

South Melbourne Town Hall

Conservation Management Plan

208-220 Bank Street, South Melbourne, Victoria



August 2021

Prepared by

LOVELL CHEN

Prepared for

City of Port Phillip

Quality Assurance Register

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| Project no. | Issue no. | Description | Issue date | Approval |
|-------------|-----------|-------------------|----------------|----------|
| 9274 | 1 | Draft for review | 10 May 2021 | AM |
| 9274 | 2 | Final draft issue | 28 June 2021 | AM |
| 9274 | 3 | Final issue | 27 August 2021 | AM |

Referencing

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Cover image: The Bank Street (right) and Fishley Street (left) elevations of the South Melbourne Town Hall complex, c. 1931-36, Commercial Photographic Co Pty Ltd (Copy supplied by the City of Port Phillip)

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Victoria

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SOUTH MELBOURNE TOWN HALL

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ACKNOWLEDGEMENTS

Andrew Farrell, City of Port Phillip

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SOUTH MELBOURNE TOWN HALL

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EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) was commissioned by the City of Port Phillip (CoPP). Its principal purpose is to support CoPP in its endeavours to reactivate the South Melbourne Town Hall (SMTH) complex. Following a roof failure in October 2018 and subsequent structural assessments which revealed more widespread risks and compliance issues, use of the building has been suspended.

The Town Hall opened in 1880, as the central component of the Emerald Hill Estate, and was the principal seat of local government for the City of South Melbourne until the local government reforms of 1994. The two-storey complex underwent a broad-scale programme of renewal (or modernisation) in the late-1930s. Since 1997, more than 50 per cent of the building has been occupied by the Australian National Academy of Music (ANAM).

As well as civic functions (ceremonial, bureaucratic and administrative), the facility was built to accommodate multiple other uses, including a court house, post office, Mechanics Institute and fire brigade. These uses changed over time, resulting in physical alterations and interventions, some of them significant. Plans of the building as existing are provided below (Figure 1 and Figure 2), and an aerial view is at Figure 3.

The SMTH complex is one of almost 30 equivalent facilities built to provide a range of civic and community services to municipalities across Victoria between the 1860s and the interwar period. These facilities, as well as having common origins, have navigated a similar suite of challenges over the decades including iterative physical change to meet evolving requirements, programmes of wide-scale renewal and efforts to sustain uses and economic viability in the period since amalgamation.

Methodology

The document follows the sequential process articulated in the *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)* as related to planning for and managing a place of cultural heritage value. It includes evidence of significance; confirms the cultural heritage values of the place; identifies elements and attributes related to those values; describes factors and considerations pertinent to the on-going management of the SMTH complex from a heritage perspective; and concludes with conservation policies and recommendations for management.

The SMTH complex was first assessed as a place of heritage value in 1961, and has been subject to statutory heritage controls since 1974. As a result, its origins, evolution, condition and integrity have been analysed in considerable detail over time.

This document follows and draws upon a number of previous reports, including a *Conservation Analysis and Management Plan* prepared in 1995 by HLCD Pty Ltd with Dr Carlotta Kellaway; a 2010 report on the Council Chamber prepared by the Centre for Cultural Materials Conservation; and further analysis undertaken by HLCD and Dr Peter Mills in 2020 (unpublished). For further information, see endnotes and the bibliography. The Room Survey (Appendix C) was prepared by HLCD with Dr Peter Mills in 2020, with minor alterations by Lovell Chen in 2021.

Findings

The assessment of significance undertaken for this CMP confirms that the SMTH complex is a place of significance to Victoria. The criteria that apply are historical ('a') and aesthetic/architectural ('d' and 'e'). The complex is also considered to be of social value (criterion 'g'), but further research is required to establish whether that applies at the State or local level.

Points of difference between the assessment for this CMP and the existing Victorian Heritage Register Statement of Significance (SoS, which dates to 1999) are summarised below:

- *What is significant?* The mansard roofs and other decorative external details reinstated in the early-2000s are significant elements of the building's external form and presentation.
- *Criterion 'a':* The statement that the SMTH complex was 'the first Town Hall to achieve an integrated municipal facility with a range of functions' is disputed. Earlier examples include Fitzroy Town Hall, the North Melbourne (Hotham) Town Hall and Prahran Town Hall.
- *Criterion 'd':* It is considered that the SMTH complex satisfies criterion 'd', as a fine example of a Victorian era town hall (class of place).
- *Criterion 'g':* For the purposes of this CMP it has not been established whether the SMTH complex is of social value at the State or local level. It would be desirable for research to be undertaken to resolve this. Further, a number of previous assessments have suggested that the Jubilee Fountain (1905) is of social (and historical) significance. The Fountain was installed to commemorate the 50th anniversary of the municipality, and to acknowledge the contributions of local residents to the Boer War. It is considered that the Jubilee Fountain is an element that is unlikely to have a contemporary social value or association stemming from its association with a conflict and jubilee commemorated more than 100 years ago. It is however a historically significant feature, and one that requires respectful management as a consequence of its memorial function (as do other memorials within the complex).

To facilitate future site management, it would be desirable for the VHR SoS and the assessment included in this CMP to be aligned, and for a revised VHR entry to include an expanded suite of permit exemptions.

Key issues and recommendations

Use

The reactivation of the SMTH complex is a priority. The complex was designed and planned as a civic centre, and to accommodate multiple uses/occupants. Continued use of the building complex, at least in part, for civic purposes would be compatible with the main building's historic and social values. Likewise, public access to the complex would be appropriate, consistent with historic precedent and responsive to community sentiment. In this regard, emphasis should be placed on spaces that were designed for public use, notably (but not exclusively) the Main Hall.

Following rectification of the SMTH's current condition, ANAM's use of the building is anticipated to continue, and may be expanded. From a heritage perspective, uses that could be contemplated for the facility are many and varied, and include: education; performance; a business incubator, arts hubs, community resource or office space.

Implications of significance

The extent of physical change to the interior of the SMTH complex has introduced a level of complexity to reading the building fabric, consistent with the degree and localised nature of change introduced to the building over time. This has implications for the management of significance. A values-led approach management has been adopted, discussed below.

- *Primary* elements, areas and attributes relate directly to the historical, characteristic, architectural and social values of the SMTH complex. These elements/areas include spaces that are expressive of both the Victorian and inter-war eras in terms of decorative treatments and materiality. They should be retained and conserved in accordance with the principles of the *Burra Charter*.

- *Contributory* elements and areas are, in the main, of generic and/or modified form, detail or planning but nonetheless support an understanding of the SMTH's cultural heritage significance. Contributory elements/areas include spaces that have lost a coherent decorative treatment but retain their plan form. The approach to change within these areas should use the building and its iterations as a guide.
- Spaces that have not been assessed as being expressive of the cultural heritage values of the SMTH complex – i.e they are not substantially intact as built or as remodelled; they have limited capacity to provide evidence of former uses; and are not public-facing – provide opportunities for change, alteration and removal. Consistent with the objectives for spaces that *contribute* to significance, the approach should be to use the building as a guide – i.e. evidence of original/early finishes and/or sections of significant fabric should desirably be conserved and maintained.

Compliance

The reactivation of the SMTH complex will require interventions to achieve DDA, BCA/NCC and seismic compliance. These requirements will be both costly (particularly for seismic) and unavoidably invasive. A high degree of care should be taken in seeking to deliver a compliant outcome that minimises impacts on the site's cultural heritage significance.

Principles to guide change

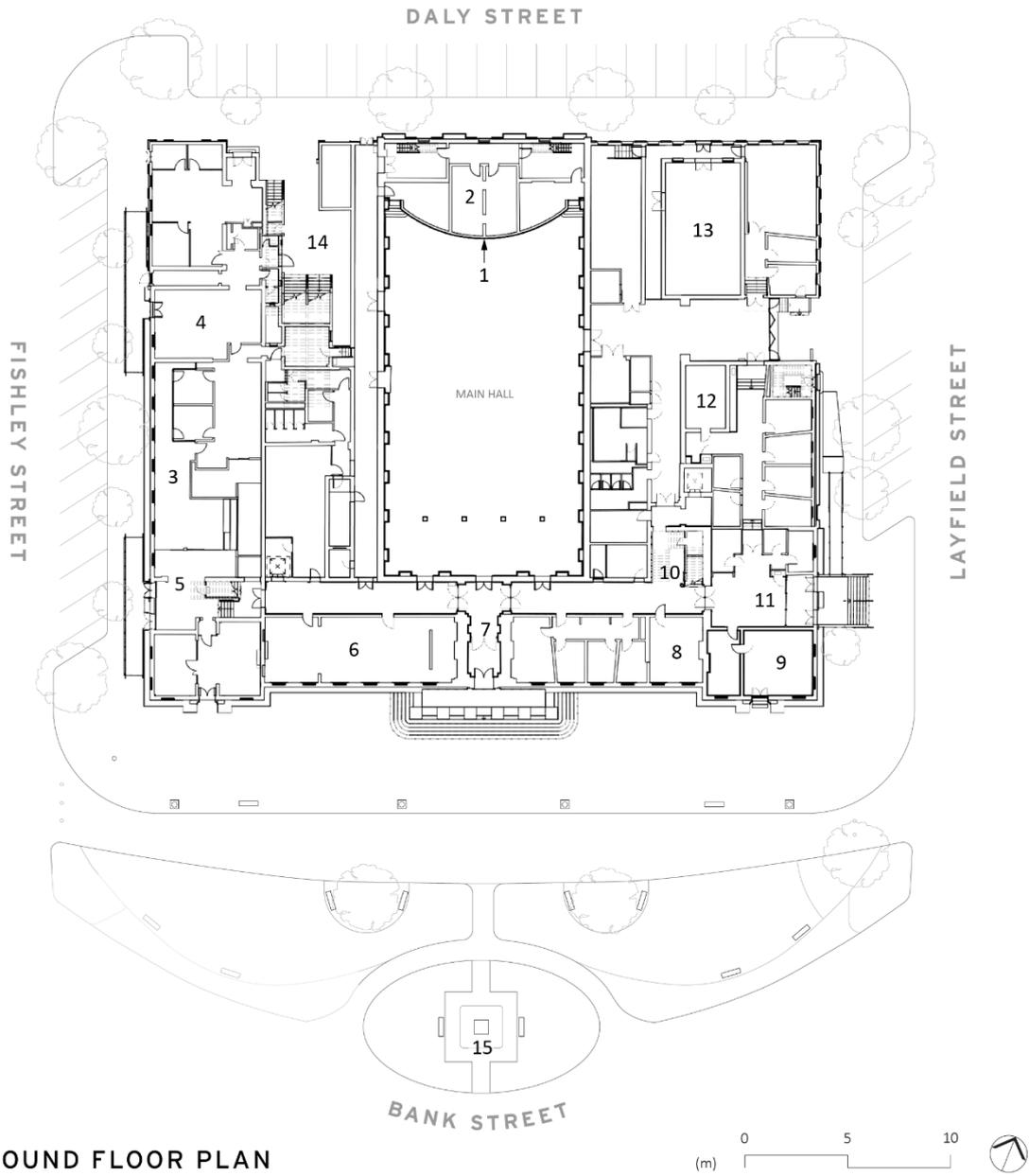
The Town Hall has long history of adaptation and alteration in response to evolving functional requirements and the needs of occupants. There are relatively few rooms within the complex that retain their three-dimensional form largely intact either as built (1870s) or as upgraded in the 1930s). From a heritage perspective further change can reasonably be contemplated, providing that the works do not diminish the cultural heritage significance of the place overall.

Consistent with its origins (multiple uses within one complex) and recognising the historic pattern of managing the site (generally localised interventions as opposed to an holistic vision), there is no imperative for a consistent design approach to be applied through all areas. However, the SMTH may benefit from a considered approach to renewal implemented holistically, and an overall design strategy that revisits the 'middle course' (between the Victorian and 1930s then-modern) identified by Oakley & Parkes in their remodelling of the complex. It is also the case that 'set-piece' spaces and elements of primary or contributory significance – including, but not limited to, exterior building fabric to all elevations (with the exception of areas modified in recent decades); the Main Hall; Council Chamber; former Library Reading Room; and the Mayor and Mayoress' suites – require a highly considered approach to management.

New works and development

The SMTH complex occupies an island site almost all of which is occupied by development. This constraint, and the high level of architectural significance, is such that there is very limited potential for new works. Locations where new works might be considered include the service area at the north-west of the site and the modern foyer infill at the north end of Layfield Street, which might be contemplated for replacement, and potentially enlargement. In both areas, resolution of the interface between retained and new fabric is another complex matter that would require careful resolution.

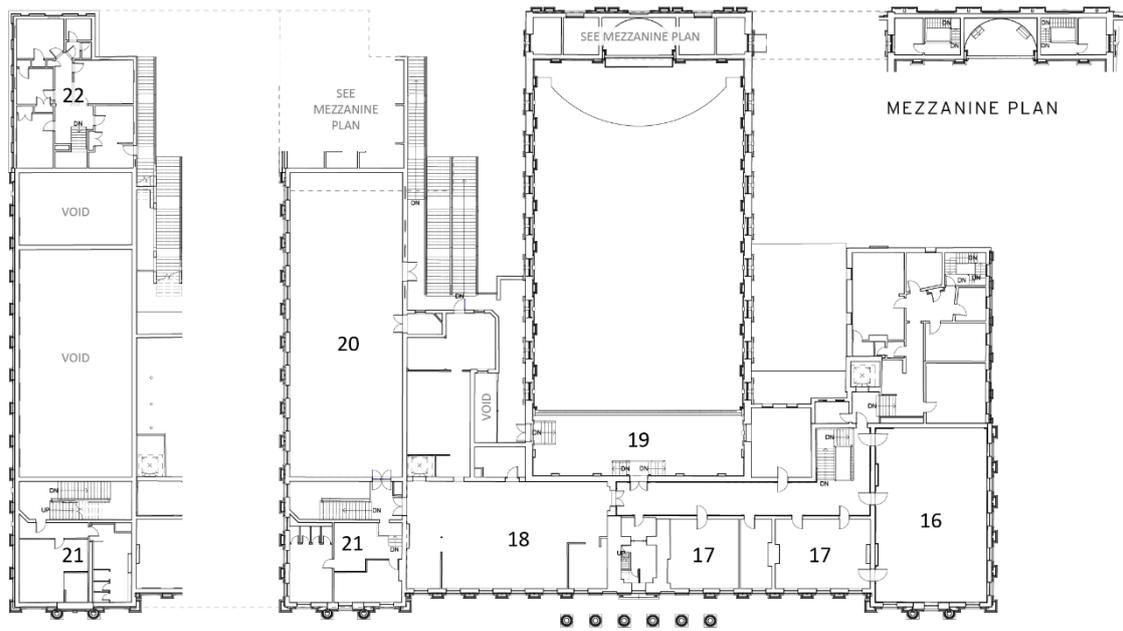
SOUTH MELBOURNE TOWN HALL



GROUND FLOOR PLAN

- | | | |
|-------------------------------------|---|--|
| 1 Main Hall Stage | 6 Theatrette / Multi-use Room | 11 East Vestibule |
| 2 Former Changing Rooms / Amenities | 7 South Vestibule | 12 Rates Office Vault |
| 3 Former Library Reading Room | 8 Assistant Town Clerk's Office (1970s) | 13 Ballantyne Room (former Court Room) |
| 4 Former Childrens Library Room | 9 Town Clerk's Office (1970s) | 14 Service Yard |
| 5 West Vestibule | 10 East Staircase | 15 Jubilee Fountain |

Figure 1 South Melbourne Town Hall, ground floor plan: with key spaces/areas identified



MEZZANINE PLAN

LEVEL 1 FLOOR PLAN



- | | | |
|-------------------------------|---|---|
| 16 Council Chamber | 19 Main Hall Balcony | 22 Former Assistant Librarian's Residence |
| 17 Mayor and Mayoress's Suite | 20 Lodge Room | |
| 18 Supper Room | 21 West Vestibule Stair and Mezzanine Amenities | |

Figure 2 South Melbourne Town Hall, first floor plan: with key spaces/areas identified



Figure 3 Aerial view of South Melbourne Town Hall, 11 March 2021
Source: <https://www.nearmap.com/au/en>, accessed 8 April 2021

1.0 HISTORY

The history of SMTH has been compiled and reviewed regularly over the last three decades, including in: the 1995 *Conservation Analysis and Management Plan* (HLCD Pty Ltd, with historical content written by Dr Carlotta Kellaway¹); an updated version of that history produced in 2020 (HLCD Pty Ltd, unpublished); and in a recent monograph by local resident and historian Adair Bunnett OAM (2020, draft unpublished). The HLCD documents also include analysis of the development sequence and external and internal alterations which have been undertaken over the life of the building complex.

The intent in the pages that follow is not to supersede the work of those previous authors, but to provide a complementary summary that reflects on the key moments and themes in the history of SMTH. Where more detailed information on a given element or era is required, that information remains available and should be drawn upon to inform management decisions.

In reading the following, reference should be made to Appendix B, which includes a package of historic drawings dating from 1878 and the 1930s.

1.1 First peoples

Before European settlement at Melbourne and Port Phillip Bay, First Peoples inhabited the coastal marshlands at the mouth of the Yarra River, making extensive use of the landscape over which the future settlements of Emerald Hill, South Melbourne and the City of Port Phillip were developed. While often overlooked in Eurocentric histories of settlement, Traditional Owners and other Aboriginal and Torres Strait Islanders continue to live in and contribute to the contemporary form and values of the municipality.

Port Phillip Council has acknowledged this history and its aspirations for the city's ongoing relationship with Indigenous Australians:

- The Council of the City of Port Phillip acknowledges that Indigenous Australians were the first people of this land and have survived European settlement for more than two centuries.
- The City of Port Phillip values its diverse and multicultural community and encourages tolerance and respect for all.
- The arrival of Europeans brought massive change to the land and to its indigenous peoples.
- For its part, Port Phillip City Council acknowledges and grieves for the loss by the indigenous people of their land, their children, their health and their lives.
- We acknowledge the right of indigenous Australians to live according to their own values and customs, subject to law and we commit ourselves to respecting Aboriginal sacred sites and significant places.
- The Council recognises the valuable contribution to the Port Phillip region made by indigenous people and looks forward to a future of mutual respect and harmony.
- The Council supports the indigenous and non-indigenous people of Australia working together for the development of a formal instrument of reconciliation.²

An account of the history of the Yalukit Willam clan of the Bunurong people within the area of the contemporary City of Port Phillip was commissioned by the Council in 2014.³ This history

acknowledges the prominence of Emerald Hill within the local landscape, and its inferred and recorded use as a camp and corroboree site until at least 1844.

The Boon Wurrung Foundation had offices at SMTH until the end of 2018.

In July 2021, the Victorian Aboriginal Heritage Council adopted new boundaries of the Registered Aboriginal Parties (RAPs) in the Melbourne metropolitan region after both Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation consented to the variation. Under the new map, the registration boundary between the Bunurong and Wurundjeri RAPs has been set along the watershed boundary between Port Phillip Bay and the Yarra River. The new boundary crosses Emerald Hill following the north side of Bank Street, with the SMTH located just inside the Wurundjeri Woi-wurrung RAP area, and the southern part of the Bank Street forecourt within the Bunurong RAP area. Bunurong and Wurundjeri people will determine how the new boundaries are addressed in their contemporary relationship to Emerald Hill and the SMTH.

1.2 Local government and the gold boom

In the first years of Victoria's colonial settlement, the influence of local governing authorities and investment in public infrastructure generally lagged behind the extension of private authority and the social and economic leverage of pastoralism. Neither the grazier class nor the distant colonial government in Sydney had an interest in empowering or funding a local layer of government in the Port Phillip District, or in local investment in roads and infrastructure beyond those required to sustain the operation of Melbourne and other port settlements.

However, separation of the Victorian colony in 1851, and the near simultaneous discovery of gold radically accelerated local investment alongside massive growth in population and commercial activity. Over the next decade more than a million people arrived in the colony. By December 1854 the Victorian government passed the *Municipal Institutions Establishment Act*. Petitioners across Melbourne's burgeoning suburbs moved quickly to have municipal districts proclaimed under the Act, with East Collingwood, Prahran, Richmond and St Kilda proclaimed in April 1855, and Emerald Hill on 26 May 1855.⁴

Gold wealth was reinvested into other commercial ventures, buildings and real estate, and into a secondary population boom as gold rush arrivals settled and raised families. While major goldfields communities were the first to build substantial public buildings, by the 1870s and 1880s declining mineral prospects drove resettlement at Melbourne and its suburbs and inflated the position, status and rates base of suburban local governments. The most prominent built new town halls at a grand scale during this period, including Prahran (1860), Fitzroy (1874), North Melbourne (1875/76), Brunswick (1876), Emerald Hill (1880), St Kilda (1881), Malvern (1886), Collingwood (1887), Camberwell (1890), Dandenong (1890), and Northcote (1891).

These new town halls adopted classical revival styles (principally Italianate and French Second Empire) expressive of their civic function and landmark position within their suburbs, and were constructed at a scale that often dwarfed the actual size and functions of local governments. As noted by architectural historian Andrew Ward, by the end of the boom larger Victorian cities typically employed ten to twelve officers,⁵ plus a complement of councillors and mayor. The size and functions of these governments remained limited and were soon to be subject to the shocks of the 1893 financial crisis, the ensuing Depression and the Federation Drought (mid-1890s to 1903).

1.3 Emerald Hill and the City of South Melbourne

The name Emerald Hill described an area of high ground midway along the road between the piers at Sandridge and the central Melbourne grid, and sandwiched between areas of salt marsh to the south

(the future Albert Park) and north (adjoining the south bank of the Yarra River). Initially a tent city populated by new arrivals, Emerald Hill was soon surveyed and developed rapidly as a commercial centre in its own right (Figure 4).

Petitions to establish a municipality at Emerald Hill were received in early 1855, with the District of Emerald Hill proclaimed on May 26, 1855. A first public meeting of resident householders and landowners was held a month later on June 28 at the Great Iron Store, a general store located in an imported prefabricated building clad in corrugated iron at 121 Cecil Street. Seven Emerald Hill councillors were elected at a poll the following day,⁶ and famously became the first local government to operate in the Melbourne suburbs.

Immediately engaged in the work of road and sanitary improvements in their district, by the end of 1856, two weatherboard houses had been purchased and moved to a new town hall reserve west of Cecil Street (between Dorcas and Coventry streets) to house the Council offices and a residence rented to the town clerk; a fire-engine house had also been erected on the reserve (Figure 5 and Figure 6).⁷ A Mechanics' Institute on an adjacent site facing Cecil Street soon followed, funded by local subscriptions and a grant from the Legislature. In 1867 a market was established on the block to the north.

The municipality was proclaimed the Town of Emerald Hill in 1861,⁸ and the City of Emerald Hill in 1883.⁹ However, with rising agitation for city status in the early 1880s there was also a current of support for amalgamation with Sandridge (Port Melbourne) under a single municipal banner as 'South Melbourne',¹⁰ a name that would be shared with the parish established in 1840. While the contemplated amalgamation with Sandridge did not eventuate, a week after Emerald Hill was declared a city, the Governor of Victoria proclaimed its renaming as the City of South Melbourne.¹¹

1.4 Building the Town Hall

While operating out of modest structures in the original town reserve west of Cecil Street, there appears to have been a recurring anticipation of a greater scale of civic and urban development at Emerald Hill, and a sense that preceding reserves and land grants had encumbered the founder's efforts to develop on the south side of the Yarra.

The Melbourne (Protestant) Orphan Asylum occupied land at the centre of the new town, on a grant applied for by the Melbourne City Council in early 1851¹² and following separation subsequently confirmed both by Lieutenant-Governor La Trobe and his successor Sir Charles Hotham.¹³ The latter laid the foundation stone for the orphanage in September 1855 (Figure 7).¹⁴ As early as 1855, a controversy arose between the trustees of the Asylum and the council over the latter's unsuccessful effort to secure a right-of-way for Banks Street through the Asylum's ten-acre land grant.¹⁵

In 1857 the Emerald Hill council made representations to the Government encouraging the removal of the orphanage and appropriation of the land for other purposes.¹⁶ In 1863, a council committee struck to consider the question of a new town hall site identified an acre site at the north-east corner of the orphanage land grant, at the intersection of Clarendon and Dorcas streets, as a favourable location if agreement could be reached with the trustees.¹⁷ In 1873, a plan by the Orphan Asylum trustees to lease the site's frontage to Clarendon Street elicited new comment that it was time the orphanage relocate and its site be assumed for a new town hall.¹⁸ Public concern was also raised that same year over a proposal to erect permanent school buildings on the nearby national school reserve on the east side of Clarendon Street, alienating another site considered by various parties to be favourable for further commercial development, a post and telegraph office, or even the long-desired purpose-built Town Hall.

A mutually beneficial agreement between the council, the government and the orphanage trustees for the relocation of the Orphan Asylum was finally secured soon afterwards. Under the agreement, the

council would purchase the main buildings of the orphanage and additional land to 70 feet (21 metres) on two sides for £20,000, while the remainder of the reserve remained under the institution's ownership to serve as a permanent endowment through lease or future sale. The purchase price paid by the council was calculated to fund the institution's relocation to a larger site at Brighton.¹⁹

First proposed to the Chief Secretary of the Treasury in December 1874,²⁰ enabling legislation allowing the sale of the Orphan Asylum (and effectively converting the land to fee simple ownership) received consent in October 1875.²¹ The government also passed legislation in 1876²² converting the Council's existing reserve and the adjoining police reserve and Mechanics Institute west of Cecil Street to fee simple ownership facilitating its sale, with the proceeds funding the Council's purchase of the orphanage site and the erection of new buildings.

The new Orphan Asylum site was secured by July 1876, and the memorial stone installed in July 1877.²³ Sixteen new lots on the orphanage's retained endowment land, fronting Clarendon Street, were also developed and occupied by early 1877 on 33-year leases.²⁴ The main orphanage buildings were vacated by early 1878 and conveyed to the town council.²⁵

Also in 1878, the council held a design competition for the new Town Hall, selecting the architect Charles Webb to undertake the project with a budget of £22,000 (Figure 8).²⁶ Webb's then-partnership Webb and Taylor had designed the original Orphan Asylum in 1855,²⁷ and the architect had by this time already been engaged for the design of the new orphanage at Brighton.

The design, tendered in November-December 1878, was described in the *Australasian Sketcher* of 15 February 1879, shortly after the tender had been awarded to the firm Gillow and Treeby (

Figure 14).

1.4.1 Charles Webb, architect (1821-1898)

Born in Suffolk, England, Charles Webb apprenticed in London before following his elder brother to Australia. Entering into a partnership in 1849, the brothers designed a number of houses at Brighton (where he lived), as well as warehouses and the first St Paul's Church in Melbourne. In 1854, James Webb returned to England, and Charles Webb partnered briefly with Thomas Taylor, with the firm producing the design for Melbourne Grammar School as well as for the Melbourne Protestant Orphan Asylum at Emerald Hill.

A foundation member of the Victorian Institute of Architects, in 1858 Charles Webb established his own practice. Over the next 25 years, he carried out a string of prominent projects across Melbourne and the colony, including Wesley College (1864), Royal Arcade (1869), the Mount Noorat homestead (1878), the new Melbourne Orphan Asylum at Brighton, and the Grand (Windsor) Hotel (1883). Webb designed several further buildings in South Melbourne and the City of Port Phillip, including State School No. 1253 on Dorcas Street (1880), additions and renovations to the existing St Luke's Anglican Church, and several residences.

1.5 Centrepiece of the community

Construction of the Town Hall fulfilled the ambitions of the Emerald Hill and later South Melbourne Councils to erect a modern facility of a scale and grandeur matching the community's aspirations (Figure 9 to

Figure 14).

More than simply a Council facility, the project was conceived and executed to consolidate the community's public offices at a single site. Under the terms of the 1876 *Emerald Hill Town Hall Act*, the Council had been made responsible for the delivery of a police court, mechanic's Institute and post and

telegraph offices at the new town hall site, as well as civic offices/chambers (see Figure 15 and Figure 16). The Council also accepted responsibility for housing the local volunteer fire brigade, although this arrangement would soon be superseded.

Some of these facilities had occupied various granted sites around the town hall within the public reserve of Block 10 west of Cecil Street, and the renewed arrangement secured valuable land in fee simple for these beneficial functions and new ones in the inflated boom period real estate market, while funding the relocation of the Orphan Asylum to a larger site at Brighton.

The arrangement also delivered on the town council's desire to situate its offices closer to the suburb's commercial core as had developed in the 1850s and 1860s, although it did not place the Town Hall directly on Clarendon Street as previously contemplated. Instead, the striking classical building was erected just off Clarendon Street on a symmetrical plan that provided street frontages for all the public services to be housed in the complex. Several of the new facilities also included staff residences, an aspect of Victorian municipal management which would be retained into the twentieth century.

Along with the expanded Council offices, the core of the complex was an ample public hall hosting the community's expanding social programme, including an annual programme of balls and receptions, welcome events for Victorian Governors, concerts, and theatrical entertainments and competitions. Local orders and friendly societies, community associations, and organised labour met regularly at the Town Hall's suite of rooms, including the Council's Main Hall and Supper Room, and in meeting rooms within the Mechanics Institute. The Town Hall also became the principal meeting place in the community for civic functions (including elections and services observing changes in the monarchy) and political events, including an 1898 meeting in support of the Federation Bill Referendum.

1.5.1 *Summary of change, 1880s-1930s (select)*

The Mechanics Institute occupied a suite of rooms on the west return wing of the Town Hall, and included a reading room, club room, chess room, smoking room, women's conversation room, library, lecture room and four classrooms, and was described as the 'home of science and literature in this town'.²⁸ In 1887 a free reading room was opened to the public with a subsidy provided by the Council;²⁹ and in 1904, following the death of the last of the Mechanics Institute trustees, the council took over the management of the institute, a change ratified in 1908 legislation.³⁰ Over the years the public library continued to be upgraded and expanded, assuming more of the functions and facilities of the Mechanics Institute and growing to include a children's library (in 1923), while the institute's upstairs meeting room (original reading room) was expanded and remained in regular use as a Lodge Room frequented by local societies.

In 1891 the Metropolitan Fire Brigades Board was formed, assuming authority for organising fire services throughout Melbourne and disbanding the existing municipal and independent volunteer brigades. The Town Hall fire station was vacated by the new centrally organised brigades and became a council garage, workshop and store.³¹ The premises of the post office were purchased by the Council in 1911 and a new Post Office was constructed by the Commonwealth's Postmaster-General's Department opposite the Town Hall on the south side of Banks Street (now the Emerald Hill Library). The Police Station and Court House moved to a new building on the other corner opposite the Post Office in 1927, and their former premises at the Town Hall were purchased by the Council.³²

In 1905, the Jubilee Memorial Fountain was unveiled in the Bank Street forecourt. The Fountain was erected to commemorate South Melbourne's 50th anniversary and to honour the Victorian contribution to the Boer War in South Africa, where eight local men gave their lives. During World War I, two honour boards were installed within the Town Hall to recognise local residents and Council employees serving in

the war; balls, concerts and recruiting demonstrations were also held at the Town Hall in support of the war effort.

South Melbourne Town Council had a growing role in the provision of public health and social services, and the Town Hall was renovated to suit. Public health measures in response to the influenza pandemic of 1918-20 were delivered out of the Town Hall,³³ and in 1918 space within the former Mechanics Institute was provided to the Port and South Melbourne Baby Health Centre (the program was so popular that the two municipalities were soon operating separate centres in multiple locations). In 1920 the South Melbourne Town Hall centre became a Model Baby Health Centre (a training school supplying nurses to Baby Health Centres across Victoria) and operated as such until 1928 when the training facility moved to new premises on Swanston Street next to the Women's Hospital.³⁴ The Baby Health Centre itself soon moved into expanded offices on the east side of the Town Hall complex, the former police station and court house renovated by the Council at a cost of £3,500.³⁵ The new centre opened in 1930 and grew to include ante-natal and preschool sections in 1945.

Depression relief aid was distributed out of the council depot (former fire brigade hall) from 1929-1939. The depot was subsequently converted to house an Air Raid Protection office during World War 2.³⁶ It has also been recorded that a tuberculosis clinic operated out of this part of the Town Hall from c.1945-1952.

1.6 'Reconstruction' of the late-1930s

Many Victorian town halls underwent substantial renovations in the 1930s, driven by a requirement to house new functions and a desire to present more modern facilities that made a break from Victorian and Federation-period aesthetics.

At South Melbourne, discussion of wholesale renovations occurred as early as 1931 but were undercut by the onset of the Depression. Planning resumed in 1936, and by February 1938 arrangements for a 'reconstruction' of the complex had been finalised. The project included the construction of new offices for the city's rates department; new committee and service rooms; remodelling of the Council Chamber and Mayor and Mayoress offices; re-arrangement of other municipal offices; renovations of the library and former Mechanics Institute, including construction of a new theatrette; provision of new kitchen facilities; remodelling of the main hall, including removal of the proscenium; and the creation of new residential quarters for the assistant librarian and hall-keeper. A large concrete fire stair was constructed in northern yard to provide egress from new public facilities on the building's upper level.

The works were prepared by the architects Oakley and Parkes, with interior designers Brooks Robinson, at a cost of £20,000. (See Appendix B.)

1.7 Post-war uses and amalgamation

After WWII, the SMTH complex continued to function as a locus for relief operations, community service groups and meetings and civic observances. A South Melbourne Community Chest fund was established in 1945, along with a Good Neighbour organisation and other migrant-focussed efforts. Following the modernisation of Australian citizenship in 1949, naturalisation ceremonies for new citizens began to be held at SMTH; the first such event held in the council chamber in 1954, with the Mayor presiding.³⁷

The social work department and maternal and child health facilities were relocated out of the Town Hall in the early 1960s, into a newly constructed annex at 222 Banks Street. A proposal that year to demolish the former court house and police wing to make room for new purpose-built municipal offices was reportedly rejected, and a renovation of this part of the complex was later undertaken to a design by Yuncken Freeman. The block was let for perhaps a decade to a Commonwealth Bank branch, before being reoccupied by the City Engineer and Building Surveyor departments. The court room and adjacent room to the east was later renovated as a small function room, known as the Ballantyne Room after a

chandelier from the Royale Ballroom at the Royal Exhibition Building that was gifted to the municipality by the Ballantyne family, whose foods processing business had long been based in South Melbourne.

In 1973, a plan by the successor organisation to the Melbourne Orphan Asylum for a private sale of the organisation's remaining endowment in South Melbourne was overruled under the powers of the 1875 Orphan Asylum Act, with lobby by the Council leading to an agreement in which the state and Commonwealth governments partnering to purchase the Melbourne Family Care Organisation's remaining buildings around the SMTH. A number of the former leasehold properties had been managed by the orphanage auxiliaries as effectively social housing following the end of the original 50-year leases, and the public purchase allowed this use to be maintained by the Victorian Ministry of Housing.

In 1974, the South Melbourne Town Hall was included in the Historic Buildings Register, an antecedent to the current Victorian Heritage Register. The original registration was updated in 1999 to define the extent of registration and standing permit exemptions for the place.

A \$800,000 renovation planned for the complex in 1981 may have been derailed by a row over municipal rates and the onset of the 1981-83 recession, although a redecoration of the Main Hall did occur in 1983.³⁸ This was followed by a variety of works in 1991, including refurbishment of the Mayor's Room and further improvements and repairs within the Main Hall.

In 1994-95 the Victorian government carried out the amalgamation of more than 200 local councils, producing 78 larger local government areas across the state. South Melbourne was amalgamated with neighbouring cities and localities to create the City of Port Phillip. Parts of the Yarra south bank that had been included within South Melbourne since the 1850s were also reintegrated into a revised City of Melbourne. Also in 1995 a *Conservation Analysis and Management Plan* (HLCD Pty Ltd) was commissioned for the SMTH by the University of Melbourne, as part of planning for the accommodation of the Australian National Academy of Music within the complex (refer below).

In the early 2000s, a restoration of the Town Hall exteriors was carried out under the direction of RBA Architects, restoring the façade's pressed cement details, reinstating much of the building's original ochre coloured skim coat, and reconstructing original mansard roofs, iron cresting and decorative parapet urns. The mansard roof reconstructions and completion of works to the clock tower received a large grant from Heritage Victoria, and the project in its totality was honoured with a 2006 RIAA Victoria award for Heritage Architecture. Works to complete the new skim coat treatment on the east façades were not undertaken.

In 2010, a roof failure led to extensive water damage in the Council Chamber. A Conservation Management Plan was produced by the Grimwade Centre and restoration and conservation works commissioned addressing the room finishes, furnishings and textiles. In 2018 a further roof failure and collapse of a portion of the first floor ceiling damaged the fire sprinkler system, leading to extensive water damage in that part of the complex and the temporary closure of the building in its entirety.

1.7.1 *Australian National Academy of Music*

The new City of Port Phillip inherited three grand-scale Victorian-era town halls at South Melbourne, St. Kilda and Port Melbourne. Of these, the SMTH complex was unique in the council's fee-simple ownership of the land, which meant that it could be used for purposes other than local government.

While the new council was under State administration following the amalgamation, the Kennett government granted use of the east part of the SMTH to house the Australian National Academy of Music (ANAM), one of a number of new elite performing arts academies funded by the Commonwealth on the model of the National Institute for Sport. ANAM is dedicated to the provision of training in classical music, with students drawn from across Australia and New Zealand. The Academy also hosts c.

180 performances annually. As observed by Nick Bailey, General Manager of ANAM, 'by day we're a music school, and by night we're a performing arts centre'.³⁹

Works undertaken to accommodate ANAM were extensive – the organisation occupies approximately 60 per cent of the complex. The council chamber and mayor's office became performance spaces, and much of the east wing was altered to create sound-proof rehearsal and practice rooms. Further, a new main entrance was provided from Layfield Street. ANAM moved into the reconfigured building in June 1997, with the official opening in August of that year.

At the time of writing, ANAM's association with the SMTH complex was in hiatus, following the roof failures of 2018 and subsequent closure of the facility.

ANAM's current lease will expire in 2032. In May 2019, ANAM made a proposal to the CoPP that would see it extend its presence at the SMTH complex for several decades, expand its use of the building and make major investments in performance, rehearsal and amenity spaces.⁴⁰

1.8 Communal connection

As noted above, and in other written histories of the subject site, the SMTH complex was built as a symbolic expression of municipal independence, and as a multi-functional resource for civic, community and welfare services. It was also a centre of community life over a sustained period, with the Main Hall (in particular) hosting balls, parties, conferences, movies and the like. These uses and associations have generally dissipated in recent years, a process accelerated by the local government reforms of the 1990s.

It is evident, however, that members of the community remain committed to the historic concept of the town hall as a civic place. In November-December 2019, CoPP ran a public survey, 'Have Your Say: South Melbourne Town Hall future use'. Two questions were posed: 'What does the South Melbourne Town Hall mean to you?' and 'What vision or ideas do you have for the use of the South Melbourne Town Hall?' Respondents were also invited to 'share how you believe your vision or ideas will meet the needs of the community now and into the future'. The survey elicited over 300 responses, many of which revealed insights into communal sentiment (positive and negative) for the SMTH complex.

A limited sample of responses to the question 'What does the South Melbourne Town Hall mean to you?' is as follows:

- 'A great civic building that should be used for community purposes.'
- 'Iconic ... a landmark ... a meeting point ... part of our history.'
- 'I love that it's ANAM's home. What a great association.'
- 'History.. It should be available to all as a point of interest for visitors and old time locals. It belongs to the people of South Melbourne.'
- 'It's a waste to have it as its current use. It should be for the local community being a community owned asset ... it needs to be accessible to the community ...'
- 'The Town Hall is particularly important to me and my family because ANAM is currently based there. We would very much like ANAM to be able to continue its great work in this beautiful building and hope that a good arrangement can be achieved for ANAM and other cultural groups that use parts of the building.'
- 'South Melbourne Town Hall is a defining building for the community of South Melbourne. The services offered here by CoPP are valuable for the residents in the area ...'

- ‘A wonderful historic building that must be preserved at all costs. ANAM’s occupation means it does not lie empty and idle.’
- ‘It is the civic and symbolic centre of South Melbourne, and the best presented in the city of Port Phillip ... If all community and city purposes were removed from the town hall it would represent a betrayal of trust of the South Melbourne Community by City of Port Phillip’.
- ‘It’s iconic and I love visiting it! I wish there were more community events in the town hall for the community to come together.’
- ‘A great place to have ANAM as primary tenant and their ongoing presence is a great asset for Port Phillip residents and more broadly, Victoria and Australia.’
- ‘A wonderful memorial to the South Melbourne area, and of course now the home of ANAM and what a great asset to our city it is!’
- ‘It is a highly under-utilised space given its grand presence and location. It is an iconic space in Port Phillip and deserves a tenant of national prominence. The current use with lots of various spaces is less than ideal.’
- ‘This is a site of major significance and I believe it should be available for more community organisations to access, rather than just one.’

As demonstrated by the above, the findings of the survey (while limited) reveal an appreciation – on the part of some respondents – of the town hall’s history and civic purpose, as well as sentiment (predominantly positive) for its continued use by ANAM.

While few respondents prioritised the return of Council’s core service offering to the building, a heartfelt perception that the SMTH remains an important civic landmark within the South Melbourne community appeared broadly shared. Many respondents saw the presence of ANAM as an anchor tenant within the complex as a positive association for the building and its future, while some expressed concern over ongoing community access. Taken holistically, the findings can reasonably be understood as indicating that communal connection to the SMTH complex endures.

