

83 RYRIE STREET,
GEELONG VIC 3220

FORMER GEELONG POST OFFICE

FOR SALE OR LEASE BY EXPRESSIONS OF INTEREST
CLOSING THURSDAY 26 MARCH AT 3PM (AEDT)

Colliers
INTERNATIONAL



C O N T E N T S

E x e c u t i v e S u m m a r y

T h e P r o p e r t y

T h e L o c a t i o n

E x t e r n a l C o n t r o l s

I n t e r n a l C o n t r o l s

L e v e l s o f S i g n i f i c a n c e

A b o u t G e e l o n g

T h e P r o c e s s



EXECUTIVE SUMMARY

ADDRESS	Former Geelong Post Office 83 Ryrie Street, Geelong Vic 3220	
CERTIFICATE OF TITLE	Volume 10280 Folio 676, Crown Allotment 21 Section 54A City of Geelong Parish of Corio	
ZONING	Activity Centre Zone	
LAND AREA	1,300 square metres (approximately)	
BUILDING AREA	1,695 square metres (approximately)	
THE METHOD	For Sale or Lease by Expressions of Interest closing Thursday 26 March at 3:00pm (AEDT).	
SELLING AGENTS	Andrew Lewis Managing Director +61 418 508 908	Jonathon Lumsden Senior Executive +61 402 213 572
	Ben Young Senior Executive +61 407 296 679	Sam Neale Executive +61 438 480 266

