enclosure door • Skirtings 	<ul style="list-style-type: none"> • Risers to N/E and S/E corners • Fire hose reel enclosure • Door to corridor • Electrical skirting ducts • New hardware/locks/handles to doors/windows • Electrical services 			
	Floors	<ul style="list-style-type: none"> • Probable original floor boards concealed by later carpet 	<ul style="list-style-type: none"> • Carpet finish 			
	Fitments	<ul style="list-style-type: none"> • Some picture rails 	<ul style="list-style-type: none"> • Picture rails to risers • Fixed joinery • A/C system to southern wall • Blinds to windows 			



Area F41 – Significant batten ceiling, window and wall vents to western wall, later light fitting



Area F41 – Ceiling vent



Area F41 – Ceiling vent in batten ceiling,
door to F40 and later light fittings and
A/C split system to southern wall

9. PAINT SCRAPINGS

The following drawing illustrates the colours uncovered by paint scrapings on site. In relation to the below drawing and scrapings undertaken, the following should be noted:

- As with any paint scrapings undertaken, colours have been matched as closely as possible to the modern colour ranges. In some instances slight colour variations may occur between the original colour and its modern equivalent.
- Scrapings were typically undertaken in locations where previous surface preparation would not have typically removed earlier coats of paint. There can be no guarantee however that previous coats had not been removed during earlier surface preparation work. For example, it was common for early, less durable surface coatings, such as Calcomine paint, to be removed as part of repainting works. Any previously removed surface coatings could obviously not be identified.

WALLS (ALL): MILKWEED 4053W

INTERIOR
DOORS AND ARCHITRAVES: GINGER BOX 2826AC
LOWER WALLS (WITH BAND): AUDABON 2760MT
UPPER WALLS: MILKWEED 4053W

WALLS (ALL): MILKWEED 4053W

DOORS AND ARCHITRAVES: GINGER BOX 2826AC
LOWER WALLS (WITH BAND): AUDABON 2760MT
UPPER WALLS: MILKWEED 4053W

INTERIOR OF WINDOWS:
GINGER BOY 2826AC

EXTERIOR
DOWNPIPES AND WINDOWS: BURNISHED GREEN 2607UD
WALLS AND SILL: OFF WHITE 4058W
PANELS BELOW WINDOWS: SOMBRERO TAN 2738W