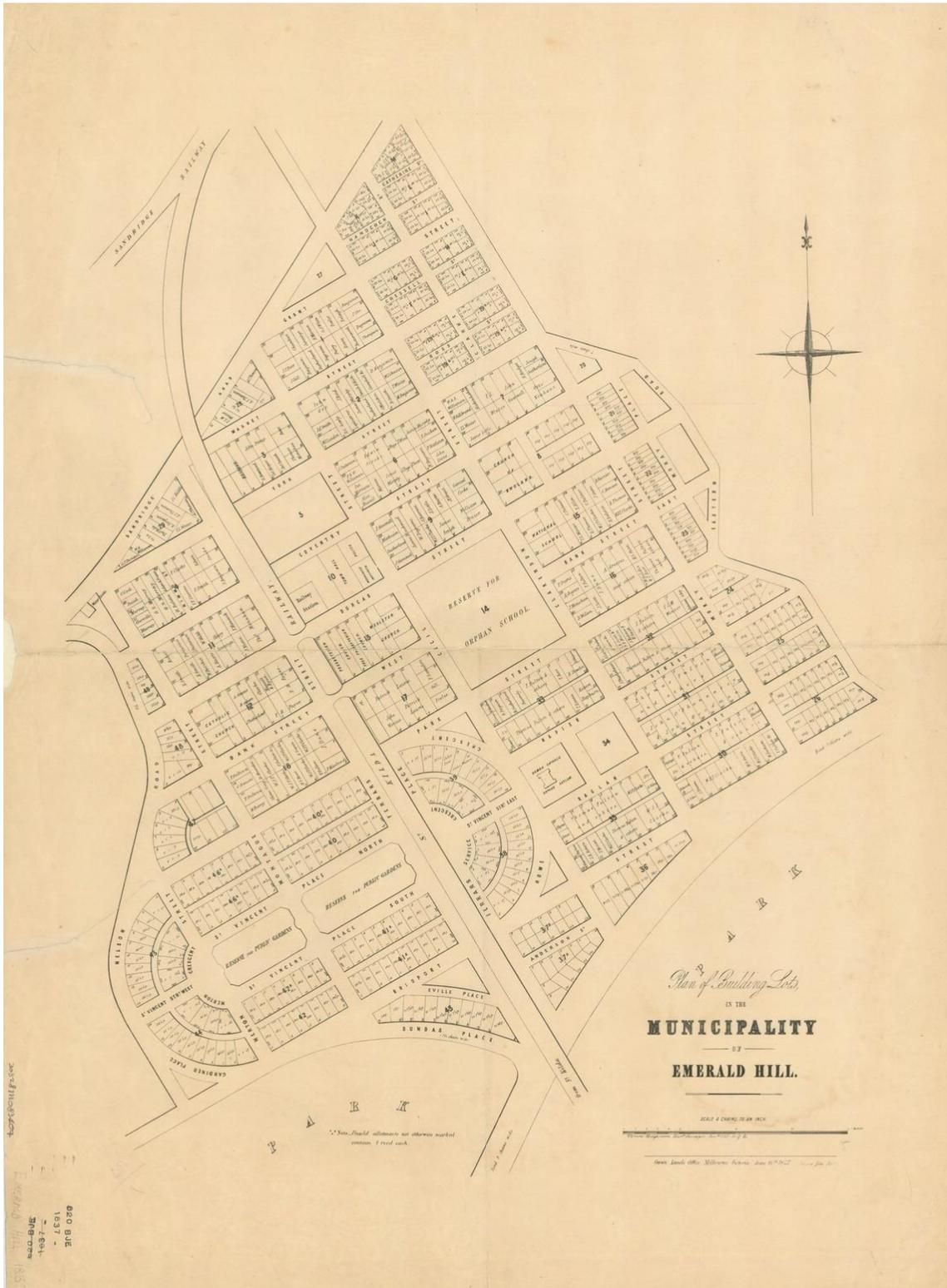


Figure 4 Plan of Building Lots in the Municipality of Emerald Hill, 1857: the 'Reserve for Orphan School' is the future site of the Town Hall complex
Source: State Library of Victoria



Figure 5 Detail, 1866 Cox map of Hobson Bay and River Yarra showing the arrangement of Melbourne, Emerald Hill and Sandridge, and the surrounding salt marshes
Source: State Library of Victoria

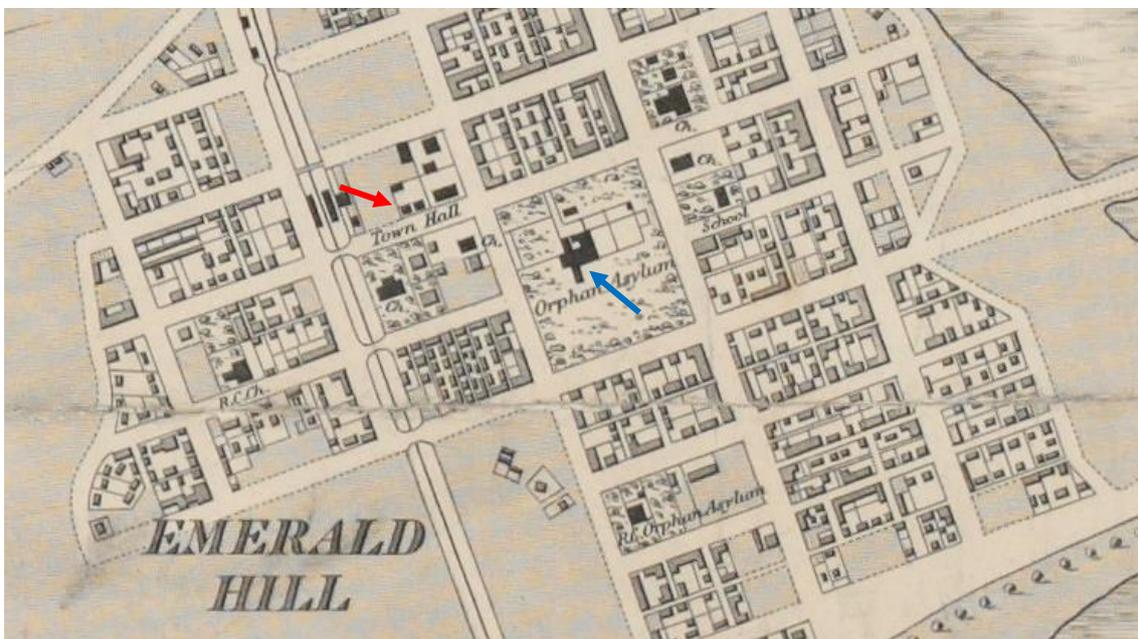


Figure 6 Detail of 1866 Cox map showing the first Emerald Hill town hall site (red arrow) and the South Melbourne Orphanage, the future site of South Melbourne Town Hall (blue arrow)
Source: State Library of Victoria



Figure 7 Emerald Hill Orphanage, c. 1860s-1870s, photographed by Daniel McDonald
Source: State Library of Victoria

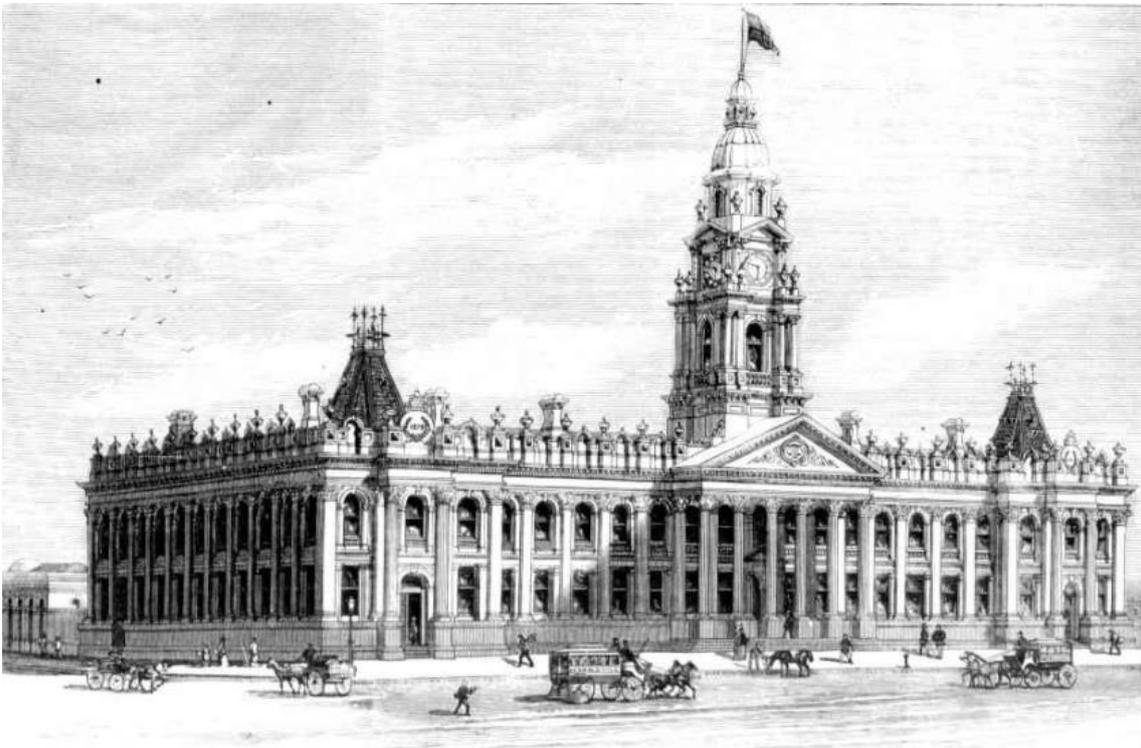


Figure 8 'The New Municipal Buildings, Emerald Hill'; view of south and west (part) elevations
Source: *The Australasian Sketcher*, 25 February 1879, p. 185



Figure 9 South Melbourne Town Hall viewed from south-west, c.1890-1910
Source: State Library of Victoria



Figure 10 South Melbourne Town Hall, view from south-east c. 1893 with the original single-storey postmaster's residence seen at far right
Source: State Library of Victoria

SOUTH MELBOURNE TOWN HALL



Figure 11 South Melbourne Town Hall viewed from south-east c. 1895, with the original first floor addition to the Postmaster's Residence visible at right
Source: City of Port Phillip Collection



Figure 12 View of South Melbourne from the north side of the Yarra, with the SMTH dominating the skyline, c. 1880s-1890s
Source: State Library of Victoria



Figure 13 South Melbourne Town Hall view from south-west, c. 1930; the scale of the former fire brigade station before the 1938 construction of a first floor addition (former Assistant Librarian's Residence) is seen at far left
Source: State Library of Victoria

THE NEW MUNICIPAL BUILDINGS, EMERALD-HILL

The council of the borough of Emerald-hill having some time ago purchased the late Melbourne Orphan Asylum buildings, and the block on which they stand, situated in the centre of the borough, resolved to clear away the whole of the old buildings, and erect on the site in one block municipal buildings, comprising Town-hall, Post and Telegraph Offices, Mechanics' Institute, Court-house and police quarters, and fire brigade offices. With this view they last year invited competitive designs, limiting the cost of the building to £22,000. The invitation was well responded to, and a large number of designs were submitted, from which the design by Mr C. Webb, architect, of Collins-street, was selected. Tenders were subsequently invited for erecting the building in accordance with Mr. Webb's design, and several of the tenders sent in were found to be below the stipulated amount. Messrs. Gillon and Treeby's tender for £20,228, being the lowest, was accepted by the council. The works are now in progress, and the contractors have undertaken to complete the whole of the building, of which we give an engraving [Figure 8], in 15 months. The main building is two stories, each story being 16ft high, and extends the whole length of the Bank-street frontage (viz., 202ft.), has 54ft. return frontage to the east, and 126ft. frontage to the west. The principal entrance to the building is in the centre of the Bank-street frontage, through a portico consisting of six fluted Corinthian columns; this opens into a vestibule, which communicates with spacious corridors leading right and left to the surveyor's and town clerk's offices, anterooms, &c. These apartments occupy on the ground floor 130ft. of the Bank-street frontage. A spacious staircase from the corridor leads to a similar corridor on the first floor, which communicates with the committee rooms, mayor's rooms, refreshment room (57ft. by 31ft.), and with the council chamber situate in the east wing, 50ft. by 32ft. The whole of the west wing of the main building is given to the Mechanics' Institute. It has a frontage of 36ft. to Bank-street and 126ft. to the street on the west, and contains on the ground-floor a lecture-hall 65ft by 32ft, library, committee room, two ante-rooms, vestibule, and entrance-hall. On the first floor it has a reading-room, 45ft by 32ft, members' room, 32ft. by 18ft. 9in; ladies' reading room, chess-room, smoking-room, and two class-rooms. The ground floor of the east wing contains the post and telegraph offices, having 36ft. frontage to Bank-street and 54-ft. frontage to the east, parallel to Clarendon-street. The entrance from Bank-street communicates with the general office, 32ft. by 20ft; and the entrance on the east with the telegraph and money-order office, letter-carriers' room, and postmaster's office. The postmaster's residence, consisting of five rooms, &c, is one story high, adjoins the post-office, and has a frontage of 40ft. to the east. The court-house, 40ft. by 22ft., with the offices connected therewith, and the sergeant's residence occupy the north east angle of the block, having a frontage of 69ft. to the north and 48ft. to the east. Five cells and police quarters are provided in the rear. The fire brigade offices occupy the north-west angle of the block.

The public hall is in the centre of the site, being immediately in the rear, and adjoining the centre main two-story building. It has three entrances from the spacious corridor before mentioned on the ground floor. Along the whole length of the west side another corridor is provided, from which side entrances are obtained. The hall is 130 feet in length from north to south, 60 feet wide, and 40 feet high. It has a gallery at the south end. At the north end is an extensive platform, below which retiring rooms and other accommodation are provided. At the back of the platform is a deep circular recess to receive an organ. The interior of the hall has Corinthian pilasters on pedestals to all the walls, supporting the Corinthian entablature, from which springs a coved and moulded coffered ceiling, with moulded and carved drop pendants from the intersections of the beams forming the coffers. The hall will be lighted on each side by nine large circular-headed windows. The whole of the buildings are to be erected in brickwork, finished externally in cement, on a basement of wrought bluestone. The exterior of the main building is of the Corinthian order, two stories high, on a basement or continued pedestal of wrought bluestone, and surmounted by a panelled and arched parapet, embellished with vases and other ornamentations. In the centre of the Bank-street front is the portico before mentioned, of 45 feet frontage, approached by a flight of bluestone steps, and consisting of six fluted Corinthian columns supporting a pediment, the tympanum of which is enriched with a device comprising the corporation arms on foliated supports. At the rear of the portico, over the vestibule of the main entrance, rises a handsome tower, three stories in height above the pediment of the portico, and extending to the height of 125 feet from the ground to the base of the flagstaff. The first storey of the tower is embellished with Corinthian columns. The second story has a large clock dial in each of the four sides, surmounted by a pediment supported by pilasters with foliated caps and other ornaments. The third story is reduced to an octagonal form, the four principal faces of which have circular-headed and louvred openings. The top of the tower is domed in two stories, and surmounted by a flagstaff 15 feet high.

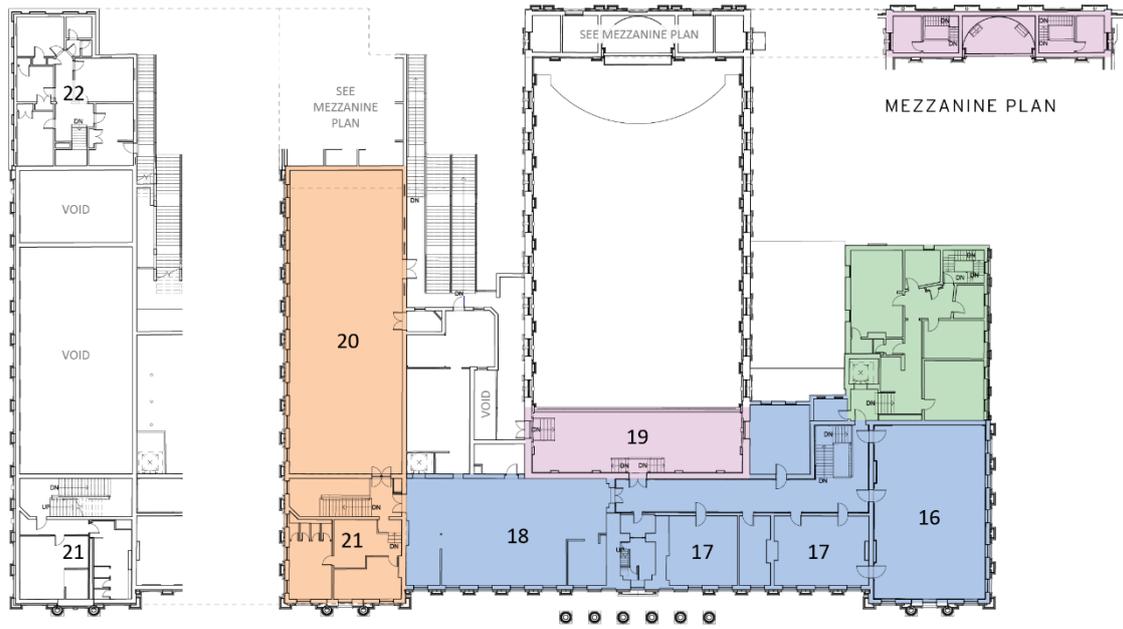
The fronts of the Mechanics' Institute and post-office which constitute the east and west wings of the Bank-street front, have, in each case, a handsome circular headed doorway between fluted columns corresponding with the columns of the central portico, on each side of which are Corinthian pilasters, windows, &c., corresponding with the remainder of the main building. The parapet of each wing has three distinct divisions, the two outer divisions corresponding with the general parapet, and the centre division rising with a plain face to a circular outline, on which a foliated wreath enrichment encircles the year of the erection of the building. Other enrichments of a unique character embellish this portion of the building. A Mansard roof surmounts each wing, the apex of which has ornamental iron cresting. The court-house, police quarters, postmaster's residence, and other one-story buildings occupying, a portion of the north, east, and west frontages, are designed in harmony with the main building, but of a more simple character.

Figure 14 Description of the New Municipal buildings at the Emerald Hill included in *The Australasian Sketcher*, February 15, 1879, pp. 182-183
Source: Trove



Figure 15 Existing conditions ground floor plan overlaid with locations (approximate) of original functions

SOUTH MELBOURNE TOWN HALL



MEZZANINE PLAN

FORMER CONFIGURATIONS

- MAIN HALL
- FORMER LIBRARY / MECHANICS INSTITUTE
- FORMER POSTMASTER'S RESIDENCE
- INITIAL COUNCIL OFFICES AND CHAMBERS

LEVEL 1 FLOOR PLAN



- | | | |
|-------------------------------|---|---|
| 16 Council Chamber | 19 Main Hall Balcony | 22 Former Assistant Librarian's Residence |
| 17 Mayor and Mayoress's Suite | 20 Lodge Room | |
| 18 Supper Room | 21 West Vestibule Stair and Mezzanine Amenities | |

Figure 16 Existing conditions first floor plan overlaid with locations (approximate) of original functions

2.0 PHYSICAL DESCRIPTION

The summary description of existing conditions that follows supports an understanding of the SMTH complex and its constituent elements. It builds on the historical review presented in the previous chapter, and should be read in conjunction with the Room Survey Sheets (Appendix C), prepared by HLCD Pty Ltd.

The SMTH includes an integral council chamber furniture suite which has been recognised in the place's heritage registration; a variety of other furnishings and moveable objects in the CoPP collection also have a known, or inferred, relationship with past use at the SMTH. As relevant, these are described briefly below at Sections 3.4.1 and 3.4.2, with reference to current documents including the *Conservation Management Plan for the Council Chamber of the South Melbourne Town Hall* (Centre for Cultural Materials Conservation, 2010) and the *City of Port Phillip Furniture Collection Significance Assessment* (Historica, 2012).

2.1 Planning

The SMTH is a grand example of a boom period Victorian town hall executed on a formal urban plan. The development was designed as a symmetrical composition occupying an island block encircled by new roadways (Figure 17 and Figure 18). The complex itself comprises effectively six building 'wings' which are not wholly symmetrical, and in which twentieth century infills and alterations have removed many of the initial internal divisions.

The central suite of rooms to the south wing (Bank Street) housed the council offices over both levels. To either side, return wings to the north were allocated to the civic tenants: the Mechanics' Institute (west) and the Post Office and Telegraph Office (east, ground floor only); with freestanding single-storey wings behind them housing the Fire Brigade (west) and Police and Court house (east). The Main Hall extended off the rear of the central wing between the returns.

The principal south-facing façade is centred on a two storey central porch with columns supporting a massive pediment above the original Council office entry. At either end, independent entry vestibules were provided to the Mechanics' Institute and Post Office, with side entries provided around each corner to serve the institute's ground floor reading rooms and the Telegraph Office. The arrangement of these flanking vestibules has been subject to recurring alteration throughout the Town Hall's history as the internal programme and access requirements evolved.

Behind the central portico, a tower and turret clock and flag pole rise 21 metres, with elaborate external decoration reiterating the Bank Street façade in multi-storey colonnettes supporting a cupola above the four-faced turret clock. At either end of this central bank, shorter French Second Empire-style mansards rise over the east and west return wings. The mansards are reconstructions returned to the building in the 2000s to replace the original structures removed in 1945. Originally roofed entirely in slate, twentieth century rationalisation saw the street-facing slates retained while the rear elevations of each roof area were replaced with corrugated sheet metal.

The Main Hall was planned as a single volume auditorium with a narrow mezzanine balcony at the south end and auxiliary rooms under and behind the stage to the north.

To the west, the Mechanics' Institute was formed as a full-height, two-storey return wing matching the treatment of the southern façade, 13 bays in length. Behind it, a single storey rear annex at the north-west corner of the block originally housed the Fire Brigade. To the east, the Post Office and Telegraph Office were housed in a much shorter return wing just five bays in length (with the Council Chamber in the second storey above), with a more modest residence wing and yard attached to the rear. Built initially as a single-storey residence, a narrow second level was added to the residence before 1889. The

Police and Court House occupied the north-east corner of the block in an irregular plan, with the Courthouse at the centre and residence, offices and cells arranged around it, beyond the post office yard.

In the 1930s redevelopment works, the original rear residence wing of the Post Office was effectively demolished and replaced with a new two-storey wing on a similarly reduced scale but now modelled after the Town Hall's principal facade. This housed the Council's expanded rates office, with a residential suite above, the latter removed in later renovations. The Court House and Police Station were also subject to extensive and repeated modifications as they were converted to successive public uses, and former yards and porticos on this side of the complex infilled.



Figure 17 Oblique aerial view showing the SMTH complex from the south
Source: Nearmap (17 December 2019)



Figure 18 Oblique aerial view showing the SMTH complex from the north
Source: Nearmap (17 December 2019)

2.2 Exteriors

2.2.1 *Primary façade scale*

The south frontage of the Town Hall and the return wings addressing Fishley and Layfield streets are elaborately executed in a Victorian Academic Classical style with French Second Empire elements (Figure 19). The rendered façade is dominated by a Colossal order Corinthian colonnade, expressed along the length of the building as rectangular pilasters with six freestanding fluted columns supporting the central porch and embellished pediment bearing the seal of the Town of Emerald Hill. At either end of

the central bank of rooms, projecting pavilions with fluted engaged columns form entry points which formerly served the separately appointed Mechanics' Institute and Post Office.

Parapets along the length of the primary façades bear ornamented cornices, rosettes, regularly spaced urns and plate panels dating the building to 1879.

2.2.2 *Secondary façade scale*

Behind the central bank of rooms and the primary return wings at the east and west end, the remainder of the complex was executed at a smaller scale and reduced ornamentation to match the more utilitarian form and programme of these areas, and with a degree of inconsistency reflecting the diversity of the original programme and later renovations (Figure 20 and Figure 21).

In principle (as executed to Webb's 1878 plans), this treatment was generally presented on a single storey, with simpler geometric pilasters, arched-head windows and a simplified entablature matched to the utilitarian uses and scale of the rear program. This appears to have been applied with relative consistency to the fire brigade shed, police and court house, and postmaster's residence as originally developed. Original variations to the system to accommodate specific functional requirements can be seen in the formerly open portico to the court house, and in the larger gateway (now infilled) to the fire brigade reel room, both facing north to Daly Street.

The secondary scale was also brought through to the north façade of the Main Hall facing the Marshall Street approach from Dorcas Street to the north, albeit with some additional rendered embellishment including over-sized Corinthian pilasters over piers ruled as running bond blockwork, and a central pediment reiterating the south elevation in a slightly less ambitious form factor to match the balance of the rear elevation (Figure 22). Original parapet urns and ornamentation were removed in the twentieth century and have not been replaced. The courtroom's one-and-a-half storey volume was capped with a peaked roof and end gables rendered to match the building's central pediments.

Almost immediately, this secondary scale was challenged by the need for additions. A second level was added to the postmaster's residence by the 1890s, with a second row of arched-head windows matched to the ground level windows and door. When a similar second level flat was added to the former fire brigade station in the 1930s, it was executed much more austere, with rectangular windows and unembellished pilasters and parapet apart from simply banded entablatures and two plain plate panels facing Fishley Street.

2.2.3 *Yellow ochre skim coat*

The 2000s restoration programme directed by RBA included the restoration of a coloured skim coat to much of the cement rendered façade, based on chemical analysis of traces of the original treatment found on the east facades of the complex. Inspection and rectification of defects in the pressed render facades had required the removal of non-original grey cement bagging across the whole of the structure. The skim coat, developed with the assistance of Professor Miles Lewis of the University of Melbourne, was mixed to a recipe containing lime putty, brick dust, stone dust and cement, and restored the original appearance of the building, which as with many nineteenth century rendered structures had been dressed to emulate the yellow colour of limestone and sandstone buildings.

Due to funding constraints, restoration of the yellow skim coat was not completed on the east elevation, where the cement bagging was removed, leaving the underlying pressed cement rendering and traces of the original skim coat treatment (Figure 23). In some other areas, the replacement skim coat has been observed to have later failed, likely due to insufficient preparation of the underlying render by the builder.⁴¹



Figure 19 Primary scale elevations of the SMTH, viewed from south-west



Figure 20 Secondary scale façade at north-west corner of the block, being the former fire brigade station (ground level) with 1938 residential addition above



Figure 21 Secondary scale façade at the north-west corner of the block facing Daly Street (former Court and Police House)



Figure 22 View to the north façade of the Main Hall from Dorcas Street



Figure 23 South-east corner of block (former post office) showing step down to the former council rates office (1938, right), and distinction between ochre skim coat (left) reintroduced in 2000s conservation programme and bare (grey) pressed cement render (centre)

2.3 Building systems

A seismic vulnerability assessment (Miglic Macleod 2021) summarises the key details of the building systems at the subject site. Most of the complex was built as clay masonry walls rendered over, which stand on bluestone block bases and strip/pad footings. Closely-spaced hardwood timber joists span between the walls and intermediate brick piers (ground floor) and retrofitted steel members (upper floor), supporting hardwood floorboards.

Roofs are supported on spanning hardwood timber trusses; they consist of a mixture of slate tiles (on street-facing planes) and corrugated sheet metal. More modern roof systems have been added in retrofitting secondary structures within the east and west wings, and a number of retrofitted roof decks and equipment platforms have also been added to various areas of the complex.

The sections of the building complex occupied by ANAM were retrofitted in the 1990s with a central cooling and heating water plant. The balance of the complex, including the Main Hall, has been retrofitted with distributed plant in the form of packaged air-cooled units and supplemental split system units to meet the needs of the pre-2018 occupancy.

2.4 Interiors

The interiors of the SMTH, originally delivered to Victorian standards, has been repeatedly renovated and reconfigured over the subsequent 140 years in the course of the gradual departure of original uses

(Post Office, Fire Brigade, Police Courts) and expansion and rationalisation of council's offices and services.

The most consequential of these renovations was the 1938 remodelling led by architects Oakley and Parkes, who oversaw a wholesale renewal of most of the principal interior spaces and reconfiguration of major components of the complex. This remodelling was typified by extensive use of blackwood wall panelling and architraves in the council's primary public rooms, offices and corridors, with new cornices and ceiling ornamentation balancing classical and modern influences. Also delivered were contemporary interior treatments of new elements of the complex, such as the improved west vestibule, stair and mezzanine amenities constructed in an inter-war institutional style (terrazzo cement flooring and wall tiles, cast metal balustrades with timber rails), and the Assistant Librarian Residence constructed above the former fire brigade station (with Moderne-style domestic plasterwork and joinery).

While the wood panelled treatment of the council chambers and corridors has largely been retained (with adaptations and replacements in some areas), other aspects of the 1938 remodelling were in many cases overwritten by further renovations and reconfigurations for council uses in the second half of the twentieth century. As a consequence, some of the more contemporary aspects of the Oakley and Parkes works, including then-current decorative treatments of the Mayor's rooms, Supper Room and Lodge Room, have been largely lost or reduced to discontinuous fragments.

From the mid-1990s, further renovations took place to accommodate ANAM and reconfigure the public uses of the building following the local government reforms. These spaces are typified by simplified interior treatments (outside the core front bank of Council offices and facilities) and the incorporation of modern drop ceilings, ventilation systems and acoustic tiles.

2.4.1 *Council chamber and offices*

Originally contained within a central bank of rooms (as well as the Council chamber situated above the Post Office), the council offices gradually expanded to occupy more of the building as the other civic tenancies evolved and relocated. In general, prestige functions were arranged to the front of the building with views out to Bank Street, and auxiliary and service uses (amenities, cloakrooms, kitchen facilities) and non-public facing offices were accommodated to the rear.

Principal areas in which retained office treatments and partitions are of heritage interest are described in brief below.

Council chamber and integral furnishings

The Council Chamber occupies the south-east corner of the building in its original 1879 position. The interior was completely remodelled in the 1930s, including a purpose-built furniture suite (Figure 24 to Figure 29).

The room finishes include original (1930s) decorative moulded plasterwork (with gilded accents) to the ceiling and cornices, a small number of historical light fittings (alongside modern fixtures), and timber wall panelling.

The chamber's 'in the round' wood and leather furniture suite was a bespoke production designed by Oakley and Parkes for the 1938 remodelling. It includes the mayoral chair, screen structure and desk unit, curved west side desk unit, curved east side desk unit, upholstered four and three seat units for each of the east and west desk units, two barriers, the curved gallery wall and gate, and twelve upholstered seats.

A central table with chairs is seen in historical photographs but is believed to have been removed prior to 1999 and is not known to be held by the Council.⁴² The public gallery contains modern seating and risers. Window furnishings were replaced in c. 2012 to match the original treatment seen in photographs following the 1938 remodelling.

The original carpet in the council chamber had deteriorated by the 2010s, and was replaced in 2012 with a custom reproduction of the original 'Tree of Life' pattern produced by Feltex. As part of that project, the reproduction carpet was also used to replace c. 1930s carpeting in the Mayoress room, and c. 1980s carpets in the meeting room, first-floor hallway and Main Hall balcony.

A 2010 roof failure led to extensive internal damage and a subsequent programme of repair and restoration developed and overseen by the Grimwade Centre.

Council offices

As constructed, the offices of the Council and Mayor were contained within the central bank of rooms and minor extensions to the rear (either side of the Main Hall), including the Town Clerk, Surveyor, and Rate Collector and Inspector. The complete layout of the first floor is not known, but included the original Mayor's office and Mayor's room, two committee rooms, and the Supper Room which occupied the west half of the level (refer below).

These rooms were extensively repartitioned and remodelled in the 1910s and 1930s as the Council expanded into the former Post Office and updated the building to modern tastes. The present arrangement of Mayor and Mayoress's Rooms and Mayor's Office dates to the 1938 renovation, which also added cloakrooms to the north side of both levels and moved other offices into various sections of the building complex.

The main corridors on both levels are substantively intact to their 1930s treatment (Figure 30 to Figure 32), including blackwood panelling and architraves and decorative ceiling cornices and modern globe pendant lighting. The first floor corridor has been recarpeted with the reproduction 'Tree of Life' pattern originally found in the 1930s Council Chamber and possibly other rooms.

A grand internal timber staircase (Figure 33) at the east end of the central bank is the principal original access between the two council floors; the stair was remodelled in 1938.

1930s internal finishes (including blackwood timber panelling, architraves and doorframes, decorative ceiling plaster, etc.) have also been retained in a small number of rooms, including the former committee room / town clerk's office which also contains a marble fireplace (Figure 34).

Many of the other offices were subsequently remodelled both by the council and later by ANAM, with the latter renovation having simplified internal wall treatments, and added sound proofing, drop ceilings and modern ventilation systems. Most offices retain architraves and other minor joinery, along with arched niches and other evidence of former internal connections and chimneys/fireplaces (Figure 35).

Mayor and Mayoress' Rooms

These first floor rooms represent the historical ceremonial and social functions of the Mayor (and his wife) in convening the city's annual civic and cultural programme. They include two private dining rooms (Figure 36 and Figure 37) separated by a small kitchen (Figure 38). These rooms were remodelled in the 1930s, including then-contemporary wall treatments, furnishings, carpeting and light fixtures, however those interior treatments and furnishings were subsequently removed. The Mayor's Room was originally partitioned into two separate spaces, but was later remodelled as a single volume. Servery windows to the adjoining kitchen are also understood to be a later addition (Figure 39).

The rooms were remodelled in 1991 with Victorian-style wall papering, timber joinery and new fireplaces, and presumably utilising furnishings from the SMTH collection which are presently in storage. A marble top sideboard in the Mayor's Dining Room is also believed to have been installed as part of these works; it may or may not have a previous association with the SMTH. It is not evident whether the current decorative plaster ceiling features date to this renovation or were earlier features. Carpets were replaced with the reproduction 'Tree of Life' pattern carpet in 2012; the carpet in the Mayor's Room was recently taken up to facilitate installation of temporary structural supports, and is in storage.

Central vestibule

The central internal vestibule (Figure 40 and Figure 41) from the building's south portico includes arched doorways with rendered mouldings and keystones, decorative ceiling plasters, timber wall panelling and double timber doorways, principally dating to the 1930s remodelling. The inner and outer doors are topped with arched glass panels bearing different versions of the City of South Melbourne crest. Painted wayfinding signage has been retained on some panelling and is presumed to date to the 1938 remodelling.

New glass doors were added in c. 1960 to extend the vestibule into the main corridor; this would have provided the benefit of separating the after-hours Bank Street access to the Main Hall from the secured council office corridors.⁴³ Pendant globe lighting in the main corridor is of recent origin.

A timber honour board listing the mayors of Emerald Hill and the City of South Melbourne (to 1993) is mounted at the back of the vestibule, above the central doors to the Main Hall; the honour board appears to have been built to fit this location. Since the 1950s, a variety of bronze plaques commemorating the building's historical associations were also installed in the central vestibule, including:

- the Centenary of Local Government (1955);
- the Melbourne Orphan Asylum (1966);
- a conservation program for the Emerald Hill estate undertaken by the Victorian Ministry for Housing (1983); and
- the City of South Melbourne at the time of its amalgamation into the present City of Port Phillip (1994).

Another plaque recognises the 2006 award recognising RBA Architects' facades and roof restoration.

East vestibule and WW1 Honour Board

The east vestibule (Figure 42 and Figure 43) originally provided access from Layfield Street to the Telegraph Office. The vestibule was expanded by the Council following the departure of the Post Office to provide public access to the new Rates Office (in the former Postmasters Residence) and through access to adjoining committee rooms and council offices and Main Hall to meet Board of Health compliance requirements. Successive renovations changed the floor level and access arrangements and partitions adjoining and within the vestibule, most recently to adapt the space for ANAM's main entrance and foyer. Although remodelled for ANAM, the vestibule retains substantial sections of the 1938 blackwood timber panelling and architraves.

The WWI Honour Board (Figure 44) is situated in the current ANAM entrance vestibule (former Rates Office entrance, former Telegraph Office entrance) to Layfield Street. The board, an elaborate timber panel in a classical architectural motif (with pilasters and central pediment), includes commemorative bronze pennants and depictions of a soldier and sailor and bears the honourific 'IN HONOR OF THE CITIZENS OF SOUTH MELBOURNE WHO FOUGHT IN THE GREAT WAR' and a three panel glass casement containing more than 3,000 names.

As noted, the vestibule has been renovated repeatedly since the installation of the honour board in c. 1918-19, including the major 1938 remodelling and subsequent adaptations. As part of the ANAM renovations or earlier works undertaken by South Melbourne City Council (c. 1938, 1950s and 1970s-1980s), the honour board may have been previously relocated within the vestibule space. Its current location is highly constrained by an adjoining sliding security door and associated access infrastructure.

A round bronze plaque honouring council staff in the 1951 jubilee year was formerly hung at the west end of the space, but has since been relocated to storage.

Furnishings and other moveable objects

The City of Port Phillip retains within its collections a variety of historical furniture generally associated with the SMTH. The significant suite of 1930s furnishings within the Council Chamber is discussed separately below.

Items which were identified in a 2012 inventory of the City of Port Phillip's furniture collection as having a known or possible association with past use and occupancy of the SMTH include:

- Late Victorian balloon-back dining chairs (qty. 28) (known association)
- Button-upholstered chamber / drawing room chairs (a matching set of 10) (likely association)
- Late Victorian armchairs and matching settee (qty. 11) (possible association)
- Set of Victorian easy chairs and chaise lounge (qty 4) (possible association)
- Tub-style chairs (qty. 8) (possible association)

Several other furniture pieces are identified in CoPP's online collections system as being associated with the SMTH. These include:

- c. 1880 wooden reception counter with brass plaque reading 'Town of Emerald Hill'
- Marble top sideboard, located in the Mayor's Room
- Reproduction Mahogany finished Cedar Loo meeting table

The CoPP also retains artworks, ceremonial objects and ephemera associated with the SMTH and the former municipalities of Emerald Hill and South Melbourne. Items of particular relevance to the town hall include:

- Mayoral portraits
- Official photographs of mayor and councillors
- Official weights and measures
- Municipality of Emerald Hill seal c. 1850s
- Wedgwood sugar bowl and creamer tea set presented in appreciation to Miss J. Phillips, postmistress at the SMTH, 1889

Many of these items are currently stored; some furniture items are in use at the Emerald Hill Library and Heritage Centre, across Bank Street from the SMTH.

A small honour board is hung at the end of the east ground level office corridor, honouring 14 council employees who served in WWI (Figure 45). Two rectangular honour boards commemorate the mayors (Figure 46) and mayoresses (Figure 47) of Emerald Hill and South Melbourne; the mayors board is located above the central vestibule, while the mayoresses board is currently stored.



Figure 24 Council Chamber with integral furnishing suite



Figure 25 Detail of curved councillor desk and banquette seating



Figure 26 Mayor's seat and desk unit



Figure 27 Coat of arms on Mayor's dais



Figure 28 Elaborate plaster ceiling in council chamber



Figure 29 Original 1938 curved public seating divider, with modern seats and risers



Figure 30 Ground-floor council office hallway (west), with display cases



Figure 31 Ground-floor council office hallway (east)



Figure 32 First-floor council office hallway, looking east to council chamber



Figure 33 First-floor landing to east staircase, outside council chamber



Figure 34 Former Town Clerk's Office (c. 1970s), previously a committee room (c. 1920s-1930s)

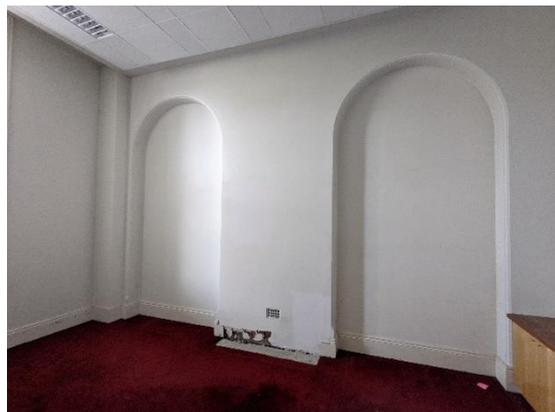


Figure 35 Former Deputy Town Clerk's Office (c. 1970s), pre-1970s Town Clerk's Office



Figure 36 Mayoress's Room, as remodelled to a Victorian style in 1991



Figure 37 Mayor's Room, as remodelled to a Victorian style in 1991, with temporary structural propping installed and carpet removed



Figure 38 c. 1991 servery kitchen located between Mayor and Mayoress's Rooms



Figure 39 Detail of remodelled servery window, fireplace and side table in Mayor's Room

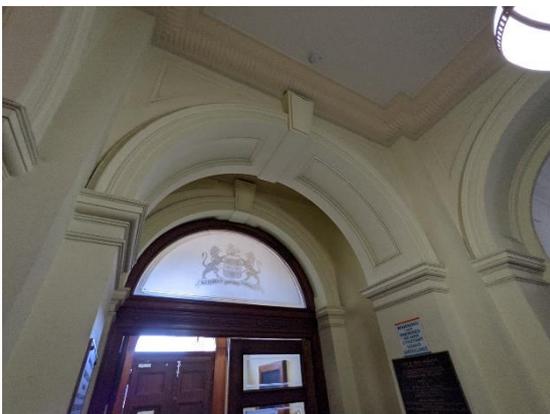


Figure 40 Interior detailing in central vestibule

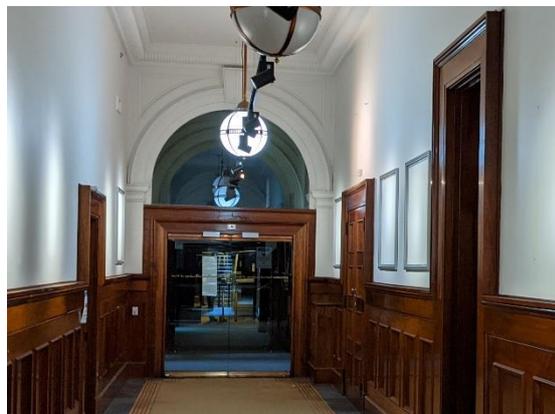


Figure 41 View to central vestibule from east



Figure 42 East vestibule, view east



Figure 43 East vestibule, view north



Figure 44 WW1 Honour Board



Figure 45 Council staff WW1 Honour Board



Figure 46 Mayors Honour Board above door to Main Hall from central vestibule



Figure 47 Mayoresses Honour Board, currently stored

Former Supper Room

The Supper Room occupies the west half of the front bank's upper level. It is an original feature (known first as the Refreshment Room), updated as part of the 1930s renovations, and later partitioned into offices and a server room from the 1970s. Most of the original and c. 1938 internal finishes have been removed, although sections removed in the aftermath of the 2018 roof failure are currently stored within the space for reference.

The room is in a substantially gutted condition due to the roof failure and related damage and to allow for further investigations and the installation of temporary structural supports, and now awaits remediation (Figure 48 and Figure 49).

Former Lodge Room

The upper level of the Mechanics Institute was progressively remodelled to expand its central meeting space for use by friendly societies as a lodge room. The central meeting space originally occupied the middle four bays of the level, with a raked plaster and lathe ceiling above painted roof trusses. This room, by this time known as the Lodge Room, was expanded in the 1938 remodelling, including the removal of original corridors, room partitions and finishes (and the original north stair from Fishley Street) to create a single large space with a lowered plaster ceiling and acoustic wall tiles.

The former Lodge Room was repartitioned in the 1980s into a group of smaller offices with lowered ceiling and new services. In investigating the 2018 roof failure, partitions and ceiling finishes were removed from this room. It is currently awaiting permanent works and remediation.

Both upper level function rooms were served by a large kitchen and adjoining servery located on the rear side of the building. These were later renovated as offices and storerooms (Figure 50 and Figure 51).

Ground-level multipurpose room

Originally divided into a bank of four offices, the rooms to the west of the central vestibule at ground level (beneath the Supper Room) had been joined by the 1980s into two rooms: on the east side an open lounge adjoining the corridor, and on the west an office connected to the former members reading rooms to the west. The remaining partition was subsequently removed and the rooms joined into a single large volume.

A lightweight movable partition with upper glazing allows the current space to be divided on a different alignment to the earlier division; large glass doors have also been retrofitted into the 1991 lounge opening to the corridor.

Floor and ceiling finishes in this room were substantially gutted as a result of the 2018 roof failure and are awaiting remediation. Remaining timber panelling, architraves and ceiling cornices are inconsistently applied throughout the space and reflect its evolution through successive renovations in the 1980s and 1990s to accommodate the library, planning department and later uses (Figure 52 and Figure 53).



Figure 48 Supper Room, current condition



Figure 49 Salvaged room finishes from Supper Room

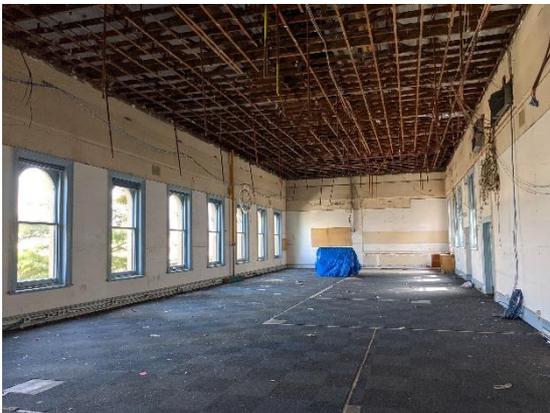


Figure 50 Lodge Room, current condition



Figure 51 Lodge Room ceiling joists with remnants of earlier raked ceiling behind



Figure 52 Ground level multi-purpose room, current condition



Figure 53 Wood panelling and architraves in part of the multi-purpose room

Tower and Turret Clock

The clock tower is accessed by narrow stair and ladders from a small vestibule on Level 1. This provides access to a clock counterweight (Level 3), clock faces and drive mechanism (Level 4), bell (Level 5) and the tower cupola and flagpole restraints (Level 6).

Restoration works were undertaken to the tower and turret clock in the late 1980s, designed by Allom Lovell and Associates and carried out by Kane Constructions. Further works to restore the tower facades were carried out as part of the restoration programme overseen by RBA in the early 2000s.

A fall arrest system was installed in 2020 to facilitate safe access for inspection and maintenance of the tower interior, clock mechanism and bell. The tower is otherwise off-limits to normal access.

The tower interior is spare, comprising lime washed masonry walls, utilitarian timber floors and the remains of a timber balustrade at the top of the stair to Level 3, and timber ladders serving the remaining levels of the structure.

Turret Clock

The Turret Clock is said to have been exhibited at Melbourne's 1880 Exhibition and awarded first prize against European competitors. It comprises a counterweight, drive mechanism with four clock faces, and bell and clapper distributed across three floor levels within the tower. An electric winder was reportedly installed in 1960.

The original clock faces are believed to have been painted metal, however in the 1930s these were replaced with painted glass faces. The glass faces were replaced in c. 1989 with new glass faces fabricated by G. James Glass and Aluminium.

The clock is operational, however the west face has apparently shattered and remains in place within its protective film.

2.4.2 Main Hall

The Main Hall was constructed to be the centre of the community's social and cultural calendar. It was built to accommodate cultural events, large dining and social functions, and community meetings. Originally fitted out with classical details to match SMTH's external facades, the Main Hall was redecorated as part of the 1938 works, including new timber panelling throughout, a remodelling of the upper level balcony, and the creation of additional fire exits. An overview of the internal form and detailing of the Main Hall is presented in Figure 55 to Figure 59.

The Main Hall interior has elaborate pressed render and plaster detailing, including Corinthian pilasters and an entablature generally matching the external treatment, as well as additional projecting wall sconces, and ribbing, rosettes and other projections from the lathe and plaster ceiling. Frosted glass arched head windows are partly operable. The hall is lined at ground level with Blackwood panelling matching the renovated offices and hallways, with further panelling on the infill wall behind the semi-circular stage with a decorative carved timber panel above the doorway to the rear. Three large decorative pendant lights are hung from ceiling ribs.

The front of the hall includes a semi-circular space behind the stage built to house an organ. Originally outfitted with a proscenium arch allowing use as a theatre and later a cinema, the proscenium was removed in the 1938 renovation and replaced with a semi-circular stage. A timber panelled partition wall (with fibre cement sheeting on the reverse) divides the stage from the organ space behind it. Behind the organ space is a series of former changing rooms and other back of house spaces which were later converted to storage, including a narrow staircase accessing rooms at the upper level.

A moveable timber stage screen made from modular triangular forms was reportedly fabricated for the Hall in the c. 1950s.⁴⁴

The upper level balcony is served by a door from the main first floor council corridor and further fire exits, with timber stairs and turned timber balustrades, a glazed panel with the South Melbourne crest, and a timber panelled balustrade with tubular steel handrail to the main space. It is carpeted in the reproduction Tree of Life pattern.

The hall interior has been restored at least twice since the 1938 remodelling. Photographs of the Hall at the time of the 1956 Melbourne Olympics show extensive cracking of the coved ceiling plaster, which was presumably the subject of subsequent repairs (Figure 54). A restoration and redecoration of the Hall interior was reportedly undertaken in 1983 for the City of South Melbourne Centennial Celebration, at which time the current colour scheme (including tones of wine, gold, cream and blue) is presumed to have been implemented (it is not known if the scheme was based on evidence). Electric heaters are mounted to the side walls (there is no other HVAC), and a modern lighting truss is suspended in the front of the stage.