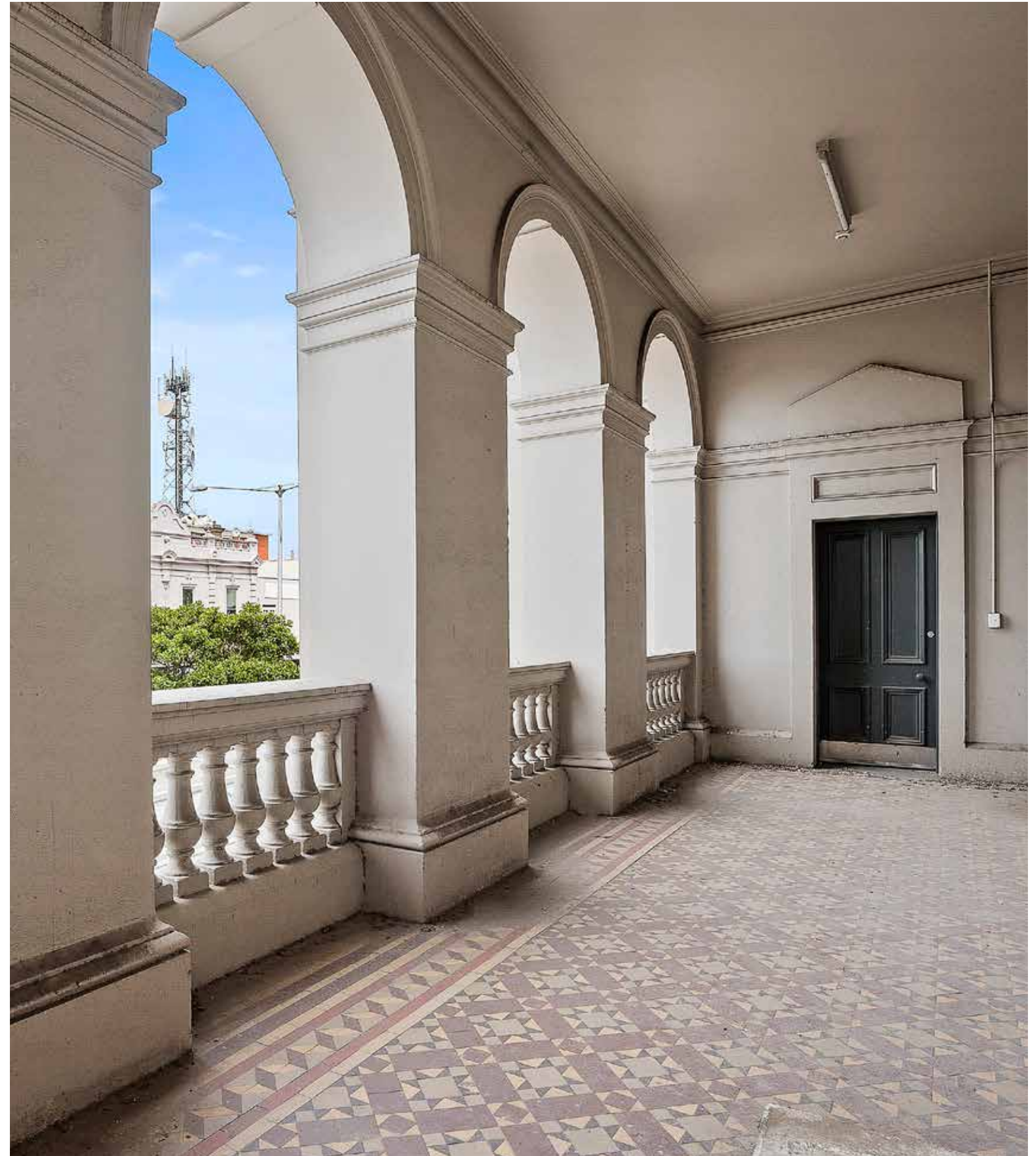
THE PROPERTY

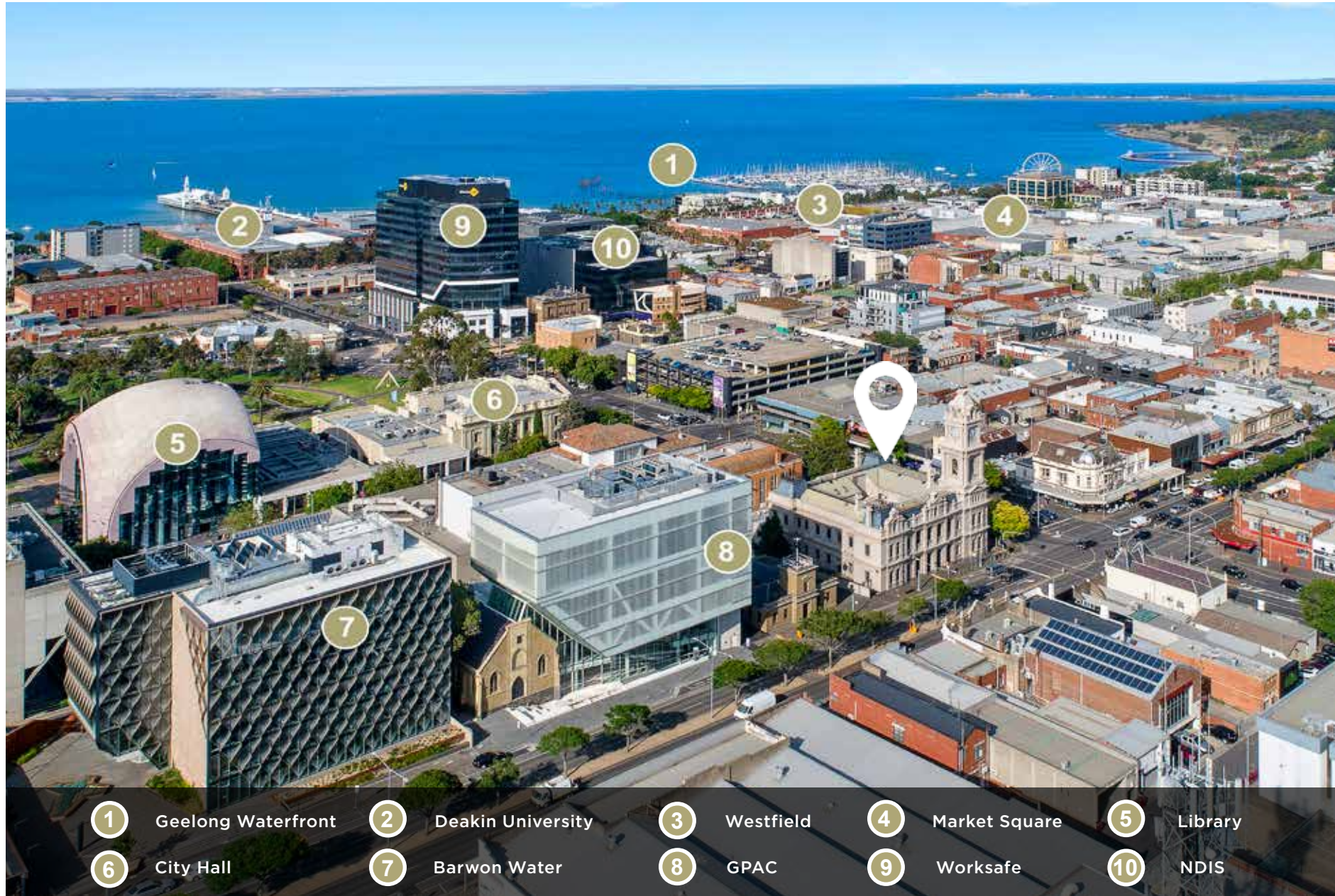
The Former Geelong Post Office is a recognised property within Geelong CBD and is exceptionally located on the corner Gheringhap and Ryrie Streets. The building is a public feature, accentuated by the corner clock tower and French Second Empire style that was built in 1889-90.