BALUSTER: (AS IS) MEDIEVAL 2882AC

NOTE: COLOUR CARD
COLOUR REFERENCES FROM
THE HAYMES PAINT RANGE

0 5 10 m



TORRENS PARADE GROUND
ground floor plan - Paint Scrapings

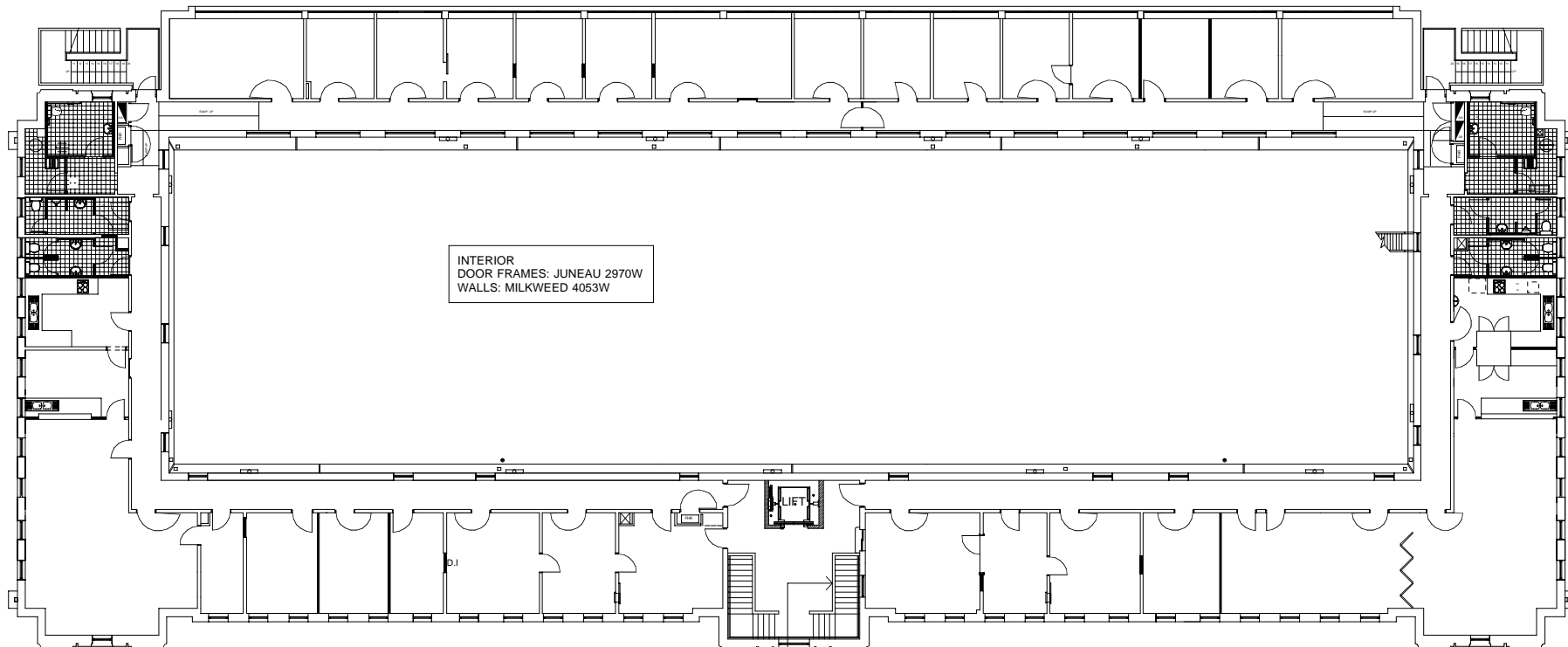
date: mar 2005

project number: DA051575

drawing number: DS05



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NOTE: COLOUR CARD
COLOUR REFERENCES FROM
THE HAYMES PAINT RANGE

BALUSTER: (AS IS) MEDIEVAL 2882AC

0 5 10 m



TORRENS PARADE GROUND
first floor plan - Paint Scrapings

date: mar 2005

project number: DA051575

drawing number: DS06



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10. FUTURE DEVELOPMENT POTENTIAL

10.1 OVERVIEW

The future development potential of a site is established by the appropriate interpretation of the Statement of Cultural Significance and the Adaptive Reuse Policies as outlined in this report. More specifically, the general and detailed significance assessment and associated policies for the building establish a framework within which the development potential of a site can be established.

As outlined in Section 6.2 Adaptive Reuse Policies, any proposed works the need to be considered in the context of the building in its entirety, and seek to provide consistency and balance between the compatibility and utility of the proposed use.

Outlined on the attached diagrams are broadly identified opportunities for the future development potential of the site. These proposals are intended as a general guide only, with their suitability subject to the final detailing and overall proposed context. They are not considered to be inclusive.

10.2 POSSIBLE FUTURE DEVELOPMENT POTENTIAL

The recent redevelopment of the Parade Grounds and Drill Hall has seen the occupancy of the building change from its original military tenancy, to one of general offices and a multipurpose hall. While this change is considerable, given the strong significance associated with its military past, it is nonetheless appropriate and has been undertaken in a suitable manner accordingly. Most current occupancies retain a military association, and while the drill hall has changes use, it maintains the unmistakable character of its former use.

Likewise the building retains a strong role in ANZAC day celebrations, while it's setting on the Parade Grounds still reinforces this connection to its past use.

Despite this change in use of the building, the suitability of future development on the site needs to be considered in the context of its past use, as established by the conservation policies. This can largely be achieved by the maintaining the setting of the building to the parade grounds. The internal spaces provide a wide variety of opportunities for reconfiguration, provided the setting of the adjacent drill hall is not adversely compromised.

Given the original drill hall was divided, the potential to provide divisions to the existing space remains.

