

LOT Fourteen

North Terrace Adelaide

Community #5
Update

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Message from our Project Director



Daniel Redden
Lot Fourteen
Project Director

With the year already well underway we are continuing to create Australia's most exciting innovation neighbourhood.

We continue to receive strong inquiry from potential tenants, especially from the space sector in the wake of the announcement by Prime Minister Scott Morrison that the headquarters of the new Australian Space Agency will be here at Lot Fourteen.

The Agency will be housed in the heritage-listed McEwin Building and work is starting on its refurbishment. Four other heritage-listed buildings, the Women's Health Centre, Allied Health Building, Bice Building and Margaret Graham Building are also being refurbished to accommodate anchor tenants, the Australian Institute for Machine Learning, FIXE@ Lot Fourteen start-up hub, the Defence Landing Pad and a series of exciting companies to be announced shortly. Work on most of these buildings is scheduled for completion this year.

Demolition has started on the Northern and Central Zones, with demolition of the Annex and Eastern Zone buildings complete.

In this Community Update you can read more about our demolition and refurbishment programs.

Demolition program



Completed demolition of the Annex Buildings

Demolition of the Annex Buildings between the heritage-listed Bice and McEwin Buildings and the Central Zone buildings was largely completed by McMahon Services before the New Year. A small section to the rear of the Foyer was temporarily retained to facilitate access to the adjacent buildings. This section, along with the main slab, was removed in March completing this program of work.

Eastern Zone work program

Demolition in the Eastern Zone has drawn to a close with McMahon Services achieving practical completion in December 2018.



Work in this zone has now turned to the construction of a new internal haulage road. Under the direction of managing contractor Lendlease, the new road will largely occupy the existing section of sealed road running along the eastern boundary of the site.

The designated haulage road is not publically accessible and will provide a dedicated access route for current and future demolition and construction programs. Where possible, this will enable a single directional flow of traffic from North Terrace through Lot Fourteen to Frome Road to increase safety, minimise impact and maximise the efficiency of vehicle movements. The road is expected to be completed in June.

Northern Zone demolition

The Northern Zone demolition works are split into two distinct programs – first, demolition of the Adelaide Dental Hospital fronting Frome Road, followed by demolition of the North and Residential Wings.

Adelaide Dental Hospital: demolition program



Demolition of the former Adelaide Dental Hospital building has been awarded to South Australian owned and operated business Royal Park Salvage. The scope of the demolition program includes the Dental Hospital building and associated link way structure connected to the University of Adelaide's Helen Mayo South building.

The early works process is well underway including securing appropriate secondary approvals and permits, undertaking comprehensive internal service investigations, dilapidation surveys and developing the necessary management plans.

Initial works programs undertaken at the Dental Hospital site during March included the establishment of site facilities and fencing, erection of protective scaffolding and service isolations. These works preceded internal strip out and asbestos removal activities that are expected to be completed by May 2019.

Mechanical demolition is expected to commence mid-year for completion in late 2019. Initial demolition will involve excavators being craned onto the top level of the building to demolish a select section of the structure from top down, making way in the later stages of the program for a long reach excavator to continue the works.

Once complete, demolition will be followed by a brief civil works program to prepare the site for future development including the new international centre for tourism, hospitality and food services.

Central Zone demolition

The Central Zone work program, awarded to South Australian family-owned business McMahon Services, includes the progressive demolition of the Robert Gerard Wing and NSI Link, followed by demolition of the 1960s Emergency, Outpatients and Theatre Blocks. The associated link structure connecting the Eleanor Harrald Building and Theatre Block will also be removed.

Internal strip-out and service disconnection works commenced in late 2018, while asbestos removal in the Central Zone blocks commenced in February and will continue progressively, along with further strip-out and service disconnection works.

Structural demolition of the Robert Gerard Wing, a relatively recent addition constructed in the early 2000s, was completed last month, opening the way for mechanical demolition of the three central blocks to occur progressively over the next two years.