The two-storey rendered brick structure originally included postal and telegraph services on the ground floor, with government offices on the first floor. Residential accommodation for the postmaster was provided to the west side of the building over both levels.

Over the years the building has had many alterations and while the exterior appears relatively intact, its interior has suffered by a loss of its original character in areas.

The total building area is approximately 1,695 square metres and is situated on 1,300 square metres of Activity Centre Zone land.





THE LOCATION

Situated on the corner of two of Geelong's most prominent streets, Ryrie and Gheringhap, the Former Geelong Post Office stands tall, demanding a significant presence on the everchanging Geelong streetscape.

Located at the gateway to Geelong's Central Business District, the Former Geelong Post Office is ideally positioned to access the exceptional local amenity that Geelong has to offer including the expansive Johnstone Park, Arts Precinct, Little Malop Street Precinct and the Geelong Waterfront. While the Geelong Train Station is a short walk away, connecting Geelong to Melbourne in under an hour.

Surrounding this opportunity is both local and state government organisations together with prominent private businesses.

- 650 metres to Geelong Train Station
- 900 metres to Westfield Shopping Centre
- 550 metres to Deakin University
- 800 metres to Geelong Ferry to Melbourne
- 22 kilometres to Avalon Airport



EXTERNAL CONTROLS

The future use of the former Post Office is likely to require building improvements. The overriding objectives are firstly to retain and conserve the building and to undertake works in a manner that is sensitive to the valued presentation of the building.

The following is the principles to guide future changes:

BUILDING ENVELOPE

- The building envelope should be retained, including the street-facing roof slopes.
- Future paint treatments should be informed by paint scrape analysis of rendered areas that are known to be original. It is in generally good condition and is broadly consistent with the building's historic pale-coloured presentation.
- There is no potential for the removal of render.

SOUTH ELEVATION (RYRIE STREET)

- Opportunities to return modified openings within the postal arcade to their original form should, in preference, be explored, subject to compliance with DDA regulations.
- As has occurred previously, timber window frames should be replaced on a like-for-like basis as/when required. This rationale applies to all elevations.
- Disabled access at the west side of the Ryrie Street arcade should be maintained.



EAST ELEVATION (GHERINGHAP STREET)

- The faux classical screen wall, at the north end of the east elevation can be retained, removed or replaced as required. In the event of replacement, it would be appropriate for a space of approximately one to two metres to be provided between the original 1891 wall and any new works in the location, to enable an appreciation of the 1891 building as a freestanding, three-dimensional structure.
- If there is a requirement for the provision of a new entry to the building, the preference is for the reactivation of the original Gheringhap Street entry. If pursued, the reconstruction should be based on documentary evidence, and reinstate the original form of the arcade in this location, to the extent that this is possible with regard to the DDA requirements. All original fabric, including the columns and arches in the infilled arcade, should be retained.



REAR ELEVATION

- The 1960's ground level addition can be retained, modified or demolished as required.
- In the event of removal, original external fabric at the west end of this elevation should be retained and conserved unaltered.
- The bluestone basement elevation should be retained and conserved. There is, however, potential for internalising this elevation as part of any new works at the rear the building. This advice recognises that the rear elevation does not form part of the public expression of the former Post Office and has effectively been internalised since the construction of the 1960s addition.

WEST ELEVATION

There are a few opportunities for significant interventions or change to the west elevation, which is largely intact as built. It is also noted that access to this elevation is constrained by the proximity of the Telegraph Office.

ROOF

There is potential for the introduction of new works within the areas originally occupied by the lantern roofs. In preference, there should be no visibility of these new works from ground level. Alterations to original roof framing can be contemplated to maximise the space available for works.

INTERNAL CONTROLS

The following is the principles to guide future internal changes:

CLOCK TOWER

- All levels of the clock tower should be retained and conserved.
- The original Benson clock mechanism and bells should also be retained.
- Failed sections of the plaster to the underside of the staircase in the clock tower should be made good as part of the maintenance program.