POTENTIAL TO EXTEND
INTERNAL CORRIDOR OFF
DRILL HALL THROUGH TO
EASTERN WING

POTENTIAL TO SUBSTANTIALLY RECONFIGURE
EASTERN GROUND FLOOR OFFICES, INCLUDING
EITHER ESTABLISHMENT OF CONNECTING
CORRIDOR THROUGH SPACE, OR REMOVAL OF
INTERNAL WALLS, PROVIDED IT DOES
ADVERSLEY IMPACT ON THE SETTING OF THE
ADJACENT DRILL HALL OR EXTERIOR ELEVATIONS

POTENTIAL TO EXTEND
INTERNAL CORRIDOR OFF
DRILL HALL THROUGH TO
EASTERN WING

POTENTIAL FOR MAIN DRILL HALL TO BE
DIVIDABLE, EITHER WITH OPERABLE WALLS,
OR PERMANENT ARRANGEMENT. DEGREE
AND TYPE OF SUBDIVISION WOULD BE
SUBJECT TO NATURE AND SUITABILITY OF
PROPOSED USAGE.

HIGH POTENTIAL TO RECONFIGURE
EXISTING SERVICES AREAS

POTENTIAL TO RECONFIGURE OFFICES,
INCLUDING GREATER EXTENT OF
INTERNAL WALL REMOVAL OR ADDITION.

POTENTIAL TO RECONFIGURE OFFICES, INCLUDING
GREATER EXTENT OF INTERNAL WALL REMOVAL OR
ADDITION.