Access to the ground level of the hall is provided by an adjoining corridor to the west included in the original 1880 complex (Figure 60) and by a modern foyer to the east. The east access was created in the c. 1920s as an exterior exit, and initially accessed the former police yard with an exit to Layfield Street. The current internal foyer with corridor connections to north and south within the complex is an infill created in the 1990s, with clerestory windows and a lightweight glass frontage to Layfield Street.



Figure 54 The Main Hall stage dressed for the 1956 Olympic Games: note the cracking to the coved ceiling plaster at top right
Source: State Library of Victoria



Figure 55 Overview of Main Hall



Figure 56 Main Hall stage (1938)



Figure 57 View to Main Hall balcony



Figure 58 Internal ornamentation, Main Hall



Figure 59 Main Hall balcony, entrance stair



Figure 60 Main Hall, west corridor

2.4.3 *Former Library and Mechanics Institute*

The west wing was originally delivered to house the Emerald Hill Mechanics Institute, a trust organisation established by government act in the 1850s whose original building on Cecil Street, adjoining the first town hall site, had been funded by subscriptions. A free library was established within the new Mechanics Institute at the SMTH in 1887, funded by the Council, and after the death of the last of the institute's trustees in 1903 the organisation was folded into the council by another government act.

The original interior of the institute was reorganised and renovated repeatedly in order to address the evolving public programme, and was included in the 1938 remodelling which produced the current ground floor Library Room and first floor Lodge Room, as well as the amenity rooms in the south-west corner at first floor and 'mezzanine' levels, while removing many of the smaller institute rooms and offices. The public library moved to the former Post Office building on the south side of Banks Street in c. 1994.

The main reading room (Figure 61 and Figure 62) retains the original Victorian windows and the c. 1938 volume and decorative ceiling, with more modern carpeting and light fittings. Contemporary internal offices are provided within a freestanding internal pavilion. A children's library room (Figure 63 and Figure 64) is located behind the main reading room with a matching ceiling height and decoration; created in 1921 it was included in the 1938 remodelling. It contains a single double-hung window and the doorway at the north end of the west side return wing, which formerly accessed a stair (removed) to the second level of the Mechanics Institute. The room has been adapted as a staff kitchenette and meeting room serving the adjoining community offices in the former fire station.

The west vestibule (Figure 65 and Figure 66) was remodelled in 1938 works to provide a new public access foyer to the library, the ground floor council offices, and the first floor Lodge Room and Supper Room. The vestibule also incorporated new mezzanine amenities between the original floor levels, created by lowering the ceiling height within the original Mechanics Institute entry vestibule from Bank Street and adjoining rooms, and by raising the floor level for the Level 1 amenities. The west vestibule includes terrazzo flooring to the stairs and entrance foyer, terrazzo tile dado, and a decorative iron balustrade with timber rail.

Other areas, including ground level members reading rooms, and former first floor kitchens adjoining the Lodge Room, were subject to further renovations and are generally not expressive of their former uses.

2.4.4 *Former Fire Station and Assistant Librarian Residence*

The ground level fire station was repurposed repeatedly, housing sustenance operations in the 1930s, a civil defence office in World War 2, post-war TB clinic and a later theatrette connected to the Library. The ground level (Figure 67 and Figure 68) was later converted to offices (including extensions of the space into the west service yard and the former Children's Library Room to the south), and most recently occupied by a variety of community organisations.

The first floor Assistant Librarian Residence (Figure 69 and Figure 70) was constructed above the former fire station in 1938, and is the last of what were once several apartments provided for staff within the complex. It retains much of the original room plan and internal finishes. Still separated from the adjacent offices and event spaces, the apartment was originally by an internal stair from an external door to Fishley Street at the south end of the former fire station, or by an external concrete stair (Figure 71) in the rear yard; the lower flight of the internal stairs has been removed below the intermediate landing; with the ground level door now accessing renovated office spaces within the former fire brigade station.



Figure 61 Former Public Library Reading Room



Figure 62 Former Public Library Reading Room



Figure 63 Former Children's Library Room



Figure 64 Original door and window arrangement for rear vestibule of Mechanics' Institute

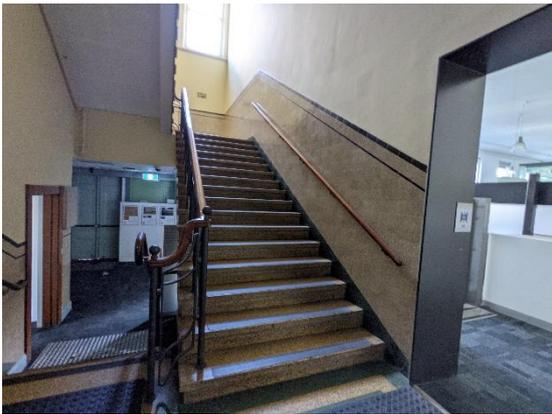


Figure 65 West vestibule

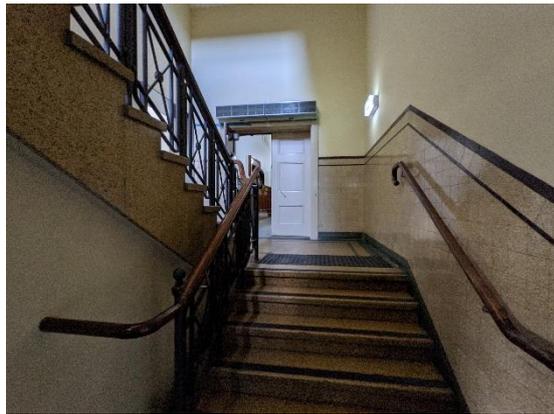


Figure 66 West vestibule at mezzanine level



Figure 67 Office fit-out in former fire brigade station



Figure 68 Office fit-out in former fire brigade station



Figure 69 Former Assistant Librarian's Residence (1938) above former fire brigade station



Figure 70 Former Assistant Librarian's Residence (1938) above former fire brigade station



Figure 71 Former service yard with retrofitted concrete fire stairs

2.4.5 *Former Judicial Wing*

The north-east corner of the complex began as the police station and court house, but was repeatedly remodelled as these functions were rationalised and then moved across Bank Street to a new police station in 1927. This area was reused to house the Baby Health Centre from c. 1930 to the 1960s, and then as the city's planning department once the health centre and social programmes moved to an annex across Fishley Street. The original court room volume and the room to the east were remodelled as the Ballantyne Room, a small events space, in the c. 1980s. Further remodelling occurred for ANAM's residency after 1995, with the repartitioning of the east room and reconfiguration of the Ballantyne Room as a single small space on the original court room footprint. As noted above, a modern foyer with glazed envelope (Figure 73) was constructed to infill the former police and postmasters yard areas south of the Ballantyne Room and provide a principal entry to the Main Hall from the east.

Ballantyne Room (former Court Room) and adjoining porch and corridor

The principal portion of the interior of the former which retains aspects of the original planning of the judicial wing is the large over-height room (former court room) now known as the Ballantyne Room (Figure 72), along with a connected porch (infilled) to the north and a corridor to the west (Figure 74 and Figure 75). These spaces have all been refinished in the late twentieth century, but retain their original planning arrangement as well as nineteenth or early twentieth century internal mouldings, rendered details and window frames.

The Chandelier in the Ballantyne Room was gifted to the City of South Melbourne in 1986.

Attached rooms and corridors

The remainder of the former judicial wing was substantially reconstructed for successive occupancies. It retains limited earlier details in the form of timber window framing and baseboards, but is largely finished to suit contemporary use as practice and storage rooms, including modern ceilings, ventilation units and soundproofed panelling throughout.

2.4.6 *Former Rates Office and Hallkeeper's Flat*

To the north of the eastern vestibule, an expanded rates office and first floor residence (Figure 78, Figure 80 and Figure 81) were constructed in 1938 on the modified footprint of the original postmaster's residence, and tied directly into the council offices at both levels (Figure 79). These offices were remodelled repeatedly (and the Hallkeeper's flat removed and replaced with committee rooms) in the latter half of the twentieth century, most recently to accommodate ANAM in the 1990s.

Two features retained from the 1938 development are a strong room in the centre of the block at ground level (Figure 77), and a timber staircase in the north-east corner of the block (Figure 82). The strong room has an original door bearing the bronze logo of the Kelly safe manufacturing company.

Other earlier features retained in more recent remodelling include timber window frames and baseboard, and several masonry fireplaces (painted).



Figure 72 Former court room (Ballantyne Room)



Figure 73 Infill entrance to Main Hall (former Judicial service yard)



Figure 74 Corridor adjoining Ballantyne Room



Figure 75 Court House Portico (infilled)



Figure 76 Room adjoining former Court House



Figure 77 Bronze logomark on former Rates Office Vault (c. 1938)



Figure 78 Room with c. 1938 remnant finishes on first-floor above former Council Rates Office

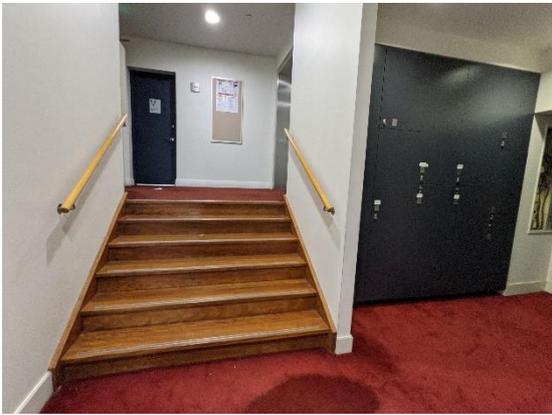


Figure 79 Level change from former residence / offices to first floor of original council offices



Figure 80 First floor corridor within former residence / offices



Figure 81 First floor room in former residence / offices



Figure 82 Access stair to former hall keeper's residence

2.5 Town Hall precinct

The SMTH was constructed on the top of Emerald Hill, a small mound of basalt rising from the low marshy ground that typified the land south of the Yarra River at Melbourne. The hill rose approximately 40 feet above the river, placing the Town Hall at roughly the same elevation as the Melbourne Town Hall at Swanston and Collins streets. From this position, the SMTH's prominent two storey form, elevated roof lines and central clock tower could be seen from buildings north of the Yarra.

2.5.1 Bank Street Forecourt

The continuation of Bank Street through the former Orphan Asylum Reserve was an important early planning objective of the Emerald Hill council, predating the resolution of the reserve as the future town hall site. Ultimately planned in conjunction with Charles Webb's architectural design for the SMTH, Bank Street was delivered as a broad forecourt to the building, with the perpendicular block of Perrins Street providing a formal approach to the building's central portico. In effect, the planning of these features was very similar to that of the Royal Exhibition Building, completed in the same year with a broad promenade and perpendicular formal approach to the south, and was necessary to provide a suitable distance to complement the grand scale and symmetrical arrangement of the SMTH's classical façade.

Other than as a planning gesture, the forecourt was not otherwise developed during this initial period, it was simply delivered as a roadway with the materials of the day, including low kerbs and asphalt apron to the SMTH block (reviewed below). A formal street tree plantation was established on Perrins Street and the south side of Bank Street, and photographic evidence and the c. 1980s replacement planting on Perrins Street is suggestive that the original plantation on both streets was of Scarlet Oak (*Quercus coccinea*).

In 1905 a more ornamental treatment of the Bank Street forecourt was introduced with construction of the Jubilee Fountain and a surrounding oval garden. In the style of the time (with roads still dominated by carriage traffic), this was constructed as a small median in the centre of Bank Street, with carriageways continuing to either side of this central feature.

This arrangement lasted until the 1970s, when rationalisation of the traffic lanes saw a painted median added to the road pavement to either side of the fountain oval. After 1985, these painted medians were replaced with raised lawns which extend as 'wings' to either side of the oval fountain garden; along the inside of the lawns a row of four Tulip Trees (*Liriodendron tulipifera*) was planted at broad intervals; the westernmost of these trees appears to have been an early failure and was not replaced, leaving three remaining specimens.

The original tree plantation on the south side of Bank Street was removed in the c. 1950s; it was later replaced with a mixed plantation which alternates English Elm (*Ulmus procera*) and Queensland Brush Box (*Lophostemon confertus*).

2.5.2 Jubilee Fountain

The Jubilee Fountain (1905) is a large, temple-style commemorative fountain executed in pink and grey granite and standing on a stepped bluestone base matching the steps of the Town Hall's central porch. The fountain is topped by three reproduction glass lantern globes, installed in 1994 to reconstruct the fountain's original gas lantern globes. It is set within an oval ornamental garden with modern plantings including groundcovers and shrub and standard roses.

2.5.3 *Town Hall block*

The Town Hall occupies a formal rectangular block enveloped by small streets to the west, north and east and the Bank Street forecourt to the south. The apron to the building appears to have always been a simple asphalt paved surface with low kerbs, however the form of the block and kerb line has been subject to recurring change to accommodate changing car parking requirements and periodic efforts to introduce street plantings into the apron area.

Period-style reproduction street lighting has been installed on all four sides of the block. These are ornate cast iron columns matching the 'Campaspe' model produced by Billmans Foundry, Castlemaine. These support light fittings in ornate glass globes with an intricate metal filigree housing. The globes have been selected to be very similar to those seen in c. 1880s photographs of the complex, however the cast iron columns are a different form to those used originally.

A planting of Swamp Cypress (*Taxodium distichum*) lines the other three sides of the Town Hall block. The trees were installed in the late 1960s after the introduction of perpendicular parking on these frontages; replacing an earlier scheme of lawns and Liquidambar (*Liquidambar styraciflua*) trees installed in 1951.⁴⁵ Japanese Cherry (*Prunus serrulata*) trees have been planted between the Cypresses.

A small concrete walled planter has been constructed on the south-east corner of the building, associated with ANAM entrance. The planter contains two Silver Birch (*Betula pendula*) trees which have been lopped to control their height, along with trailing roses, rock landscaping and ANAM signage.

2.5.4 *Emerald Hill Estate*

Retained into the 1970s as Melbourne Orphan Asylum endowment lands as part of the 1870s land swaps, the surrounding precinct to the Town Hall was developed on a leasehold basis by private interests, with many of the residential buildings later managed as social housing by auxiliary organisations associated with the orphanage before being purchased by the state government in 1973.

Comprising a symmetrical, broadly intact and highly cohesive arrangement of 1880s commercial and residential buildings, much of the estate was included in the Register of Historic Buildings in the 1980s and remains in the VHR today. Further late 19th century buildings not included in the register along Fishley, Layfield and Daly streets are generally subject to the local heritage overlay for the Emerald Hill Residential Precinct.

Although symmetrically arranged as a consequence of the negotiated land sale that conveyed to the Council the centre of the former orphanage and the right to cut new roads through the former block, the Emerald Hill estate was not developed with any formal planning designed to acknowledge or maximise its relationship with the new town hall. As a consequence, while parts of Fishley and Layfield streets were developed with relatively coherent rows of two-storey terraces and townhouses facing the sides of the Town Hall, the Daly Street frontage was left undeveloped apart from the uneven back yards of developments facing Dorcas Street. Bank Street and Perrins Street were also developed in a somewhat ad hoc manner, with a mix of single- and multi-lot developments and later redevelopments.

Various twentieth century infills occurred within the estate: the state-registered Former South Melbourne Post Office (1912) and South Melbourne Police Station (1928) constructed either side of Perrins Street opposite the Town Hall; the Council annex constructed to the west of the Town Hall in the 1960s; and a few private commercial redevelopments.



Figure 83 Bank Street forecourt to SMTH



Figure 84 Jubilee Fountain (1905)



Figure 85 Jubilee Fountain in its core oval garden arrangement



Figure 86 Grass wings with Tulip Trees (c. 1980s-1990s) to Bank Street



Figure 87 Swamp Cypress trees



Figure 88 Former Post Office south of Bank St



Figure 89 View north to SMTH from Perrins Street, with Scarlet Oaks



Figure 90 Rear yard condition to Daly Street from properties fronting Dorcas St

3.0 SIGNIFICANCE

The SMTH complex has been recognised as a place of cultural heritage significance to Victoria since the early-1960s, and has been subject to statutory heritage controls since 1974.

The history and significance of the complex are well known, and there is no imperative to undertake a wholesale review of the reasons for significance at this time. However, a limited review to confirm/validate previous assessments – including the assessment prepared by Heritage Victoria in 1999 – has been undertaken.

Following this, a values-based summary of the significance of the place is provided for the purposes of informing policies and future management, including a mapping of significant elements and attributes to those values.

3.1 Previous assessments

3.1.1 *National Trust of Australia (Victoria)*

The SMTH complex was assessed by the National Trust of Australia (Victoria) on 13 April 1961 (the entry was revised on 12 March 1964). It is classified as a place of State significance (place B0578). The Statement of Significance (SOS) is as follows:

The South Melbourne Town Hall built between 1879-1880 and added to in 1881 and later during the 1930s is of historical, social and architectural significance at the State level.

It is of high architectural significance because it is an outstanding example of the Italian Renaissance style with French Second Empire influences. Charles Webb designed the 1879-1880 major part of the building and it is one of his most important works.

It is of historical significance because it was built on the original site of the Melbourne Orphanage in Dorcas Street, Emerald Hill, which then became South Melbourne in 1883. The site was selected for the town hall because it was the most prominent in the local area. This landmark Town Hall is also one of Victoria's grandest, which reflected the development and prosperity of Emerald Hill/South Melbourne.

The South Melbourne Town Hall is of social significance because of the Jubilee Fountain located in the forecourt, which commemorates both the jubilee of the municipality as well as the 140 local residents who fought in the South African Boer War, and the eight who died. The Jubilee Fountain was built in 1905 to the design of G.H. Henderson.

3.1.2 *Register of the National Estate*

The SMTH complex was included in the Register of the National Estate (RNE) in 1978 (place ID 5429). The SOS is below.

South Melbourne Town Hall is an important work by long established architect Charles Webb and an outstanding example within an identifiable group of late nineteenth century Revival town halls in Melbourne. The municipal complex, with notable public hall interior, stands at the centre of an historical Emerald Hill site and is a prominent landmark in southern Melbourne.

(The [Australian Heritage] Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was

mainly provided by the nominator and has not yet been revised by the Commission.)

The Town Hall is also identified in the RNE as an important element in the Emerald Hill Conservation Area (place ID 5456, included in 1980):

[The Emerald Hill Conservation Area] is an homogeneous area, closely linked with South Melbourne's early history. An area of mixed residential, commercial and civic use and most of buildings were constructed during the 1877-90. Focal point of area is imposing and elaborate South Melbourne Town Hall. Forms a homogeneous, relatively intact area of Victorian buildings because most of the area was constructed by a single owner and has been in single ownership ever since.

(The [Australian Heritage] Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

3.1.3 *South Melbourne Urban Conservation Study*

The *South Melbourne Urban Conservation Study*, of 1987, (prepared by Allom Lovell Sanderson Pty Ltd) includes the following summary of significance:

South Melbourne Town Hall is of significance as the principal building at the municipal heart of South Melbourne and as a physical reminder of the independent status of the municipality. The interaction between the building's design and the street layout is unique to Melbourne and is integral to the significance of the Town Hall. The building is a major and successful work by Charles Webb, although it is detracted from by the removal of the mansarded towers and the refurbishment of its interior.

3.1.4 *Heritage Victoria, 1999*

The SMTH complex was included in the Historic Buildings Register, under the provisions of the *Historic Buildings Act, 1974* (Victoria) on 17 June 1974. The present SOS for the place, now under the provisions of the *Heritage Act, 2017* (Victoria), dates to May 1999:

What is significant?

South Melbourne Town Hall, originally known as Emerald Hill Town Hall until the name of the municipality was changed in 1883, was designed by Charles Webb to house the Emerald Hill Town Council, Public Hall, Mechanics Institute and Library, Post and Telegraph Department, Police Department and Courthouse and Fire Brigade. It was built by Gillon and Treeby and officially opened on 30 June 1880.

A large turret clock was added to the clock tower in 1881. The interior was refurbished and additions made in the 1930s to designs by Oakley and Parkes, undertaken by builder G Farnsworth and supervised by City Engineer A. E. Aughtie. The low mansard towers that originally flanked the central tower were removed in 1945. The Town Hall, built on an elevated site, in the Victorian Academic Classical style with French Second Empire features, is a rendered building featuring a wide facade with a central portico and projecting pavilions at each corner. The facade is dominated by a giant order Corinthian colonnade expressed as pilasters along the walls, fluted engaged columns on the pavilions and freestanding columns on the projecting portico with a triangular pediment embellished with the words 'Town of Emerald Hill' and the municipality's coat of arms. A tall tower with a cupola, mansard and Baroque colonnettes clustered at its base is centred behind the

pediment. The side facades have detailing of comparable complexity to the front facade.

The Jubilee Fountain, situated in the forecourt, was designed by G H Henderson and built in 1905 to commemorate both the jubilee of the municipality and the 140 local residents who fought in the South African Boer War and the 8 who died. The tall, temple-like fountain is set on bluestone steps with granite columns and canopy, brass font and two bronze plaques. The fountain is surmounted by ironwork supporting three gas globes constructed in 1994 as a reproduction of the original design.

How is it significant?

South Melbourne Town Hall is of architectural, historical and social significance to the State of Victoria.

Why is it significant?

South Melbourne Town Hall is of architectural significance as an outstanding example of a Victorian Academic Classical style building with French Second Empire influences. While the Bank Street facade with its giant order Corinthian portico displays a monumental symmetry, the east and west facades are also well resolved and the northern elevation features an accomplished articulation of the various functional elements contained within the complex. It is an important and sophisticated example of the work of architect Charles Webb, one of the leading architects of the 19th century. The Town Hall is further distinguished by its outstanding landmark and townscape qualities. Set on the crest of a hill with a forecourt, fountain, four street frontages and a framed vista to the portico and tower provided by the planning of Perrins Street, the building enjoys a prominent position unparalleled in Victoria. The interior, remodelled by Oakley and Parkes with some of the work carried out by Brooks Robinson, is a fine example of 1930s design incorporating blackwood panelling and a redecorated auditorium with special acoustic treatment and ventilation.

South Melbourne Town Hall is of historical and social significance as the civic centre of South Melbourne over a long period. One of Victoria's grandest town halls, the monumental building symbolises the prosperity and confidence of South Melbourne last century when it was one of the first municipalities to be changed from a town to a city after the 1874 *Local Government Act*. The Town Hall has a long history as the centre of community cultural life. It was the first Town Hall to achieve an integrated municipal facility with a range of functions.

The Jubilee Fountain is of historical significance for its associations with the jubilee of the first working council outside Melbourne and Geelong. It is also of historical and social significance as a memorial associated with the Boer War in Victoria and symbolises the deep sentiments of the community towards this important event in Australian history. The importance of the fountain lies in the combination of associations with the Town Hall, the jubilee of the municipality and Boer War commemoration.

Assessment against criteria (Heritage Victoria, 1999)

The 1999 statement is generally in conformance with the contemporary format, although it does not address the Heritage Council of Victoria's heritage assessment criteria (introduced in 2008 and updated in 2019). A short form assessment against draft criteria was prepared in 1999 and is accessible through

Heritage Victoria's HERMES database, confirming the implication of the statement that the place meets the Criterion A (Historical value), Criterion E (Aesthetic value) and Criterion G (Social value):

Criterion A

The historical importance, association with or relationship to Victoria's history of the place or object.

South Melbourne Town Hall is of historical significance for its associations with South Melbourne, one of the first municipalities to be changed from a town to a city after the 1874 *Local Government Act*. One of Victoria's grandest town halls, the monumental building symbolises the prosperity and confidence of South Melbourne last century. It was the first Town Hall to achieve an integrated municipal facility with a range of functions.

The Jubilee Fountain has historical associations with the jubilee of the first working council outside Melbourne and Geelong and with the involvement of Victorians in the Boer War. It symbolises the deep sentiments of the community towards this important event in Australian history. The importance of the fountain lies in the combination of associations with the Town Hall, the jubilee of the municipality and Boer War commemoration.

Criterion E

The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

South Melbourne Town Hall is an outstanding example of a Victorian Academic Classical style building with French Second Empire influences and exhibits a richness and diversity of features. While the Bank Street facade with its giant order Corinthian portico displays a monumental symmetry, the east and west facades are also well resolved and the northern elevation features an accomplished articulation of the various functional elements contained within the complex. The Town Hall is further distinguished by its outstanding landmark and townscape qualities. Set on the crest of a hill with a forecourt, fountain, four street frontages and a framed vista to the portico and tower provided by the planning of Perrins Street, the building enjoys a prominent position unparalleled in Victoria. The interior, remodelled by Oakley and Parkes with some of the work carried out by Brooks Robinson, is a fine example of 1930s design incorporating blackwood panelling and a redecorated auditorium with special acoustic treatment and ventilation.

Criterion G

The importance of the place or object in demonstrating social or cultural associations.

The Town Hall has social associations with the South Melbourne community as the centre of community cultural life over a long period.⁴⁶

The Town Hall is also within the VHR entry for the Emerald Hill Estate (VHR H1136), but is not specifically referenced in the SOS for that entry.

3.2 Comment on previous assessments

There has been a high level of consistency in the assessment of the SMTH's cultural heritage significance since the early 1960s, with the complex being recognised as a place of historical and architectural significance to Victoria. Differences in the interpretation of these values – for instance, some

assessments consider that the site derives historical significance for its association with the Melbourne Orphan Asylum, while others place weight on the Town Hall as the centrepiece of an urban planning composition – are generally matters of interpretation.

Of greater relevance in the attribution of cultural heritage significance is the question of social value. The SMTH complex is considered to be a place of social value, albeit for the reasons articulated below.

3.2.1 *Points of difference with the VHR Statement of Significance*

The key reference, recognising that it has statutory force and effect, is the VHR Statement of Significance.

Differences between that SOS and the outcomes of this CMP are summarised at Table 1. It would be desirable for the VHR entry to be amended to incorporate the points identified at Table 1 (see also Policy 16, Chapter 5).

Table 1 Summary of points of difference

| Content | Comment |
|--|---|
| 'What is significant?' | A substantial programme of works was undertaken in the early-2000s, including the reinstatement of the mansard roofs and other decorative external details removed in the 1940s. These restored details are significant elements of the building's external form and presentation. |
| Criterion 'a': Importance to the course, or pattern, of Victoria's cultural history | <p>Although certainly of historical significance to Victoria as one of the grandest of the State's nineteenth century town halls and an expression of the prosperity and confidence of municipal government during the boom period, the VHR SOS may be incorrect in attributing to the SMTH historical significance as 'the first Town Hall to achieve an integrated municipal facility with a range of functions'. Although the number of civic functions collocated with the new town offices at Emerald Hill was perhaps broader than the typical Victorian era town hall, the SMTH was not the first to be designed as an integrated facility. The original Fitzroy Town Hall as opened in 1874 (prior to its late 1880s remodelling) included a court house, accommodations for a local Artisans School of Design, and provision for a library, although financial shortfalls meant that this last did not open until 1877; and the North Melbourne (Hotham) Town Hall, completed in 1876, included a court house and post and telegraph offices, and had been intended to include a library; this latter component ultimately opened in 1882-83 as part of an adjoining complex with a Mechanics Institute and an row of shops by the same architect. The Prahran Town Hall, opened in 1860, was substantially added to in 1878 with construction of a post office, police station and library.</p> <p>It is evident that the considerations and advantages that served to promote integration of various civic offices at these town halls were broadly shared across the more prosperous of Victoria's municipalities in this period, including:</p> <ul style="list-style-type: none"> • Government cost-sharing and leasing arrangements which provided fiscal support for the construction of new court houses, police stations and post offices within municipal town halls (promoting a grander scale for the complexes overall); |

| Content | Comment |
|--|--|
| | <ul style="list-style-type: none"> • Expanded ratepayer bases and urban land prices in the 1870s and 1880s, which encouraged municipal councils and government to locate the broadening range of local civic services within grand new buildings in their town hall reserves (including the Emerald Hill Council's new fee simple property derived through the legislated land-and-cash swap with the Melbourne Orphan Asylum); and • Civic boosterism, which sought to erect grand new town hall buildings which were scaled and programmed to present as the centre of suburban community life. <p>As noted, the SMTH was not first in this regard and housed a range of functions (court house, police station, post and telegraph offices, library/mechanics institute) also seen at other 1870s and 1880s town halls, with the principal unusual element (a fire brigade station) only occupied briefly for that purpose before the Metropolitan Fire Brigades were rationalised into quarters elsewhere.</p> |
| <p>Criterion 'd': Importance in demonstrating the principal characteristics of a class of cultural places and objects.</p> | <p>It is considered that the SMTH complex satisfies criterion 'd', as a fine example of a Victorian era town hall (class of place).⁴⁷ As has previously been noted (see 1987 assessment above), the extensive internal remodelling of the place has diminished the degree to which it can be understood as 'intact'. This is, however, balanced against the SMTH's ability to demonstrate other characteristics of the class, including a representation of civic identity and the accommodation of multiple uses, as well as the high degree of integrity to the exterior. It is also noted that modifications to accommodate evolving needs and uses is a characteristic of Victorian town halls, which have been required to respond to a range of programmatic, fiscal, political and civic pressures over the past c. 150 years.</p> |
| <p>Criterion 'g': Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.</p> | <p>The SMTH complex has been a focus of community life, and an expression of civic identity, since its construction in the late-1870s. As such, it can reasonably be understood as having been valued by generations of the South Melbourne (and perhaps broader) community over that period. This association is recognised in the VHR SOS (emphasis added), 'South Melbourne Town Hall is of historical and <i>social significance</i> as the civic centre of South Melbourne over a long period'.</p> <p>For social value to be demonstrated at the State level, the <i>Heritage Council of Victoria Threshold Guidelines</i> require evidence that a 'community or cultural group' exists 'in the present day' with a 'strong attachment' to a place or object.⁴⁸ For the purposes of this CMP, the outcomes of a community engagement programme undertaken by CoPP in 2019 have been relied upon as evidence (see commentary in Chapter 1). The programme of community engagement found that there are members of community (local and otherwise) with a demonstrated interest in the future of the complex, an interest that has been particularly pronounced in the post-amalgamation period during which some of the public service functions of the complex were removed. As such, there is an evident social attachment to the SMTH</p> |

| Content | Comment |
|----------------|--|
| | <p>that should be understood and accounted for in ongoing management of the place (see Chapter 5, Policies 6 and 17).</p> <p>For the purposes of this CMP it has not, however, been established whether the SMTH complex is of social value at the State or local level. It would be desirable for further research to be undertaken to resolve this.</p> <p>A number of previous assessments have suggested that the Jubilee Fountain (1905) is of social (and historical) significance. The Fountain was installed to commemorate the 50th anniversary of the municipality, and to acknowledge the contributions of local residents to the Boer War. It is considered that the Jubilee Fountain is an element that is unlikely to have a contemporary social value or association stemming from its association with a conflict and jubilee commemorated more than 100 years ago. It is however a historically significant feature, and one that requires respectful management as a consequence of its memorial function (as do other memorials within the complex).</p> |

3.3 Elements and attributes related to values

Areas and attributes that relate to the values ascribed to the SMTH complex ('a', 'd', 'e' and 'g') are identified in Table 2.

Table 2 Elements and attributes related to values

| Criteria | Attributes |
|---|--|
| Criterion 'a': Importance to the course, or pattern, of Victoria's cultural history | <p>Areas/attributes that contribute to an understanding of the SMTH complex as an expression of civic aspirations, purposes and symbolism, including its role within the urban plan for the Emerald Hill Estate Precinct, and external presentation to all elevations.</p> <p>Areas/attributes that provide tangible evidence of civic uses and welfare services. (<i>Note</i>, the extent of physical change to the interior has diminished the number of areas that retain evidence of these uses/services.)</p> <p>Areas that were historically accessible by the community, and retain evidence of public use in terms of planning and/or decorative treatment and/or fit-out.</p> |
| Criterion 'd': Importance in demonstrating the principal characteristics of a class of cultural places and objects. | Elements and attributes of the SMTH complex that are expressive of the composition, planning and presentation of nineteenth century municipal town halls including but not limited to: its scale and architectural design; the diversity of activities/uses; and its planning, with internal circulation spaces around a large public hall. |
| Criterion 'e': Importance in exhibiting particular aesthetic characteristics | The external presentation of the SMTH, and internal areas that retain integrity to their form and interior finishes dating to the nineteenth century or the late-1930s improvements. |

| Criteria | Attributes |
|------------------|---|
| Social value 'g' | It is anticipated that <i>foci</i> of communal sentiment include spaces/areas designed for and traditionally used by the community (notably the Main Hall), as well as elements, functions and attributes that express concepts of civic identity (which may include the building's external presentation and the Council chamber). |

3.4 Levels of significance

The VHR Statement of Significance (including the recommended revisions at Table 1) provides an overview of the general nature of significance of the SMTH complex. The following (Table 3) details the contribution that individual areas, elements and attributes make to the overall significance of the place.

The purpose of the distinctions drawn at Table 3 is to assist in managing the building in a manner that minimises impacts on its cultural heritage values. See also Figure 91 and Figure 92. Room numbers in the table below refer to those identified in Appendix A.

Table 3 Definitions of levels of significance

| Level of significance | Definition |
|--|---|
| Primary (Core elements, areas and attributes) | <p>Core elements, areas and attributes related directly to the historical, characteristic, architectural and social values of the SMTH complex. These elements/attributes include spaces that are expressive of both the Victorian and inter-war eras in terms of decorative treatments and materiality. It should be noted that a single area/attribute may satisfy more than one value.</p> <p>Elements and areas of primary significance include:</p> <p><i>Historical value (related to civic identity, symbolism, uses and services)</i></p> <ul style="list-style-type: none"> • Formal planning within the Emerald Hill Estate Precinct, including the Town Hall Reserve (the landscape treatment of the reserve is not of significance); • Framed views looking north along Perrins Street, and south along Marshall Street; • Exterior building fabric to all elevations, including the clock tower; (exceptions are areas modified in recent decades, including the infilled bay at the north end of the east elevation the access ramp to the east elevation); • Main Hall interior (0G.57), as remodelled in the 1930s, including the balcony; • Council Chamber (01.45), as remodelled in the 1930s, including the 'in the round' wood and leather furniture suite comprising the mayoral chair, screen structure and desk unit, curved west side desk unit, curved east side desk unit, upholstered four and three seat units for each of the east and west desk units, two barriers, the curved gallery wall and gate, and 12 upholstered seats; • Former Library Reading Room (0G.16-0G.20), as remodelled in the 1930s; • Mayor and Mayoress' suites (01.41 and 01.44); and |

| <i>Level of significance</i> | <i>Definition</i> |
|---|---|
| | <ul style="list-style-type: none"> • The two substantive commemorative features of the complex, the Jubilee Fountain and the large WW1 Honour Board. <p><i>Characteristic value (embodying the composition, planning and presentation of nineteenth century municipal town halls):</i></p> <ul style="list-style-type: none"> • The scale and architectural design of the building, particularly addressing Bank Street; • The diversity of activities/uses within one building complex; and • The planning of the complex with internal circulation spaces around a large public hall. <p><i>Architectural/aesthetic values</i></p> <ul style="list-style-type: none"> • Bank Street elevation, and return bays to Layfield and Fishley streets; • The balance of the Layfield and Fishley street elevations and the Daly Street elevation being well handled but comparatively functional, with distinct functions being articulated (Note: Areas modified since the late twentieth century are not of primary significance, as noted above) ; • The clock tower, external form and original mechanical elements to the interior; • The Council Chamber, including associated fittings and furnishings (01.45) • Mayor and Mayoress' suites (01.41 and 01.44) • Main Hall (0G.57) • Former Library Reading Room (0G.16-0G.20), as remodelled in the 1930s • Internal circulation spaces which reflect both the original planning and 1930s remodelling in their internal finishes, including the main timber-lined internal stairway at east end of principal council rooms, and the central corridor on both levels (0G.01, 0G.02, 0G.03, 0G.08, 0G.10, 0G. 11, 0G.60, 0G.70, 0G.73, 0G.83, 0G.99, 0G.103, 01.01, 01.35) <p><i>Social value</i></p> <ul style="list-style-type: none"> • Building exterior, notably the Bank Street elevation • Main Hall • Council chamber |
| Contributory (Supporting elements, areas and attributes) | Supporting elements and areas which are, in the main, of generic and/or modified form, detail or planning but nonetheless support an understanding of the SMTH's cultural heritage significance. Elements/areas of contributory significance include (i) spaces that retain a 1938 decorative treatment but have only a limited relationship to the complex's historical, characteristic, architectural and social values, and (ii) spaces that have lost a coherent decorative treatment but retain a historical plan form that is reflective of the complex's historical, characteristic, architectural and/or social values. |

| Level of significance | Definition |
|------------------------------|--|
| | <p>Externally, contributory elements, areas and attributes include:</p> <ul style="list-style-type: none"> • The forecourt to the south, which provides a setting for the building in views from Perrins and Bank streets, • The street-facing elevations of the librarian’s apartment on level 1 at the north-west of the site, as constructed in 1938 above the original fire brigade station, • Freestanding rendered wall elements to Daly Street bounding the west service yard, and • Side (north) elevation of the 1938 rates office. <p>Internally, contributory elements, areas and attributes include:</p> <ul style="list-style-type: none"> • Ballantyne Room (OG.84) and associated corridor (OG.83) to the extent of plan form • Supper Room (including 01.32), to the extent of plan form • Lodge Room (including 01.06), to the extent of plan form • West vestibule and stairway • East vestibule • West corridor (OG.06) adjoining the Main Hall • Vault (OG.92), to the extent of plan form and remnant door • Librarian’s apartment (01.15-01.22), being generally intact as completed in the 1930s, but performing a secondary (supporting) function • The interior of the clock tower • Back-of-house and sub-stage spaces at the north of the Main Hall. <p>A number of further commemorative elements support an understanding of the SMTH’s cultural heritage significance at a contributory level. These include</p> <ul style="list-style-type: none"> • South Melbourne Council Staff WW1 Honour Board • Emerald Hill / South Melbourne Mayors Honour Board • Emerald Hill / South Melbourne Mayoresses Honour Board • Post-1950s commemorative plaques. |

3.5 Implications of significance

3.5.1 Elements, areas and attributes of primary significance

In general terms, the implications of significance are that fabric, elements and attributes that are of *primary* significance of the former SMTH complex should, as far as possible, be retained and conserved in accordance with the principles of the *Burra Charter*. The *primary* designation requires that a high degree of care and consideration is taken when contemplating change to these spaces/areas.

3.5.2 Elements, areas and attributes of contributory significance

Fabric, elements and attributes that are of contributory significance within the place provide greater flexibility with regards to potential change, alteration and removal. Elements identified as contributory are those which support an appreciation of the SMTH complex as highly evolved where – with the exception of a portion of the 1930s works – change has generally been delivered in a localised and

piecemeal manner resulting in a complex layering of physical evidence and stylistic treatments within the place.

The approach to change within contributory areas should use the building and its iterations as a guide to maintain the contribution of these areas to the SMTH's historical, characteristic, architectural and social values. Change within contributory areas will typically pursue the retention (and adaptation where required) of notable original finishes where these are present, but may also consider restoration of known historical details and finishes where appropriate to contemporary requirements, or a modern adaptation and renewal of the area with reference to the policies detailed in Chapter 5.

3.5.3 Spaces that have not been ascribed a level of significance

This category applies to areas and spaces that have not been assessed as being expressive of the cultural heritage values of the SMTH complex – i.e they are not substantially intact as built or as remodelled; they have limited capacity to provide evidence of former uses; and are not public-facing. Spaces that have not been ascribed a level of significance, in general terms, provide opportunities for change, alteration and removal. Consistent with the objectives identified above for contributory spaces that *support* significance, the approach should be to use the building as a guide – i.e. evidence of original/early finishes and/or sections of significant fabric (i.e. skirting boards or fireplaces) should desirably be conserved and maintained.

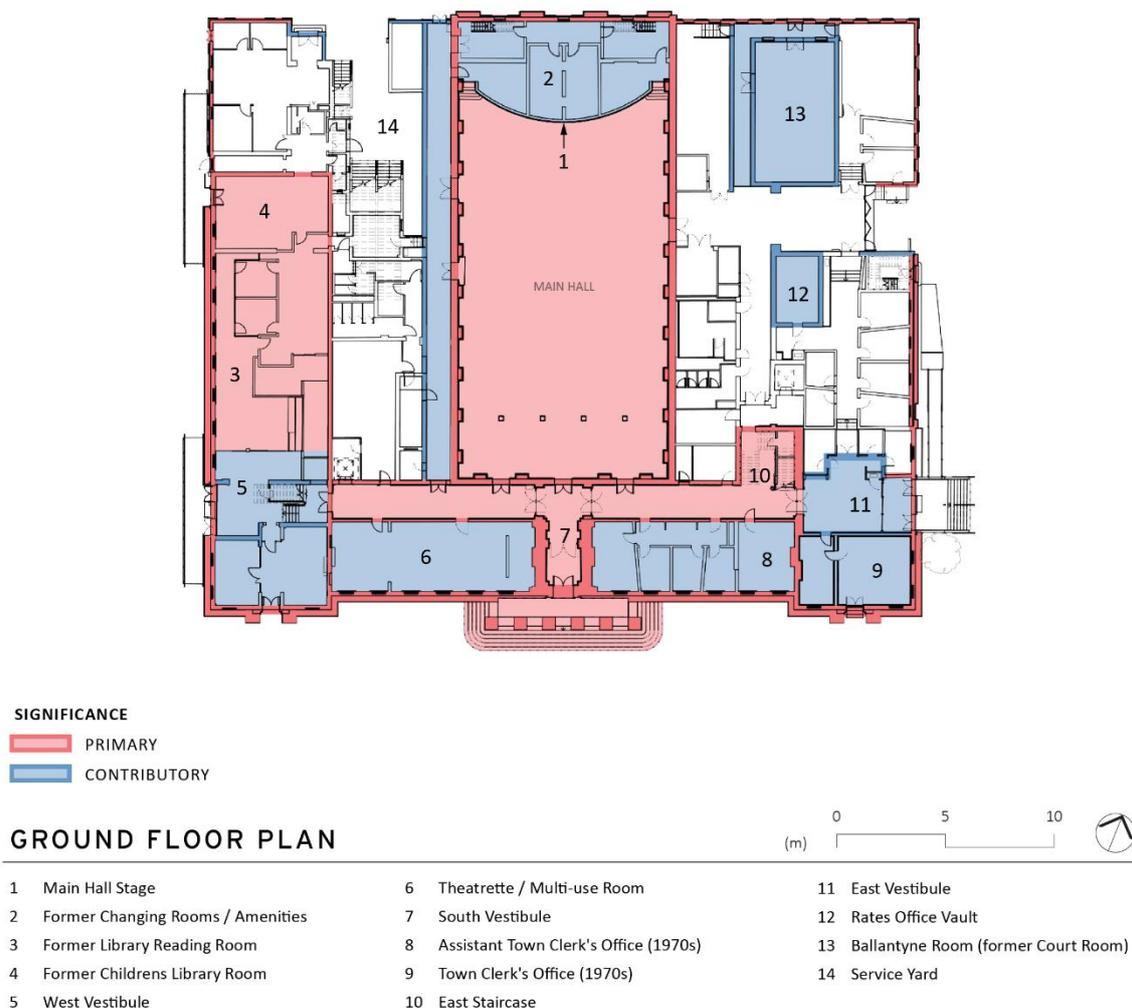
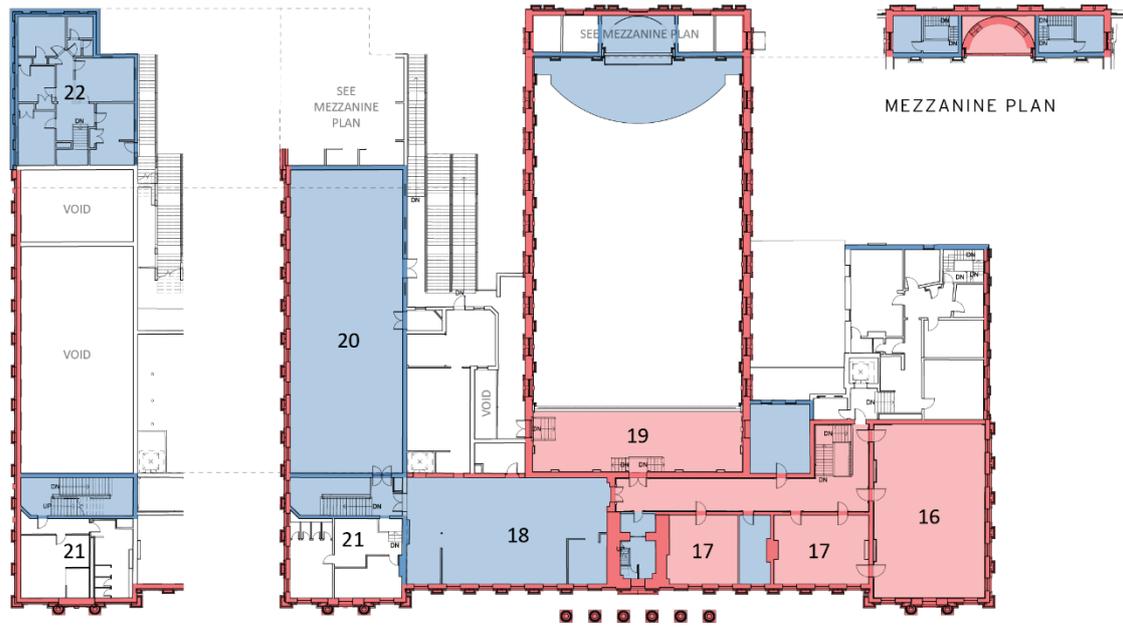


Figure 91 Levels of significance: ground floor

SOUTH MELBOURNE TOWN HALL



MEZZANINE PLAN

SIGNIFICANCE

- PRIMARY
- CONTRIBUTORY

LEVEL 1 FLOOR PLAN



- | | | |
|-------------------------------|---|---|
| 16 Council Chamber | 19 Main Hall Balcony | 22 Former Assistant Librarian's Residence |
| 17 Mayor and Mayoress's Suite | 20 Lodge Room | |
| 18 Supper Room | 21 West Vestibule Stair and Mezzanine Amenities | |

Figure 92 Levels of significance: first floor

4.0 OPPORTUNITIES AND CONSTRAINTS

The following establishes a framework for the policies at Chapter 5. Issues addressed include, but are not limited to:

- the statutory recognition of the SMTH complex for heritage reasons;
- the application of planning and building regulations and controls;
- the City of Port Phillip’s plans and aspirations for the SMTH;
- costs associated with managing the place;
- the interests of stakeholders; and
- the condition of the building fabric.