STAIRCASES

The original staircases at the building – within the clock tower, at the north end of the building and at the west side linking the postmaster's quarters – should be retained and conserved to the extent of original fabric.

The existing level of the first floor should also be retained.



ROOM 2.13, LEVEL 1 OF THE CLOCK TOWER

Room 2.13 forms the base of the clock tower at Level 1. It is one of the few spaces within the building that retains its original plan form, and some original decorative details. These attributes should be retained.

THE POST MASTER'S RESIDENTIAL ACCOMMODATION LEVEL 1

The west range of the first floor is the most intact suite of spaces in the building and should be conserved and retained. Where there is a requirement to remove original internal walls for practical or functional reasons, evidence should be retained, preferably through partial removal only and/or the retention of wall nibs. New openings to internal walls should be kept to the minimum number and dimensions required. In preference, fireplaces and chimney breasts should be retained.

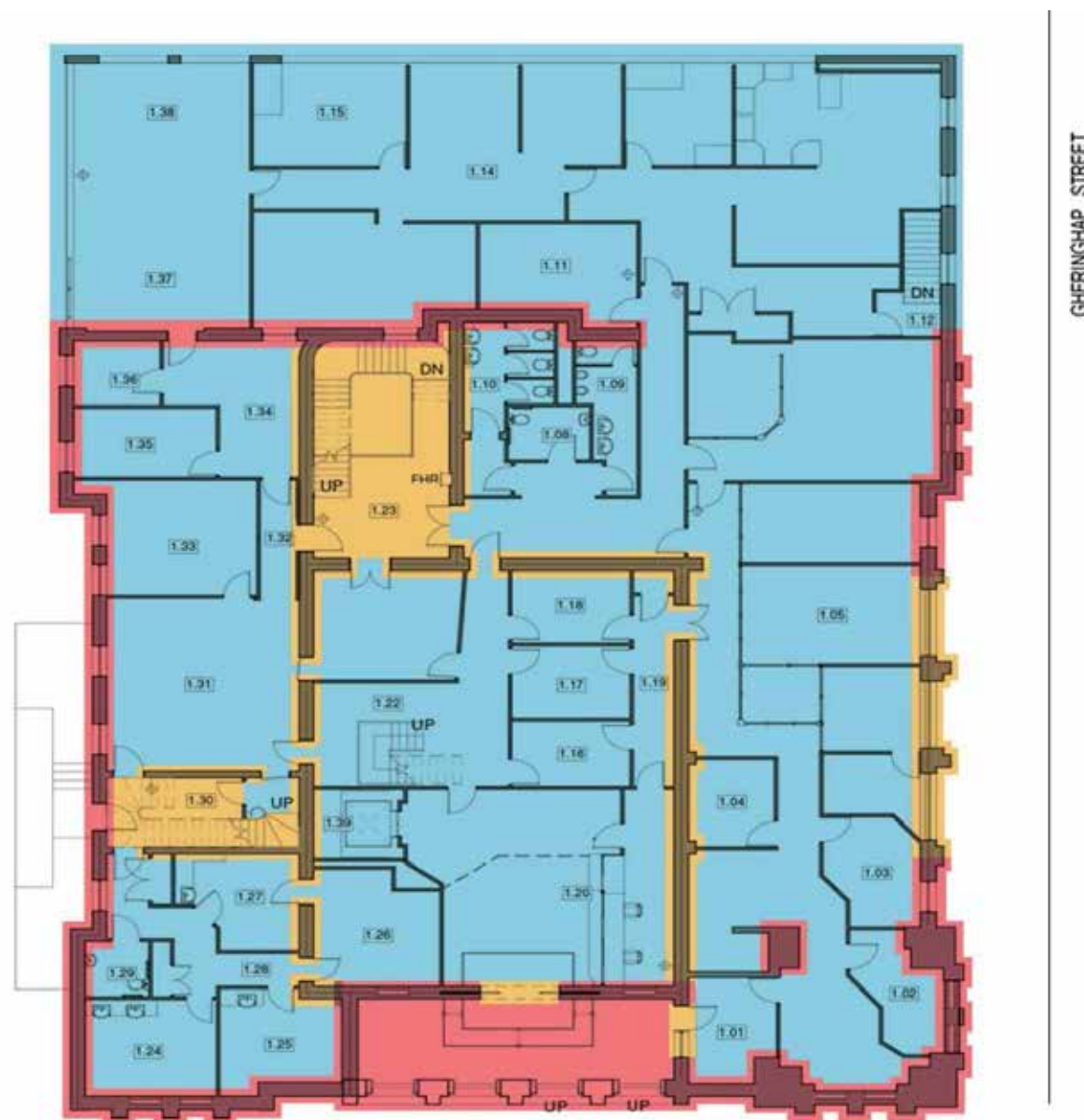
POSTAL HALL

The plan and extent of the postal hall is evident in plan form. A preferred outcome from a heritage perspective would be for the reinstatement of the hall as a volume in the centre of the building. Opportunities exist for the reinstatement of the top lighting.