GROUND FLOOR



TORRENS PARADE GROUND
Future Development Potential

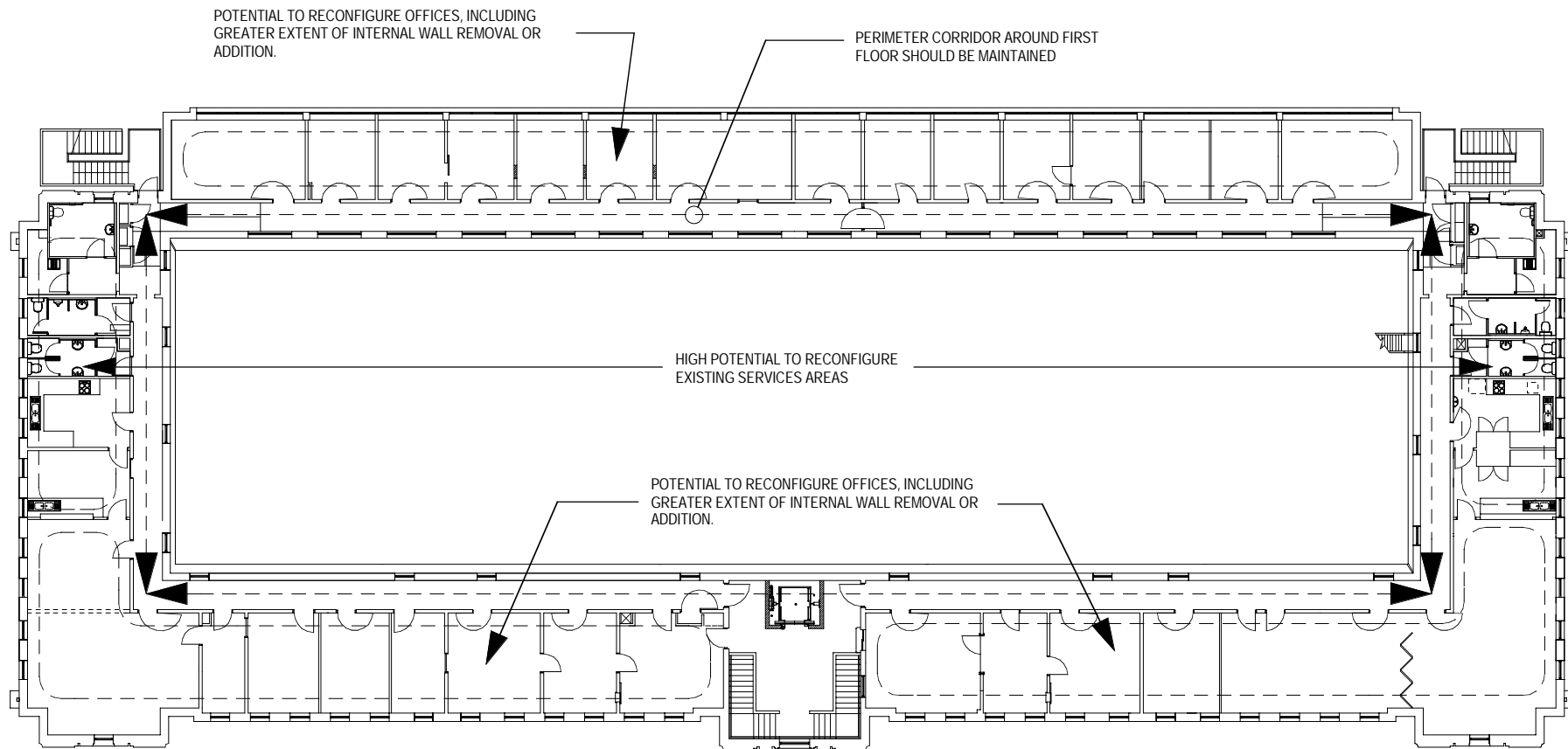
date: mar 2005

project number: DA051575

drawing number: FDP01



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FIRST FLOOR



TORRENS PARADE GROUND
Future Development Potential

date: mar 2005

project number: DA051575

drawing number: FDP02



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11. SPECIFIC CONSERVATION POLICIES

The Statement of Cultural Significance essentially states that the Torrens Training Depot and Parade Grounds are of cultural significance because:

- The site is located on a prominent site in the Adelaide City Parklands
- The Parade Grounds and Drill Hall is integrally linked to the military, its personnel and the development of the military in South Australia
- The site has playing a practical and ceremonial role in the military action undertaken by South Australians eg. as a gathering and homecoming point for departing troops during WW1 and WW2
- The Drill hall accommodate several battalions within the inner city area
- The Drill Hall is an outstanding example of the Inter War Stripped Classical style
- The Parade Ground is a rare expanse of open land providing an impressive setting for the building to the west

The specific conservation policies take into account this view, and seek to ensure that all conservation actions serve to preserve and enhance the above statement of significance.

9.1 SERVICES

The structure and services of the Torrens Drill Hall have been upgraded as part of the recent works (2004/5) undertaken to upgrade the building. The integration of the services has been done in an appropriate manner, considerate of the historic fabric of the building. The approach employed has generally been to utilise surface mounted services on new fabric where possible to minimise physical impact on the historic material. While this has often resulted in the new services being more visually intrusive, it remains an appropriate policy given the generally utilitarian nature of most of the spaces, particularly the main drill hall. This approach also enables ready upgrading of services as necessary with minimal physical impact on fabric of significance.

It is on this basis that the below policy is established.

Policy

Services should be generally integrated to minimise physical impact on fabric of significance, and facilitate minimal impact on upgrading.

Services may be surface mounted to achieve this, however their visual impact should be minimised wherever possible, so as not to adversely impact on the interpretation of the significance of the individual spaces as established by the General Conservation Policies within this report.

REGULATORY REQUIREMENTS AND ACCESS

Equitable Access

Equitable access, including Disability Discrimination Act (DDA) and Building Code of Australia (BCA) issues, have generally been addressed as part of the recent (2003/4) works to the building. Works to the building include the addition of ramps to the southern and eastern facades and a plinth comprising stairs and ramps at the front (west) of the building. In addition to this a lift has installed in the Central Reception area.

Again, this work has been undertaken in a manner so as not to adversely impact on the interpretation of the significance of the individual spaces as established by the General Conservation Policies within this report.

The accommodation of the needs of people with disabilities is an essential part of not only any proposed new works, but also the management of existing facilities. Both the Disability Discrimination Act (DDA) and the Building Code of Australia (BCA) govern the provision of access for people with disabilities.

A full BCA and DDA audit have not been completed as part of this Conservation Management Plan. Assessment of the compliance of parts of the building should be taken into account as additions/alterations are proposed, with any upgrade undertaken within the parameters of the Conservation Management Plan. In particular, the requirements for people with disabilities, and the application and implications of the Disability Discrimination Act (DDA) will require careful consideration.