Lot Fourteen working hours

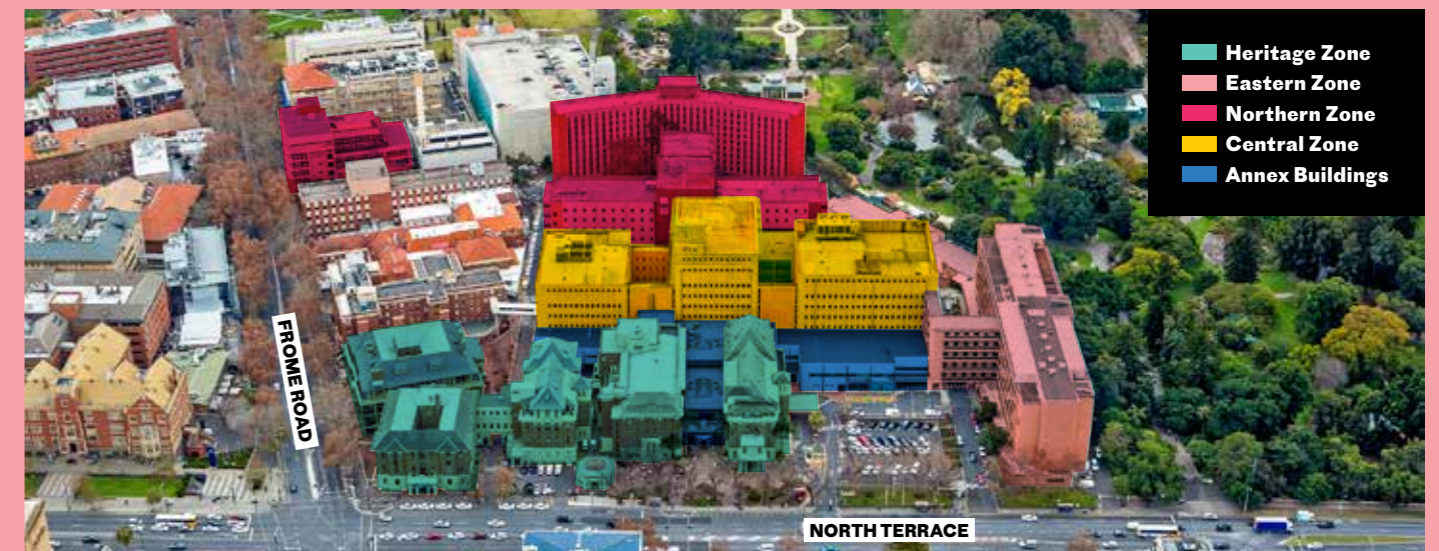
Activities across Lot Fourteen will generally be undertaken from:

7.00am to 7.00pm, Monday to Saturday

There will be a requirement throughout the project to undertake some extended works on Sunday and at night. If any extended works are likely to produce additional noise, potentially impacted residents and businesses will be notified.



*Theatre, Outpatients and Emergency Blocks during construction
Images courtesy of the Royal Adelaide Hospital Heritage Office*



Heritage in focus

History of the McEwin Building

As refurbishment commences, transforming this charming building into the home of the Australian Space Agency, we take a look at the history of the McEwin Building.

Plans for a new surgery block were prepared in 1939 however construction was delayed by the Second World War, with the building finally opened in 1946.

Named after the Minister of Health, Alexander Lyell McEwin, the building was a welcome modern addition to the ageing hospital. Described as being equipped with the best, both in the way of accommodation and equipment that hospital science can provide, the building was thought to incorporate everything an up-to-date hospital should.

General surgery was moved to the McEwin Building when it opened. The central X-ray department, along with three special operating theatres, occupied the ground floor. A further six operating theatres were located on the first floor, post-operative wards and blood transfusion department on the second floor and surgical wards on the third floor.

In 1964 additions were made to McEwin to provide accommodation for the pulmonary function unit and additional space for the transfusion service. In more recent times the building housed a variety of departments and services including audiology, biomedical engineering, transfusion services, the sleep disorders lab, the surgical admissions suite and day surgery unit.

Image courtesy of the Royal Adelaide Hospital Heritage Office



Infrastructure works program



Commencing in early April, South Australian Power Networks (SAPN) will undertake a program of work to facilitate the decommissioning of a sub-station located under the Central Zone. This sub-station along with significant SAPN cables, needs to be re-located out of the building footprint to enable demolition of the Emergency, Outpatients and Theatre Blocks.

Due for completion in July this program will require trenching works to be undertaken within the North Terrace and Frome Road carriageways. To minimise disruption to traffic these works will be predominantly conducted at night between 8pm and 6am. During active works east bound traffic on North Terrace, between Frome Road and East Terrace, will be diverted under traffic control into a single lane on the western bound side of the road.

Further information on these works and associated traffic management activities will be communicated to adjacent businesses and residences.



Public realm program

With significant progress made on the internal refurbishment of Lot Fourteen's heritage and historic buildings, further work is now underway to complete the iconic North Terrace cultural boulevard right through to the Adelaide Botanic Garden.

The Sheridan Lawns were opened in November 2018 as an interim public space, providing a unique and inviting area for visitors to enjoy. The demolition of non-heritage structures, such as the Foyer, is helping to create additional public areas, providing new opportunities for access routes, landscaping, artistic works and activation spaces.

A master plan is being developed for the balance of the public spaces at Lot Fourteen. We hope to share more detail with you around the North Terrace design plans in our next Community Update. Publicly accessible space at Lot Fourteen is set to increase from 38% when the former hospital was operational to around 70%.