Please see full and complete details of ongoing controls as discussed in the Conservation Management plan available from the dataroom access via www.eProcure.com.au/geelong

LEVEL OF SIGNIFICANCE ACROSS FLOOR PLANS & LEVELS

GROUND FLOOR



Key Levels of significance - Ground floor



Primary

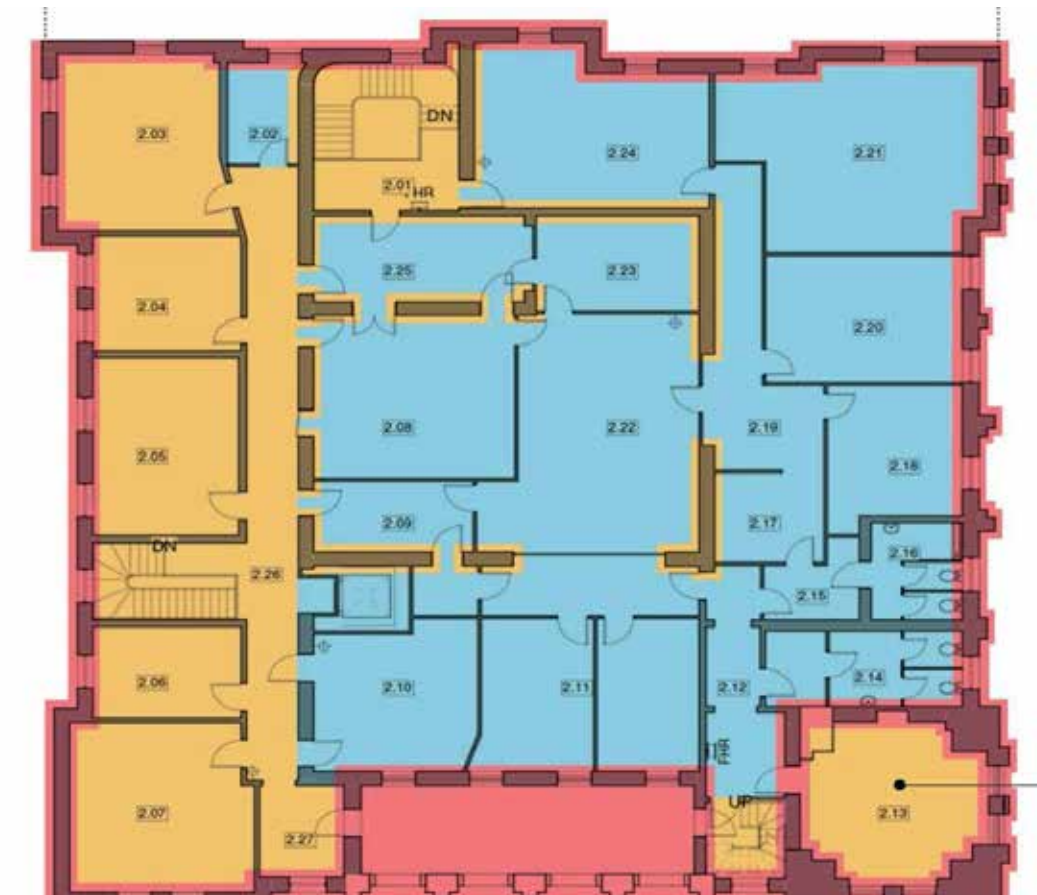
Moderate

Little or no

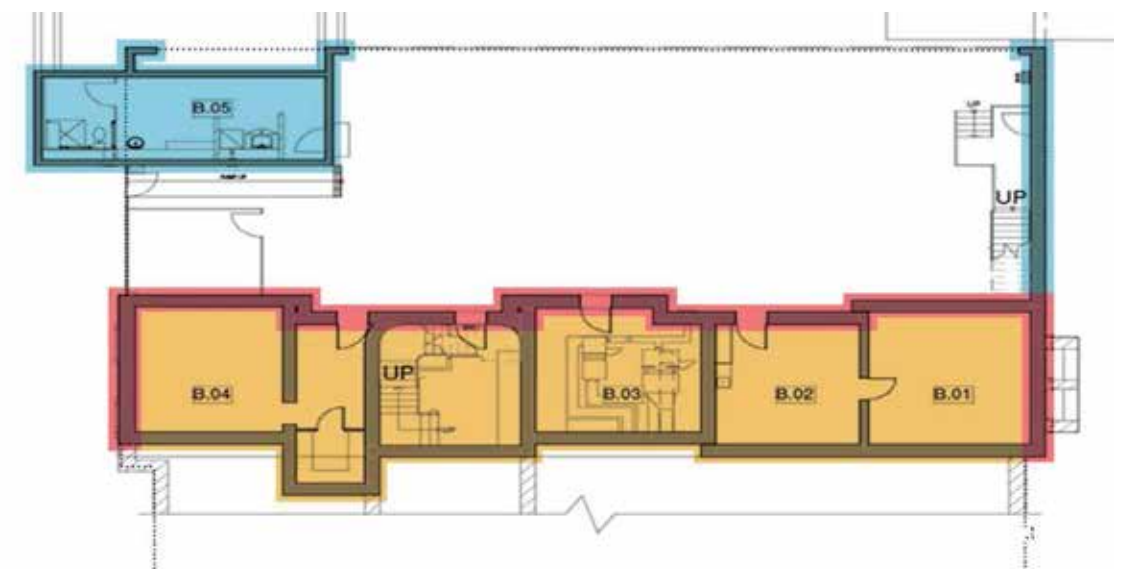
0 1 2 4
(m)

Figure 40 Ground floor plan: levels of significance

FIRST FLOOR



BASEMENT



ABOUT GEELONG

GEELONG AT A GLANCE

Located 75 kilometres south-west of Melbourne, Geelong is Victoria's largest regional centre and its fastest growing region. Residential and commercial building activity is at record levels. Private sector spending and trade through the Port of Geelong are at their strongest levels for many years. Unemployment is on par with the Victorian State average and investor interest in the Region is unprecedented.

GROWTH SECTORS

The Geelong economy has experienced considerable diversification over the past decade. Traditional industries will continue to be key economic and employment drivers in the region, however there is a focus on the following strategic growth sectors:

- Knowledge, innovation & research
- Advanced manufacturing
- Transport & logistics
- Health
- Tourism
- Education



244,000

Current
population



**Enviably
lifestyle**

Work. Live. Play.



17,000

Business
enterprises



91,000

Multi- skilled
labour force



Resource hub

Comprehensive
infrastructure &
business services



**Close
proximity**

To major markets
such as Melbourne



Easy access

Extensive transport
links



THE PROCESS

METHOD OF SALE OR LEASE