The Disability Discrimination Act is a 'legal' document, and is written and interpreted by lawyers. It is not a prescriptive document, such as the Building Code of Australia, and as such the document is open to interpretation. It is the recommendation of this report that either a suitable qualified specialist or legal consultants provide specialist advice in regards to detailed DDA requirements. However, the following summary points provide a broad background for consideration:

- Discrimination against people with disabilities is unlawful under the Disability Discrimination Act (DDA) 1992.
- Discrimination can taken a wide variety of forms, and includes:
 - Employment of staff
 - Education and training
 - Access to premises
 - Provision of goods and services
- While the DDA makes provisions for assessing the need or otherwise to provide such facilities under "unjustifiable hardship" clauses, the determination of these take into account a wide variety of issues, including the nature of the potential suffering, the affect on the disabled person concerned, and financial circumstances.

The assessment of such issues is ultimately one of risk management for the building owner and tenants to consider and manage.

Policy

Equitable Access should be undertaken to minimise physical impact on fabric of significance, and in such a manner so as not to adversely impact on the interpretation of the significance of the individual spaces as established by the General Conservation Policies within this report.

The DDA is a regulatory control that governs access to and throughout buildings. With issues regarding DDA and the provision of equitable access, the DDA is a Federal Act of Government that overrides State Legislation, including Heritage Act/Development Act legislation that protects the fabric of a significant building.

Dispensations against DDA provisions (eg. BCA, equitable access and fire safety issues) can be sought for a building protected under the Heritage Act/Development Act, as long as they do not jeopardise the safety of occupants in the building. However, ultimately this becomes a risk management issue to balance as to the degree of access required.

MANAGEMENT AND STATUTORY REQUIREMENTS

The implementation and management of the conservation actions recommended in this report should rest with the building owner, presently the State Government. The Conservation Study should be used as a guideline to the staging of conservation and all other works on the building.

The Torrens Parade Ground and Training Depot is listed as a State Heritage Place under the Heritage Act (1993). The relevant heritage authorities will require that all work to the Torrens Parade Ground and Training Depot should seek to retain the cultural significance of the building, based on the definitions contained, and the intent of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

In accordance with the Development Act (1993) (Section 4) development requiring approval in relation to a State Heritage Place includes:

“the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”

As recommendations are sought from the heritage authorities in the assessment of applications, it is encouraged that their advice be sought at the early stages of any concept development. In doing this, any possible concerns can be discussed at the early stages of design rather than during the assessment of the application, and expert advice can be sought in relation to the heritage aspects of the proposed work.

ASBESTOS

An audit of asbestos content of products used on the site was not undertaken as part of this report.

The identification and protection or removal of any asbestos within the building is subject to the code of Practice for Asbestos Work, and other relevant statutory requirements for the protection and/or removal of asbestos.

All work relating to asbestos products within the building should be undertaken with primary reference to the conservation policies of this report.

No irreversible physical intervention may take place affecting the fabric if it causes damage to cultural significant material

Policy

Any asbestos removal should be undertaken to minimise physical impact on fabric of significance, and in such a manner so as not to adversely impact on the interpretation of the significance of the individual spaces as established by the General Conservation Policies within this report.

MAINTENANCE

Regular inspection of all external and internal building fabric is required to ensure control over the dilapidation of significant building fabric.

All potential problems (eg. rising damp, termite infestation, blocked guttering, failed roofing and copings etc) should be rectified as soon as possible, as inaction could cause permanent loss of original building fabric. Regular inspection of the structure for pest infestation (eg. white ants) and water damage must also occur to prevent significant loss of original fabric.

Policy Recommendation

A programme for regular inspection of the external and internal building fabric should be prepared.

12. ADOPTION AND REVIEW

The findings of this study should be formally adopted and be incorporated into the management strategy for the building. Both the aims of the Statement of Cultural Significance and the requirements of the conservation policy should be acknowledged, and all decisions affecting the future of the building should consider the findings of this report.

Attitudes to heritage, its preservation, management and role in both local and broader contexts continually evolve over time. This Conservation Management Plan has taken a highly contemporary approach to heritage preservation, management and adaptation, reflective of the attitudes of the time.

In order to ensure that the Conservation Management Plan continues to reflect the most contemporary approach to heritage management, regular reviews of this document should be undertaken. Such reviews should also incorporate any works that have been undertaken to the building since the last document was issued.

The regularity of such reviews may be dictated by the extent of works undertaken to the building. If extensive upgrades / modifications are undertaken, an earlier review may be warranted. As a general guide however, this Conservation Management Plan should be reviewed for the need to update in 2010 and every subsequent 3-5 years.

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