4.1 Implications of significance

As discussed at Chapter 3, the SMTH complex is of historical and architectural significance to Victoria. It is also of social value.

Implications arising from this assessment are that fabric, areas and elements that are demonstrative of those values should be retained and conserved. Those areas and elements are detailed at Chapter 3, Table 3.

4.2 Statutory requirements

As directly relevant to consideration of heritage issues, management of the SMTH is impacted by the following legislation and regulations:

- *Heritage Act, 2017* (Victoria)
- *Planning and Environment Act 1987* (Victoria) – CoPP Planning Scheme
- National Construction Code (former Building Code of Australia)
- *Disability Discrimination Act, 1992* (Commonwealth)
- *Aboriginal Heritage Act, 2006* (Victoria)

The relevance of and constraints arising from these Acts/regulations is summarised at Table 4 and expanded upon below.

Table 4 Summary of heritage related legislation and regulations

| Legislation | Summary |
|--------------------------------------|---|
| <i>Heritage Act, 2017</i> (Victoria) | <p>Provides for the protection, management and conservation of places and objects included in the Victorian Heritage Register (VHR).</p> <p>Permits or another form of approval are required from Heritage Victoria for all buildings and works (with the exception of subdivision), within the SMTH complex, other than where the works are specified as ‘permit-exempt’.</p> <p>The provisions of the <i>Heritage Act</i> exclude control over the use of a place, though the physical impact of a proposed use on the place’s significance can be considered.</p> <p>The Act also provides for the protection of archaeological relics including all unidentified relics 75 or more years old.</p> |

| Legislation | Summary |
|---|---|
| <i>Planning and Environment Act, 1987</i> (Victoria) | <p>Provides a framework for the planning, use, development and protection of land in Victoria.</p> <p>The relevant planning scheme under this Act is the City of Port Phillip Planning Scheme, which identifies the zoning for the SMTH and applicable overlays.</p> <p>Under the provisions of the Heritage Overlay policy no permit is required to develop a heritage place included on the VHR (with the exception of applications for subdivision). Heritage-related matters are assessed by Heritage Victoria under the <i>Heritage Act 2017</i>.</p> |
| National Construction Code (NCC) Former Building Code of Australia (BCA) | <p>The intent of the NCC is to achieve national standards in safety, health and amenity.</p> <p>Compliance with the NCC is required for all new works. Further, subject to any dispensations, compliance may extend across the whole building where a change of use is involved or the works exceed set volumetric measures.</p> |
| <i>Disability Discrimination Act, 1992</i> (DDA) | <p>The intent of the DDA is: to eliminate discrimination against persons on the grounds of disability; to ensure that the rights of persons with disabilities are equitable with the rest of the community; and to promote recognition and acceptance of equal rights of those with disabilities. Discrimination under the Act can arise in relation to the provision of access to a place (Section 23).</p> <p><i>'Premises Standards' 2011</i></p> <p>On 1 May 2011, the <i>Disability (Access to Premises – Buildings) Standards 2010</i>, known as 'Premise Standards', took effect under the DDA 1992. The 'Premise Standards' were aligned with changes to the 2011 edition of the BCA. The alignment of access provisions was brought about due to a number of inconsistencies including:</p> <ul style="list-style-type: none"> • the DDA contains intent and objectives, but not the technical details of how to provide access for people with a disability; and • the technical requirements of the BCA were not considered to meet the intent and objectives of the DDA. <p>New buildings, and works to existing buildings, are required to comply with the 'Premises Standards' 2011. Nevertheless, there exists potential to balance access requirements with the heritage values of non-compliant elements of existing heritage buildings and places of heritage significance.</p> |
| <i>Aboriginal Heritage Act, 2006</i> and its Regulations, 2017 | <p>The <i>Aboriginal Heritage Act, 2006</i> established the Victorian Aboriginal Heritage Register (VAHR), a register of Aboriginal sites, and instituted approval requirements for particular activities on sites of significance. The Act provides for the protection of Aboriginal cultural heritage in Victoria.</p> |

4.2.1 Victorian Heritage Act 2017

The SMTH, and items of furniture within the Council Chamber, are subject to the provisions of the *Heritage Act 2017* through their inclusion in the Victorian Heritage Register (VHR) as HO217. The extent of registration (land and buildings only) is shown at Figure 93 and described as follows:

1. All of the buildings marked B-1 (SMTH) and B-2 (Jubilee Memorial Drinking Fountain)
2. All of the land marked L-1 [...] being part of the land described in Certificate of Title Volume 1488, Folio 585 and all of the land marked L-2 described in Tree Reserve, Gazetted 26 July 1905, p2806.

The extent of registration affecting furniture items within the Council Chamber is described as follows:

3. All of the following specified objects: 1930s curved seat and desk unit for councillors located in the former Council Chamber; 1930s Mayor seat located in the former Council Chamber.

As noted at Chapter 3, the Emerald Hill Precinct (which forms the setting for the SMTH complex) is also subject to the provisions of the *Heritage Act 2017*.

Permits are required for all physical works at the place unless specified as exempt. The VHR citation for the SMTH includes a suite of permit exemptions for works or activities which do not require a permit. For a list of place-specific (as opposed to 'general') exemptions see below.

In addition to exemptions that are declared in this way, Section 92(3) of the Act specifically provides for the owner of a registered place to apply to the Executive Director for a determination that a permit is not required in respect of particular works and activities in relation to the place. Typically, this occurs in the case of works that are minor in scope and/or have no impact on the heritage values of the place. Such works could include works to fabric or areas of lower significance or routine maintenance, repair or conservation works.



Figure 93 SMTH, extent of registration VHR HO217
Source: Victorian Heritage Register

Standing permit exemptions for the SMTH complex:

Exterior

Minor repairs and maintenance which replace like with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Regular garden maintenance.

Installation, removal or replacement of garden watering systems, provided the installation or replacement of the watering system/s do/does not cause short or long term moisture problems to the registered structures.

Interior

Minor repairs and maintenance which replace like with like.

Removal of paint from originally unpainted or oiled joinery, doors, architraves and skirtings.

Repair of plasterwork provided that all new work matches good adjacent work in style, detail and finish. Installation, removal or replacement of carpets and/or flexible floor coverings, eg vinyl.

Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.

Refurbishment of post-1940 bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.

Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.

Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

Installation, removal or replacement of bulk insulation in the roof space.

Installation, removal or replacement of smoke detectors.

Repairs, demolition or removal of suspended ceilings but not replacement.

Repairs, demolition, removal, relocation and replacement of internal office partition walls to existing office spaces provided such works does not affect pre 1940 building fabric.

4.2.2 City of Port Phillip Planning Scheme

The SMTH is located within a ‘Public Use Zone – Local Government (PUZ6) Zone’ within the CoPP Planning Scheme. It is also individually identified as HO28 in the Schedule to the Heritage Overlay (Figure 94), and is wholly surrounded by the Emerald Hill Residential Precinct (HO440). In accordance with Clause 43.01-3 of the Victorian Planning Provisions, no permit is required ‘To develop a heritage place which is included on the Victorian Heritage Register other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register’. However, planning permits may be required for proposals as a result of non-heritage related planning controls, depending upon their nature.

4.2.3 National Construction Code (formerly Building Code of Australia (BCA))

The National Construction Code (NCC) addresses all building compliance requirements as related to specified classes of buildings. In Victoria, the NCC operates in conjunction with the *Victorian Building Regulations, 2018* and under the provisions of the *Building Act, 1993*. In its formulation and reference to relevant construction standards, the NCC has necessarily been developed for new construction. In this regard, its application to the wholesale refurbishment or redevelopment of a heritage building has the potential to have significant impacts, particularly if a ‘full compliance’ with the code is triggered.

Addressing this issue, the *Victorian Building Regulations, 2018*, provide for some flexibility where alterations are proposed to existing buildings, under Part 16, Regulation 233 which states:

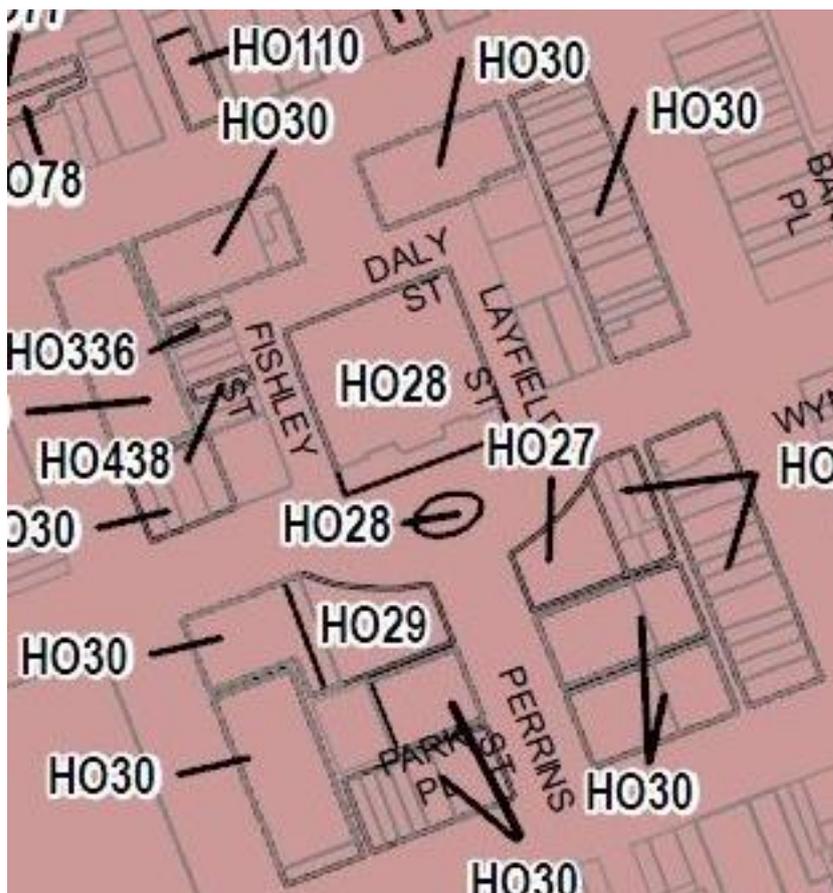


Figure 94 [Detail] CoPP HO map 03 indicating the location of the SMTH and Jubilee Fountain (HO28) within the Emerald Hill Residential Precinct (HO30)
Source: City of Port Phillip Planning Scheme

Regulation 233: Alteration to existing building

- (1) Building work to alter an existing building must comply with these Regulations.
- (2) Subject to regulations 234 and 236, if the proposed alterations to an existing building, together with any other alterations completed or permitted within the previous 3 years, relate to more than half the original volume of the building, the entire building must be brought into conformity with these Regulations.
- (3) Despite subregulations (1) and (2) and subject to subregulation (6), the relevant building surveyor may consent to partial compliance of building work or an existing building with subregulation (1) or (2).
- (4) In determining whether to consent to partial compliance with subregulation (1) or (2) in respect of any alteration to a building, the relevant building surveyor must take into account—
 - (a) the structural adequacy of the building; and
 - (b) the requirements necessary to make reasonable provision for—
 - (i) the amenity of the building and the safety and health of people using the building; and
 - (ii) avoiding the spread of fire to or from any adjoining building.
- (5) Any consent to partial compliance under subregulation (3) must be in the form of Form 18.
- (6) If any part of the alteration is an extension to an existing building, the relevant building surveyor may only consent to partial compliance in respect of the extension if the floor area of the extension is not greater than the lesser of—
 - (a) 25% of the floor area of the existing building; and
 - (b) 1 000 m².

In addition, the *Building Act, 1993* provides for further consideration of dispensation to compliance requirements in the case of buildings included on the Victorian Heritage Register. The relevant section states:

Section 28: Historic buildings and special buildings

- (1) Despite section 24, the relevant building surveyor may issue a building permit for the carrying out of building work that does not comply with the building regulations if the work is to be carried out on, or in connection with—
 - (a) a building included on the Heritage Register established under the Heritage Act 2017.
- (2) The building permit may be issued to enable the carrying out of work appropriate to the style, manner of construction and materials of the building.
- (3) In deciding an application for a building permit in respect of a building to which subsection (1) applies, the relevant building surveyor must take into account—
 - (a) the structural adequacy of the building; and

- (b) the requirements necessary to make reasonable provision for the amenity of the building and the safety and health of people using the building.
- (4) The consent and report of the Executive Director under the Heritage Act 2017 must be obtained to an application to demolish or alter a building which is on a register established under that Act.

In formulating a response to building regulatory requirements a third factor to consider is that of the opportunity to develop 'Performance Solutions' to the NCC 'Performance Requirement' as opposed to applying 'Deemed-to-Satisfy' solutions. In adopting such an approach there may be scope to demonstrate that traditional construction practice, as supported by relevant expert advice, can meet the performance requirements of the NCC, notwithstanding non-compliance with current new construction standards.

In developing a wide-ranging design response for the conservation and/or new works to a place of significance, careful consideration needs to be given to the actions which might trigger full code compliance obligations, and if this is the case, to the nature of dispensations which might be sought. Activities and compliance requirements which have the greatest potential to impact the fabric of a heritage building are noted in Table 2 below.

Table 5 NCC (BCA) compliance issues

| <i>Issue</i> | <i>Potential Impact</i> |
|---|---|
| Hazardous materials removal | Loss of evidence of original and early decorative finishes. Destruction of significant fabric. |
| Seismic compliance | Introduction of new structure requiring significant intervention into original fabric. |
| Energy performance (NCC Section J) compliance | Replacement of original materials (glass and window joinery) and introduction of insulating material. |
| Fire protection and separation | Introduction of fire services and new fabric to provide fire separation. |

4.2.4 *Disability Discrimination Act 1992*

Since 2011, when the 'Premise Standards' were aligned with changes to the 2011 edition of the BCA, access for people with a disability is addressed under both the Disability Discrimination Act (DDA) and the National Construction Code (NCC). In addition, to assist in the implementation of 'Premise Standards' the Australian Human Rights Commission developed a set of Guidelines to provide guidance for new works, and works to existing buildings to meet access requirements.

While the DDA sets out compliance requirements, it is a document which also contains provisions for complaints where these requirements are not met. In the case of the NCC, the requirements are express requirements which must be met under the Deemed to Satisfy provisions, or alternatively, by way of a Performance Solution. Having regard to these documents, bringing heritage buildings into compliance typically requires a carefully resolved design response with a balance of access and heritage outcomes. Given the absolute need to provide equitable access, design solutions need to be developed in a manner which optimises access points and paths of travel to avoid multiple interventions.

The 'access to premises' component of the DDA is applied only to buildings that are available for the general public to enter and use, as employees, patrons, customers or the general public. This is relevant

to the SMTH as a complex that will provide ongoing access to the general public. Accordingly, these objectives are required to be met as far as is possible.

As a public building, where DDA access requirements have intervention implications for significant fabric and/or elements of the SMTH, the advice and input of a heritage practitioner should be sought.

4.2.5 *Summary of statutory implications*

As outlined at Section 4.4 'Building condition and capital works', the SMTH requires significant upgrade and modernisation of its services, and wide-ranging repairs to its structure and fabric. Many of the applicable statutory requirements are of direct relevance in the delivery of successful heritage outcomes as well as the future development of the site. A considered approach which balances heritage objectives with the needs of Council, in seeking to maintain the place, will be essential to the ongoing viability of the SMTH.

4.3 **Future use and development**

The reactivation, future use and development of the SMTH is subject to a range of functional, economic and compliance factors. Challenges associated with the on-going management of nineteenth century town hall complexes are also pertinent.

Economic factors

While the complex is generally in fair condition, costs associated with on-going maintenance are considerable. As existing, the SMTH has been described as equivalent to a 'C' grade office building,⁴⁹ meaning that if the property were rented commercially the rental income would likely be less than the ongoing cost to Council of maintaining and renewing the building. That cost has been estimated at over \$1 million dollars per year on average, assuming the building is to be renewed in perpetuity.⁵⁰

Further, as noted at Section 4.4, the short-term reactivation (and long-term sustainability) of the asset will require compliance and services upgrades.

In its current Council Plan, CoPP has budgeted \$15 million over the next two years for renewal and upgrades within SMTH.⁵¹ However costs associated with bringing the complex into full compliance and market functionality would be far greater.

Functional considerations

The SMTH has a number of functional limitations, including inefficient and irregular floorplates, poor natural lighting to a number of spaces/areas and no on-site parking.

Typological constraints

The SMTH complex is one of almost 30 equivalent facilities built to provide a range of civic and community services to municipalities across Victoria between the 1860s and the interwar period. These facilities, as well as having common origins, have navigated a similar suite of challenges over the decades including: iterative physical change to meet evolving requirements; programmes of wide-scale renewal/modernisation; and efforts to sustain relevance in the period post the local government reforms of the mid-1990s.

Many of these buildings – almost all of which are subject to heritage controls – ceased to function for their original purpose many years ago, and now operate as venues for hire, typically with the emphasis on the original main hall (or equivalent). A number have an arts emphasis, and offer discounted rates to not-for-profit and community organisations. While not confirmed during research for this report, it is anticipated that the majority of these facilities are not self-sustaining, and depend on Council subsidies.

Use

The SMTH derives cultural heritage significance as a civic asset built for public use/service. These associations are also valued by members of the community today. However, the majority of the building's civic functions have long since been removed, including the function of the Council Chamber. While the freehold nature of the Town Hall provides Council with the possibility of disposing of the asset, this is not a scenario that has been seriously entertained, and would almost certainly provoke considerable community pushback.

In terms of suitability for other uses (business incubator, arts hub, office building etc), while there may exist some opportunities for adaptation, there would be very high costs involved (as noted above). The building is further encumbered by a number of set-piece heritage spaces which require highly considered management regimes that may be incompatible with market rent.

4.3.1 Australian National Academy of Music (ANAM)

As noted at Chapter 1, ANAM has operated from the SMTH complex since the mid-1990s. Its current lease will expire in 2032. In May 2019 – while the SMTH was closed – ANAM made a proposal to the CoPP that would see it extend its presence at the SMTH complex for several decades, expand its use of the building, and invest in new facilities and infrastructure supporting both ANAM's own operations and an expanded set of publicly hireable venue spaces.⁵² This CMP was prepared while negotiations were on-going between ANAM and Council. A long-term commitment to the asset on the part of ANAM can be understood as representing a considerable opportunity from a heritage perspective, providing a basis for the delivery of the structural rectification works required, as well as comprehensive services and compliance upgrades. In addition, the association between the SMTH complex and ANAM has been demonstrated to be broadly compatible, as a basis for the building to continue to provide a programme cultural events with which the local and broader community can participate.

ANAM's needs and requirements

The following are extracts from ANAM's 2019 proposal to Council for the SMTH complex. The document, undated, is titled, *SMTH Restoration and Renewal document*.

The proposed building renewal, making the SMTH suitable for use by ANAM and the community, will:

- Upgrade all presentation infrastructure in the SMTH, including state-of-art theatre capability (acoustics, seating, lighting, black-out blinds, sound, streaming, etc.);
- Establish the 'Supper Room' as a flexible, contemporary public performance and community space (in former MAV office), with state-of-the-art presentation infra-structure, and access to external entertaining terrace (replacing redundant rear double concrete staircase);
- Hirers of the SMTH and Supper Room will have access to:
 - Digital capture, streaming and broadcast capacity;
 - Professional recording infra-structure;
 - Professional production and presentation support;
 - Marketing support;
 - Ticketing services;
 - Musical instruments;

- Improve front-of-house facilities with the establishment of a public café and/or bar (in former theatrette) to improve visitor experience and increase visitor numbers;
- Include an artist’s residence, available for booking (part of former caretaker’s apartment);
- Significantly improve back-stage management and storage capacity to ensure professional operations and efficient turn-over for hirers;
- House a refurbished co-working space for cultural and community organisations, to be administered by ANAM;
- Relocate the catering kitchen to the west wing (replacing current west wing kitchen and concrete staircase in back courtyard) to service the SMTH and Supper Room;
- Install external building illumination and projection infrastructure.

4.4 Building condition and capital works

In 2019-20, CoPP commissioned a number of strategic planning and condition assessment reports for the SMTH complex including:

- Asset Management Plan, Napier & Blakeley (May 2020)
- Condition Assessment, Redd Zebra (November 2019)
- Conservation Management Plan, Helen Lardner (draft, January 2021)
- Clock Tower Structural Report, Infracorr (December 2020)
- SMTH Roof Structural Report, Infracorr (December 2020)
- Seismic Vulnerability Report, Miglic MacLeod (January 2021)

A short summary of their core findings/recommendations is provided below.

A much longer list of reports on details of the SMTH building systems and condition, prepared over the last two decades, is included in the attached bibliography; in general these reports have not been reviewed in the preparation of this CMP update but they may contain further information of use to future specialist decision-making on building remediation and upgrades.

Asset Management Plan, Napier & Blakeley (May 2020)

The Asset Management Plan (AMP) identifies capital works required to reactivate the building and a speculative forecast of repairs and maintenance over a 50-year period. Capital works identified as requiring immediate delivery include:

- investigation and replacement of the collapsed ceilings, including structural repairs, within the theatrettes on the ground floor, server room/office area and the open office/meeting rooms and west theatrette on the first floor
- repairs to sash windows with have moderate to severe levels of deterioration/wet rot;
- replace metal sheeting roof coverings and repair slate roofs;
- timber suspended platforms are in poor condition and require upgrading to a metal deck;
- repair cracking to the rendered surfaces of the façade;

- depending on the future use of the external stairs to the north, repairs will be required to the concrete stairs – these areas have cracking and spalling with exposed reinforcement;
- glazing is cracked or fully damaged in areas, these will require replacement;
- aesthetic upgrades such as replacement of floor coverings and redecoration;
- refurbishment of the amenities; and
- maintenance of mechanical, electrical, fire, hydraulics and lift services.

The AMP anticipates significant expenditure in 2020/21, 2029/30, 2038/40, 2049/50, 2060 and 2069 based on the initial repairs and subsequent works occurring in 10 and 15-year cycles. Forecasts are contingent on immediate capital remedial work and an initial upgrade of new services, excluding: regulatory upgrades; structural work or structural renewal; or works arising from tenancy fit-out.

The AMP does not include consideration of sustainable sources of energy or environmentally sustainable solutions.

Condition Assessment, Redd Zebra (November 2019)

The Condition Assessment summarises an audit of the condition and compliance of the SMTH services based on a limited visual inspection of the building structure and fabric, and a desktop review of building and services plans. Aspects of this preliminary assessment have subsequently been superseded by more detailed structural assessments and other specialist surveys, providing a more comprehensive picture of compliance issues and rectification costs within the complex.

The 2019 assessment authors took into account the following additional reports:

- CoPP SMTH, Main Hall Structural Integrity Investigation, Connell Design & Construction
- Condition Assessment of South Melbourne Town Hall External Stairs, Infracorr (2011)
- Fire Protection Services Condition Report, Mendis Hanna & Assoc.
- Roof and Ceiling Framing Assessment, Preliminary Inspection Report, GC Nixon & Assoc.
- SMTH HVAC Condition Audit & Upgrade Proposals Report Mechanical Services, R218250 – B
- Mechanical Conditions Report SMTH, Mendis Hanna & Assoc. (June 2017)
- Floor Plans prepared for HVAC Condition Audit Report

Key recommendations include:

- Upgrade all mechanical, electrical, telecommunication, fire protection and hydraulic services to comply with current Victorian Building codes
- Repair and upgrade the recent ceiling collapse and associated roof areas of the west wing
- Rectify the external fire stairs
- Fire protect the main hall
- Make good compliance with the National Construction Code and *Disability Discrimination Act 1992*
- Remove hazardous materials

The 2019 Condition Assessment covers the following aspects of the SMTH:

Structure and fabric

- Although a limited area of the sub-floor was inspected, the foundations, sub-structure and super structure were found to be generally in a satisfactory condition for their current use.
- The overall structural design for earthquake conditions was not a design requirement when the building was designed. Addressing this issue would be an expensive exercise and include major works.
- All roofing materials and rainwater systems require maintenance.
- Although the Bank Street façade is in good condition following its restoration in c. 2004, the facades need to be checked for compliance with current Australian Standards Building Codes.
- Most internal cracking is non-structural although rising damp is present in some areas, with water ingress evident in some ceilings and major work required in the west wing to rectify the collapsed ceiling.
- Covered floors were not inspected.
- The external concrete fire stairs to courtyard are cracked and spalling.

Mechanical services

- The mechanical systems were found to be generally in poor condition, past their useful lifespan, in need of parts replacement, or deteriorated due to lack of maintenance.
- In addition, mechanical services are split between the east and west wings.
- The HVAC supplying the west wing is predominately located on the roof plant deck which is not structurally sound.
- A wide variety of heating and cooling systems are present throughout the SMTH.
- Mechanical services switch boards have been installed in a non-uniform manner.
- Split and localised nature of HVAC means that smoke control (automated shutdown of HVAC following an alarm) in public assembly areas is likely non-compliant with current standards.
- While the building pre-dates NCC (BCA) Section J compliance requirements, for any building to meet the government goals of zero emissions targets, all new works and refurbishments within existing buildings will need to consider Section J.
- The mechanical services require ongoing documented Planned Preventative Maintenance and statutory testing to ensure that the systems operate as designed and in accordance with the relevant Building Regulations, Codes and Standards.

Electrical systems

- A substation is present which is likely to be beyond its life expectancy and in need of upgrade.
- Standard lightning protection is not known to be present.
- The main water meter and electricity switchboard are co-located in the same room, which is not safe. Nevertheless, the main incoming electrical cable and electrical infrastructure is adequate to provide the needs of upgraded mechanical services.
- Emergency lighting needs to be upgraded in all locations.

- Existing telecommunications are redundant and require replacement with contemporary solutions.
- The electrical services require ongoing Planned Preventative Maintenance to comply with regulations, codes and standards.

Fire services

- Although the fire protection services appear in reasonable condition, the sprinkler systems were installed c.1993 and are due for major compliance testings. Fire separation between sprinkler and non-sprinkler areas should be improved.
- The hydrant system booster should be upgraded.
- Assess adequacy of fire services to protect the main hall.

Hydraulic services

- These appear to be in good overall condition.
- In relation to the roof, box gutters and eaves are in poor condition, downpipes are typically metal and many are severely corroded.
- Gas meters were not sighted.
- Likewise, the potable water pipework was concealed and its condition and material could not be verified.

Vertical transport

- Forte Lift services were installed in 2018 and are in good condition.

NCC (BCA) Compliance

For the purposes of NCC (BCA) the SMTH is classified as a Class 5, 9b building used as a 'Theatre, Educational and Administration Offices'. A number of items require immediate action:

- Create annual essential safety measure report and log book system/maintenance schedule
- Upgrade fire stopping to first floor comms room
- Provide emergency lights in all public access areas, Ballantyne Room, corridor to west side of the hall and the south entry lobby.
- Make compliant all exit doors and doors in paths of travel including lockable door-sets, snib-locks, round knobs etc

The Condition Assessment report recommends the following plan to support a phased transition to full building use:

Pre-phase 1 activities

- HVAC – develop a comprehensive list of new HVAC systems and requirements including mapping throughout the building and accommodating the complete removal of HVAC systems from the roof;
- Collapsed ceiling – ascertain the implementation requirements to repair the collapsed ceilings and roof structure of the west wing;

- Fire egress – decide what type of fire egress stairs (and how many) are suitable to replace the existing dilapidated concrete fire stair;
- Emergency lighting, fire and smoke control – develop a compliant design and installation location plan for compliant provision of emergency lights, fire and smoke control systems;
- Advice – obtain specialist advice (Citipower) to assess the condition and ongoing reliability of the electrical transformers; and
- Review/plan a schedule of NCC compliance requirements.

Phase 1, aim:

- To remove all hazardous materials;
- To bring all mechanical, electrical, telecommunication, fire protection and hydraulic services into compliance with current Victorian Building codes;
- To develop Planned Preventative Maintenance schedules (and systems of documentation) for mechanical, electrical, fire protection and hydraulic services to comply with regulations, codes and standards.

Phase 1A, actions:

- Remove hazardous materials, make building safe and fit for purpose

Phase 1B, actions:

- Structurally repair and reinstate collapsed ceilings, reinstate sprinkler system, check and make good electrical cabling
- Repair and make sound the roof structure
- Rectify roof water proofing, rain water systems, downpipes and storm water collection channels and pipework
- Relocate HVAC off the roof
- Ensure/renew existing electrical infrastructure is serviceable and upgrade all electrical systems as required to accommodate new HVAC systems, remove redundant electricity distribution boards and telecommunications systems, install new contemporary systems, install lightning protection
- Install emergency lighting and make compliant all exit doors and doors in paths of travel including lockable door-sets, snib-locks, round knobs etc
- Develop planned maintenance schedules for all services

Clock Tower Structural Report, Infracorr Consulting (December 2020)

The clock tower is reported to be in fair condition with no significant structural concerns, although localised monitoring is required. The inspection was undertaken from the tower interior. Key issues identified include:

- Horizontal cracks: around the full perimeter of the tower located beneath the pedestals (pedestals are located beneath the columns); and around the perimeter of the uppermost lantern due to corrosion of the steel plate around the top of the brick dome.

- Glass in the west face of the clock is cracked but intact, brickwork around the clock attachment points has become loose, the bell clapper pivot pin has deteriorated.
- Some internal timbers are rotted or need repair, flag pole bracing rotted.

SMTH Roof Structural Report, Infracorr Consulting (December 2020)

The December report follows a number of reports (April and July 2020) prepared by Infracorr during 2020 examining the roof structure. It provides a list of priority items, detailed area by area descriptions and annotated drawings. Later steel reinforcing elements related to the c. 2004 installation of the mansard turrets were not inspected.

Key issues identified:

- Broadly speaking the roof framing from the original 1880s construction is not adequately braced or tied down to the wall structure and joint fixings are rotted or failing. In addition, partial replacement of the roof cladding with dissimilar materials has caused uneven load bearing.
- The roof in its current state does not comply with Australian Standards.

Seismic Vulnerability Report, Miglic MacLeod (December 2020)

The report – which is not a full structural survey – recommends retrospective structural strengthening solutions. Its recommendations include:

- The installation of carbon fibre wall bracing to the majority of internal walls; cross bracing to the underside of floor joists; and cross bracing to the upper side of ceiling joists;
- The installation of carbon fibre bracing to the external walls of the Main Hall;
- Localised shear wall bracing;
- Anchoring of the ornamentation and parapets to the top cord of the roof trusses with structural steel elements (note: does recommendation not take into account works completed by RBA in 2000-04); and
- The installation of post tensioned tendons to all internal corners of the clock tower running from beneath the dome to the floor of level one, and addition of structural steel to support interior of dome.

Key issues identified:

- SMTH does not meet the deemed to satisfy requirements for minimum resistance to earthquake loads according to AS 3826-1998 (2.3.3.2 Unreinforced masonry or unreinforced concrete bearing walls). This code is now withdrawn/replaced by AS1170.4-2007 but provides a useful guide.
- If extensive alterations or renovations take place to any existing building which exceed 50 per cent of the volume of the building or result in a change in use of the building, this typically triggers the requirement for the full building to be designed to comply with the National Construction Code 2019.

4.5 Communal attachment/stakeholders

At a general level, individuals and organisations with an interest in the SMTH complex (stakeholders) fall into two categories: statutory and/or services authorities responsible for ensuring the appropriate management of the place; and individuals, groups or entities with a particular interest in the building.

Stakeholders likely to have an interest in and/or concern for the Town Hall are identified below.

Heritage Victoria

Heritage Victoria is concerned with the protection and conservation of the identified heritage values of the SMTH complex. The management of its setting – the Emerald Hill Precinct – is also the responsibility of Heritage Victoria under the provisions of the *Heritage Act, 2017*.

ANAM

At the time of writing, ANAM had been a major tenant within the SMTH for nearly 25 years, contributing to the building's ongoing use and animation and providing a financial return that supports its physical conservation. While the interest and relationships of ANAM to the Town Hall are, at one level, that of a quasi-commercial tenant, the investments and attachments that the institution and its community have made within the Town Hall are acknowledged and offer support to the ongoing use and conservation of the place.

The community at large

A number of individuals, associations and groups have (or are likely to have) an interest in the SMTH complex in its own right and as part of South Melbourne's historic civic precinct, including associations/groups whose principal areas of interest relate to heritage and local history, which may include local historical societies and the National Trust of Australia (Victoria). This is consistent with the Town Hall's status as a long-standing and prominent feature of South Melbourne's urban landscape, as well as being a visually distinguished building that is associated with a significant phase in the municipality's growth and consolidation. Responses to the 2019 'Have Your Say' survey revealed individuals with an interest in maintaining public access to the building, and retaining the facility in public ownership.

Traditional custodians

The SMTH complex is located on elevated land that is known to have been a meeting place for traditional owners for many millennia prior to European settlement. It was beyond the scope of this report to establish the nature of the relationship between the place today and traditional custodians. It is understood, however, that engagement to elicit an understanding of those associations is underway.⁵³

4.6 Collections management

The CoPP is the steward of collections related to its preceding municipalities, including South Melbourne and Emerald Hill. Many of the South Melbourne collection items have a specific association with the SMTH, either by relation to the business and procedures of the former South Melbourne council, or to the building itself and its history of use and adaptation.

These items have also typically been stored and exhibited at SMTH, and for many of them their evidentiary and/or interpretive value is principally as associated with the Town Hall – while they have their own historical and cultural values, their value as exhibited artefacts has the capacity to enhance an appreciation of the history and significance of the SMTH complex and would desirably be presented there. The relevance of many of these items (outside of a particular curatorial context) would be diminished at other CoPP venues such as the Port Melbourne and St Kilda town halls.

As related to the reactivation of the SMTH complex, it would be desirable to explore opportunities to present significant objects/collections at the place.

5.0 CONSERVATION POLICY AND MANAGEMENT PLAN

This conservation policy is based on the assessment of cultural significance at Chapter 3 and informed by the opportunities and constraints identified at Chapter 4.

The objective of the conservation policy is to provide direction and guidance on the conservation and management of the SMTH complex, and to inform consideration of future change, including the reactivation of the Town Hall and site development.

5.1 Definitions

The terminology used in this chapter is of a specific nature. The following definitions are from the *Burra Charter, 2013* (Article 1), as endorsed by a large number of statutory and national heritage bodies.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

- Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
- Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means modifying a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its cultural significance and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the special connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

5.2 Basis of the approach

The policies are framed to address the following overarching objectives:

- to ensure that the cultural heritage significance of the SMTH complex is maintained and understood including, but not limited to an appreciation of its historical, architectural and social values;
- to recognise that the SMTH complex derives significance from its physical evolution, being a Victorian town hall that underwent a broad-scale programme of renewal in the 1930s;
- to provide guidance for the ongoing maintenance, conservation and management of the SMTH complex, including the identification of opportunities for future works and change;
- to identify threats to the complex's cultural heritage values;
- to ensure that ongoing maintenance and future change is consistent with *Burra Charter* principles, and in accordance with statutory heritage obligations; and
- to facilitate the management and conservation of attributes of significance at the SMTH within a policy framework that is robust, easily understood and consistent in its approach.

5.3 General policies

Policy 1 Significance as the basis for future conservation and management

The Statement of Significance included in this CMP should be the principal basis for the future management and conservation of the SMTH complex.

As noted at Chapter 3, for the purposes of this CMP the existing VHR Statement of Significance is accepted as a basis for on-going management, although a number of recommendations are made for updating the Statement. It would be desirable for the VHR entry to be amended to incorporate those amendments (see also Policy 16 'Statutory controls').

Specific conservation objectives for the SMTH complex should include:

- Managing in accordance with the significance attributed in this CMP (Chapter 3). In general terms, the implications of the identification of significance are as follows:
 - Fabric, elements and attributes that are *of primary* significance of the SMTH complex should, as far as possible, be retained and conserved in accordance with the principles of the *Burra Charter*. These spaces/areas are varied in terms of degrees of intactness, levels of decorative detail and sensitivity to change. The *primary* designation requires that a high degree of care and consideration is taken when contemplating change to these spaces/area;
 - Fabric, elements and attributes that are *contributory* to the significance of the SMTH complex provide greater flexibility with regards to potential change, alteration and removal. The approach to change within these supporting areas should be to use the building and its iterations as a guide, with the objective, where possible, of ensuring that physical manifestations of its layers of fabric remain evident.

- Spaces that have not been ascribed a level of significance, in general terms, provide opportunities for change, alteration and removal. Consistent with the objectives for contributory spaces that support the significance of the SMTH, evidence of original/early finishes and/or sections of significant fabric (i.e. fragments of skirting board or chimney breasts) should, where possible, be conserved and maintained. See also Policy 22 ‘Recording’.

Policy 2 Adoption of the Burra Charter

The conservation and management of the subject site should be carried out in accordance with the principles of the Burra Charter (2013).

When assessing the suitability of proposed works to significant buildings and elements at the SMTH complex, the principles of the *Burra Charter* and its practice notes should be referenced. These principles provide guidance on the conservation and adaptation of places and elements identified as being of cultural heritage significance. See also Section 5.1 ‘Definitions’.

Policy 3 Adoption of policies

The policies included in this CMP should be endorsed and adopted by the owners and occupants of the SMTH complex and should form the primary guide for its management.

This CMP should inform on-going management and future development of the SMTH complex. For this to occur it is important that CoPP adopts and implements the policies of the CMP as the key guiding reference in terms of directing processes of conservation and maintenance, and informing future development/works.

Policy 4 Specialist advice and skills

Advice from qualified heritage practitioners should be sought before any action is proposed or undertaken that could have an impact on the heritage values of the SMTH complex.

Where works to significant elements or attributes are proposed, or where technical advice is needed, it is important to select consultants and contractors with proven experience in the relevant field. This applies to the development of strategic approaches to undertaking works, as well as to the delivery of conservation works.

Policy 5 Compliance with legislation

The CoPP should develop and implement protocols for compliance with all applicable legislation, including the Heritage Act, 2017 (Victoria).

The development of protocols to ensure that the requirements of all applicable legislation should include triggers to ensure compliance with the *Heritage Act 2017*, being the key piece of legislation that applies directly to management of the heritage values of the SMTH complex.

Policy 6 Stakeholder liaison

The CoPP should consult with the stakeholders identified at Chapter 4 (Section 4.5) and other parties/individuals as relevant, on matters that may affect the heritage values of the SMTH complex.

The SMTH is a place that has elicited a strong sense of communal sentiment over time.

Recent evidence of this sentiment was revealed through the Council’s ‘Have Your Say’ survey of November-December 2019 (see Chapter 1). While feedback to the survey was varied and many respondents expressed support for ANAM’s tenancy, a common preference was also expressed for the

retention, in some form, of a civic function for the building, and an ability for on-going public access to it.

Consistent with applicable legislative processes, works and/or leasing arrangements with the potential to impact (positively or negatively) on the uses of, access to or physical fabric/presentation of the SMTH complex should be publicly advertised, to provide opportunities for all parties to comment. Consideration may also be given to other forms of consultation, including direct communication and public workshops/discussion forums.

Policy 7 Review of the CMP

Consistent with best practice this CMP would desirably be reviewed and updated every five years (by 2026).

Relevant considerations in undertaking a review of this CMP are to incorporate any new information that comes to light, particularly where there is the potential for the new information to result in a reassessment of values. Major physical change to the place would be a trigger for a review of this CMP. Other triggers include instances where: major change occurs as a result of an accident or misadventure (i.e. vandalism or fire); or the CMP is found to be out of date with regard to significance.

5.4 Conservation policies

Policy 8 Conservation of significant fabric and areas

The approach to the conservation of significant fabric, areas and elements at the SMTH complex should correspond with the identified level of significance.

There is a hierarchy of significance at the SMTH complex, and a corresponding suite of conservation requirements and management recommendations.

Notes:

- Consistent with the *Burra Charter*, conservation means all the processes of looking after a place so as to retain its cultural significance, and may include maintenance, preservation, restoration, reconstruction and adaptation; and
- The room survey sheets at Appendix C include space-specific conservation policies.

Fabric, elements and attributes that are of primary significance

Elements and areas that are of *primary* significance to the place include:

- The Bank, Fishley, Daly and Layfield street elevations, with the Bank Street elevation, the returns to Fishley and Layfield streets and the clock tower having a notable level of integrity and architectural significance. Exceptions are areas modified in recent decades, including the infilled bay and access ramp to the east elevation, and the external elevations of the librarian's apartment (Level 1);
- Main Hall interior (G.57), as remodelled in the 1930s, including the balcony, but excluding back-of-house spaces to the north, and spaces located under the stage;
- Council Chamber (1.45), as remodelled in the 1930s, including the 'in the round' wood and leather furniture suite comprising the mayoral chair, screen structure and desk unit, curved west side desk unit, curved east side desk unit, upholstered four and three seat units for each of the east and west desk units, two barriers, the curved gallery wall and gate, and 12 upholstered seats;

- Former Library Reading Room (G.16-G.20), as remodelled in the 1930s;
- Mayor and Mayoress' suites (1.41 and 1.44);
- The planning of the complex with internal circulation spaces around a large public hall; and
- Commemorative elements of historical significance, namely the Jubilee Fountain and the WW1 Honour Board.

As noted, these elements should be retained and conserved in accordance with the principles of the *Burra Charter*. However, it is recognised that these features of the place are varied in terms of degrees of intactness, levels of decorative detail and sensitivity to change. Recommendations for management of specific areas are included at Policy 14.

Fabric, elements and attributes that are of contributory significance

Elements and areas that are *contributory* to the significance of the place include:

- Ballantyne Room (G.84), and the adjacent corridor (G.83) and portico;
- Supper Room (predominantly 1.32);
- Lodge Room (1.06-1.10 & 1.12-1.14);
- East vestibule (G.99, G.103);
- West vestibule and stairway (G.10, G.11, 1.01);
- The former meeting room to the north side of the Level 1 corridor, opposite the Mayor's Room (01.43);
- The librarian's apartment (1.15-1.22), including its external elevations;
- The clock tower interior;
- The kitchen adjoining the mayor's and mayoress's suite (1.42);
- Vault (G.92);
- Back-of-house spaces to the north of the Main Hall, and spaces located under the stage;
- Commemorative and memorial elements, including other commemorative boards and plaques throughout; and
- Bank Street forecourt.

These elements/areas should, as far as possible, be retained and conserved in accordance with the principles of the *Burra Charter*. However, these elements/areas provide greater flexibility with regards to potential change, alteration and removal.

Spaces that have not been ascribed a level of significance

A considered and sympathetic approach should be adopted in the conservation of areas and spaces that have not been assessed as being expressive of the cultural heritage values of the SMTH complex (in the sense of not being substantially intact as built or as remodelled, and/or having limited capacity to provide evidence of former uses, and/or not being public-facing). These spaces may, for instance, include fabric that would desirably be conserved and maintained (see the Room Survey sheets at Appendix C). These spaces may also provide opportunities for the retrieval of valued qualities/attributes.

Policy implementation

Implementation of this policy will require recognition of and respect for the attributes and elements identified above on the part of building occupants and managers, and adherence to Policy 4, which recommends engaging the services of professional heritage consultants in planning and designing outcomes that are compatible with the SMTH's heritage values.

Policy 9 Setting

The setting for the SMTH complex should be defined as the Emerald Hill Estate, being the block bound by Dorcas, Clarendon, Park and Cecil streets.

The immediate and extended environment that is part of and contributes to the cultural significance and distinctive character of the SMTH complex is the Emerald Hill Estate (VHR H1136). This elevated area, which was occupied by the Melbourne Protestant Orphan Asylum from 1855 to 1877, was planned as the heart of the emerging suburb of Emerald Hill (South Melbourne). The SMTH derives considerable historical and architectural significance as the central component of the Estate, which retains a high level of integrity and homogeneity of scale.

As noted at Chapter 4, the Emerald Hill Estate and its surrounds are subject to statutory heritage and planning controls, which variously control the height, scale and prominence of development within the area.