To facilitate the associated works, temporary fences have been installed along North Terrace to provide a safe work zone across the coming months. Initial works will include site preparation activities and management of services such as stormwater, power and water. The raised garden beds along the North Terrace frontage have recently been removed with a number of the plants provided to the City of Adelaide for replanting.



During the works, only infrequent, minor disruptions to pedestrian and cyclist access along North Terrace are anticipated.

As trucks are continuously using access gates along North Terrace, all pedestrians and other road users are advised to be vigilant.

On occasions, larger trucks may require both North Terrace eastbound lanes to turn into Lot Fourteen. While any disruption will be very short in duration, your patience is nonetheless greatly appreciated.



Heritage refurbishment program

When completed, the six heritage buildings will create more than a thousand work spaces for global businesses, local start-ups and entrepreneurs working across a range of industry sectors.



Bice Building

The Bice Building, opened in 1927, was the first in a suite of new buildings planned to front North Terrace. Originally known as the Administration Building it was more recently home to orthopaedic and trauma services and the social work department.

The fabric of the Bice Building has been altered over the years with extensive additions made to the eastern façade in the 1950s and construction of the Foyer in the 1990s. These extensions compromise the heritage integrity of the building and are progressively being removed. With the Foyer demolished, McMahon Services has recently commenced internal strip-out works including the removal of residual furniture, doors and floor coverings. In the coming months these preliminary works will extend to demolition of the eastern façade additions.



McEwin Building

McMahon Services is steadily progressing preliminary works to prepare the McEwin Building for refurbishment. These works include internal strip-out, demolition of latter additions and removal of the primary roof structure. Anticipated to be completed in the coming weeks, these works will help return the building to its pre-modified form and ensure its structural integrity for the future.

Once preliminary works are complete contractor Hansen Yuncken will commence delivery of the \$30 million refurbishment, focusing on environmentally sustainable design set to achieve a 6 Star Green Star certification within Lot Fourteen's 6 Star community development rating. Refurbishment of this majestic heritage building will provide 300 workspaces across four levels, for entrepreneurs, global businesses, scale-ups in defence and space technologies, including the Australian Space Agency.



Margaret Graham Building

The Margaret Graham Building is the oldest remaining building on site. This former Nurses' Home was completed in 1911 and in 1954 was named after Margaret Graham RRC, the long serving former Matron and founder of the South Australian branch of the Royal British Nurses' Association.

With refurbishment of level three completed in 2018 the refurbishment of levels four and five are to be undertaken in the next stage. Work on these floors is anticipated to commence shortly for expected completion in August this year.



Working together



Our neighbourhood partners

As one of the most significant urban renewal projects in Australia, the redevelopment of Lot Fourteen requires the collaborative effort of all Renewal SA's neighbourhood partners, ensuring any impacts are appropriately managed and project benefits shared broadly.

Renewal SA's Engagement Team works closely with a range of local organisations, including the Adelaide Botanic Garden and SA Pathology to carefully plan and deliver our works in a safe and sensitive manner, with minimal disruption.

We welcome our newest Lot Fourteen neighbour – the Adelaide Botanic High School – and look forward to working with both staff and students.



Health and Karna heritage

At our July 2018 Open Day, the Hon. David Pisoni MP (on behalf of the Premier of South Australia, the Hon Steven Marshall MP) unveiled a commemorative plaque in acknowledgement of the service of the former Royal Adelaide Hospital to the South Australian community. As a place of significance for many South Australians, the site is recognised as both traditional Karna lands and the preeminent medical and clinical care facility in South Australia for over 160 years.

Over the coming months, Renewal SA will work with key stakeholder groups to start the process towards permanently acknowledging the importance of this site. It is envisaged that a permanent installation will provide an engaging, safe place for anyone with a connection to the former Royal Adelaide Hospital.

In the news

McMahon Services deliver pre-employment program

McMahon Services in association with Renewal SA's Works Program and the Department of Industry and Skills' WorkReady initiative has delivered a four week pre-employment training program for motivated individuals keen to start a career as a Demolition Technician.

Thirteen participants had the opportunity to gain work experience with McMahon Services across a variety of sites and achieve nationally accredited units from the Certificate III in Demolition. After graduating in late March eight program participants will also have the opportunity to complete their Certificate III in Demolition traineeship whilst employed by McMahon Services.





This program follows the successful work experience placements and employment of Taleesha Hamilton, 22, and Harrison Sola, 19, delivered by McMahon Services as part of the company's commitment to work force development in their Renewal SA Lot Fourteen Stage One demolition works contract.



Stay in touch


As always, if there is anything you would like to discuss or share with our team, please contact us.


For information about Lot Fourteen and the vision for the site, or to register to receive updates:


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For any enquiries relating to current demolition works:

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