The Former Post Office will be sold or leased via an Expressions of Interest campaign closing the Thursday 26 March 2020 at 3:00pm (AEDT), with an additional tender process for successful Expressions of Interest submissions to occur after.

AGENTS

Purchasers are invited to contact the exclusive agents to schedule a private viewing of the premises.



Andrew Lewis

Director - Geelong

+61 418 508 908

andrew.lewis@colliers.com



Ben Young

Senior Executive

+61 407 296 679

ben.young@colliers.com



Jonathon Lumsden

Senior Executive

+61 402 213 572

jonathon.lumsden@colliers.com



Sam Neale

Executive

+61 438 480 266

sam.neale@colliers.com

THE PROCESS

The process will occur in 2 parts:

ii. Part 1 - all submissions will be assessed using the criteria set out in item 5 of the Expressions of Interest documents from which a shortlist of proponents will be selected and be invited to submit a tender.

iii. Part 2 - the successful proponent will be selected from the shortlist tenderers following a further evaluation process which will include the criteria set out in item 5 of the Expressions of Interest document and consideration of further information to be provided including purchase price or rental, a site plan, detailed design, staging plans and budget information.

SUBMISSIONS

The City of Greater Geelong Council Expression of Interest document needs to be completed and submitted via eProcure.

This is a requirement of Council to meet our procurement & probity guidelines. eProcure is the only avenue to submit an Expressions of Interest.

The process for interested parties is to:

1. Log onto eProcure at www.eProcure.com.au/geelong
2. Register
3. Download Expressions of Interest
4. Submit application.

TO VIEW A VIDEO TOUR
OF THE COMPLEX
GO TO:

[HTTPS://VIMEO.COM/390481317](https://vimeo.com/390481317)



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