Within this setting, there are views that support an understanding of the SMTH's historical and architectural significance. Key views are described below (see also Figure 95):

- Views of the south elevation from Perrins Street, and in the oblique (looking east and west) along Bank Street:
 - From these vantage points, the Town Hall, surmounted by the central clock tower, exerts a powerful and commanding presence on its elevated site. The full breadth of the south elevation is revealed by the spatial generosity of the Town Hall Reserve (see also relevant content in Policies 14, and 18 as related to trees and soft landscaping).
- Views of the north elevation from Marshall and Dorcas streets:
 - As viewed from the north, the Town Hall is framed by Marshall Street, a condition that directs the eye to the north elevation of the Main Hall, located on axis.
- Views of the clock tower from within the Emerald Hill Estate and incidental (or opportunistic) views from outside the Estate.

Layfield, Fishley and Daly streets provide much shorter vantages to the Town Hall which do not bear the same relationship to the building's grandly scaled architecture as those detailed above. The building's address to these streets mixes scales and standards of detailing, accommodating both important public entrances and service areas. The detailing and configuration of the street and footpaths have also changed repeatedly in response to functional requirements over time.

The varied nature of the development on east side of Layfield Street, the north side of Daly Street and the west side of Fishley Street (including two-storey terrace houses and commercial buildings as well as the residential backyards of the Dorcas Street terraces) reinforces a perception of these streets as a supporting, functional setting to the use of the SMTH.

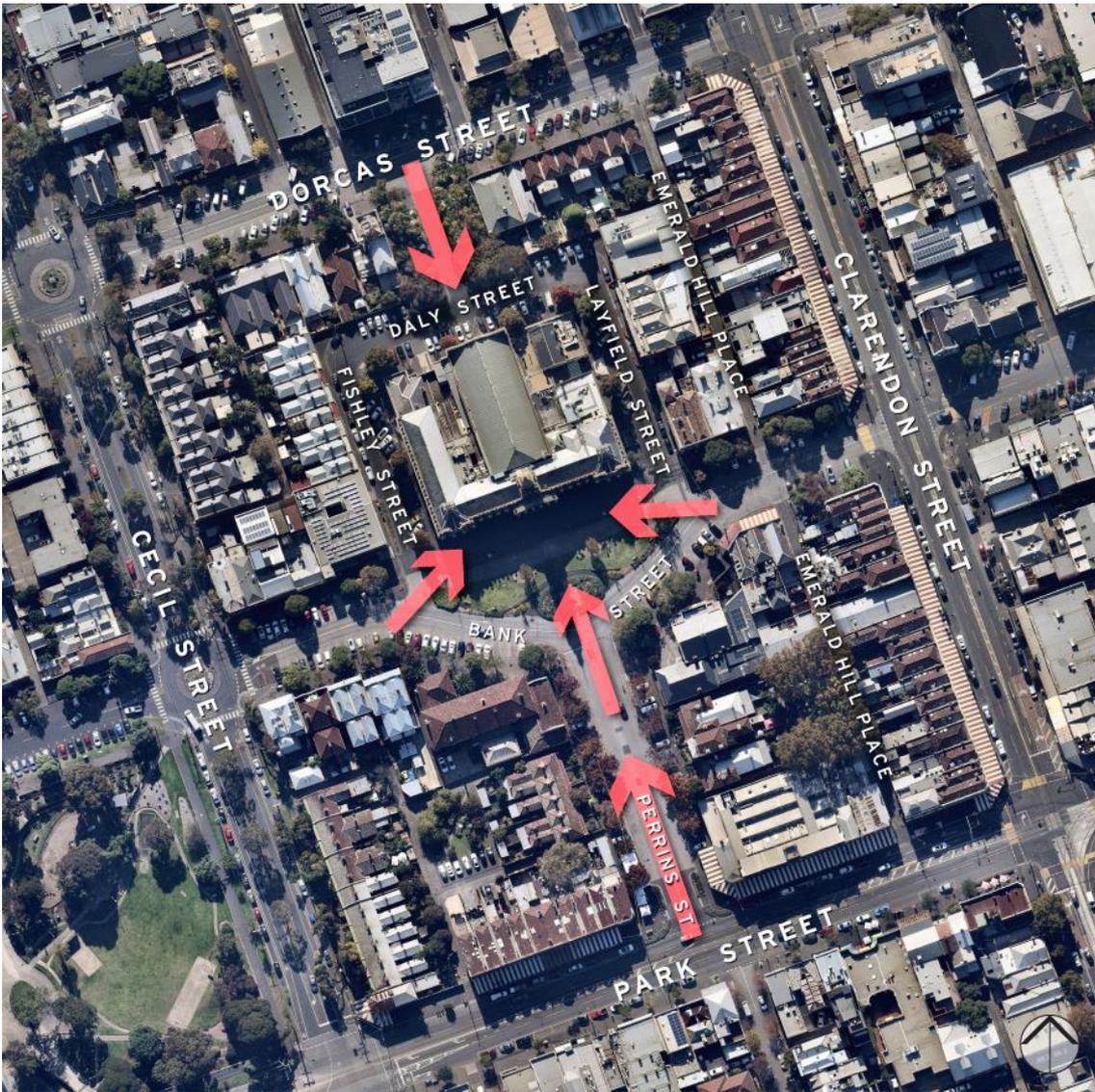


Figure 95 Aerial view of Town Hall, with key views to the complex indicated

Policy 10 Access

Original points of access to the SMTH complex should be retained, conserved and actively used.

From a heritage perspective, active use of the original points of entry to the complex is strongly preferred, to enhance an appreciation of its original programme and planning, and to minimise (or avoid) the requirement for new entries.

Historically, there were three points of entry on the Banks Street elevation including the central porch/vestibule and smaller but equally formal entry points to the Mechanics Institute and Post Office; as well as vestibules on the return wings to Layfield and Fishley Street (these were expanded in the 1910s-1930s) and a second vestibule at the north end of the Mechanics' Institute (in the location of the later Children's Library Room). A variety of further doorways provided formal addresses to the former Fire Brigade Hall and the Court House / Police Station, which remain extant either functionally or as blanked bays in each façade.

The introduction of new openings should be avoided, and given the original planning of the complex (with the multiple addresses detailed above) should not be necessary.

Where works are required, the preference is to focus change on areas where openings are known to have existed, or where change has previously occurred.

For a variety of reasons, including the desire to accommodate compliant access without compromising the presentation of the principal elevation to Bank Street, over time most functional access to the building was relocated to the side streets of the town hall block. The effect of this trend has been mixed: it has preserved the original presentation of the building to Bank Street, but has contributed to the complexity of the building's internal organisation, the illegibility of uses and tenancies from the public realm and the disconnect between the building's classical presentation and its contemporary uses. A considered reappraisal of the function and design of all available entrances to the SMTH would be expected to deliver benefits for both the building's heritage conservation and ongoing use, including a recovery of the building's principal address to Bank Street.

That address from Bank Street, both at the central vestibule and at either end, is non-compliant and has been a supplementary access for some time. As related to the reactivation of complex, it would be desirable for the central entry to be upgraded for compliance, and for the vestibule to be refurbished to support a more primary role in access/egress, noting that there are expected to be challenging limitations as related to form and structure to what is achievable in this space. As a supplement to the recovery of the central porch, consideration may be applied to improved access and permeability at the historical entrances to the east (original post office entry, infilled as committee room and later town clerk office) and west (former library rooms below the lowered mezzanine ceiling) ends of the Bank Street elevation.

For additional comment on the management of street-facing doorways, see Table 6 'Building envelope'.

Policy 11 Cyclical maintenance and remedial works

Programmes of priority maintenance, remedial works and cyclical maintenance should form the basis for the on-going care of the significant built fabric at the SMTH complex.

The fabric of historic buildings will deteriorate over time due to the effects of age, weather and use. Poor maintenance can hasten the decline and decay of fabric, which can be expensive to rectify if not promptly addressed. It may also result in the loss of significant heritage fabric which can in turn impact on the heritage values of the place.

The establishment of a cyclical maintenance programme will help to retard deterioration and, following any refurbishment works, to prevent future deterioration of restored original or introduced new material. Broadly, the approach to maintenance should firstly be to maintain and ensure that the significant original and early fabric does not deteriorate further and secondly to maintain all existing fabric. *Ad hoc* repairs or patch ups should be avoided.

Regular inspections of the building's fabric should occur, with an emphasis on susceptible areas such as guttering and downpipes, door and window openings. Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies and without reference to a conservation specialist. However, major maintenance works should be undertaken under the direction of an appropriately qualified conservation practitioner.

The primary aim of repair work should be to retain as much of the historic material as possible. In most cases involving repairs to significant fabric, the advice of a heritage practitioner will be required prior to undertaking the works, to ensure the significant fabric is treated appropriately.

Maintenance

Maintenance addresses all existing components of the place, including fabric and setting. Introducing new elements (such as new structures) or changing and adapting the existing building are not matters of maintenance, and are addressed in policies and recommendations included elsewhere in this CMP.

Typical maintenance works at the SMTH complex include:

- Cleaning out drainage systems and other water storage and drainage areas
- Maintaining and securing external wall fabric, glazing and joinery in an appropriate and sympathetic manner (may require specialist input)
- Maintaining building equipment and services
- Replacing or upgrading services (may require specialist input for substantial works)
- Maintaining existing power or pipelines or other services where this involves no alteration to the fabric of the place

With regard to the recommended cyclical inspection and maintenance programme, the following sets out a desirable minimum program for cyclical maintenance.

Annual: Roof cladding, gutters, downpipes, drains and surface drainage, bird-proofing, roof space, security and fire precautions, plumbing, electrical and data cables and appliances, windows and doors and general safety. Ceilings, floors, stairs, joinery, fixtures and fittings, tiling and building services.

4–5 years: External walls, external joinery other than for windows and doors and lighting.

Repairs

From a heritage perspective it is generally recommended that repairs of significant buildings and structures should involve replacing 'like with like,' i.e. the replacement of material (missing, deteriorated or broken) with fabric to match the existing. Accepting this principle, it is also important to determine if the material proposed for replacement is appropriate (it may not be original). The advice of a qualified heritage practitioner should be sought on this. Wherever possible, only actual decayed fabric of a heritage structure should be replaced, instead of the whole host element.

Repairs to significant structures should also, in preference, be carried out by appropriately skilled staff or contractors, and may require in some cases prior analysis of the composition of the fabric to be repaired/replaced.

Specialist input may also be required for the identification and eradication of any damage caused by pest infestations. Rectification may involve repair to, or replacement of, damaged fabric.

Policy 12 National Construction Code (BCA) compliance

The delivery of performance solutions for compliance with the National Construction Code (BCA) should seek to minimise physical impacts on significant elements and attributes.

The removal of hazardous materials from the SMTH complex and the introduction of structural solutions for seismic strengthening are interventions with the potential for significant physical impacts. Nevertheless, and as related to the discussion of these and other building system and maintenance issues at Chapter 4, these are actions that are likely to be required to support both the ongoing physical conservation of the SMTH, as well as its reasonable use in support of the costs of its physical conservation.

Where hazardous materials are removed, and where structural works are introduced, the key consideration from a heritage perspective will be to conduct the works with minimal physical impacts on the external presentation and internal character of elements and areas of primary and contributory significance within the complex.

This includes recording evidence of early decorative treatments where there is a requirement to remove paint and plasterwork (see also Policy 22), the careful storage and reinstatement of plaster details which cannot be easily replicated, and the conservation and reinstatement of other internal finishes. This could include, as an example, the considered reinstatement and/or relocation of timber panelling, or installation of matched replacement material where existing walls and partitions have required alterations.

Externally, the sensitivity of the rendered elevations of the building, and the challenging nature of any required removal and reinstatement of the decorative elements, suggests that compliance works should avoid external changes to the public-facing envelope wherever practical. Where unavoidable, reinstatement should be based on evidence (physical and/or documentary), employ appropriate methodologies, and return the condition of the SMTH's external ornamentation to a quality equivalent to the early-2000s conservation programme (or better in areas not addressed by that previous programme of works).

5.5 Use, adaptation and change

Policy 13 Use

Future uses of the SMTH complex should be compatible with the assessed values of the place so that its cultural significance is maintained and conserved.

The SMTH complex has been dis-used since 2018. Its reactivation is a priority, not least for economic reasons (the asset is expensive to maintain) and to prevent further deterioration of fabric.

The complex was designed and planned as a civic centre, and to accommodate multiple uses/occupants. Although civic uses have diminished since the local government reforms of the mid-1990s, the complex continues to provide some civic functions/services. This continuity is an aspect of significance. Continued use of the building complex, at least in part, for civic purposes (including, for instance, civic ceremonies and the administration of Council business) would be compatible with the main building's historic and social values.

Likewise, public access to the complex would be appropriate, consistent with historic precedent and responsive to community sentiment. In this regard, emphasis should be placed on spaces that were designed for public use, specifically:

- Main Hall
- Council Chamber
- Lodge Room
- Supper Room
- The principal east-west corridor (ground floor) and the east section of the east-west corridor, accessed from the main staircase

The continuation of civic functions (in some form) and public access (to some areas) are not considered to be incompatible with broader aspirations for commercial reactivation of the place.

From a heritage perspective, uses that could be contemplated for the facility are many and varied, and include: a business incubator, arts hubs, community resource or office space. Continued use of the place by ANAM (education and performance) would also be compatible.

Uses for 'set piece' spaces

The SMTH complex includes a small number of 'set piece' spaces with a high degree of significance, for which considered approaches to on-going use are required.

The presence of the Council Chamber restored to its 1930 condition as a reflection of the original civic use of the building provides a remarkable remnant feature of the former operational SMTH. However, within the context of the rejuvenation of the SMTH, the Council Chamber presents as a challenge in that its use is not one of the everyday. A preference is for its use for specialised functions such as meetings of small numbers of people on an irregular basis. Nevertheless, as a room of unique character and prestige, its purpose might appropriately be of a specialised nature.

Other rooms that might also be considered in this light are the Mayor and Mayoress' rooms, which were restored in the 1990s to a Victorian-style decorative treatment and evince the former social roles of the Mayor's office within the council and community. A somewhat greater latitude for future use of these spaces is available due to the absence of integral furnishings, however new contemplated uses should avoid requirements for substantive modification of the room volumes, partition arrangement and integrated decorative treatment. Adaptation of the adjoining kitchen may also be contemplated to support functional use of the Mayor and Mayoress's rooms

The Main Hall in its own right is a remarkable set piece space with an evolved organisation and decorative treatment stemming from the 1938 remodelling of the complex. The Main Hall should remain publicly accessible and used as a flexible venue for varied performances.

Policy 14 Changes to significant elements and areas

Physical alterations to elements and areas of primary significance should be limited to works that do not diminish the cultural heritage values of the SMTH complex.

The subject site has long history of adaptation and alteration in response to evolving functional requirements and the needs of occupants. There are relatively few rooms within the complex that retain their three-dimensional form largely intact either as built (1870s) or as upgraded in the 1930s (examples include the Main Hall, Council Chamber, the Mayor and Mayoress' chambers and the east-west corridor at ground level.)

From a heritage perspective further change can reasonably be contemplated, providing that the works do not diminish the cultural heritage significance of the place overall. As discussed elsewhere in this CMP, there is a greater sensitivity to change affecting elements and areas of primary significance. This distinction is reflected in the principles provided below (Table 6).

General principles

Recognising that the physical evolution of the SMTH is as an aspect of its historical significance, and acknowledging the historic pattern of managing the buildings (generally localised interventions as opposed to an holistic vision), there is no imperative for a consistent design approach to be applied through all areas. However, the SMTH may also benefit from a considered approach to renewal implemented holistically, and an overall design strategy that revisits the 'middle course' (between the Victorian and 1930s then-modern) identified by Oakley & Parkes in their remodelling of the complex.

Further, the iterative nature of the change means that evidence of past uses can be found in physical fabric throughout the complex's interior (and select parts of the exterior). This has been extensively

documented in physical and historical analyses prepared by HLCD Pty Ltd and others. Although this remnant fabric is of interest, it is of limited relevance to the principal heritage values and significance of the place – it is essentially archaeological in nature, an information layer alluding to the past sequence of development and use and to successive construction practices. This information, compiled and analysed, is relevant to management decisions, but is not intrinsic to the heritage significance of the place to Victoria and CoPP. Provided that historical fabric is fully documented and subject to statutory approval, the removal of such fragmentary and remnant elements is unlikely to have a detrimental impact on the heritage significance of South Melbourne Town Hall.

Table 6 Principles to guide change: exterior areas/spaces

| <i>Element/area and level of significance</i> | <i>Principles to guide change</i> |
|---|--|
| Building envelope (areas of primary and contributory significance, and elements to which no significance has been ascribed) | <p>The building envelope should be retained, including the street-facing roof slopes (i.e. those finished with slate, visible from the public realm).</p> <p>There is no potential for the removal of render.</p> <p>There is a somewhat greater scope for alteration of rear/service elevations within the complex where there is limited visibility from the public realm, and where there is generally a history of successive alteration.</p> <p>Alterations to street-facing doorways has been a constant throughout the history of the complex, resulting in the periodic modification and/or infilling of doorways within their original applied render surrounds. Provided that the ornamental setting and physical character of existing doorways can be retained, further change and/or reinstatement of original openings to support contemporary access requirements may be considered as/when required.</p> |
| Bank Street elevation (area of primary significance) | <p>There is very limited potential for change to the Bank Street elevation, which is well maintained, retains a high degree of integrity and was subject to a comprehensive package of works during 2004-06.</p> <p>Opportunities to provide DDA access to the central entry vestibule should be explored.</p> <p>Timber window frames should be replaced on a like-for-like basis as/when required. This rationale applies to all elevations.</p> |
| Layfield Street elevation (areas of primary and contributory significance, and areas to which no significance has been ascribed) | <p>The Layfield Street return of the Bank Street elevation (five window bays in length) retains a high degree of integrity to its 1880s design. Conservation works to this section (including repair of render, reinstatement of the ochre skim coat, and reconstruction of parapet urns) were not completed in 2000s projects and should be undertaken when practical.</p> <p>The original single-storey elevation of the police station/court house to the public realm should be retained. Repair of render and reinstatement of the ochre skim coat also appears not to have been undertaken to this section.</p> |

| <i>Element/area and level of significance</i> | <i>Principles to guide change</i> |
|--|---|
| | <p>The Layfield Street elevation of the former postmaster’s residence / former rates office is a highly detailed rendered façade constructed in 1938 to match the principal 1880 facades of the complex, albeit at a reduced scale. It is noted that this portion of the façade, being of a later date, may have somewhat different construction and materials conservation requirement than the 1880s rendered facades.</p> <p>Change, if required, should be limited to areas which have previously been modified, notably the infill between the former court house and postmaster’s residence.</p> <p>The modern infill, and to an extent the 1938 side and rear elevations of the former postmaster’s residence/rates office do not have the same sensitivities as the primary elements of this elevation, and may accommodate further change.</p> |
| <p>Fishley Street elevation (areas of primary and contributory significance)</p> | <p>The Fishley Street elevation retains a high degree of integrity to its 1880s design, including the west return of the Bank Street elevation (13 window bays) and the ground level elevation of the former fire station.</p> <p>Change, if required, should be limited to areas which have previously been modified. On the west elevation, this is limited to the Level 1 envelope above the former Fire Brigade station. This level was constructed in 1938 with utilitarian detail that is complementary to the ground level rendering, but of a secondary nature to it.</p> |
| <p>Daly Street elevation (areas of primary significance)</p> | <p>The Daly Street elevation retains a high level of integrity to its 1880s design, noting that this elevation was originally delivered in a form that was less consistent/integrated than the building’s other public facings. The varied nature of this elevation is such that there may be a limited opportunity for change and new infill within this elevation, provided that perception of the three major original volumes – the Court House, Main Hall, and Fire Brigade station – with their original ornamentation remains legible.</p> <p>The works undertaken during the 2000s restoration projects appear to have addressed only part of the Daly Street elevation; render repair and reinstatement of the ochre skim coat have yet to be undertaken on the former Court House and the east side elevation of the Main Hall.</p> <p>As constructed, the Court House included an open portico to Daly Street which was later infilled with doors and windows. In preference, the open nature of this feature would be reinstated in order to clarify the relationship of the clerestory volume of the former court room (Ballantyne Room) to this Daly Street entrance.</p> |
| <p>Clock tower (element of primary significance)</p> | <p>The external elevations of the Clock Tower were restored during progressive programmes of work in the 1990s and 2000s and retain a high degree of integrity to the 1880 design. There is little to no potential</p> |

| <i>Element/area and level of significance</i> | <i>Principles to guide change</i> |
|--|---|
| | <p>for external change to this feature, except where required to improve the performance of the tower envelope.</p> <p>The clock faces, functional timepieces and bell should be maintained.</p> |
| <p>Jubilee Fountain (element of primary significance)</p> | <p>The 1905 Jubilee Fountain (including stepped plinth) has been retained in an oval garden setting within the Bank Street forecourt.</p> <p>While the contents of the garden setting may be subject to ongoing alteration and renewal, the oval form and character of this garden setting should be retained.</p> |
| <p>Bank Street Forecourt (area of contributory significance, containing elements of primary significance as well as elements to which no significance has been ascribed)</p> | <p>The open nature of the Bank Street forecourt should be retained.</p> <p>The Bank Street forecourt has been reconfigured throughout the twentieth century, including changes to the Bank Street carriageways, introduction of car parking and the north service drive, introduction of new landscaping, and installation of period-appropriate reproduction lamp standards and other elements.</p> <p>Further adaptation of the forecourt may be contemplated. For instance, removal of the service lane and car parking and conversion of this area to a pedestrian plaza would be consistent with the original more flexible use of Bank Street before introduction of the automobile and would not be expected to have a detrimental impact on the valued aspects of the SMTH's Bank Street elevation. Similarly, reconfiguration and re-landscaping of the 'winged' lawn to either side of the Jubilee Fountain can be contemplated.</p> <p>Changes to the forecourt should seek to conserve the appreciation of the Bank Street elevation as a grand classical façade, and should adopt appropriate formal detailing to be viewed in concert with the building, noting that the decision in the late twentieth century to install reproduction lamp standards and other furnishings is only one of several approaches to achieving a complementary formal design for this forecourt space that could be contemplated.</p> <p>While acknowledging that regrading of the forecourt may be required to comply with drainage, DDA access or other functional requirements, more substantial topographic alterations to the forecourt (particularly those that introduced large-scale raised elements (i.e. raised landscape berms, substantially raised seating or the like) should be avoided where these would diminish the open nature of this space and its formal layout as a setting to the grand elevation of the SMTH. This is particularly as related to the key views identified elsewhere in this document, and there may be opportunities to accommodate such raised elements locally within the forecourt setting where these would be peripheral to the key views to the Bank Street elevation of the building.</p> <p>Smaller scale introductions of new functional elements within the setting, such as new furnishings and lighting, and new trees, garden beds and</p> |

| <i>Element/area and level of significance</i> | <i>Principles to guide change</i> |
|--|---|
| | other hard and soft landscape features and surface treatments, can be broadly considered. Similarly, introduction of other open elements supporting the relationship of the forecourt to the SMTH (including its internal programme) could be considered, for instance the introduction of an open-platform stage setting for temporary event uses, although the form and detail of such interventions would require careful consideration. |

Table 7 Principles to guide change: *primary* interior areas/spaces

| <i>Area / element of primary significance</i> | <i>Principles to guide change</i> |
|--|---|
| Main Hall | <p>There is very limited potential for change within the ornamented (1938) decorative treatment and open volume of the main hall and balcony, including the semi-circular organ space to the rear of the stage.</p> <p>Reconsideration of the projecting semi-circular stage may reasonably be contemplated, subject to need and detail of the proposed intervention.</p> <p>Alteration or long-term storage of the timber infill screen separating the projecting stage and organ space may be possible, subject to need and detail of the proposed intervention.</p> <p>As detailed in Table 3, a greater latitude for change and adaptation exists in the back of house spaces below and behind the stage at ground and mezzanine levels.</p> |
| Council Chamber | There is very limited potential for change, including as related to the integral furnishing suite which should be maintained and conserved in situ. |
| Mayor and Mayoress's Suite | There is very limited potential for change, with the exception of the adjoining kitchenette. |
| Circulation (primary) | <p>The arrangement of the main entry (G.01), principal corridors (G.03/G.60 and 1.35), east staircase (G.68) and the Main Hall and balcony (G.57 and 1.36) should be retained as the primary alignment for movement within the building for events in the Main Hall.</p> <p>The principal corridors have been used along with the adjoining rooms and offices as an exhibition site for elements of the South Melbourne collection now managed by the CoPP. Sections of the ground level corridor in particular retain large timber display cases and other details as related to this use.</p> <p>If in future the continuation of this display use cannot be practically maintained, it would be appropriate to consider reconfiguration and/or removal of these display cases provided the interior finishes of the corridor can be retained/restored to their c. 1938 form.</p> |

| Area / element of primary significance | Principles to guide change |
|---|---|
| Library | <p>The principal room of the former library should be maintained as a singular volume, including its extant interior detailing dating to remodelling works undertaken in 1938 and/or c. 1950s. The room should be managed to avoid detrimental impact to the external presentation of the Fishley Street elevation.</p> <p>In preference, a use would be identified for this space that would facilitate the removal of existing internal partitioning; however if no complementary use is identified for the room as a single volume, the continued use of freestanding capsules and other light-weight partitioning can be maintained (including a potential for reconfiguration of these arrangements) provided this does not pose impacts to the finishes and perception of the library volume. The south end of the room has been subject to successive alterations where it adjoins the west vestibule, and further change in this area may potentially be accommodated.</p> <p>The former Children’s Library is a somewhat smaller room adjoining the north end of the main reading room, but with similar internal detailing and occupying the rear three window bays of the main elevation to Fishley Street. The room was created in the early twentieth century to accommodate the expanded public library, and replaced a former entry vestibule (of which evidence survives in the external envelope), access stair and adjoining rooms of the Mechanics’ Institute.</p> <p>Non-original openings have been made to the late-twentieth century office rooms in the former Fire Brigade station, and other changes made to the room since the relocation of the library. As with the main space, there is a potential to accommodate further change in how this room is accessed. There may also be a limited scope to consider alteration of the partition between the main room and the children’s room, subject to future requirements.</p> <p>The former Children’s Library room would in preference be managed and used in conjunction with the main library room.</p> |

Table 8 Principles to guide change: *contributory* interior areas/spaces

| Area / element of contributory significance | Principles to guide change |
|---|---|
| Former council offices and meeting rooms adjoining the east-west corridor | There is some potential for change within these spaces, including the possible alteration of internal partitions, provided that the planning and volume of these rooms is retained vis-à-vis the external presentation of the Bank Street elevation, the functionality of the main east-west corridors and an understanding of these rooms as historical office spaces. |

| Area / element of contributory significance | Principles to guide change |
|--|--|
| (not including the Mayor and Mayoress suite and Council Chamber) | <p>Installation of lowered ceilings or new partitions that do not conform to the external window pattern should be avoided.</p> <p>The retention of internal room finishes, including timber panelling and architraves, ceiling decoration, and remains of earlier openings and fireplaces, should be understood and assessed as part of an overall approach to renewing use of these rooms.</p> |
| Theatrette | <p>There is potential for further change and adaptive use of this volume, provided that this does not result in detrimental impact to the external presentation of the Bank Street elevation.</p> <p>Change could include further alterations to enable the room's use as a single large volume, or could contemplate reinstatement of internal partitions (preferably in a form consistent with the 1938 floor plan and the offices east of the central vestibule).</p> <p>In preference, future change would retain (with alterations where required) the internal timber panelling within this space as an integrating element to the adjoining corridor and rooms to the east, however other approaches may be considered.</p> <p>Appropriate plaster ceiling detailing would in preference be restored to this room, consistent with the treatment of other major internal volumes within the SMTH.</p> |
| Supper Room | <p>An original feature of the 1880 town hall, the Supper Room adjoining the level one council corridor on the west side of the Bank Street elevation should be retained and restored as a single volume space supporting assembly uses.</p> <p>In preference, internal partitioning would not be reinstated to the space where there is an opportunity to accommodate assembly uses (except where required to support service / servery or similar uses). However, where assembly uses of the volume cannot be reinstated or maintained, use of lightweight partitioning to accommodate other uses within the space may be considered as it has been historically.</p> <p>Reduced to a shell condition as a consequence of the 2018 roof failure, there is broad scope to reconsider the internal treatment of this room.</p> <p>Consideration can be given to the evidence offered by the retained elements of the previous internal finishes in developing the future interior designs, while noting that the Supper Room has been altered and redecorated periodically and that further change to finishes and style of the space would not be anticipated to have a detrimental impact on the values of this area.</p> |
| Lodge Room | <p>The current volume of the Lodge Room dates to the 1938 remodelling, which is understood to have expanded the upper-level meeting room</p> |

| Area / element of contributory significance | Principles to guide change |
|--|---|
| | <p>which was an original feature of the former Mechanics' Institute. Guttled to allow for structural investigations and temporary reinforcement after the 2018 roof failure elsewhere in the complex, the room should be restored as a large single-volume assembly space.</p> <p>In preference, internal partitioning would not be reinstated to the space where there is an opportunity to accommodate assembly uses (except where required to support service / serverly or similar uses). However, where assembly uses of the volume cannot be reinstated or maintained, use of lightweight partitioning to accommodate other uses within the space may be considered as it has been historically.</p> <p>The room has reduced to a partial shell as a result of recent removal of ceiling and floor finishes, and is understood to have been subject to periodic redecoration after its 1938 remodelling. There is broad scope to consider new approaches to internal finishes, including reconfiguration of the ceiling.</p> |
| Circulation (contributory) | <p>Circulation areas of contributory significance have been identified where these support the function and understanding of adjoining areas and elements of significance and retain a measure of integrity to what are typically 1930s interior treatments. These are principally the east and west vestibules (including the west vestibule stair), the west corridor adjoining the Main Hall, and the corridor and infilled portico adjoining the former courtroom (discussed further below and at Table 1).</p> <p>These areas generally exhibit the ongoing, iterative change that has occurred throughout the complex as related to external access, fire egress, and required functionality of internal foyers and vestibules to serve adjacent programme.</p> <p>The degree of integrity and the heritage value of the internal fabric of these circulation areas varies and needs to be understood and assessed on a case-by-case basis.</p> <p>However, the historical treatment of these corridors and vestibule spaces as flexible spaces which could evolve successfully (including new partitioning and finishes) to meet contemporary requirements is one that can inform future accommodations of a similar nature.</p> |
| Back-of-house areas behind/below Main Hall stage | <p>These areas contain early/original elements of their configuration as back-of-house amenity, changing and service spaces supporting use of the Main Hall as a performance and hospitality space, however they have also been subject to alterations as a result of changing functional requirements, and their internal finishes are functional rather than decorative.</p> |

| Area / element of contributory significance | Principles to guide change |
|--|--|
| | Alteration of these spaces to support the evolving functional requirements of the Main Hall as a performance and assembly setting may be considered |
| Kitchenette adjoining the Mayor's and Mayoress's rooms | The adjoining kitchenette located between the Mayor's and Mayoress's Rooms was adapted in recent times. Its purpose is to support the use and functionality of the Mayor's and Mayoress's rooms, including an understanding of these spaces as mixed social/working rooms. Alteration of this room to accommodate new supporting functions as related to the use of the adjoining rooms may be considered. |
| Former Assistant Librarian's Residence | <p>This former residential flat was constructed above the former fire brigade station in 1938. Internally, it retains period detailing, and was a late example of the history of residential uses within the complex which supported the town hall's primary functional uses (as related also to evening events in the Main Hall and function rooms, and to the former Post Office).</p> <p>While relatively intact to its 1938 construction, this use was of a secondary or supporting character relative to the key rooms and functions for which the SMTH is of state and local heritage significance. The retention of this part of the complex to its original domestic condition makes only a limited contribution to the understanding of the SMTH's historical form and function.</p> <p>Contemplation of other uses of the apartment which may require its adaptation, reconfiguration or reconstruction (as has progressively occurred with other residential accommodations within the complex) may be considered, provided that such contemplated adaptations support the ongoing use and conservation of the SMTH complex and do not have a detrimental impact to the external presentation of primary elements of the Fishley Street and Daly Street elevations.</p> |
| Vault | The vault is the main surviving evidence of the former use of this section of the SMTH as the council rates office. In preference it would be retained in situ. If future requirements conflict with this approach, alternative approaches to management of the key surviving fabric of the vault (namely the vault door) could be considered consistent with Policy 22 'Recording' and Policy 21 'Interpretation of heritage values'. |
| Clock Tower interior | <p>Above level one, the interior of the clock tower contains early or original timber fabric of a generally utilitarian nature. The confined nature of the tower limits the practicality of accommodating modern uses, and the space will continue to serve primarily as a service access to the workings of the turret clock.</p> <p>Where practical, the tower's interior fabric should remain in situ and be subject to appropriate conservation actions. However, it is acknowledged that the Clock Tower may require future interventions to meet seismic</p> |

| Area / element of contributory significance | Principles to guide change |
|--|--|
| | compliance requirements and to allow for compliant access. Where it is necessary to remove original and early fabric, the recommendations at Policy 12 should be observed. |

Policy 15 New works

The introduction of new built form at the subject site should be sensitive to the heritage values of the place.

The SMTH complex occupies an island site, almost all of which is occupied by development.

The high level of architectural significance is such that there is very limited potential for visible additions rising above the predominant building lines.

Locations where new works might be contemplated are:

- The replacement (and potentially enlargement) of the foyer infill at the north end of Layfield Street; and
- The service area at the north-west of the site

In both areas, resolution of the interface between retained and new fabric is another complex matter that would require careful resolution.

The appearance of new works, and the palette of materials, can contrast with the solid mass of the existing building fabric, but not in an obtrusive way. A simple treatment, such as one with extensive glazing or a limited palette of materials and detailing, would achieve this.

Demolition of later infill fabric that has not been ascribed a level of significance, including fabric to the west of the Main Hall, might also be contemplated, to improve the functionality of the adjacent spaces, including the provision of enhanced natural light.

Signage

New identity and/or address signage should generally not be fixed to the exterior of the SMTH (areas that are of primary or contributory significance). Identity signage designed to be viewed at distance should, in general, be of free-standing and set away from the building (separated by the adjoining footpath, for instance, or set within the Bank Street forecourt). Freestanding signage should observe the primacy of the building's classical elevations, and be clearly perceived as a secondary element standing on the Town Hall block and the Bank Street forecourt.

There may be some potential to contemplate the introduction of identity signage on infill built form within the complex (i.e. any future alteration of the modern foyer to Layfield Street or new uses within the service yard west of the Main Hall).

Where there is otherwise a requirement to fix signage to the building for the purpose of wayfinding and information, this should in general be of small scale appropriate to directing approaching pedestrians (i.e. approaching entry doors).

All external signage should be of high quality and designed to maintain the primacy of the building's ornamental facades as the chief detail of its external presentation. All internal signage should be of a

quality and detail appropriate to its setting, particularly as related to internal spaces of primary and contributory significance, where a similar set of considerations apply as those identified for external signage.

5.6 Management policies

Policy 16 Statutory controls

The SMTH complex should continue to be recognised as a place of cultural heritage significance to Victoria through its inclusion in the Victorian Heritage Register.

This CMP has confirmed that the SMTH complex is of historical and architectural significance to Victoria. It is also of social value. While these values align with the existing VHR entry, the reasons for their identification differ in some respects. As such, it would be desirable for the VHR entry to be updated to include the recommended amendments to the Statement of Significance at Chapter 3 of this CMP.

The VHR entry should also be amended to include a Permit Policy that references this CMP, and a suite of Permit Exemptions to assist with the on-going management of the property.

Policy 17 Social values

An assessment of the social values of the SMTH complex should be undertaken.

As noted in Chapter 3 (see also Chapter 1), the SMTH complex is considered to be a place of social value, although it is unclear whether that value applies locally or at the State level. It is also the case that formal evidence to support an understanding of the site's social values has yet to be generated.

An assessment should be prepared based on the processes and protocols promoted in the Heritage Council of Victoria (HCV) paper, *Guidance on identifying places and objects of state-level social value in Victoria* (April 2019),⁵⁴ objectives of which are to gather evidence sufficient to identify:

- the existence of a present-day community group (or groups) by whom the place/object is valued;
- the existence of a strong attachment of the community or cultural group to the place/object;
- the existence of a time depth to that attachment; and
- the reasons why the above characteristics exert an influence that resonates across the broader Victorian community as part of a story that contributes to Victoria's identity.⁵⁵

Policy 18 Soft landscape management

Soft landscaping should not detract from the presentation of the SMTH and should complement the formal characteristics of its architectural composition and setting.

The location and selection of plantings within the Town Hall Reserve and adjacent streets should be carefully considered so as to avoid concealing views of the Town Hall from the public realm, particularly key vantage points (see also Policy 9 'Setting').

Tree and ornamental plantings should be of a formal character and managed as a complementary setting for the Town Hall. Where tree specimens or other plantings fail, these should be replaced in order to maintain the formal arrangement of the setting.

The avenue plantings to Perrins and Marshall streets should be maintained with appropriate tree selections for their character as nineteenth century street tree plantations. Future consideration could be given to the reconfiguration of car parking on Perrins Street to allow the density of the street tree

plantation here to be reinforced to match its earlier character prior to modernisation of the street's vehicular design.

The row of street trees to the south side of Bank Street should also be retained as a formal edge to the Bank Street forecourt, noting that the arrangement and species selection of this row was adapted in the latter part of the twentieth century.

There is broad scope to reconsider the plantings located within the Town Hall block and Bank Street forecourt, which date to the mid-twentieth century and later, including Swamp Cypress, ornamental cherries and Tulip Trees. Replacement planting arrangements should maintain a level of formality appropriate to the classical composition of the SMTH.

Further guidance as to potential change within the landscape of the Bank Street forecourt has been provided at Policy 14.

Policy 19 Furniture and moveable objects integral to the place

Furniture and moveable objects integral to the heritage significance of the place should be maintained, conserved and made available for public viewing.

The VHR registration for the SMTH identifies the suite of council chamber furnishings as integral elements of the heritage significance of the place. These furnishings, which date to the town hall's 1938 remodelling, should continue to be conserved and managed in line with best practices to support an understanding of the traditional use of the council chamber and town hall as the seat of local government in South Melbourne from 1880-1994.

A number of other furniture elements (principally period and reproduction chairs and tables) are identified in the CoPP collection as having an ascribed relationship to the SMTH. Generally, these furnishings are likely to have had a varied history of use within the complex; they are now understood to be stored both on and off site. These furnishings have not been ascribed heritage significance of a form integral to the building and its internal spaces, such that their recognition within the VHR registration would appear to be justified. Rather, their past association with the town hall lends the items themselves a degree of significance which is appropriately managed through the CoPP's collections conservation policies and future arrangements for access and use of the SMTH. Further guidance on this point is provided below.

A number of other moveable display items, principally honour boards, are identifiably of value as expressions of civic commemoration tied to the town hall; these elements have a degree of historical value in supporting an understanding of the SMTH complex as an expression of civic aspirations, purposes and symbolism, noting that they principally serve to record historical details (Mayor and Mayoress lists, South Melbourne Council employees who served in WW1, modern awards and commemorations of the area's history) which are of a predominantly local interest and which has or can be duplicated in other records. It is generally appropriate that these items have not been recorded as objects integral to the heritage place within the VHR registration, noting that this does not obviate the need to provide appropriate management for their values under the policies of this CMP as well as the CoPP's collections policy (refer also Policy 20 below and the relevant discussion in Chapter 4).

These items should continue to be displayed in an appropriate location that supports their conservation and public understanding of the history of the SMTH and of local government. It is conceivable that future reuse and internal reorganisation of the building may require the honour boards and other display items to be relocated within the complex. This is generally acceptable provided that the new location(s) support their conservation, are consistent with the historical and contemporary programme

of that part of the SMTH, do not compromise other conservation objectives, and are sites that have an ongoing public / ceremonial use within the complex.

The large WW1 honour board in the east vestibule is a fixed panel element of the internal decoration of this space. It is subject to Heritage Act controls without a requirement that this panel be identified as an integral object under the VHR. It is the most substantial SMTH honour board, is a major commemorative element recognising the participation of the South Melbourne community in WW1, and is an element of primary significance within the SMTH.

Notably, although a fixed element of the east vestibule's internal finishes, this honour board is understood to have been previously moved within the vestibule space and a relocation of this element either within the east vestibule or to another section of the SMTH town hall could be considered in future where this would support conservation of the honour board and continuation of public access to this important commemorative element.

Policy 20 Collections

Opportunities to securely exhibit elements of the CoPP's cultural collection at the SMTH should be identified as a component of ongoing public and ceremonial uses of the building

As noted in Chapter 4, the CoPP is the steward of collections and artefacts which have the capacity to enhance an appreciation of the history and significance of the SMTH complex and would desirably be presented there. The relevance of many of these items (outside of a particular curatorial context) would be diminished at other CoPP venues such as the Port Melbourne and St Kilda town halls. These collections and objects include mayoral chains and robes, official weights and measures, cheque writers, stamps and seals, and official mayor and councillor photographs.

While many of these items have a degree of historical value independent of the SMTH, their interpretive value is principally as associated with the town hall. As such, opportunities to exhibit elements of the CoPP's cultural collection at the SMTH should be identified as a component of ongoing public and ceremonial uses of the building.

As an alternative to the SMTH, some elements of the collection may be exhibited at the Emerald Hill Library and Heritage Room to maintain public access without severing the connection to the Town Hall. However space in that facility is limited.

Beyond their value in supporting interpretation of the heritage values of the SMTH, it is not generally considered that these collections items can be understood to be objects integral to the heritage significance of the SMTH. The relocation, removal or loss of these items, while it would impact on the broader understanding and opportunities to interpret and curate the history of the Emerald Hill and South Melbourne Councils, would not have a detrimental impact on the significance of the place itself, which is embodied in the physical presentation of the SMTH complex and its primary internal spaces. This is in contrast with the suite of furnishings which are integral to the Council Chamber, an area of primary significance to the building whose value would be substantially reduced if these furnishings were to be permanently relocated.

It is appropriate that South Melbourne / CoPP collections items not otherwise discussed under previous policies are not listed in the VHR registration. These items should be managed and conserved in accordance with CoPP policy and the guidance identified above.

Policy 21 Interpretation and promotion of heritage values

The City of Port Phillip should promote and disseminate information about the heritage values of the SMTH complex.

Strategies for the promotion and dissemination of information about the cultural heritage values of the SMTH complex should be prepared in the form of a Heritage Interpretation Plan, or equivalent. At the time of writing (April/May 2021) it was understood that an interpretation strategy was being prepared. It was not, however, viewed during the preparation of this report.

Policy 22 Recording

The City of Port Phillip should continue to maintain records of significant interventions to the Ton Hall complex.

Records of works/interventions to the Town Hall complex are – and should continue to be – maintained by CoPP in the form of superseded architectural drawings, and photography of the affected areas before and after the works.

Policy 23 Risk preparedness

A Risk Management Strategy should be integrated into the broader management and administration of the SMTH complex.

Risk preparedness and management is an important means of protecting and conserving the values of heritage places. While a detailed assessment of risk is beyond the scope of this report, the following table describes potential threats and hazards posed to the physical fabric at the subject site by environmental and man-made factors.

Table 9 Analysis of risk to the SMTH

| Threat | Probability | Preparation/ Response |
|---------------------|--------------------|---|
| Vandalism and theft | Moderate | Vandalism and theft are always possible and a level of awareness and security should be maintained. Security cameras should be maintained. |
| Fire | Always present | Maintain fire suppression and warning systems; ensure there is an evacuation plan in place; and conduct regular training and rehearsals. Ensure that combustible materials do not come into contact with hot lights. Ensure that extinguishers, fire blankets etc., are located within reach of potential sources of fire. Maintain electrical systems in good order. Maintain liaison with fire brigade to regularly test and monitor systems. |
| Flood | Possible | Localised internal flooding, from toilets, sinks and pipe work, is always possible. Maintenance of wet areas and pipe work is a means of minimising this possibility. |
| Water ingress | Moderate | Rainwater goods (gutters, downpipes and sumps) should be repaired (where required), maintained, installed and kept clear. Inspect and maintain roofs, windows and doors regularly. |

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APPENDIX A ROOM NUMBERS

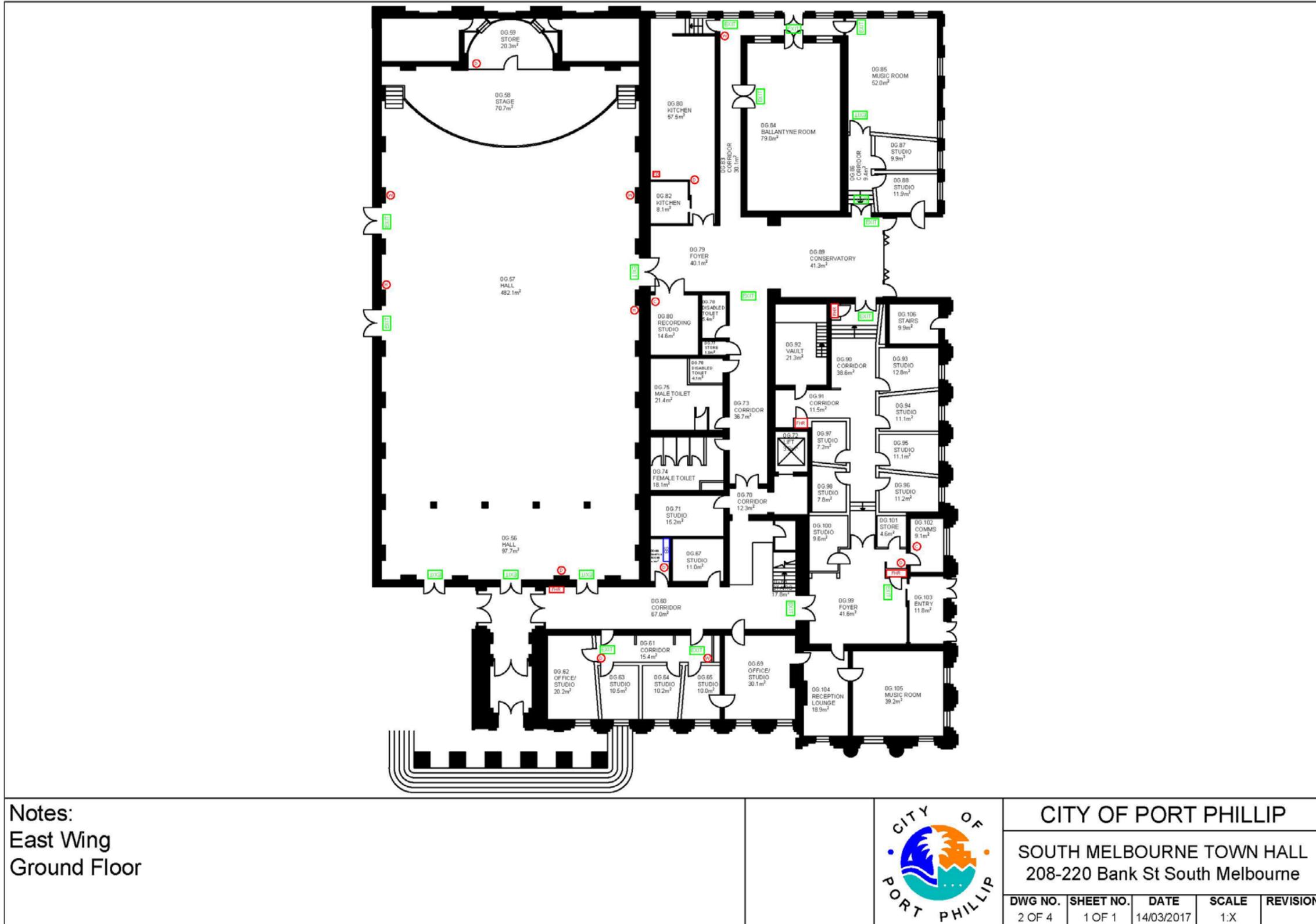


Figure 1 Existing Conditions Plan, SMTH East Wing Ground Level with City of Port Phillip room numbers
Source: City of Port Phillip

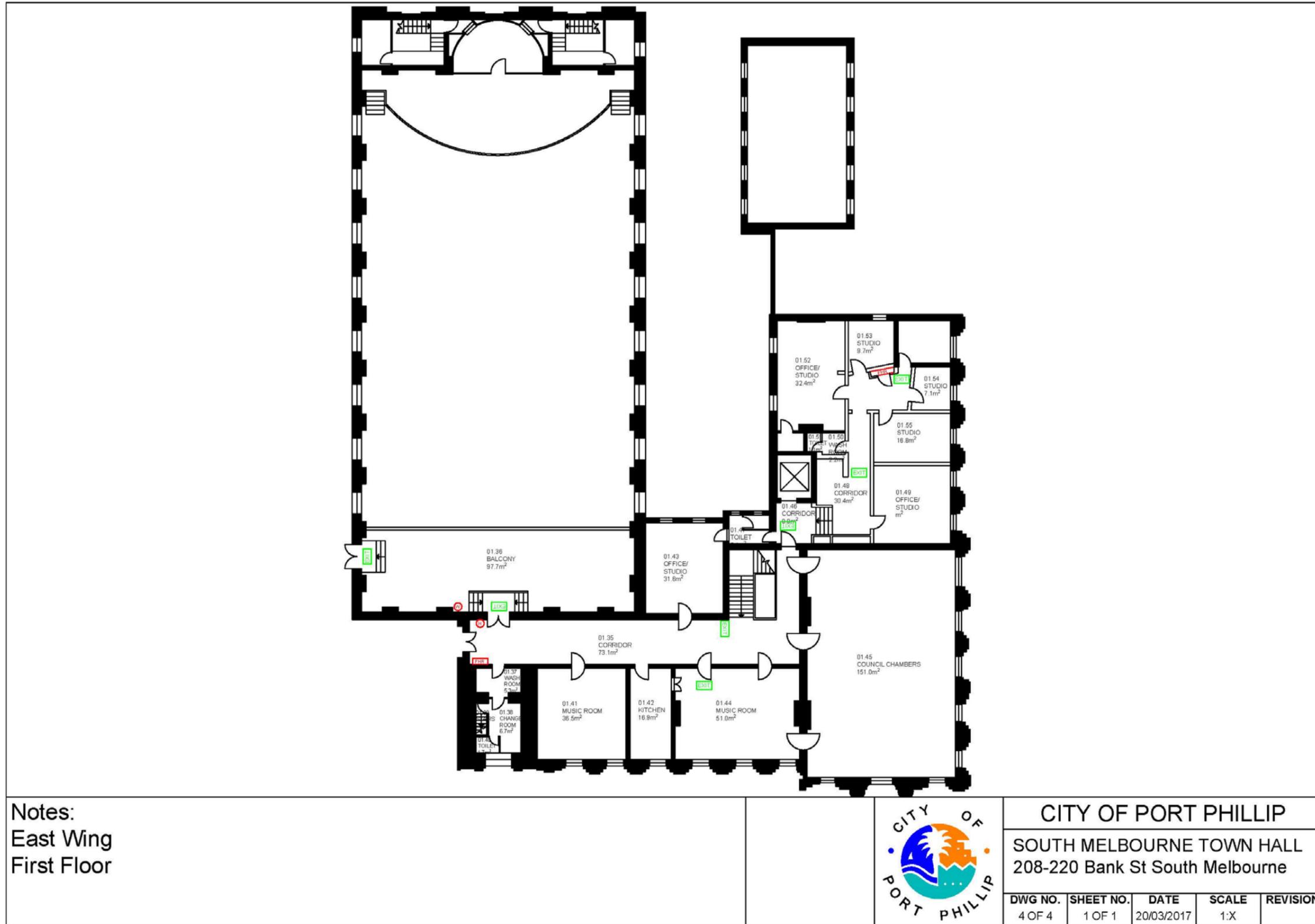
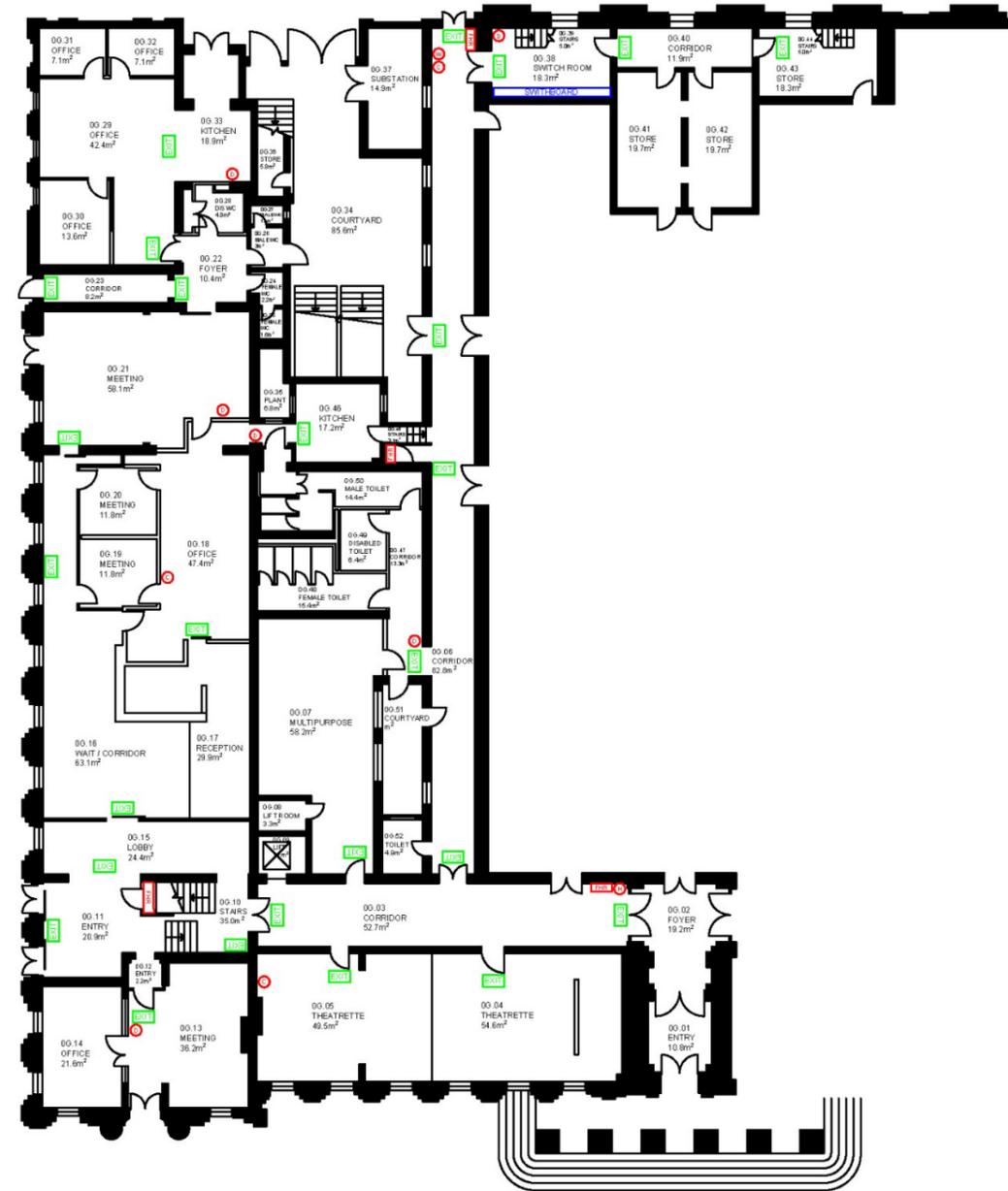


Figure 2 Existing Conditions Plan, SMTH East Wing First Floor with City of Port Phillip room numbers
Source: City of Port Phillip

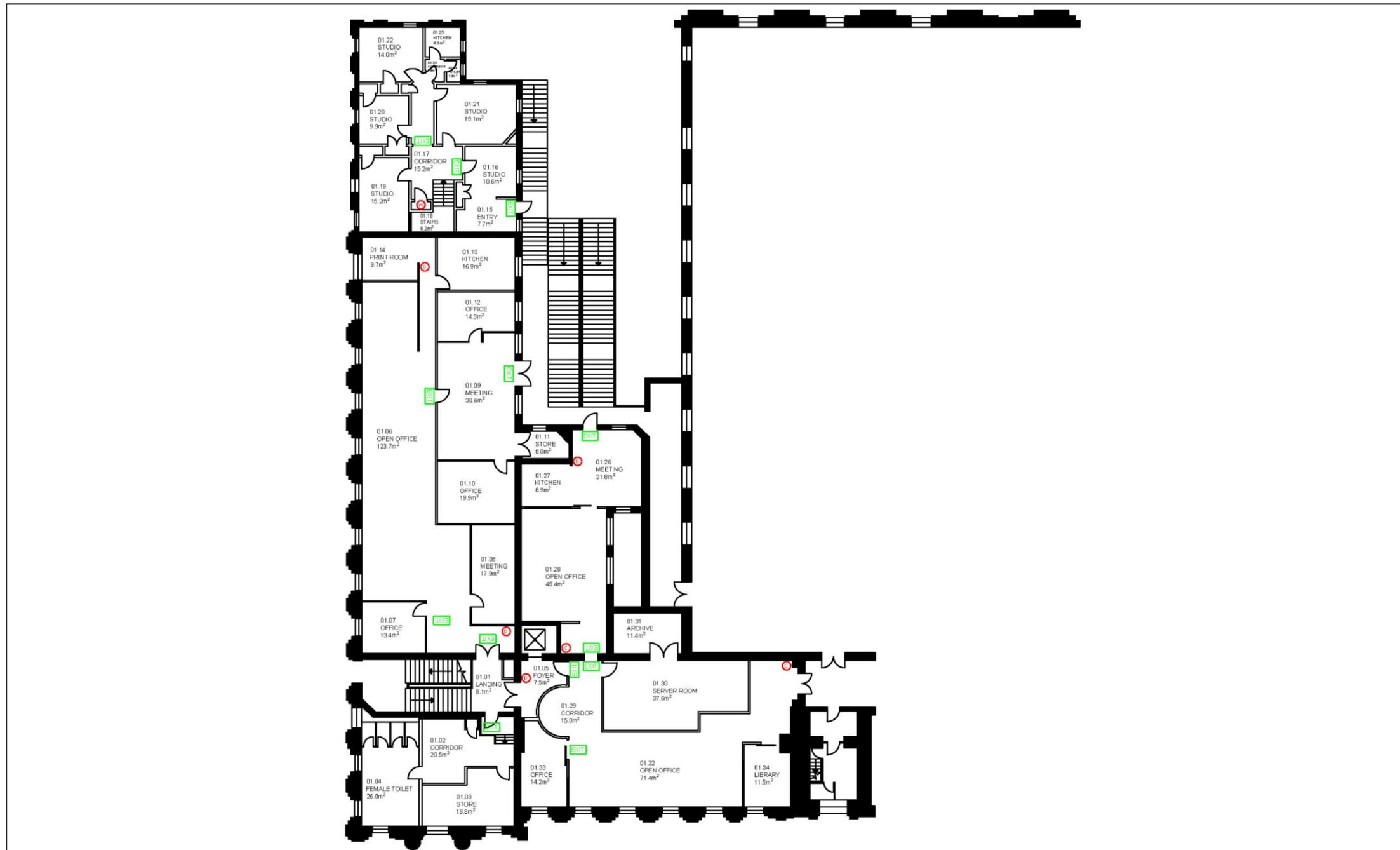


Notes:
West Wing
Ground Floor



| | | | | |
|--|-----------|-----------|-------|----------|
| CITY OF PORT PHILLIP | | | | |
| SOUTH MELBOURNE TOWN HALL 208-220 Bank St South Melbourne | | | | |
| DWG NO. | SHEET NO. | DATE | SCALE | REVISION |
| 1 OF 4 | 1 OF 1 | 6/03/2017 | 1:X | |

Figure 3 Existing Conditions Plan, SMTH West Wing Ground Level with City of Port Phillip room numbers
Source: City of Port Phillip



Notes:
West Wing
First Floor



CITY OF PORT PHILLIP

SOUTH MELBOURNE TOWN HALL
208-220 Bank St South Melbourne

| DWG NO. | SHEET NO. | DATE | SCALE | REVISION |
|---------|-----------|------------|-------|----------|
| 3 OF 4 | 1 OF 1 | 27/03/2017 | 1:X | |

Figure 4 Existing Conditions Plan, SMTH West Wing First Floor with City of Port Phillip room numbers
Source: City of Port Phillip

APPENDIX B HISTORICAL DRAWINGS (1878 - 1981)

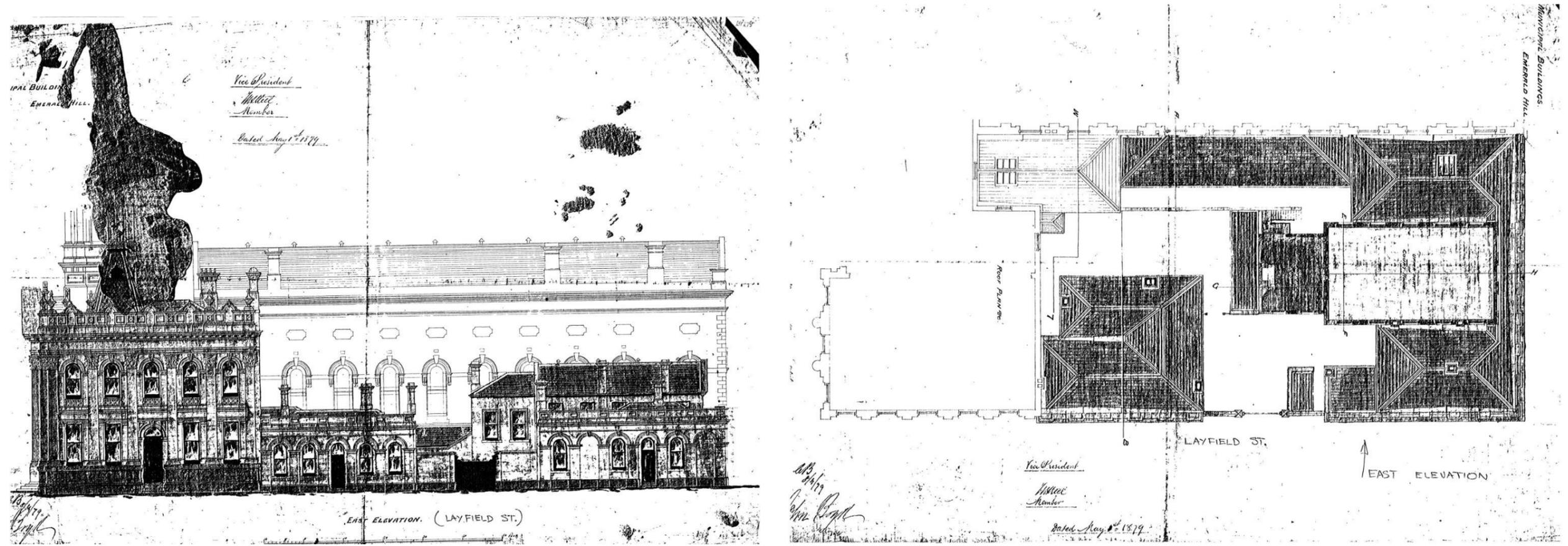


Figure 2 c. 1878 elevation and plan drawing showing the original arrangement of the east wings along Layfield Street (left to right: Post and Telegraph Office; Postmaster's Residence; and Judicial Wing) prior to the subsequent history of renovations and reconstructions that occurred in this area from the 1880s through the 1990s
Source: City of Port Phillip

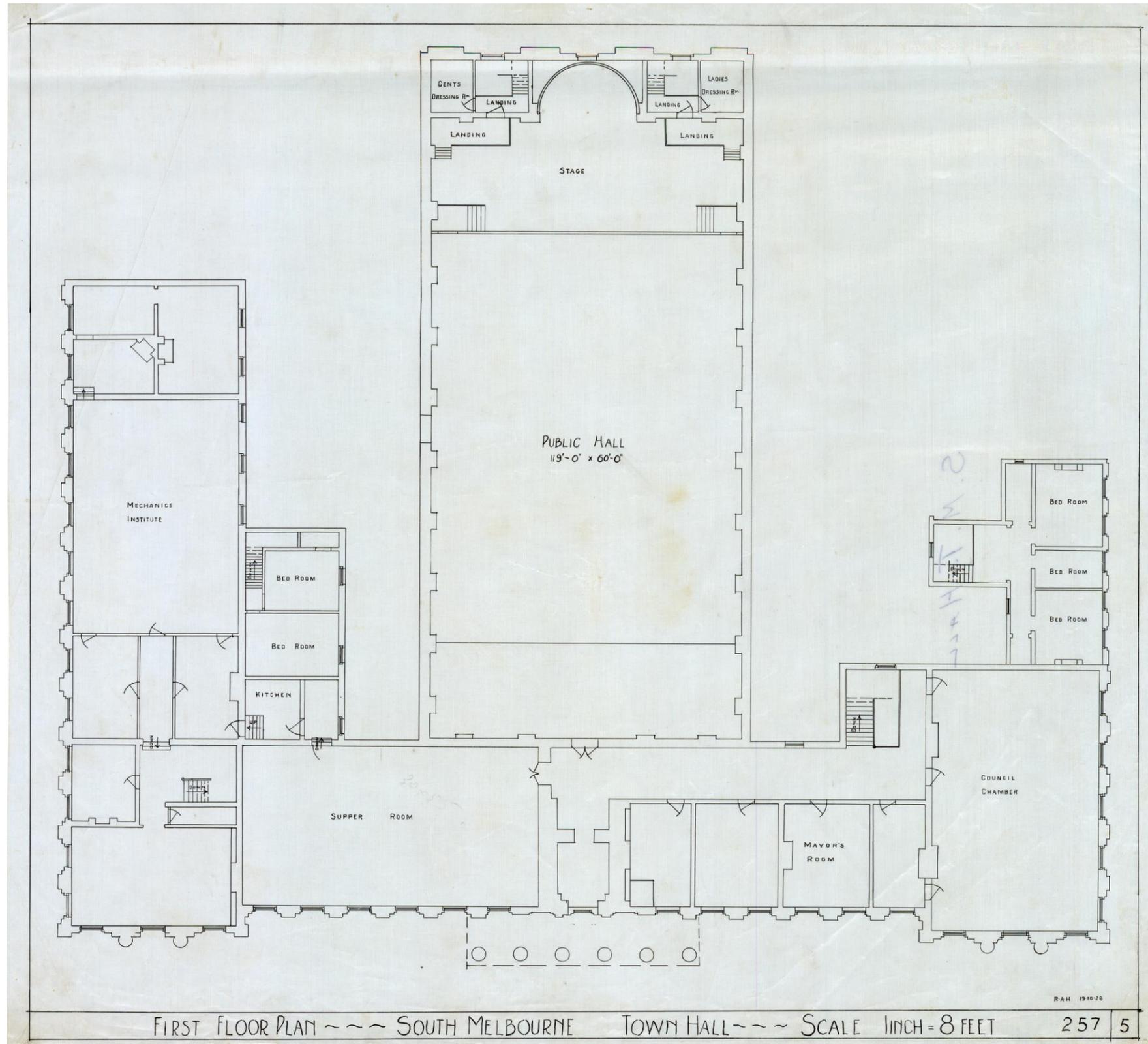


Figure 3 1928 First Floor Plan
Source: City of Port Phillip

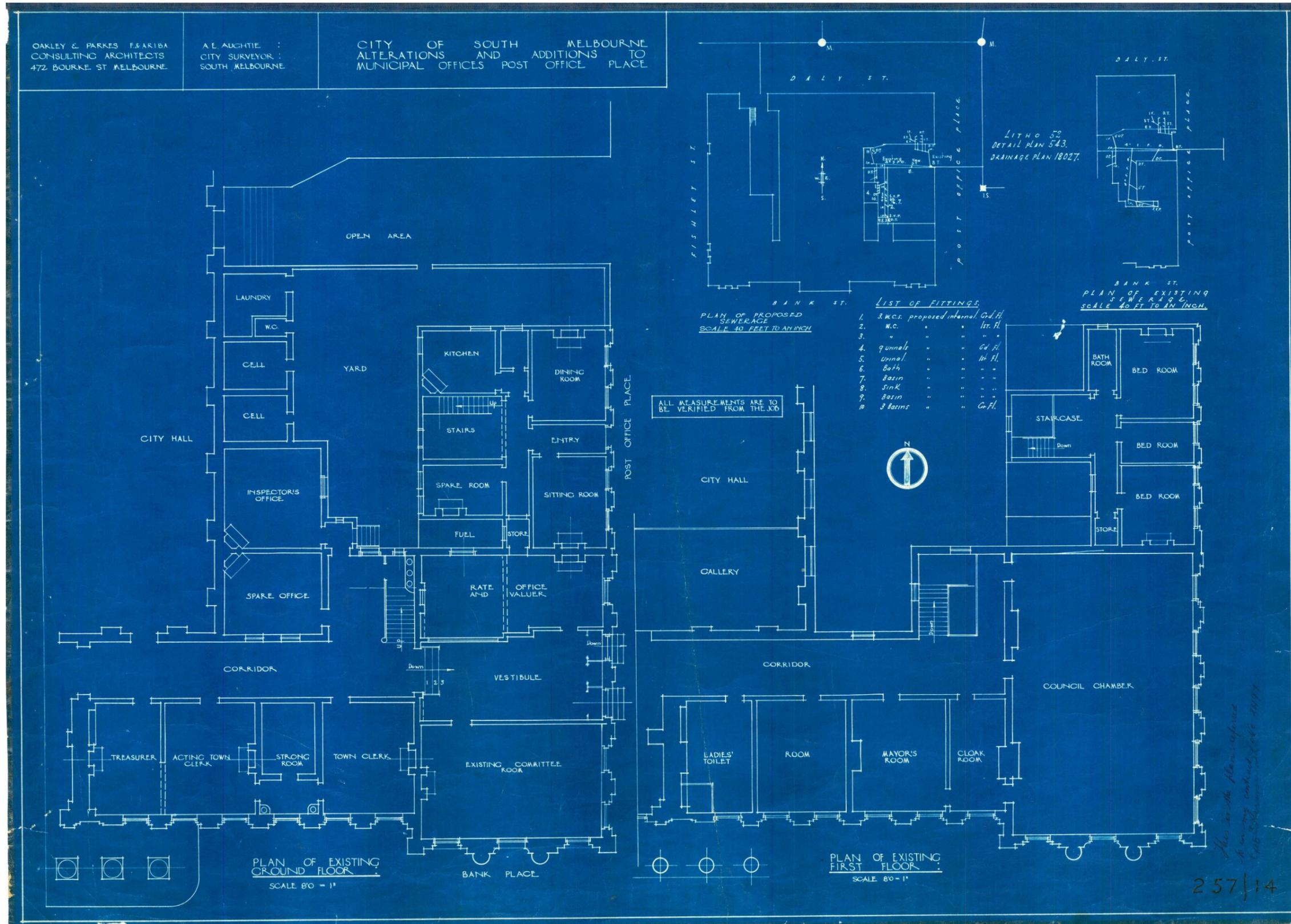


Figure 4 c. 1936 Existing Conditions plans of south-east quadrant of SMTH, prepared prior to reconstruction of the former Postmaster's Residence and other renovations
Source: City of Port Phillip

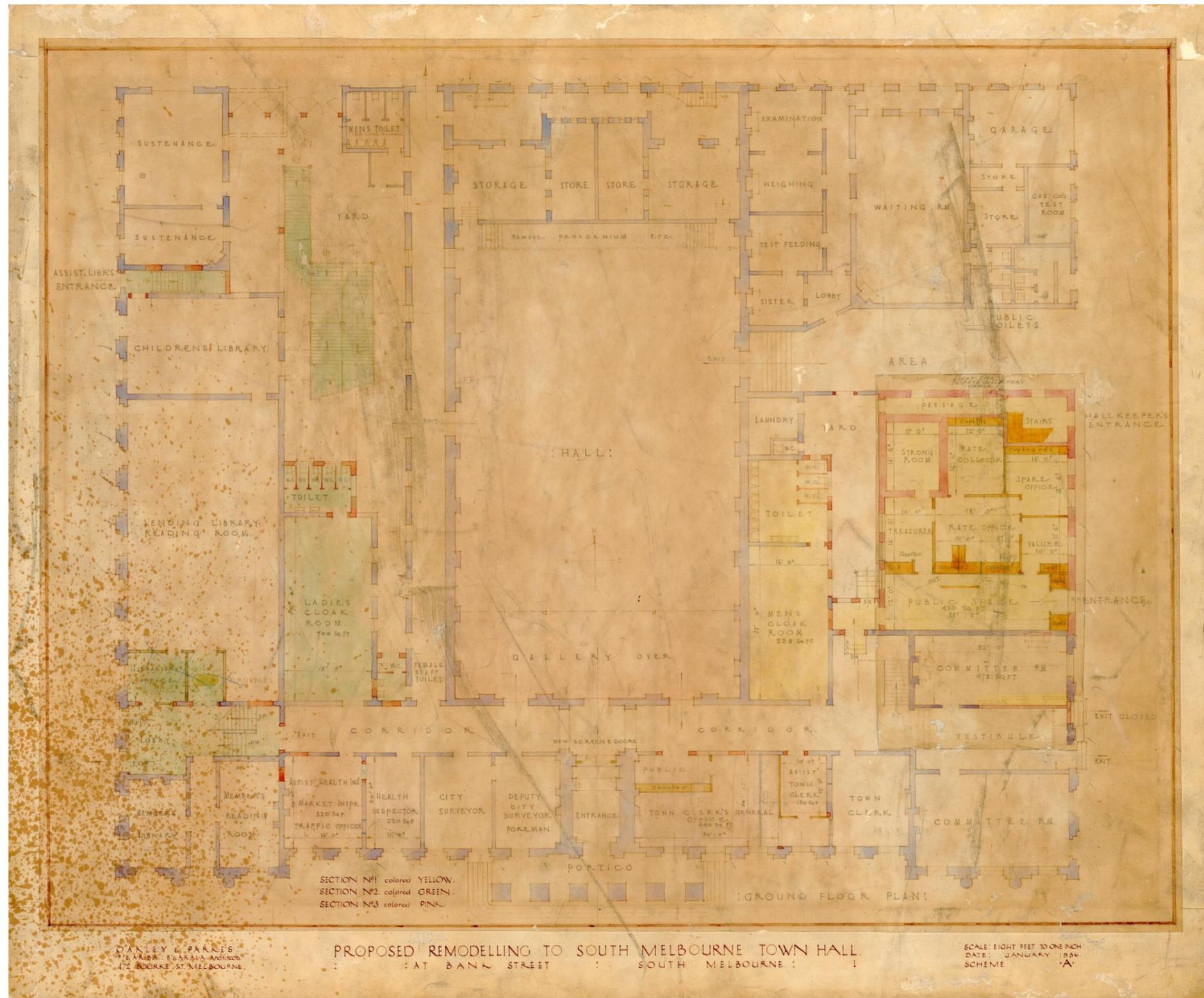


Figure 5 1936 Ground Floor Plan of the Oakley & Parkes-designed remodelling of the South Melbourne Town Hall; new and remodelled rooms and partitions are shown in yellow, green and pink. Source: City of Port Phillip

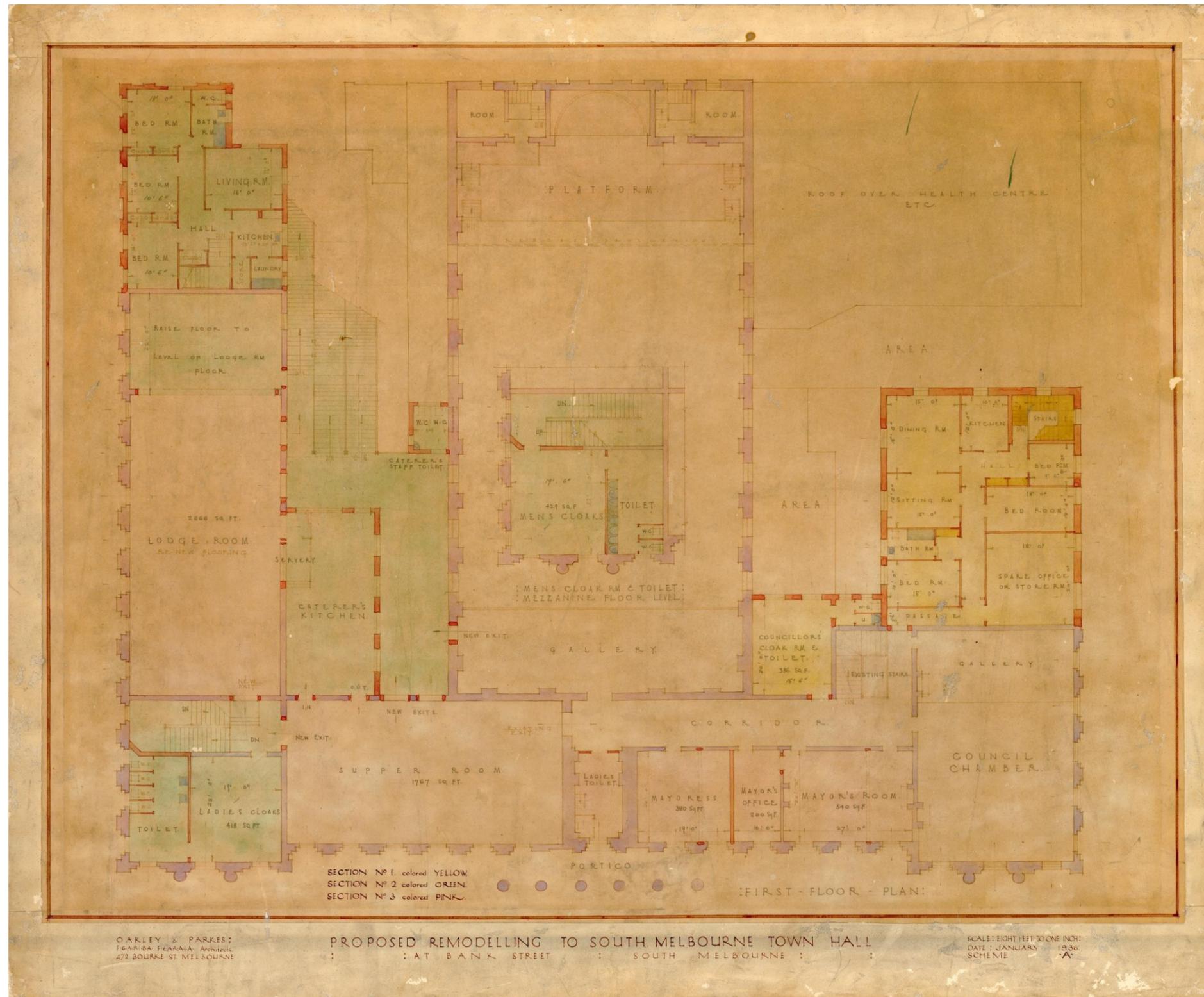


Figure 6 1936 First Floor Plan of the Oakley & Parkes-designed remodelling of the South Melbourne Town Hall; new and remodelled rooms and partitions are shown in yellow, green and pink.
 Source: City of Port Phillip

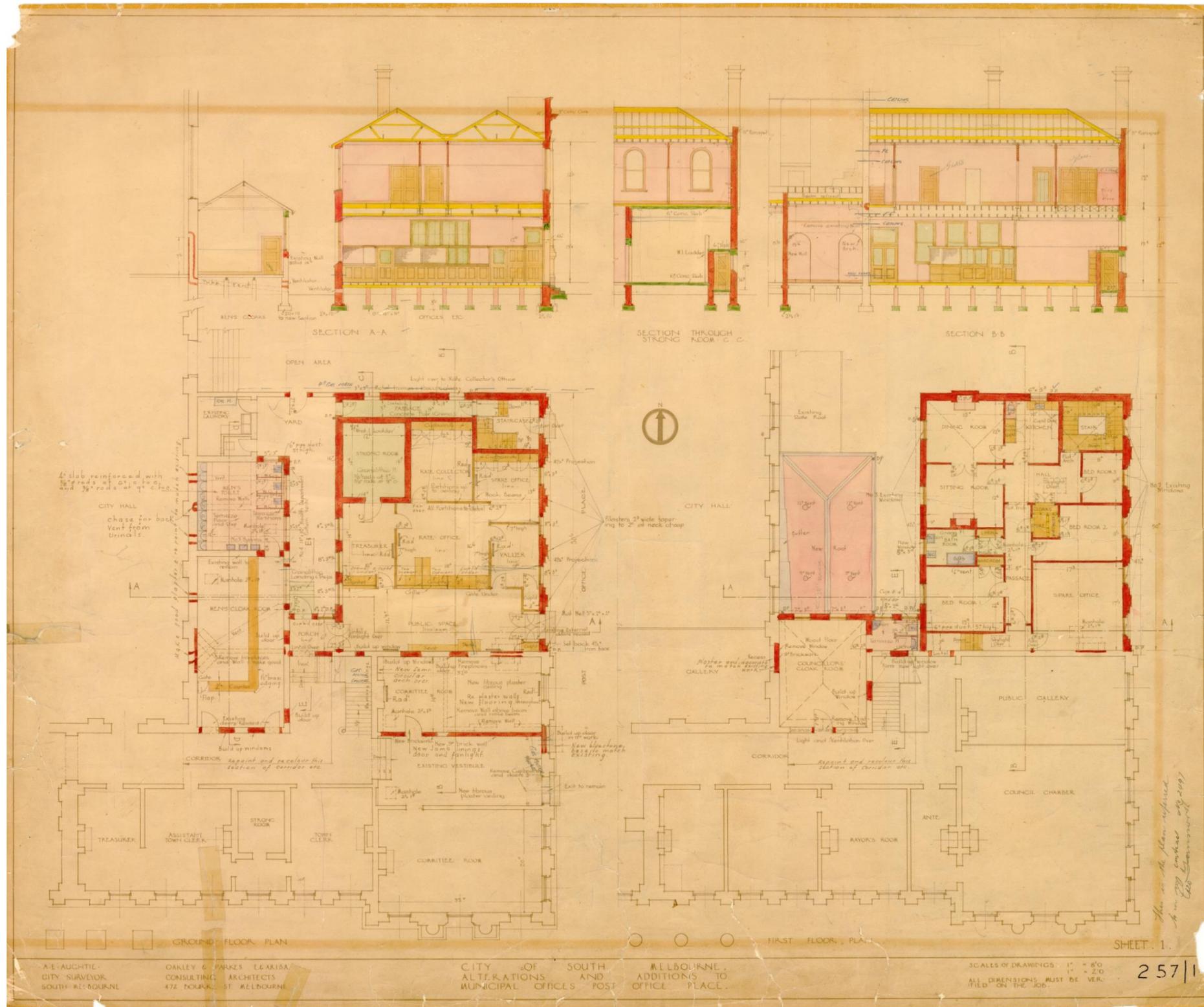


Figure 7 c. 1938 plan by Oakley & Parkes detailing the reconstruction of the former Postmaster's Residence and yard as improved municipal offices (ground) and a hall keeper's flat (first floor)
 Source: City of Port Phillip

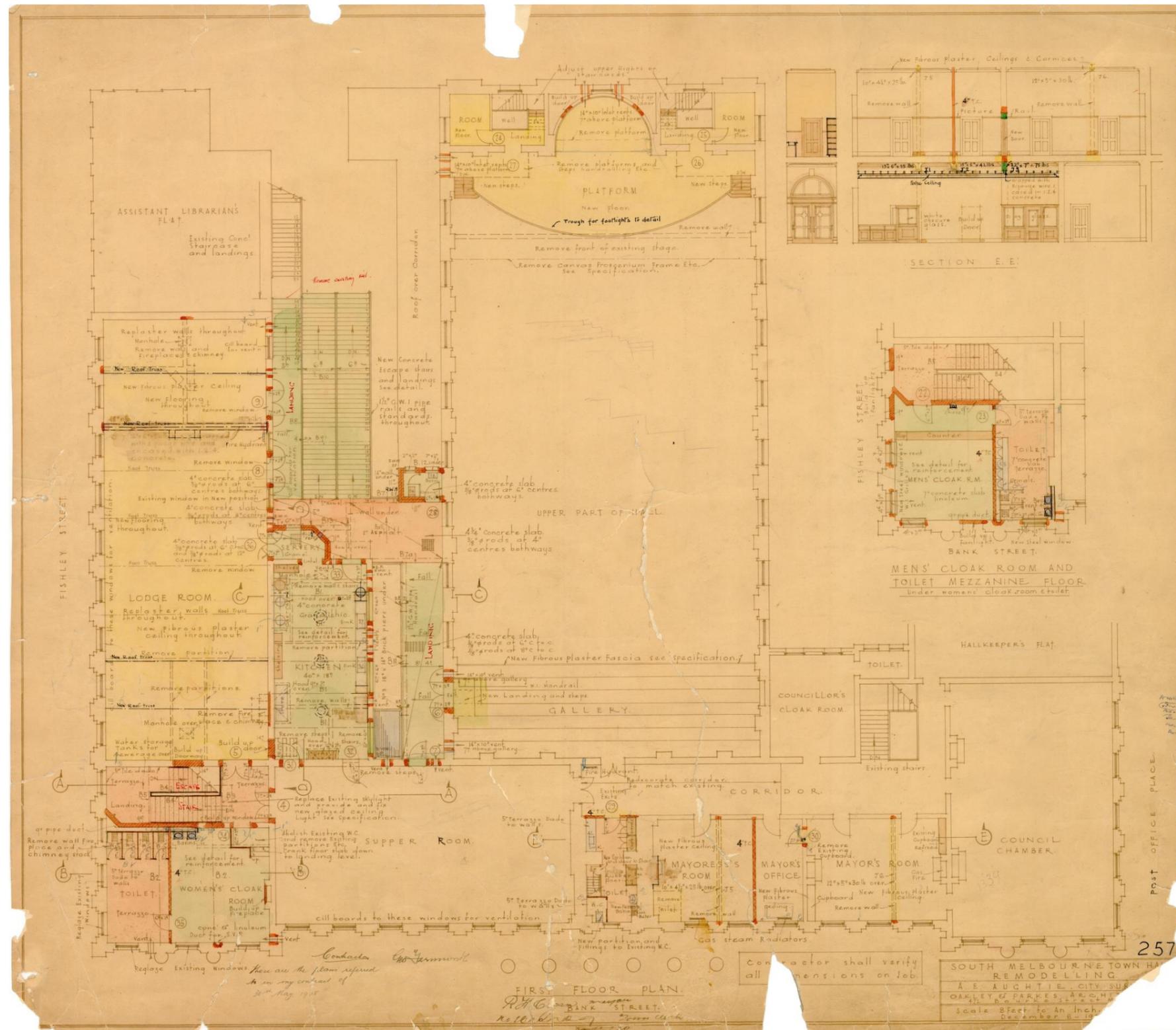


Figure 8 c. 1938 Oakley & Parkes first floor plan detailing renovations of the Main Hall stage and backstage area, mayor's offices, and Lodge Room and attached kitchens and mezzanine amenities
Source: City of Port Phillip

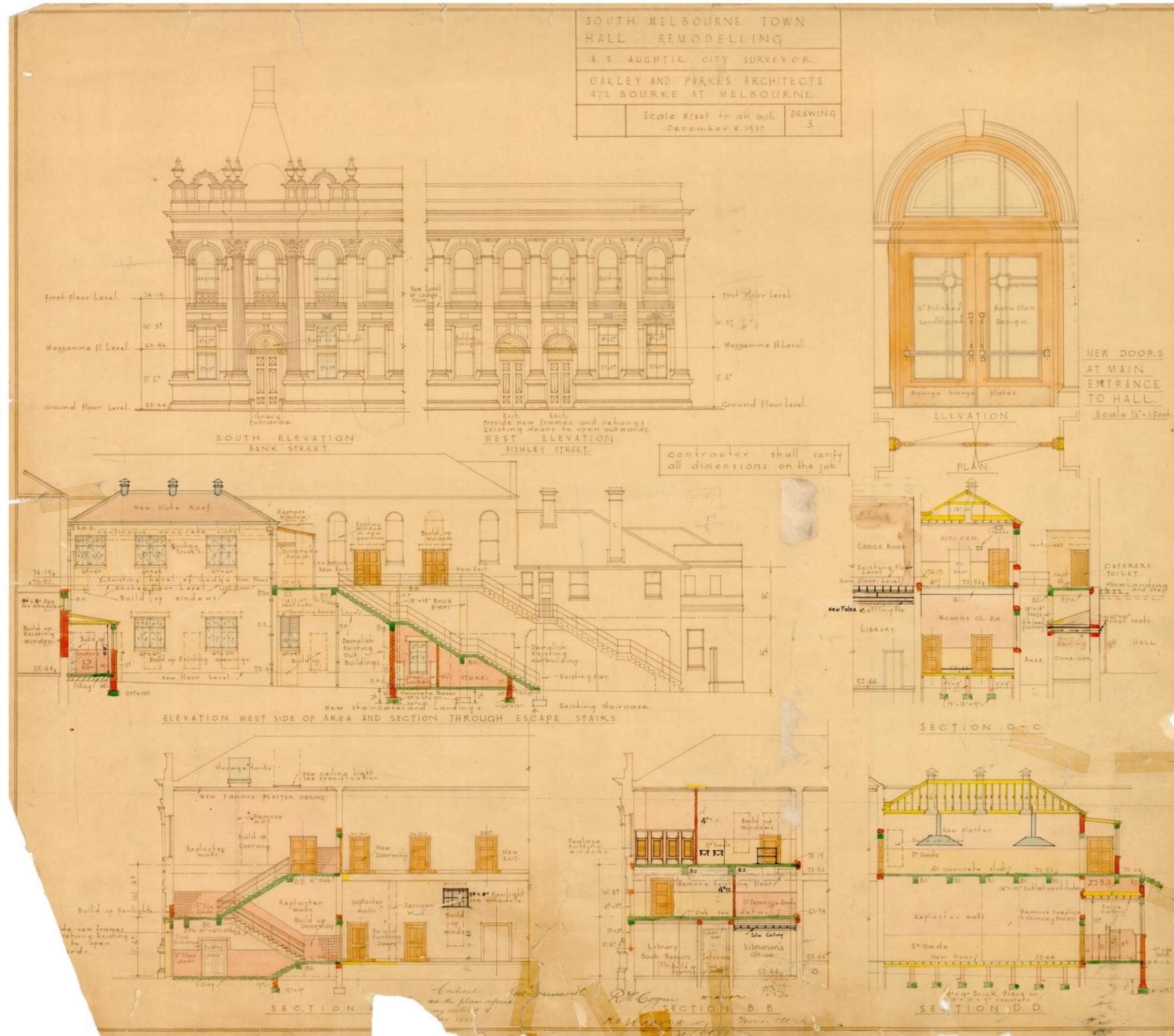


Figure 9 1937 Oakley & Parkes section and elevation drawings detailing various alterations to building access, amenities and kitchen facilities
Source: City of Port Phillip

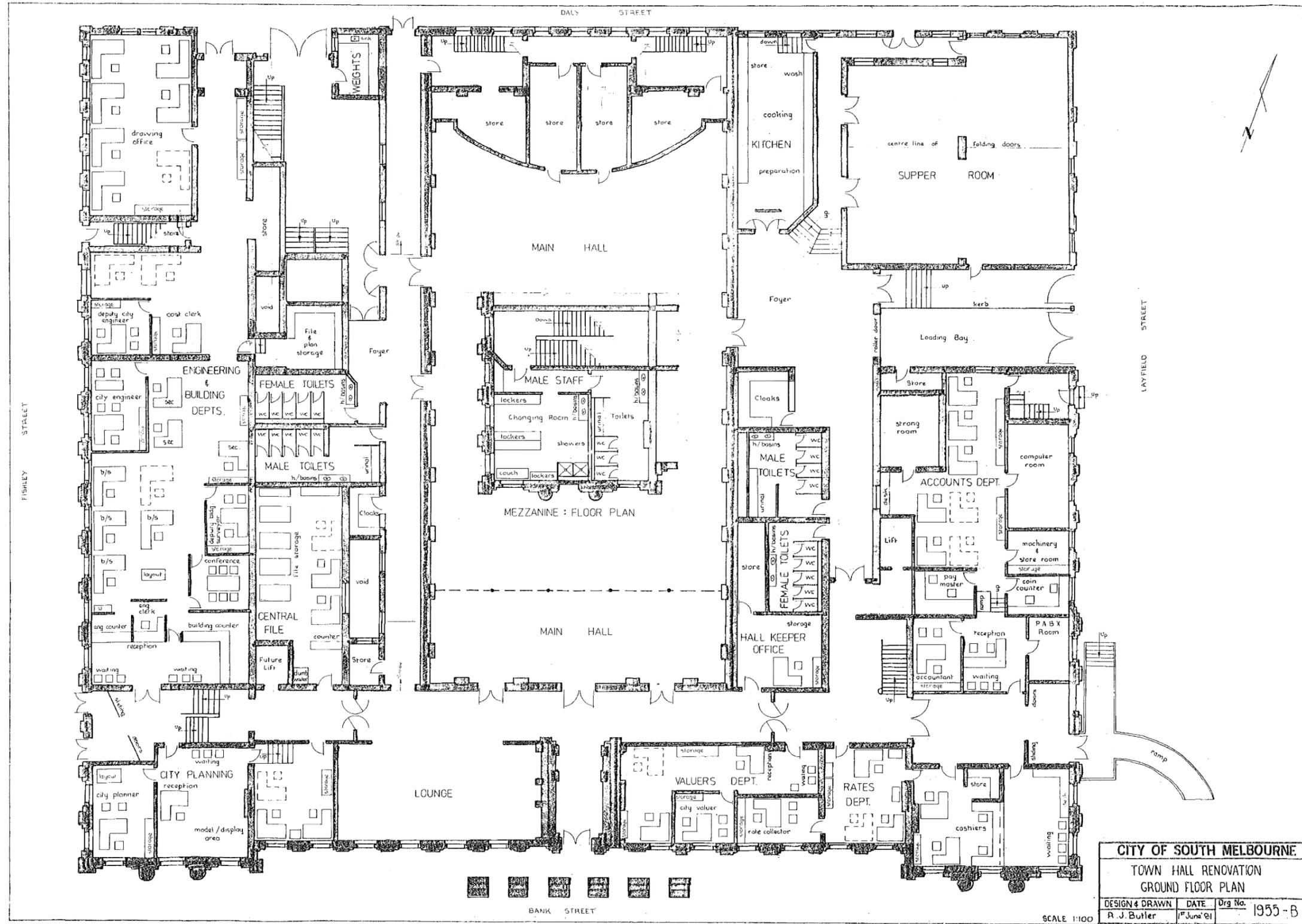


Figure 10 1981 Ground Floor Plan of proposed renovations; while it is believed that the full program of renovations may not have been implemented, some of the layout and elements shown were constructed, either prior to 1981 (i.e. existing conditions) or subsequently
 Source: City of Port Phillip

APPENDIX C

SOUTH MELBOURNE TOWN HALL ROOM SURVEY (HLCD 2020)

The room survey was prepared by Helen Lardner Conservation & Design Pty Ltd (HLCD) in 2020.

The survey, which remained in draft (December 2020), forms a reference for the physical description of the place and the values-based assessment of heritage significance provided in the final updated CMP produced by Lovell Chen in 2021. The survey provides more detailed information on the physical fabric and conditions observed by HLCD, and on potential conservation actions within each space, which should be read in conjunction with the CMP's overall policies for conservation and management and the evolving requirements for use and conservation of the place.

To facilitate the reading of the room surveys in conjunction with the updated 2021 CMP, the following changes have been made by Lovell Chen to the draft document provided by HLCD:

- Updated headers/footers;
- Bolding of the current CoPP-assigned room number, and un-bolding of the HLCD-identified room numbers which are no longer consistent with the numbering system in use within the SMTH (note that the survey text makes extensive reference to the HLCD room numbers in cross-referencing, these cross-references have not been updated and will need to be translated by the reader);
- Deletion of references to a block naming system (Block A to E) for sections of the complex previously employed by HLCD but not adopted in the updated 2021 CMP, and limited new reference where relevant to the original element naming used in the updated 2021 CMP;
- Deletion of references to a previous grading system (A/B/C) employed by HLCD;
- Boxed insert by Lovell Chen identifying the significance level (Primary/Contributory) assigned in the updated 2021 CMP; and
- Deletion of a pro forma reference on each room survey sheet referring to whole of site works recommendations in the main CMP document; the approach taken in the updated 2021 CMP has been to review and summarise the scope of remedial works that have been identified in various specialist assessments of the SMTH completed since 2018, and to provide conservation and management policies in the context of the recommendations made in those specialist assessments.

ROOM SURVEY SHEETS

GROUND FLOOR

ROOM NAME: Main Entry Foyer

ROOM No. G1
CofPP 0G.01

Photograph



Room Features

1930s double doors to the street frontage with arched highlight over, new door furniture
1930s blackwood double doors with four glazed panels in each to main corridor G16
Rendered mouldings around door arches with keystone at top
1930s blackwood wall panelling to walls
1930s ceiling decorative central panel and decorative cornice
Recent central pendent globe light fitting
Two etched glazing panels in lights over doors with different versions of the South Melbourne crest
Commemorative plaques

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume
Retain as the principal entrance
Retain existing door openings
Conserve existing ceiling
Conserve existing joinery, the 1930s blackwood wall panelling and doors
Retain the two glazed South Melbourne Crests
Retain the plaques
The existing doors open inwards and are non-compliant as noted in the Zebra report. Rehang and make the existing doors compliant, if possible, rather than replacing them.

ROOM NAME: Main Entry Foyer

ROOM No. G1

CofPP 0G.01

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Investigate source of moisture causing flaking paint to plasterwork around inner doorway, particularly around keystone, and flaking paint in the plaster ceiling. After remedying this, repair paintwork.
- Address damage to timber panelling

2021 Significance Assessment (Lovell Chen): Primary

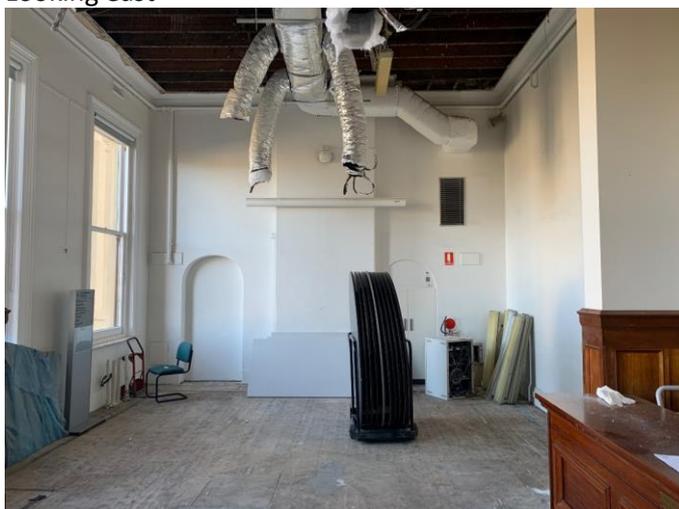
ROOM NAME: - Theatrette

**ROOM No. G2
CofPP 0G.04 & 0G.05**

Photograph



Looking east



Looking west

Room Features

This space started out as four rooms in a row for council office functions, with fireplaces in the rooms at either end. 1938 plans suggest that this arrangement was to be maintained through the 1930s renovations. It is still apparent in a 1971 plan. About 1991 the space was converted into two rooms, with a long lounge on the east with a several-metre wide opening to the corridor G16 (now partitioned off), and an office on the west with added doorway and steps down to G3 (not extant). This suggests the wainscotting and elaborate cornice are a recent addition.

Most of the ceiling of this space has recently been removed due to water damage related to failure of the roof structure on the floor above. The cornice remains.

Six double hung windows with Victorian architraves to Bank Street. The east wall has two arched niches with a panel which previously contained a fireplace. A 1983 plaque sits in this position.

ROOM NAME: - Theatrette

ROOM No. G2
CofPP 0G.04 & 0G.05

| | |
|------------------------------|--|
| | <p>Areas of blackwood wainscotting (date uncertain) in the eastern part of the room. Victorian door to corridor G16 with an upper glass panel, Victorian architraves and doorstops. This may be original. The breaks in the exposed floorboards show where previous crosswalls were located.</p> |
| Integrity | Low |
| Conservation Policies | <p>Essential actions Retain existing window openings Conserve existing joinery Conserve blackwood wall panelling Conserve arched niches to east wall Retain existing westernmost door to corridor</p> |
| Condition Survey | <p>A list of areas of deterioration of building fabric and appropriate conservation works follows. When remedial structural works to the building are complete, a renovation plan for this room should be made in consultation with a heritage architect.</p> |

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Meeting & Office

**ROOM No. G3
CofPP 0G.13 & 0G.14**

Photograph



Eastern room including original corridor and external doors



Western room on corner of building

Room Features

Originally two rooms separated by a north-south corridor leading to the external door, the masonry corridor walls have been removed. On the west side an office partition takes the line of the former corridor wall. The ceiling of this space was lowered in the 1930s alterations to accommodate a mezzanine floor above. Subsequent suspended ceilings have boxed section around window heads. Recent airlock doors and new door to corridor.

Integrity

Low

Conservation Policies

Essential actions

Retain existing window openings

ROOM NAME: - Meeting & Office

ROOM No. G3
CofPP 0G.13 & 0G.14

Condition Survey

Desirable actions

Consider removal of mezzanine to reinstate room volumes
Consider installation of double hung Victorian style windows
Remove or conceal exposed services
Remove suspended ceiling
Consider reinstatement of door openings and dividing walls, especially to the central passage

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Entry

ROOM No. G4
CofPP 0G11

Photograph



Room Features

The 1930 terrazzo floor is concealed under new floor coverings. The tiled wall treatment to tall dado height remains on the south side. The stairs are terrazzo-surfaced with a timber rail and decorative wrought-iron-work balustrade. Two sets of double panel external doors to Fishley Street have new glass automatic sliding doors fitted internally. Flat architraves have raised square corner blocks to the doors to room G3 and Fishley Street. A perforated-panel ceiling has been fitted under the mezzanine floor level of the stairs. There is a wide opening without doors through to room G5.

Integrity

Low but 1930s terrazzo and stair intact

Conservation Policies

Essential actions

Retain as an entry from Fishley Street
Retain the 1930s terrazzo and stair with timber rail to decorative metal balustrade, modification for compliance may be required.

Desirable actions

Remove recent double sliding glazed doors to airlock
Remove or conceal exposed services

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.-

ROOM NAME: Entry

ROOM No. G4

CofPP 0G11

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Foyer/wait/reception/offices/meeting

ROOM No. G5

**CofPP 0G.15, 0G.16, 0G.17, 0G.18,
0G.19 & 0G.20**

Photograph



Room Features

Originally a meeting room for the Mechanics Institute, this space became a free reading room from 1892 and a public library from 1904.

The western wall has 7 Victorian window openings.

These are double hung windows but with later treatment of the architraves. In the 1930s renovations the lower parts of some of these windows were partly covered with bookshelves.

Lower sashes are fitted with fluted glass.

One 1930s ceiling treatment extends throughout with a decorative 1930s cornice.

Recent office partitioning in the northeast quadrant, partly glazed and part unglazed, takes a 'pod' form with separate roof/ceiling below main ceiling, also concealing services.

Recent lighting is hung below the 1930s ceiling.

A glazed partition on the south separates a foyer area which is effectively a common space with Room G4.

New standard-door sized opening and glazed sliding door in the northwest corner.

Integrity

Medium. The scale and volume of the 1930s library space can still be understood though no fittings or fixtures of the library remain.

Conservation Policies

Essential actions

Retain existing window openings and architraves

Retain existing ceiling and cornice and a sense of the single space it covers

Desirable actions

Remove or conceal exposed services

ROOM NAME: - Foyer/wait/reception/offices/meeting

ROOM No. G5

**CofPP 0G.15, 0G.16, 0G.17, 0G.18,
0G.19 & 0G.20**

Condition Survey

Remove recent office partitioning

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: - Meeting

**ROOM No. G6
CofPP 0G.21**

Photograph



Room Features

Originally it was two ante-rooms with fireplaces and stairwell serving the Mechanics Institute. This floor area became part of the assistant librarian's quarters when the free library was set up on the ground floor in 1904. The rooms became part of the Baby Health Centre from 1920-1930. The space became the children's/junior library in 1931, with staircase and partition walls removed and converted to a single room.

A relatively small double hung window survives with high sill, square head and Victorian architraves to Fishley Street.

Glazed four-panel double doors to Fishley Street with tall glazed highlight over and Victorian architraves remain.

The ceiling indicates removal of a central north-south wall, perhaps at an early stage as the 1930s plan shows this as a single room titled 'Children's Library'.

1930s ceiling decoration and cornices extant.

Recent lighting is suspended from the ceiling.

The doorway to room G8 (exG10) has Victorian architraves but no door.

There is a wide opening through the masonry wall to room G5 (ex G7).

The recent office partitioning creates an airlock for the openings to G5 and also to G11.

The doorway on south through to Room G5 is fitted with a sliding glass door.

The opening to the north through to G8 (ex G10) has Victorian architraves, and is fitted with large sliding glass door.

Integrity

Moderate

Conservation Policies

Essential actions

Retain existing window openings

Retain Victorian window and door architraves

ROOM NAME: - Meeting

ROOM No. G6

CofPP 0G.21

Condition Survey

Desirable actions

Retain existing ceiling and the previous room divisions it reveals

Install Victorian style door to room G10

Reinstate the previous opening to room G7

Remove recent office partitioning

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Investigate water ingress causing plaster cracking under window and undertake appropriate repairs to prevent further water damage and cracking. Undertake repairs to damage to plaster and paintwork.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: - Corridor

**ROOM No. G7
CofPP 0G.23**

Photograph



Room Features

Originally an open space between the fire station and the Mechanics' Institute. The space was enclosed and a stair added when the first-floor assistant librarian's residence over the original fire station was added in 1936. Staircase removed before 1979, probably for construction of theatrette (G8) in 1951.

Corridor space leading to room G8
Molded-panel narrow double doors (unusual) with highlight over to Fishley Street
Ceiling 1950s cornice
Recent skirting
Recent door and architraves to room G8.
Formerly contained a staircase to the residence (M3), now resulting in lower ceiling over eastern half of corridor and internal window to former stair landing

Integrity

Moderate to low

Conservation Policies

Essential actions

Retain existing door opening to Fishley Street
Retain north and south wall alignment

Desirable actions

Remove mezzanine and reinstate the volume of the space
Consider reinstating the previous stair to the upper level

ROOM NAME: - Corridor

ROOM No. G7

CofPP 0G.23

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Adjust/modify doors/threshold to close existing gap which is allowing ingress of water and dirt.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Office

ROOM No. G8
**CofPP 0G.22, 0G.28, 0G.29, 0G.30,
0G.31 & 0G.32**

Photograph



Room Features

This space started as a reel room/store for the fire brigade. It was then used for council purposes before becoming a sustenance depot in the 1930s. During World War II it was an Air Raid Protection office. A cinderblock wall was added outside the main envelope of the building during this phase of use. Subsequently the space became a lunchroom and girls club venue before being converted into a theatrette in 1951. The expansion of the space to the east for a new entrance probably occurred at this point.

Three double hung windows to Fishley Street with 1950s or more recent architraves

One set of double doors to Fishley Street with highlight above now filled in. The doorstep level is lower than the room level.

An opening to Fishley Street has been filled in flush with the pilasters on the outside, indicating a relatively recent change

The arched bays on Daly Street are blank, possibly filled in

Recent low ceiling over main space with dropped fluorescent lights and exposed services, flush with window heads

Smaller spaces on the east have lowered ceiling with 1950s cornice and exposed services

Recent masonry opening ex G10 to ex G12. Now filled with recent partition forming toilet on the south

Recent partitions enclose offices on the south west and north

1930s architraves to small rooms on the east including toilet (exG21 & G22)

Integrity

Low

Conservation Policies

Essential actions

Retain the wall alignment of the space

ROOM NAME: Office

ROOM No. G8
**CofPP 0G.22, 0G.28, 0G.29, 0G.30,
0G.31 & 0G.32**

| | |
|--|--|
| | <p>Retain existing window openings</p> <p>Desirable actions Reinstate the previous openings, including the highlight above double doors to Fishley Street, a blind opening to Fishley Street and the wall to Daly Street Remove the recent low ceiling Remove or conceal the exposed services Reinstate the previous opening between ex G1 and ex G12 Retain 1930s architraves to doors to room exG21 and room ex G22 Remove or conceal exposed services</p> <p>Condition Survey A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> |
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| <p>2021 Significance Assessment (Lovell Chen): No significance ascribed</p> |
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ROOM NAME: Office

**ROOM No. G9
CofPP off 0G.33**

Photograph



Room Features

There was a bell tower, probably timber, in this space in the 1880s. There was no building here apart from a courtyard wall, probably until the construction of the theatrette in 1951, when this lobby room was built in masonry with stucco external walls and double doors.

A small masonry enclosure now with opening without doors onto room G8

Integrity

Low

Conservation Policies

None

Condition Survey

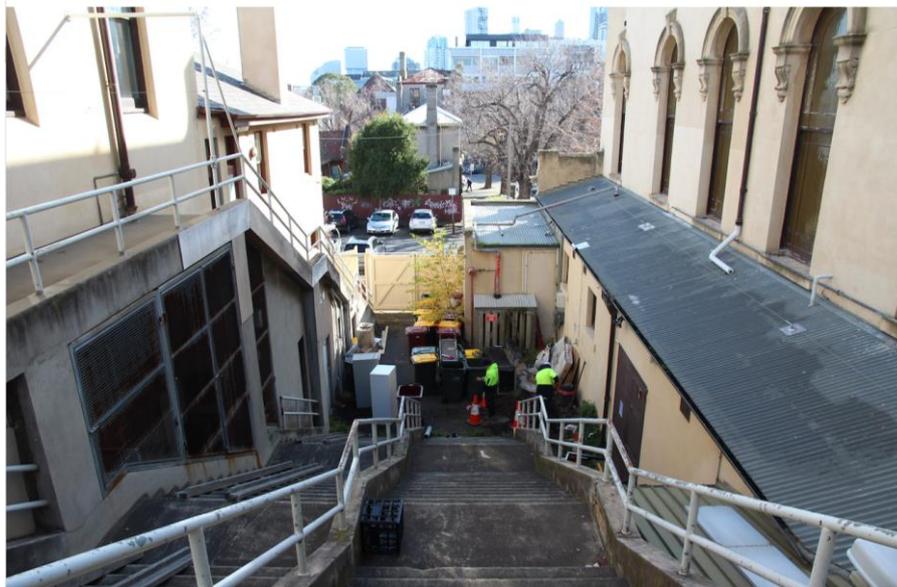
A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Courtyard

**ROOM No. G10
CofPP 0G.34**

Photograph



Room Features

A service court/yard has been in this location since 1879. The first concrete stairs introduced serviced the assistant librarian's residence built in 1936. The broad sweep of concrete stairs was added in 1938-9 as fire egress for the expanded lodge/supper room on the first floor (F5) as well as the old supper room (F2) and the balcony in the hall (F10).

The yard is closed off to the street with recent timber gates. At ground level the court gives access on the east to a double door into G15 and on the west to doors to G8.

A narrow flight of concrete stairs with tubular steel balustrade leads first to the residence/flat (G8) and higher to the main first floor level, with access to F5 as well as F2 and F10.

A broad flight of concrete stairs with tubular steel balustrade leads directly to the main first floor level. An open concrete walkway leads back north to a fire exit from the balcony in the main hall/auditorium.

On the right of this walkway is a lightwell which was once continuous with the courtyard but is now fully enclosed at ground level.

Integrity

Moderate

Conservation Policies

Essential actions

Retain a service court in this location

Check stairs and egress for compliance issues

Retain views of the exterior wall of the main auditorium

Retain a sense of the separate mass of the building to the corner, the corridor against the auditorium and the auditorium itself.

ROOM NAME: Courtyard

ROOM No. G10
CofPP 0G.34

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- The concrete stairs are suffering from extensive spalling due to rusting of the tubular steel balustrade and internal steel reinforcement. Undertake repairs.
- A small concrete/masonry platform on first floor level adjacent to the west wall of the auditorium carries air conditioning plant. In the 1930s this was a small enclosed space for a toilet serving the kitchen across the landing. This space was roofed, and the junction to the masonry of the lower parts of the room to the Hall may never have been detailed to deal with being open to the weather. It appears that a water tray within this area is leaking into the main masonry structure of the hall, causing cracking and plaster damage visible internally. Analyse the source of water and remedy.
- The double doors at ground level to the corridor G15, which has the panels filled in with ply externally, shows weathering to paint and timber externally. Repair doors and repaint to match existing.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Foyer/kitchenette

ROOM No. G11
**CofPP 0G.46 and adjacent spaces
0G.47, 0G.48, 0G.49 & 0G.50**

Photograph



Room Features

When the broad concrete fire stairs were built in 1938-39 a space was created underneath. This was later enclosed, creating a sloping ceiling. Access through to the main north south corridor flanking the hall was added after 1979.

Recent fit-out as kitchenette
Ceiling sloped under exterior stairs
Steps up to corridor G15
Opens on west to G6

Integrity

Low

Conservation Policies

None

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

ROOM No. G12
**CofPP 0G.07 and adjoining spaces
0G.08, 0G.47, 0G.48, 0G.49, 0G.50,
0G.52**

Photograph



Room Features

From the 1880s a two-storey brick building stood on this footprint, with a kitchen on the ground floor and stairs up to take food to the supper room F2. In the late 1930s the building was comprehensively renovated, with a raised roof and first floor, and the kitchen was moved to the first floor. The ground floor area became a ladies' cloak room and retained that function until at least 1979.

A sub-corridor off main corridor G15 gives access to men's and women's and accessible toilets on the north and a meeting room on the south. A new opening in the masonry wall from Room G15 gives access to the corridor.

These rooms have been comprehensively altered and contain no trace of early fabric. Reduced level ceilings with concealed services, walls mostly reconfigured with new walls and closed-off former openings, and new floor coverings.

The meeting room (ex G15) has 1930s steel windows to the light court. Former modified Victorian door with later architrave remains to the corridor space to the north of current opening to main corridor G15

Integrity

Low

Conservation Policies

Desirable actions

Retain the modified Victorian doors and joinery
Consider retaining the 1930s style steel windows to the light court from the meeting room

ROOM NAME: -

ROOM No. G12
**CofPP 0G.07 and adjoining spaces
0G.08, 0G.47, 0G.48, 0G.49, 0G.50,
0G.52**

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Lightwell

**ROOM No. G13
CofPP 0G.51**

Photograph



Looking north at ground level



West wall of lightwell

Room Features

This space was continuous with the service yard G10 before the 1930s then gradually built in, with the newest enclosing addition after 1979. Presumably it has been retained for natural light requirements and to contain external elements of services
Now features a door on the north to G12, a door on the east to corridor G15, and a window to a small enclosure on the south.

Integrity

Moderate to low

Conservation Policies

Desirable actions
Retain 1930s render

ROOM NAME: Lightwell

ROOM No. G13

CofPP 0G.51

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- The 1930s render on the west wall of the lightwell over ground and first floor levels shows crazing. There have been recent patch repairs in a non-matching render

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Substation

ROOM No. G14
CofPP 0G.37

Photograph



Room Features

The north wall formed part of a wall to the courtyard in the original build, evidenced by the brickwork in Colonial bond. Men's toilets had been built in this position by 1904, making use of the courtyard wall, and remained there until the 1970s. The enlarged space was then converted for use as a substation. The outer wall to Daly Street retains plinth, corner pier and a sense of the earlier wall.

Integrity

Low

Conservation Policies

Essential actions

Retain wall to Daly Street with plinth and corner pier

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Corridor

**ROOM No. G15
CofPP 0G.06**

Photograph



Looking north from centre of length of corridor, hall on right.



Looking south from centre of length of corridor, hall on left.

Room Features

In the 1938 alterations an extra double door entrance to the hall from the corridor was added.

Victorian architraves, door and stops to corridor G16

Recent ceiling just above door head height with exposed services. ca1930s or later cornice, cuts off top of highlight on northern (Daly Street) doors.

High 1930s steel windows on west side onto light court

ROOM NAME: Corridor

ROOM No. G15
CofPP 0G.06

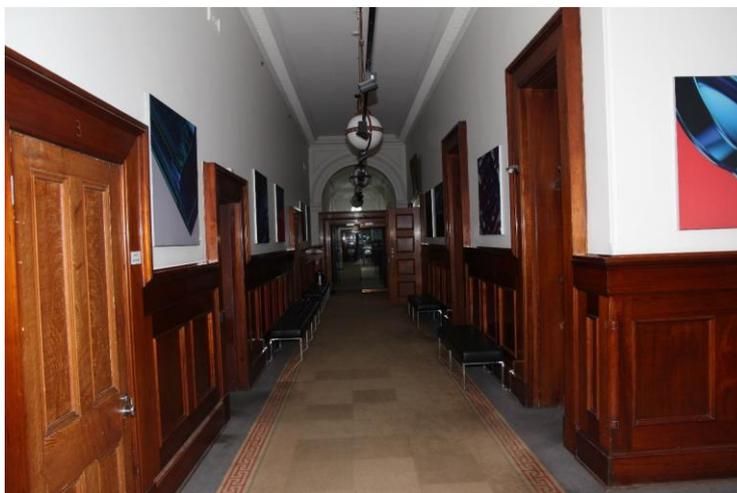
| | |
|--|--|
| <p>Integrity</p> <p>Conservation Policies</p> <p>Condition Survey</p> | <p>Two sets of 1930s 4-paneled double doors to the hall on the east side, with 1930s reveals</p> <p>Northern door to Daly Street double three panel door with recent fittings, rectangular and semicircular lights above, rectangular light boarded in Ramp at south end up to level of Room G16 runs above the old floor level and is independent of the walls with balustrades at sides</p> <p>Some doors orphaned by the ramp on the west side, retaining Victorian doors and architraves. The southernmost orphaned door retains old, possibly Victorian door furniture.</p> <p>New plain opening into corridor of G12</p> <p>Recent Victorian-style skirting</p> <p>Moderate</p> <p>Essential actions</p> <p>Retain existing space without dividing volume</p> <p>Retain existing window and door openings</p> <p>Conserve existing Victorian joinery</p> <p>Conserve what appears to be a rare example of Victorian door furniture on door into CofPP 0G.51.</p> <p>Desirable actions</p> <p>Remove recent ceiling and reveal or install ceiling to previous height</p> <p>Consider retaining the 1930s style steel windows</p> <p>A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> |
|--|--|

2021 Significance Assessment (Lovell Chen): Contributory

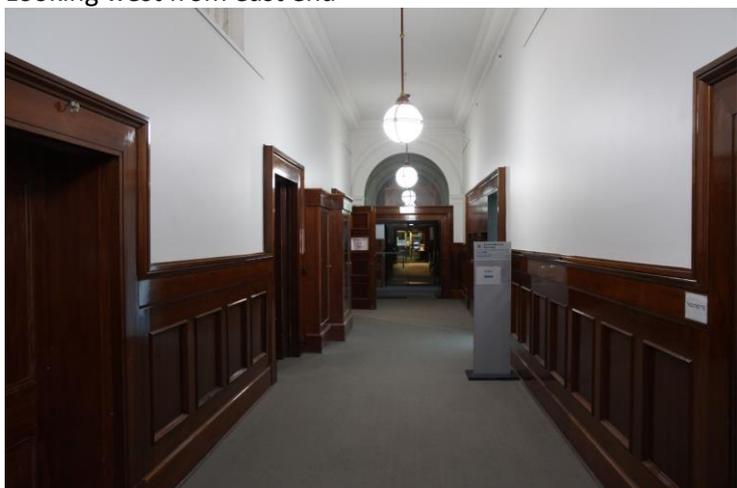
ROOM NAME: Corridor

**ROOM No. G16
CofPP 0G.02, 0G.03 & 0G.60**

Photograph



Looking west from east end



Looking east from west end.

Room Features

The opening at the east end of the corridor into the former post and telegraph office was introduced as part of fire egress requirements in 1919. The opening into the former Mechanics Institute at the western end was introduced as part of the late 1930s renovations. Double glazed doors to the entrance G1 were also introduced at this point.

1930s blackwood wall panelling

1930s ornate cornices

1930s doors and wide architraves to all doorways to auditorium and to corridor G15

Arched niches to double door openings to either side of the central bay at each end, and to entry lobby G1

Tall Victorian panel doors to the northern side with vented highlight over to room G26. No highlight to room G12.

Recent blackwood display case to south wall of west wing of corridor built over 1930s blackwood wall panelling

Display case on north wall of west wing of corridor

Plaque on north wall of central bay with roll of mayors

ROOM NAME: Corridor

ROOM No. G16

CofPP 0G.02, 0G.03 & 0G.60

| | |
|------------------------------|---|
| | <p>Recent pendent globe feature lighting Recent task lighting on rails on ceiling for display of poster prints/artworks on walls on north and south of eastern wing of the corridor</p> |
| Integrity | High |
| Conservation Policies | <p>Essential actions Retain existing space without dividing volume Retain existing door openings to north, east and west walls Conserve 1930s blackwood wall panelling Conserve 1930s ornate cornices Conserve arched niches to double door openings Conserve existing ceiling Conserve existing joinery</p> <p>Desirable actions Reinstate openings to their earlier state along south wall Consider removal of the display cases on north and south of west wing of corridor to reveal the 1930s blackwood wall panelling</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: Auditorium

**ROOM No. G17
CofPP 0G.57**

Photograph



Room Features

Victorian clerestory double-hung sash windows with Victorian rendered moulding architraves to the east and west elevations
Corinthian style pilasters with a substantial door-head-height blackwood panelled dado and stage screen
Decorative recessed apse to the rear of the stage, intended for the installation of an organ.
1950s half-height timber screen closing off stage
Decorative panelled ceiling with remaining areas of acoustic treatment from the 1930s
Decorative cornice supported on console brackets
Blackwood panelling to curved outer edge of stage
Sprung hardwood floor without fixed seating
Recent crude fittings for stage lighting fixed in sill areas of a number of clerestory windows
Hanging truss/frame for lighting
The auditorium has exceptional acoustic qualities, making it a favoured performance and recording venue

Integrity

High

Conservation Policies

Substantial conservation works have been undertaken on the auditorium under the guidance of the City of Port Phillip's Heritage Advisor in the 1990s. Modern services and safety requirements have generally been sensitively accommodated. Conservation works and works which improve the operation of the auditorium should be continued under the Heritage Advisor's supervision.

Currently this room is being reviewed for structural integrity and outcomes of this assessment will impact on the recommendations.

ROOM NAME: Auditorium

ROOM No. G17
CofPP 0G.57

Condition Survey

Essential actions

It is essential that heritage features are retained, and necessary modifications are done in a manner which means that they can be removed without loss of heritage fabric wherever possible. For example, some concerns have been raised about the potential load capacity of the existing floor. It is preferable to retain the existing floor and strengthen from below or provide a floating floor. Particular consideration should be given to remote operation (eg wifi or bluetooth) rather than physical wiring and other innovations. Ensure double hung windows are fully closed at top. Check the current windows for compliance and, if necessary, develop a conservation approach to make them comply (noting that thicker glazing may be required).

Desirable actions

Replace recent stage lighting fittings with more elegant solution which does not damage plasterwork.
Remove old acoustic panels from below cornice and reveal original vents.

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Establish and remove source of moisture causing structural and plaster damage to pilaster at south end of west wall. Establish structural impact of this damage and undertake structural repairs as necessary.
- Investigate failures of lower Acanthus leaf component of console brackets under the main cornice and undertake works to prevent further failure. Repair damaged examples.
- Undertake conservation works to weathered timber, putty and paint work of clerestory window sashes and frames, especially on the northwest. See general works policy.
- Some top sashes have dropped allowing moisture penetration. Where possible close properly. Undertake repairs as necessary to make full closure possible.
- Monitor minor cracking in plaster work of pilasters, cornices and coved ceiling panels.
- Repair minor damage to cornice upper edge.
- Repair impact damage to timber wall panelling, door reveals, doors, stage surround panelling and stairs to stage. See general works policy.

ROOM NAME: Auditorium

ROOM No. G17

CofPP 0G.57

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: -Storerooms

**ROOM No. G18
CofPP 0G.41, 0G.42**

Photograph



Room Features

Early plans indicate that these spaces were originally backstage toilets (central section) accessed via ‘retiring rooms’ on either side. The retiring rooms were accessed from the staircase lobbies (G19 & G21). They all became storage spaces in the 1930s renovations, with new doors from the passage (G20) into the central storage spaces.

This is a series of low-ceiling rooms underneath the stage. Three are accessed from the space behind the stage (G20) and one from corridor G15.

Asbestos cement or Fibrocement ceiling under stage

Hatches to stage front in all rooms with sills (previous stairs) now filled with acoustic padding towards stage

Timber floor

Victorian skirting

Victorian style doors to central rooms, with Victorian architraves cut off by lowered ceiling in G20

Eastern room has vertical timber boarded door

Two connecting openings between central rooms

Recent storage systems

Recent exposed fire and lighting services

Integrity

Moderate

Conservation Policies

Essential actions

Assess for safety and compliance

Retain existing space without dividing volume

Retain doors to room G20 and openings towards stage

Conserve existing joinery

ROOM NAME: -Storerooms

ROOM No. G18

CofPP 0G.41, 0G.42

Condition Survey

Desirable actions

Remove or conceal recent exposed services

Remove recent ceiling and expose or reinstate ceiling at the previous height

A list of areas of deterioration of building fabric and appropriate conservation works follows.

There is a severe dampness problem in these spaces which has necessitated removal of stored material. The cause is being investigated (2020).

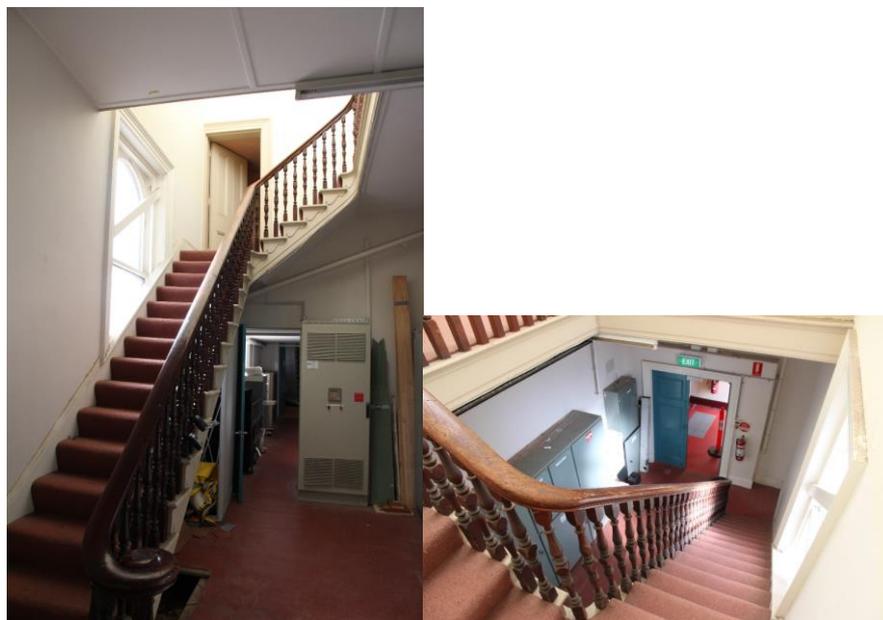
If asbestos-containing ceiling material is removed, replace with blueboard or something with similar appearance.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Stairwell, lobby/switch room

**ROOM No. G19
CofPP 0G.38**

Photograph



Room Features

1930s style double doors with Victorian architraves and stops to corridor G15

Corner stair with Victorian turned balustrade up to room M4 (ex F21)

At upper level Victorian double hung window with decorative arched glazing treatment, Victorian architraves and sill as a large highlight to the stair

At lower level Victorian double hung window, half blocked by stair, to Daly Street Victorian door with part Victorian architrave to stage apse M5 (ex F22) from first landing

Recent ceilings to upper and lower levels

Recent switchboard built-in

Recent fire and other services exposed

Recent opening and door to G20 (ex G32)

Wall light with small baked enamel shade to stair

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume

Retain existing window and door openings

Conserve existing staircase, modification for compliance may be required (eg balustrade) and should be done in conjunction with a heritage architect.

Conserve existing joinery

Desirable actions

Remove or conceal recent exposed services

Restore missing lower balustrade

Monitor plaster cracking high on west wall

ROOM NAME: - Stairwell, lobby/switch room

ROOM No. G19

CofPP 0G.38

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Install replacement baluster in the bottom volute of the staircase balustrade.
- Repaint handrail of the balustrade.
- Monitor plaster cracking high on the west wall.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Passage

**ROOM No. G20
CofPP 0G.40**

Photograph



Looking east from the west end.

Room Features

Recent opening and door to G19 (ex G31)
Recent Victorian-style doors to central under-stage rooms and room G21 (ex G33)
Victorian architraves to door openings to central under-stage rooms part G18
Central northern window cut off at below half height by recent lowered ceiling
Recent ceiling with fire and other services exposed
Some Victorian skirtings

Integrity

Moderate

Conservation Policies

Desirable actions

Remove or conceal recent exposed services
Reveal or reinstate the ceiling at a higher level

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Stairwell and lobby

**ROOM No. G21
CofPP 0G.43**

Photograph



Room Features

Victorian stair with turned balustrade up to room M6 (ex F23)
Victorian double hung window with decorative arched glazing treatment,
Victorian architraves and sill as a large highlight to the stair
Victorian double hung window, half blocked by stair, to Daly Street
Victorian door with part Victorian architrave to stage M5 (ex F22) from first
landing
Recent ceilings to upper and lower levels
Recent fire and other services exposed
Victorian style door to G20 (ex G32)
Wall light with small baked enamel shade to stair

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume
Retain existing window and door openings
Conserve existing staircase, modification for compliance may be required
(eg balustrade) and should be done in conjunction with a heritage
architect.
Conserve existing joinery
Fix loose balustrade at base of stair
Restore plaster to exposed old power ducts within north wall
Monitor plaster cracking high on east wall

Desirable actions

Remove or conceal recent exposed services

ROOM NAME: - Stairwell and lobby

ROOM No. G21

CofPP 0G.43

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Fix loose baluster under volute at base of stair balustrade.
- Restore plasterwork over exposed old power ducts within north wall.
- Monitor minor plaster cracking high on east wall.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Kitchen

**ROOM No. G22
CofPP 0G.80**

Photograph



Room Features

This space was originally a series of 4 small rooms for the police station, each with a fireplace and a doorway to the corridor (G29). These rooms remained though to the era of use by the Baby Health Centre, although in the late 1930s the wall between the northern two rooms was largely removed. In the 1990s renovations the kitchen was created to serve functions in the hall, and the floor level was correspondingly raised to that of the lobby area (G23) and hall. Most of the kitchen fittings and fixtures were subsequently removed.

Remaining range hood on west is evidence of kitchen use.

Two arched double-hung windows with Victorian architraves to Daly Street
Obscure fluted glazing in lower sections with horizontal slats across lower sash for safety reasons.

Tiled floor exposed on north, otherwise carpeted over

Raised floor level to match G23 and G33. Steps down on north behind a partition lead to the level of the old loggia G30

Drop-panel ceiling with ceiling mounted fluorescent lighting

New openings to room G23 (ex G39) with new architraves

Integrity

Low

Conservation Policies

Essential actions

Retain window openings

Conserve Victorian joinery

Desirable actions

Lower floor back to original level to suit windows

Consider removal of recent services and fitout

ROOM NAME: Kitchen

ROOM No. G22

CofPP 0G.80

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Repair minor damage to timber, paint and putty of windows

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

**ROOM No. G23
CofPP 0G.79**

Photograph



Room Features

Originally part of an external service yard with open-air stair egress from the auditorium created c1918. The space was enclosed, and the floor raised to hall level in the 1990s.
1930s or later four panel double doors to auditorium G17
Recent matching style double doors to former kitchen servery room G22 & G24
Victorian architraves with large steps to the auditorium doorway
Victorian architraves and some recent Victorian-style architraves to door openings
Recent high ceiling with recessed or surface mounted services Recent clerestory windows to the north and south walls
Broad clear opening to new loading dock room G33

Integrity

Low

Conservation Policies

Essential actions

Retain Victorian joinery
Retain the walls of the south west corner of the Ballantyne Room G36 as distinct elements within the space as this reinforces the architectural distinction of the original courthouse as a separate building.
Retain a double door opening to the auditorium G26

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

ROOM NAME: -

ROOM No. G23

CofPP 0G.79

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

**ROOM No. G24
CofPP 0G.80**

Photograph



Room Features

This room is on the same footprint as the bluestone-walled police cells of the original build. The cells had probably been removed by the 1920s. A slate-roofed laundry had been built here before 1936. The laundry remained in the late 1930s renovations.

Exposed brick wall to west
Recent ceiling, no cornices, recent skylight and dropped fluorescent lights.
Recent recessed services and vertical ducts
Vinyl floor covering
Recent Victorian-style architraves to panel door

Integrity

Low

Conservation Policies

None

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

**ROOM No. G25
CofPP 0G.71**

Photograph



Room Features

Originally occupied by offices of the rates collector and inspector of nuisances. From the late 1930s renovations this was part of a larger space (men's cloakroom) which included toilets to the north and room G26 to the south.

New fitout including suspended ceiling
Victorian door with later woodgrain finish

Integrity

Low

Conservation Policies

None

Condition Survey

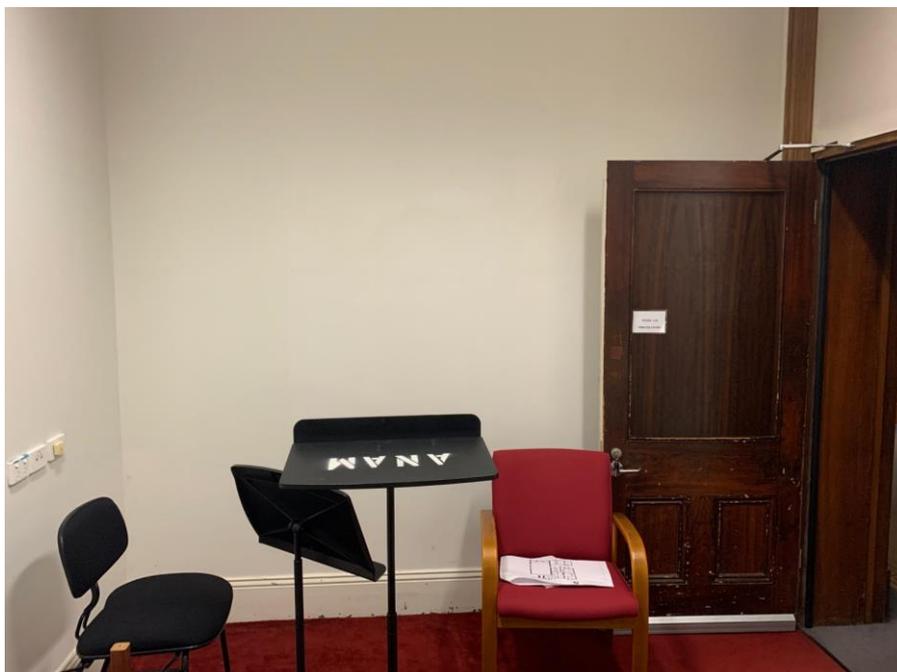
A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

**ROOM No. G26
CofPP 0G.67 & 0G.66**

Photograph



Larger western room (0G.67)

Room Features

Part of the rate collector's office in the original building. Along with G25 and part G28, this area became a men's cloak room in the 1938-9 renovations.

Recent wall partition creating small west and larger east space. Lowered ceilings, recent services

Eastern of the two rooms has Victorian architraves, doorstops and skirting. The glass panel from the Victorian door has been blocked.

The western of the two rooms (ex G46) has Victorian architraves to the door and houses switchboard and other services

Integrity

Low

Conservation Policies

Essential actions

Retain Victorian joinery

Condition Survey

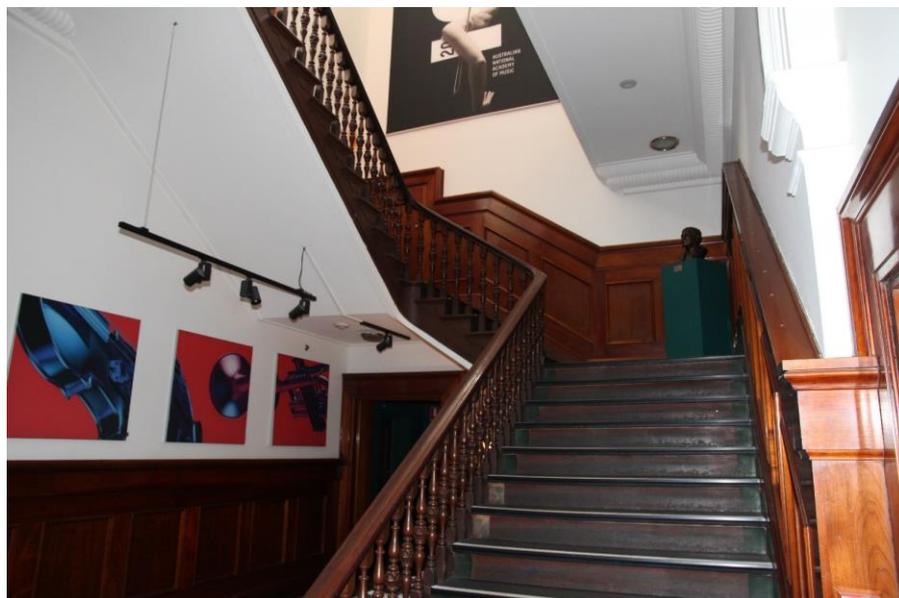
A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Main Staircase

**ROOM No. G27
CofPP 0G.68**

Photograph



Room Features

Curved Victorian staircase with timber balustrade and turned balusters
1930s blackwood wall panelling
1930s ornate cornice to match main passages (G16)
Victorian door to underside of stairs

Integrity

High

Conservation Policies

Essential actions

Conserve existing staircase, modification for compliance may be required (eg balustrade) and should be done in conjunction with a heritage architect.
Conserve 1930s blackwood wall panelling
Conserve 1930s ornate cornice
Retain existing open relationship with main passage
Conserve existing ceiling
Conserve existing joinery

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: Corridor and toilets

ROOM No. G28
CofPP 0G.73, 0G.74, 0G.75, 0G.76,
0G.77 & 0G.78

Photograph



Room Features

The current corridor was part of the post-office yard in the original building and remained open yard space in the 1930s renovations. It was subsequently enclosed and the floor level raised to main Town Hall ground floor level. The toilets occupy a space originally occupied by some of the police cells and the yard which serviced them. In the 1930s renovations this space became toilets and cloakroom - the wall separating the toilets and corridor was an external wall.

The corridor has recent Victorian-style cornices with deep cove, recent lowered ceiling with recessed lights and services and Victorian style skirting.

There has been a slight alteration to the line of the eastern corridor wall for installation of a lift behind to the east.

Panelled double doors with Victorian-style architraves to lift lobby ex G54
Victorian-style doors with no architraves to rooms larger toilets (ex G43 and G44)

Recent Victorian-style door and architraves to corridor from northernmost toilets

Recent fitout to all toilets, including suspended ceilings with services and tiled floors

Integrity

Low

Conservation Policies

None

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: - Corridor

**ROOM No. G29
CofPP 0G.83**

Photograph



From the north end looking south

Room Features

This corridor was present in the original police station/courtroom plan, servicing police station rooms on the west (G22) and the courtroom on the east (G31). One door on the east serviced the dock and the other the police. The corridor also opened onto the loggia (G30). It remained much the same through the Baby Health Centre era from 1930. In the 1990s renovations, the doors on the west were removed and the old door to the dock in the courtroom was also removed. A ramp was installed at the south end to bring the floor level up to that of the new lobby (G23 & G33).

Ramp takes floor from room G23 level down to level of former loggia (G30) floor

Abrupt ending of recent Victorian-style gullet cornice at northern junction with loggia G30 (ex G37)

Victorian-style architraves to opening to room G31 (ex G36)

Recent Victorian style skirting

Flush-mounted or recessed services to ceiling

Integrity

Low

Conservation Policies

Essential actions

Retain window opening

Conserve Victorian joinery

Retain corridor alignment

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

ROOM NAME: - Corridor

ROOM No. G29

CofPP 0G.83

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Lobby, former loggia

**ROOM No. G30
North of CofPP 0G.84**

Photograph



Room Features

Originally a loggia with three arched openings to the street, and a central double doorway for public entry to the courtroom. There was also a door on the west to the police station and a door on the east to the police residence. The arrangement survived through the Baby Health Centre era of use.

Central doorway to former arched loggia opening to Daly Street with recent wire-glazed panel doors and a highlight over

Former arched loggia openings, either side of this doorway, now infilled with Victorian double hung windows, recent sills and rendered lower panels, white painted.

Victorian arched double hung window with Victorian architraves at the end of corridor G29 (ex G35)

Recent ceiling with access panel and recessed light fittings

Abrupt ending of the cornice from corridor G29 (ex G35)

Slightly ramped floor down to central entry area from east and west sides

Ruled ashlar finish to render of south wall which was previously external as loggia was open to Daly Street

Two Victorian double hung arched windows to the south wall to room G31

A central arched double door opening to Room G31 with semi-circular highlight above and recent wire-glazed panel doors

Tooled stone plinth with rolled moulding above to north and south walls of loggia, painted white

Return in Victorian-style skirting from corridor G29 abuts tooled bluestone plinth

Victorian-style panel door to room G32 (ex G38) with no architraves

Integrity

High

Conservation Policies

Essential actions

ROOM NAME: Lobby, former loggia

ROOM No. G30
North of CofPP 0G.84

Condition Survey

Retain existing space without dividing volume
Retain the existing external appearance of window and door openings or reinstate or represent the original open loggia (Note that this does not mean that it must be reopened.)
Conserve existing joinery
Retain ramped floor

Desirable actions

Lift carpet and reinstate or reveal original floor finish

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Ballantyne Room

**ROOM No. G31
CofPP 0G.84**

Photograph



Room Features

This space has always been a single room but has changed in its relationships to the adjoining spaces. The original central public doorway on the north remains. On the west, the original doorway to the police station remains, although enlarged to a double door. The door to the police station corridor from the dock in the courtroom was removed in the 1990s renovations. The fireplace in the southwest corner has been removed. On the south, the doorway to the magistrate's room was removed by the 1930s (along with the magistrate's room).

On the east side there were originally no doors. A toilet door was introduced in the Baby Health Centre era but removed by 1979, by which time another door opened to the offices on the east (originally the police residence). Before 1995 most of the east wall was removed. This large opening has subsequently been refilled.

Victorian clerestory windows with hopper opening to east and west walls with Victorian architraves. Recent extra layer of internal glazing to clerestory windows

Two Victorian double hung arched windows to the north wall either side of a central arched double door opening with semi-circular highlight above Victorian architraves to north windows and doors

Victorian skirting and Victorian door stops to northern wall

Recent wire-glazed panel doors to the north

1930s double doors in opening without architraves to the west wall

Victorian-style ceiling rose

Chandelier donated by the Ballantyne family with commemorative plaque for the naming of the room on north wall (1986)

Recent lighting and other services flush mounted or recessed in ceiling

Recent Victorian-style cornice

Acoustic panelling fitted to south and part east and west walls

ROOM NAME: Ballantyne Room

ROOM No. G31

CofPP 0G.84

| | |
|------------------------------|--|
| Integrity | Moderate to high |
| Conservation Policies | Essential actions Retain existing space without dividing volume Retain existing window and door openings Conserve existing joinery Retain existing plaque Retain room name Desirable actions Conserve existing chandelier |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. <ul style="list-style-type: none">▪ Monitor minor cracking in plasterwork of the south wall |

| |
|---|
| 2021 Significance Assessment (Lovell Chen): Contributory |
|---|

ROOM NAME: -

**ROOM No. G32
CofPP 0G.85, 0G.86, 0G.87 & 0G.88**

Photograph



Room Features

Originally the five rooms and small courtyard of the police quarters. After the police left in the 1920s, the north end was converted to a garage with garage door to the east. The central part was a store and gas company's test room with a door to the east, and the southern end became public toilets, also with a door to the east. Subsequently the garage door and two other doors on the east facade were returned to windows. The west wall was largely opened up between 1979 and 1995, which also entailed removal of fireplaces. This wall was later rebuilt.

Recent lowered ceiling with recessed services and lights

Recent Victorian-style cornice with deep cove

Recent Victorian-style door with recent Victorian-style architraves to room G30

Three double-hung windows with arched openings and Victorian architraves to Daly Street

Two double-hung windows with arched opening and Victorian architraves to Layfield Street. The middle one has original Victorian architraves, the other two are recent Victorian-style ones

Two small practice rooms recently partitioned off in southeast corner, each with double-hung arched head windows with Victorian architraves

Southeasternmost practice room has former exterior doorway on the south with new door, arched light over and Victorian architraves

Recent double door opening to the southwest with recent Victorian style architraves and steps up to room G33

Integrity

Moderate to low

Conservation Policies

Essential actions

Retain window openings

Retain Victorian joinery

ROOM NAME: -

ROOM No. G32

CofPP 0G.85, 0G.86, 0G.87 & 0G.88

Condition Survey

Desirable actions

Reinstate previous openings to Layfield Street

Reinstate previous opening to the Ballantyne Room G36

Reinstate previous internal divisions of this space

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Conservatory, former service court

**ROOM No. G33
CofPP 0G.89**

Photograph



Room Features

This space was occupied by the magistrate's room and a service court in the original 1879 build. The magistrates' room was removed, probably by 1918 when additional fire egress was provided from the hall. The yard then became part of the public egress from the hall, as well as providing access to the public toilets on the north side.

In the 1990s the space was enclosed with a glazed roof which allowed ongoing understanding of the separate masonry volumes on either side. Previously external rendered wall surfaces have been retained in the internal space.

The floor has been raised to auditorium level and this lobby doubles as a loading area, with external loading bay to Layfield Street and multi-fold glazed doors. The space can also operate as a sitting lobby when not used for loading, with a hardwood floor.

Integrity

Low

Conservation Policies

Essential actions

Retain understanding of the separate masonry volumes visible from this space.

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

ROOM NAME: Conservatory, former service court

ROOM No. G33

CofPP 0G.89

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Vault/Strong Room

**ROOM No. G34
CofPP 0G.92**

Photograph



Room Features

This strongroom was built in the late 1930s renovations as part of the new rates office.

The interior of this room was not accessed in 2020. This is the 1996 description.

Concrete walls with a concrete ledge approximately 1800 mm from the ground to the north

Concrete floor

Door has brass fittings and insignia of "Kelly Bankers' Engineer Melbourne" from the 1930s installation

Integrity

Moderate

Conservation Policies

Essential actions

Retain outer form of Strong Room (it has been substantially altered inside)

Retain brass fittings and insignia

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Stair

ROOM No. G35
CofPP OG.106

Photograph



Room Features

Constructed in the 1938-9 renovations to give access to the hallkeeper's flat on the first floor and largely unaltered since then.

The original door to the corridor on the northern edge of the building (part G36) which was observed in the 1995 CMP is now closed over.

The only access to this space on ground level is now via an exterior door, which has been lowered.

The 1930s staircase has a simple balustrade in varnished hardwood. The steps, floors and landings are timber.

Integrity

High

Conservation Policies

Desirable actions

Consider retaining 1930s staircase and making it compliant.

ROOM NAME: Stair

ROOM No. G35

CofPP OG.106

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

ROOM No. G36
**CofPP 0G.90, 0G.91, 0G.93, 0G.94,
 0G.95, 0G.97 & 0G.98**

Photograph



Room Features

This space incorporates the majority of the floor area of the rates office built in the late 1930s. The rates offices appears to have been planned with large spans supporting the floor above to allow flexibility of office arrangements.

There is a north south corridor with recent partitions forming six practice rooms and also opening onto a kitchenette.

In the eastern practice rooms are four double-hung windows with 1930s architraves to Layfield Street.

A 1950s style ceiling, remains across these spaces, which reveals previous dividing wall positions. It also sits low and on the window architraves.

Below this is a more recent partial suspended ceiling carrying services.

1930s steel windows to the north

Recent office fittings and services

Recent glass partition to south

Recent kitchenette to west and ramp to reception

Acoustic wall linings

Integrity

Low

Conservation Policies

Essential actions

Retain existing window openings to Layfield Street

Conserve existing joinery

Desirable actions

Consider recording and removal of 1950s style ceiling after investigation of whether previous ceiling remains above

Remove recent office fittings and furnishings and glass partition to south

Remove recent kitchenette to west

ROOM NAME: -

ROOM No. G36

**CofPP 0G.90, 0G.91, 0G.93, 0G.94,
0G.95, 0G.97 & 0G.98**

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: - Lift lobby

**ROOM No. G37
CofPP 0G.70**

Photograph



Room Features

In the 1930s this space became a lobby from G27 through to a large public space for the rates office. The space originally also had an external door to the north. It is now much reduced and the timber wainscoting is the only reminded of the original function.

Recent ceiling with change in heights, some ca1930s cornice
 South wall has 1930s blackwood panelling
 Doorway through to G27 has blackwood panelled reveal and 1930s architraves
 Recent four-panelled double door through to G28
 Victorian door with later wood graining to G25
 No skirting
 Painted a teal green
 Recent lift fitout

Integrity

Low to moderate

Conservation Policies

Desirable actions

Retain 1930s blackwood panelling, carpet and cornice

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Lobby, studio & store rooms

ROOM No. G38

CofPP 0G.100, 0G.101, 0G.102

Photograph



Looking at the lobby from the south.

Room Features

Part of the post office in the 1880 build. The post office departed in 1914. The space may have been used briefly by the Baby Health Centre from 1918-ca1919. After the new exits were completed in 1919 the space was used as part of the rates office. In the 1938-9 renovations this space became a committee room. However it has now had a contemporary fitout.

Integrity

Low

Conservation Policies

None

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: -Foyer

**ROOM No. G39
CofPP 0G.99 & 0G.103**

Photograph



Main space looking west



Airlock

Room Features

Originally this was part of the Post Office. After the Post Office departed in 1914, in 1919 a door was created through to corridor G16, requiring three steps up to main Town Hall floor level. An extra double door was opened up in the eastern facade to the north of the original. G39 was described as a 'vestibule', giving access to committee rooms on north (G38) and south (G40 & 41). The northern double door in the east facade was blocked off in the 1938-9 renovations. By 1979 the floor level had been raised to match that of the main Town Hall ground floor. The space became the main entry way to ANAM 1994 and the northern double door was reopened.

Main space

ROOM NAME: -Foyer

ROOM No. G39
CofPP 0G.99 & 0G.103

| | |
|------------------------------|---|
| | <p>1930s blackwood wall panelling on south and part west walls with wide architraves to cover Victorian details to openings Victorian door to G41 has glass panel to top section New aluminium framed double glass doors to airlock with glass panel over New frameless double glass doors to main passage to the west (G16) with wide 1930s architraves Pair of framed single panel glazed doors to northern corridor G36 Partitions create two small rooms either side of door to northern corridor 1951 plaque to south western corner dedicated to council staff in the jubilee year Recent vinyl floor covering and recent fittings Recent low ceiling with services installed</p> <p>Airlock on the east Two sets of double doors to Layfield Street. Southern set of doors and architraves are 1930s. Northern set of doors are recent replacement of blocked in earlier door PABX between the two sets of doors 1930s blackwood panelling to south wall Honour board to northern wall, moved from former wall between the two sets of doors New aluminium framed double glass doors to create airlock to room G39 with glass panel over</p> |
| Integrity | Low |
| Conservation Policies | <p>Essential actions Conserve 1930s blackwood wall panelling Retain 1930s and Victorian door openings to G16 and G41</p> <p>Desirable actions Remove recent low ceiling, investigate revealing an earlier ceiling Remove aluminium framed double glass doors to airlock Investigate former divisions of space in this room Retain the 1930s style counter (it may be moved)</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

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|---|
| <p>2021 Significance Assessment (Lovell Chen): Contributory (area) Primary (honour board)</p> |
|---|

ROOM NAME: - Reception lounge and music room

ROOM No. G40 & 41

CofPP 0G.104 & 0G.105

Photograph



Room Features

Originally a single space being the “General Office” of the Post and Telegraph office, with a large formal entrance on the south and a central door on the north leading into a central corridor serving smaller offices. A fireplace was located on the west wall. Before the late 1930s renovations the space had become a committee room, with the central north doorway filled in and a new door opened to its west. By 1979 the floor level had been raised to match the main Town Hall ground floor level, and the space had been divided in two as per its current layout, functioning as the town clerk’s office.

The space is divided in two with entry off the lobby G39 onto a narrow anteroom with another door through to the larger office on the east.

Partition wall installed between these two rooms in the 1930s with recent door and 1930s architraves.

The main office has two double hung windows with Victorian architraves to Layfield Street, and one double hung window with Victorian architraves to Bank Street.

Victorian double doors with arched highlight over to Bank Street remain closed and hidden behind a bookshelf but are presumably intact.

1930s cornice, ceiling and ceiling rose

Pendant lighting

Surface mounted services to ceilings

1930s wall vents

1930s blackwood panelling to all walls

The smaller office has a single double-hung Victorian window to Bank Street.

A recent door, formerly opening to room G42, is covered with shelves

The door to room G39, the lobby, retains Victorian architraves down to the level of the blackwood panelling. It appears that a previous large highlight

ROOM NAME: - Office/Studio, former 1930s Town Clerk's office, the Deputy Town Clerk's office

**ROOM No. G42
CofPP 0G.69**

Photograph



Room Features

This was originally the Town Clerk's office. By 1979 the Town Clerk's office was moved to the Committee Room to the east, and this had become the Deputy Town Clerk's Office.

Fireplace to eastern wall with marble surround and heater in opening
Shelves built into the southern niche of the two niches on either side of the fireplace

Two double hung windows with Victorian architraves to Bank Street

Formerly an opening to room G41, now hidden behind shelves

Victorian architraves, stops and doors to rooms G43 and G16

1930s blackwood panelling to all walls

High ceiling with 1930s (possibly 1950s) cornices

Dropped fluorescent lighting and some services wall mounted

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume

Retain existing window and door openings

Retain the two niches to the eastern wall

Conserve 1930s blackwood wall panelling

Conserve fireplace to eastern wall with marble surround

Conserve existing ceiling and 1930s ornate cornices

Conserve existing joinery

Desirable actions

Consider reopening door to room G41

Remove heater from fireplace and reinstate an appropriate grate

Remove fluorescent lighting and replace with a more appropriate type

ROOM NAME: - Office/Studio, former 1930s Town Clerk's office, the Deputy Town Clerk's office ROOM No. G42
CofPP 0G.69

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: -

ROOM No. G43
CofPP 0G.61, 0G.62, 0G.64, 0G.64 & 0G.65

Photograph



Room Features

Originally from east to west a strong room and lavatory, a Town Clerk's room and a contractor's room, with the latter two having doors to the corridor (G16). This arrangement remained up to the late 1930s renovations, when the Assistant Town Clerk was accommodated in the former strong room with a new door to the corridor (G16). The space on the west was opened up into a single Town Clerk's general office with a single door to the corridor (G16) at the west end allowing the public access to a counter. The internal walls were progressively removed after that.

Four Victorian double hung windows with Victorian architraves face Bank Street.

A corridor on the north with two openings to the main corridor G16 services four practice rooms/offices, each with a window

Two arched niches to the western wall

Victorian architraves, stops and door in eastern practice room, to room G41

Victorian skirting

Recent suspended ceiling sloped up on south side to reveal window heads

Vertical service duct on east end of corridor

Recent office partitioning, furniture and services

Large opening created to G16

Integrity

Moderate

Conservation Policies

Essential actions

Retain existing window openings

Conserve existing joinery

Conserve arched niches to western wall

ROOM NAME: -

ROOM No. G43

CofPP 0G.61, 0G.62, 0G.64, 0G.64 & 0G.65

Condition Survey

Desirable actions

Consider reinstating previous room divisions and door openings to room G16

Conserve and reuse 1930s blackwood wall panelling

Remove suspended ceiling, investigating whether existing ceiling can be revealed or use a more appropriate treatment

Remove recent office partitioning, furniture and services. Treat in a more appropriate manner.

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

FIRST FLOOR

ROOM NAME: Toilet and access to clock tower

ROOM No. F1

CofPP 01.37, 01.38, 01.39 & 01.40

| | |
|------------------------------|---|
| Photograph | Not examined in 2020 because of restricted access however photos were provided by City of Port Phillip. |
| Room Features | <p>Prior to the late 1930s renovations this space was open to the corridor F11. In the 1930s the space was enclosed with a doorway, and cupboards, sink and toilet added in the alcoves between the major masonry elements of the tower. A doorway was added at the bottom of the tower stair.</p> <p>Photos appear to show that the clock tower is very intact with its bell in place and graffiti 'S L 1889'.</p> <p>The 1995 CMP had information about the toilet below the clock tower. 1930s architraves to Victorian door from corridor F11 Arched opening within internal partition with glass panel door with highlights and sidelights Timber panelling to washroom to eastern wall An arched Victorian double hung window to Bank Street with new glass with a horizontal glazing bar and part of Victorian architraves Terrazzo style finish to walls and tall dado height Vinyl finish to floors Recent ceiling, cornices and services</p> |
| Integrity | High |
| Conservation Policies | <p>Essential actions The clock tower should undergo a heritage inspection to develop policies and any essential heritage works. Conserve existing window opening Conserve existing joinery</p> <p>Desirable actions Remove glazing bar and re-glaze window</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - former supper room

ROOM No. F2

CofPP 01.29, 01.30, 01.32, 01.33, 01.34 & 01.05

Photograph



Room Features

This was the original 'refreshment room' with the public exit to the corridor (G11) on the west, and a service exit to the kitchen block at the east end of the north wall. The space was renamed in the late 1930s as the 'supper room'. In the late 1930s renovations, additional exits were created to the west into the new staircase and to the north to the fire escape stairs in the northern courtyard. From the 1970s it was variously partitioned into smaller spaces.

The suspended ceiling of this room and the original lathe and plaster ceiling above have been removed because of partial failure of the trusses and water entry.

The majority of later partitions in this room have been removed.

Six Victorian double-hung windows with Victorian architraves to Bank Street

Two arched niches to the eastern wall

Victorian architraves and stops to double doors to the corridor (room F11) and to the stair (room F4)

Victorian architraves and stops to room F9 and the lift opening

Victorian skirting

At eastern end, evidence remains of previous dado

Parts of the wall plaster on the north have fallen or been removed due to water damage

Integrity

Moderate to high

Conservation Policies

Essential actions

Retain as a single large space

Resolve structural issues, trying to retain the existing rafters and add additional strengthening.

Retain existing window openings

ROOM NAME: - former supper room

ROOM No. F2

**CofPP 01.29, 01.30, 01.32, 01.33, 01.34
& 01.05**

Condition Survey

Conserve Victorian joinery
Conserve arched niches to the eastern wall
Conserve Victorian doors
Conserve the wall plaster which has not been damaged by water penetration

Desirable actions

Remove remaining sections of the recent internal office partitions
Remove the remains of services and reconsider the approach to services.

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Failures in the trusses and truss bearing plates have caused dropping of the truss bottom chords and water damage.

Once the structural problems are resolved, a proposal for reuse of the room and appropriate conservation works should be produced in consultation with heritage architects.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: -

**ROOM No. F3
CofPP 01.02, 01.03, 01.04**

Photograph



Room Features

This space was created in the 1930 renovations, with the floor raised to accommodate the mezzanine level below, hence the window sills are at floor level.

Three double hung windows with Victorian architraves to Fishley Street. The northernmost window is accommodated in a diagonal niche extending into the stairwell space

Three double hung windows with Victorian architraves to Bank Street
Glazing to these windows has been replaced with obscure glass and now has horizontal glazing bars

1930s doors and architraves and some 1930s skirtings

Arched niches in eastern wall of the lobby and the southeast room, now altered

1930s framed mirror on southern wall of the toilets lobby

Recent partitions, recent ceiling with recent cornice and recessed services

Terrazzo toilet cubicle partitions in the western room

Terrazzo-like vinyl to dado height in western and southeast rooms.

Integrity

low

Conservation Policies

Essential actions

Retain existing window openings

Conserve Victorian and 1930s joinery

Desirable actions

Conserve arched niches in eastern wall of room F3

Remove ceiling and investigate whether an earlier ceiling exists to expose.

Remove recent partitioning and exposed services

ROOM NAME: -

ROOM No. F3

CofPP 01.02, 01.03, 01.04

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Landing and Staircase

ROOM No. F4
CofPP 01.01

Photograph



Room Features

This is a new reinforced concrete staircase added in the late 1930s renovations, with new doors through to the supper room.

Terrazzo finish to concrete stairway and matching speckled tile wall treatment to tall dado height

Stair with timber rail to heavy decorative wrought iron balustrade

Arched highlight double hung window with Victorian architraves to Fishley Street

Flat architraves with raised square corner blocks to the doors to rooms F3 and F5

Recent glazed double doors to room F5

Exposed services and ceiling mounted fluorescent lights

Glazed skylight in ceiling with black iron steel frame and decorative plaster surround

Integrity

High

Conservation Policies

Essential actions

Retain existing window openings and skylight

Conserve Victorian and 1930s joinery

Retain the 1930s terrazzo and stair with timber rail to decorative metal balustrade, modification for compliance may be required.

Desirable actions

Remove recent double doors

Remove or conceal exposed services

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

ROOM NAME: Landing and Staircase

ROOM No. F4

CofPP 01.01

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Former lodge room/supper room 2

ROOM No. F5

**CofPP 01.06, 01.07, 01.08, 01.09, 01.10,
01.12, 01.13 & 01.14**

Photograph



Room Features

This large space was originally separated into three parts. The central section, with raked ceiling and painted trusses, was initially a reading room for the Mechanics' Institute before becoming a meeting room when the free reading room replaced the meeting room on the ground floor. At the south end was a central corridor and rooms on either side, including a 'Members Room' for Mechanics' Institute subscribers. At the north end were anterooms (a couple of steps down), and a narrow staircase to the ground floor. In the early twentieth century the north end spaces became part of the first assistant librarian's residence then baby health centre in 1920.

In the 1930s renovations, the entire three sections were opened up for a new supper room/function/entertainment room. The floor was brought to one level and a new ceiling (immediately under the trusses) and acoustic wall tiles introduced. An additional exit was created on the east to the concrete fire stairs. In the 1980s a new lowered ceiling and services were introduced, and the space subdivided into offices.

The suspended ceiling of this space has recently been removed to allow investigation of potential truss failure.

In the central four truss bays, the trusses have a fine finish and were intended to be seen. They are painted in a buff colour with red painted chamfered arrises and concealed bolted connections. Remaining sections of a plaster and lathe ceiling can be seen following the plane of the rafters between these painted trusses.

In the bays on either side of this central section the trusses are more recent, undecorated with unfinished timber and iron straps in the connections. The original ceilings here were lathe and plaster immediately under the bottom chord of the trusses.

ROOM NAME: - Former lodge room/supper room 2

ROOM No. F5

**CofPP 01.06, 01.07, 01.08, 01.09, 01.10.
01.12, 01.13 & 01.14**

| | |
|--|---|
| | <p>At some stage before the latest low-level suspended ceiling had been installed over the whole space, a plasterboard ceiling had been installed over the whole space on new timbers strapped under the truss bottom-chord level. This ceiling has also been removed.</p> <p>All internal partitioning has been removed.</p> <p>Nine arched double hung windows with Victorian architraves and slightly flared reveals to the western wall to Fishley Street. Four arched double hung windows with Victorian architraves and slightly flared reveals to the eastern wall. Note that one architrave to these windows is not matching and of Victorian style Double doors and Victorian architraves to room F6 to room F6 Recent exit door and opening to exterior landing to east (F8</p> <p>Integrity High to moderate</p> <p>Conservation Policies</p> <p>Essential actions Retain existing window openings Conserve existing Victorian joinery. In particular, complete the incomplete conservation works started to the western windows. Repair sash cords and make windows operable. Conserve wall plaster, repairing multiple small penetrations and fixings and large penetrations for air conditioning in the east wall . Remove old acoustic tile above string course level.</p> <p>Desirable actions Retain visibility of the central four truss bay with their original finishes.</p> <p>Condition Survey</p> <p>A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> <ul style="list-style-type: none">▪ The windows in general, and in particular the western windows, display deterioration of timber, putty and paint due to weathering and water penetration. There has been some recent conservation work to the lower parts of the lower window sashes, but this appears to have been left uncompleted.▪ There are numerous holes and scars in the wall plaster for various fittings now removed, and there will be many more when the remaining fittings and services throughout the space are removed. These should be repaired.▪ There are also large penetrations through masonry walls for air-conditioning ducts. These should be filled in and the wall plaster reapplied. |
|--|---|

ROOM NAME: - Former lodge room/supper room 2

ROOM No. F5

**CofPP 01.06, 01.07, 01.08, 01.09, 01.10.
01.12, 01.13 & 01.14**

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: -

**ROOM No. F6
CofPP 01.11**

Photograph



Room Features

This room was created as a servery in the 1930s and was intermediate between the canteen/kitchen F7 and the supper room F5.

Former door to room F7 filled in.
Double three panel timber doors from room F5, with Victorian architraves
Steel framed ca1930s window
ca1950s cornice
Electrical distribution/PABX boards on south wall

Integrity

Low

Conservation Policies

None

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: -

ROOM No. F7

CofPP 01.26, 01.27 & 01.28



CofPP 01.26 meeting looking north



CofPP 01.27 kitchen

Note that no photo of 01.28 has been included.

Room Features

Originally the bedrooms of the hallkeeper's residence, this area was comprehensively renovated in 1938-9 with the floor raised and roof/ceiling raised and new windows. This was a canteen kitchen serving both the old supper room F2 and the new supper room F5. By the 1990s an additional masonry-walled space was enclosed on the northeast.

- 1930s steel windows
- 1930s exit door to north with 1930s architraves
- 1930s architraves and metal plate to door to room F2

Integrity

Low

Conservation Policies

Essential actions

- Retain existing space without dividing volume
- Retain existing window openings

ROOM NAME: -

ROOM No. F7

CofPP 01.26, 01.27 & 01.28

Condition Survey

Desirable actions

Conserve existing 1930s steel windows

Conserve 1930s door

Remove ceiling and investigate whether an earlier ceiling exists to expose

Remove recent office partitioning

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: External accessway

ROOM No. F8
CofPP not numbered

Photograph



Room Features

External concrete walkway added in the late 1930s renovations providing egress to the south courtyard from the supper rooms F2 and F5, and the balcony F10. There is no longer access to the supper room F2.

Various air-conditioning services installed at this level
Now also provides access to roof walkways

Integrity

Moderate

Conservation Policies

Essential actions

Retain as a space which allows appreciation of the surrounding external walls and massing.

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: - Archive

**ROOM No. F9
CofPP 01.31**

Photograph



South wall with former exit from supper room (F2)

Room Features

A new fire exit from the supper room was created in 1938-9 with a concrete walkway leading north to a broad concrete staircase in the courtyard. This exit was in the position of the current doorway – the 1930s architraves and reveal remain on the inside in the Supper room (F2). After 1979 a small enclosed space was created over the end of the walkway and over the southern end of the air-well (G13), with a concrete floor and masonry north wall.

Concrete floor
Exposed brick walls to north and west, other walls rendered
Recent ceiling with exposed services

Integrity

Low

Conservation Policies

Desirable actions
Investigate bluestone

Condition Survey

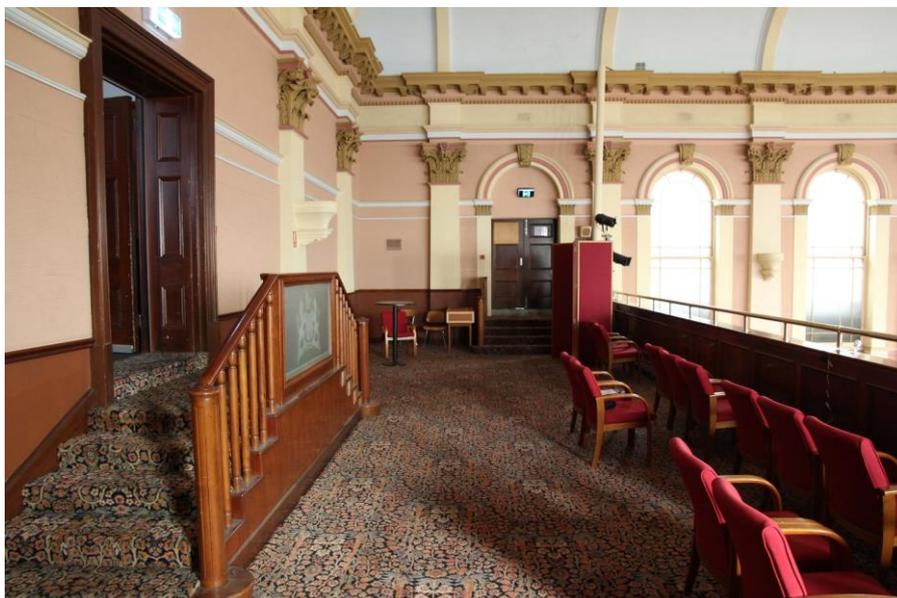
A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Gallery to Auditorium

**ROOM No. F10
CofPP 01.36**

Photograph



Room Features

In the late 1930s renovations, the balcony gained an additional fire exit on the west side.

Glazed panel with South Melbourne crest to stair partition
Arched niche to eastern wall and with 1930s double doors
Matching blank arched niche to western wall
Blackwood panelling balustrade to auditorium with raised tubular steel barrier detail
Central panel of balustrade for stairs to corridor F11 has a glazed panel with etched Port Phillip coat of arms
1930s turned balustrades to stairs to both exits
Large exposed tubular ducts carrying electrical cables to top of cornice level for distribution to stage lighting.
Other features match those of the Auditorium G17

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume
Conserve the South Melbourne crest
Conserve the arched niches
Retain two exits and their stairs
Conserve blackwood panelling

(As with Auditorium G17)

Desirable actions

Retain carpet design
Modification of the floor may be acceptable if it enhances the function of the space

ROOM NAME: Gallery to Auditorium

ROOM No. F10

CofPP 01.36

Condition Survey

Develop less intrusive solution for electrical cabling and remove large exposed ducts

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Non-urgent works:

- Deterioration/damage to plasterwork, including loss of sections of top edge of cornice, recommendations are as for Auditorium G17.
- Water seeping in at base of western double doors. Examine source of moisture, improve weather seal.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: Corridor

**ROOM No. F11
CofPP 01.35**

Photograph



Room Features

1930s blackwood wall panelling
 1930s ornate cornices
 High ceiling, flush mounted services and high picture rail
 1930s steel clerestory windows with no architraves on southern wall
 1930s doors to balcony F10
 Victorian doors, some with deep panelled reveals, to rooms F1, F12, F15, F16, F17 and F18. Impact damage to door reveals and doors particularly prevalent here.
 1930s wide architraves with stops to all doors
 Recent pendent globe feature lighting
 Framed portraits of Councillors removed and replaced with posters
 Carpet design matches room F12, F15, F16, F17 and F18

Integrity

High

Conservation Policies

Essential actions

Retain existing space without dividing volume
 Retain existing door openings to north, south and west walls
 Conserve 1930s blackwood wall panelling
 Conserve 1930s ornate cornices and existing ceiling
 Conserve existing joinery

Desirable actions

Retain carpet design

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Non-urgent works:

- The doorways, doors and panelling on the south side of this corridor display particularly severe examples of impact damage.

ROOM NAME: Corridor

ROOM No. F11

CofPP 01.35

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: - Office/studio

ROOM No. F12
CofPP 01.43

| | |
|------------------------------|---|
| Photograph | Not examined 2020 |
| Room Features | <p>A new space was built over the ground floor cloakroom in the late 1930s as a councillors' cloakroom, with a toilet at the back right (toilets now part of F14, over G37).</p> <p>Notes from 1995 CMP: Two double hung windows with 1930s architraves to north wall 1930s lower ceiling with decorative cornice, fluorescent lights and recessed services Victorian four panel door to south wall with 1930s architraves 1930s vents 1930s picture rails supporting Town Clerks portraits on walls Cracking and paint peeling to east wall, damp smell 1930s skirting with additional carpet strip Carpet design matches room F15, F16, F17, F11 and F10</p> |
| Integrity | High? |
| Conservation Policies | <p>Essential actions Retain existing space without dividing volume Retain existing window and door openings Conserve existing ceiling and cornice Conserve existing joinery Treat damp problem if it is still a problem?</p> <p>Desirable actions Retain carpet design</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Upper level of stairwell

ROOM No. F13

CofPP upper part of 0G.68

Photograph



Room Features

Upper level of stair from G27.
Timber balustrade with turned balusters.
Blackwood paneling to walls
Aluminium and rubber stair tread coverings.

Integrity

High

Conservation Policies

Essential actions

Conserve existing staircase, modification for compliance may be required (eg balustrade) and should be done in conjunction with a heritage architect.
Conserve 1930s blackwood wall panelling
Conserve 1930s ornate cornice
Retain existing open relationship with main passage
Conserve existing ceiling
Conserve existing joinery

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: -

**ROOM No. F14
CofPP 01.46, 01.47, 01.48, 01.49, 01.50,
01.51, 01.52, 01.53, 01.54,01.55**

Photograph



Studio 01.53 and corridor 01.48 beyond



Studio 01.55 with window to east

Room Features

This was the hallkeeper's flat (with rates office below) built in the late 1930s renovations. The flat had its own private entrance from Layfield Street via a stairway on the northeast corner of the building (G35). The residence area has been refurbished as offices. There is still some evidence of the original room arrangement in the current room layout. Other evidence is scant, including some fragments of picture rail. 1938 plans suggest that original eastern windows from the 1880s first floor of the postmaster's residence may have been reused here.

In the northwest corner were two original rooms, now made into one (ex F24), each with a tapestry brick fireplace each. These remain on north and south walls and have recent mantles.

These northeast rooms had a window each to the west. They are arched double hung windows with 1930s architraves which remain. Access to roof plant is through these windows.

ROOM NAME: -

ROOM No. F14
**CofPP 01.46, 01.47, 01.48, 01.49, 01.50,
 01.51, 01.52, 01.53, 01.54,01.55**

| | |
|------------------------------|--|
| | <p>A recent door on the southwest leads to a small room behind the lift (ex F27). 1930s architraves and skirtings and 1950s cornices</p> <p>In the centre of the north end was a room (part ex F25) denoted in the 1979 plans as a kitchen, opened up in the 1990s as a kitchenette but now partitioned off again as a practice room. The room has a double hung sash window with 1930s architraves to the north.</p> <p>A central north-south corridor from the stairwell (ex F25 and ex F29) originally gave access to all the rooms. This still functions to some extent with access to the stairwell at the north end and to the 1950s lift at the south end.</p> <p>The corridor gives access to a current series of rooms on the east (part ex F25, ex F26) which make use of windows in the east wall and which approximate the original layout. These four arched double-hung windows with 1930s architraves. The two rooms to the south along the east wall (ex F26) retain a number of 1930s features, including picture rails and strap and infill panel ceiling with access hole.</p> <p>The toilets (ex F27 and 28) located centrally on the west side have recent fitouts including recent doors with 1930s architraves and recent ceilings, lights and services.</p> |
| Integrity | Low |
| Conservation Policies | <p>Essential actions Conserve existing double hung windows Conserve existing 1930s joinery associated with window treatments</p> <p>Desirable actions Consider reconstruction of fireplaces Reinstate door openings to their earlier state Remove cut out openings to walls of varying sizes Reinstate room layouts and openings to their earlier state Treat services in a more appropriate manner</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows.. |

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Council Chamber

**ROOM No. F15
CofPP 01.45**

Photograph



Room Features

The council chamber was comprehensively renovated in the late 1930s renovation works. Several detailed reports have been done specifically for this room and are available from City of Port Phillip.

Three double hung windows with arched top light and Victorian architraves to the south Bank Street facade

Five double hung windows with arched top light and Victorian architraves to the east facade

Three Victorian six panel door and Victorian architraves and doorstops to the west wall

Recent door furniture (except deadlocks)

Recent extra door on inside to all three doors

Blackwood timber panelling to all walls to dado height, incorporating heating and venting units to the west wall

Vents to east and south walls and picture rails to all walls

Ornate high ceiling with 1930s decorative plaster treatment and sculptural cornices

Three pendant lights from ceiling roses

Freestanding curved seat and desk ensembles for Councillors with matching panelled Mayor's seat on platform to the south wall, fixed with tie rods in front of the middle window with label: Lucini Pty Ltd, 424 Nicholson Street North Fitzroy on ensembles

Freestanding part rail and part blackwood panelling to gallery

Carpet design matches room F12, F16, F17, F10 and F11

Integrity

High

Conservation Policies

Essential actions

Manage in accordance with conservation reports previously obtained for this room.

Retain existing space without dividing volume

ROOM NAME: Council Chamber

ROOM No. F15

CofPP 01.45

Condition Survey

Retain existing window and door openings
Conserve existing ceiling
Conserve existing joinery
Conserve blackwood timber panelling to all walls
Conserve vents to east and south walls and picture rails

Desirable actions

Retain freestanding curved seat and desk ensembles for Councillors,
Mayor's seat and freestanding rail to gallery
Retain carpet design

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- Refer to detailed conservation reports held by City of Port Phillip.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: Mayor's Room

**ROOM No. F16
CofPP 01.44**

Photograph



Room Features

In the original layout, the space between the council chamber and the tower was divided into four spaces – a small anteroom to the council chamber, the mayor's room, and two spaces which original descriptions suggest were committee rooms. In the late 1930s renovations walls were removed and added and the anteroom became part of a larger mayor's room adjacent to the council chamber (F16), a small mayor's office (F17) and a mayoress's room (F18).

Three double hung windows with arched top light and Victorian architraves to the Bank Street facade with recent extra layer of internal glazing fitted

Two Victorian four panel doors painted light green with Victorian architraves and doorstops to the north wall

One Victorian six panel door with deep, panelled reveals and Victorian architraves and doorstops to the east wall

Northern doors have extra sound-proofing doors on inside.

Recent door furniture

Victorian skirting

Arched niches to either side of recent Victorian-style fire places with marble mantles to the west and east walls

High ceiling with 1930s decorative plaster treatment and matching cornices

Recent 1991 decorative scheme, including two pendant light fittings

Wall vents in western niches

Carpet design matches room F12, F15, F18, F11 and F10 (recently replaced)

Recent servery to F17 kitchen

Plaque commemorating opening after refurbishment by Prime Minister Hawke (13/8/91)

Integrity

High to moderate

ROOM NAME: Mayor's Room

ROOM No. F16
CofPP 01.44

| | |
|-------------------------------------|---|
| <p>Conservation Policies</p> | <p>Essential actions Retain existing space without dividing volume Retain existing window and door openings Conserve existing ceiling Conserve existing joinery Retain Victorian and 1930s features Currently this room is being reviewed for structural integrity and outcomes of this assessment will impact on the recommendations.</p> <p>Desirable actions Retain plaque commemorating opening after refurbishment by Prime Minister Hawke (13/8/91) Retain carpet design</p> |
| <p>Condition Survey</p> | <p>A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> <p>Structural investigations are underway for this room. Currently the carpet has been lifted and safely stored onsite while a prop is in place to support a truss and minimise damage to the ceiling. The plaster section which was removed will be restored to this room once the prop is removed.</p> <p>Non-urgent works</p> <ul style="list-style-type: none">▪ Impact damage to doors and doorways.▪ Some wallpaper peeling over the fireplaces. Investigate cause. |

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| <p>2021 Significance Assessment (Lovell Chen): Primary</p> |
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ROOM NAME: Kitchen

**ROOM No. F17
CofPP 01.42**

Photograph



Room Features

In the original layout, the space between the council chamber and the tower was divided into four spaces – a small anteroom to the council chamber, the mayor’s room, and two spaces which original descriptions suggest were committee rooms. In the late 1930s renovations walls were removed and added and the anteroom became part of a larger mayor’s room adjacent to the council chamber (F16), a small mayor’s office (F17) and a mayoress’s room (F18).

One double-hung window to Bank Street with Victoria architraves. Venetian blinds.

Victorian door and architraves and stops to corridor F11.

Lowered ceiling sloped up on the south to meet the south wall above the window head.

Kitchen fit-out both sides.

Vinyl floor

Integrity

Low

Conservation Policies

Essential actions

Retain Victorian windows and features

Condition Survey

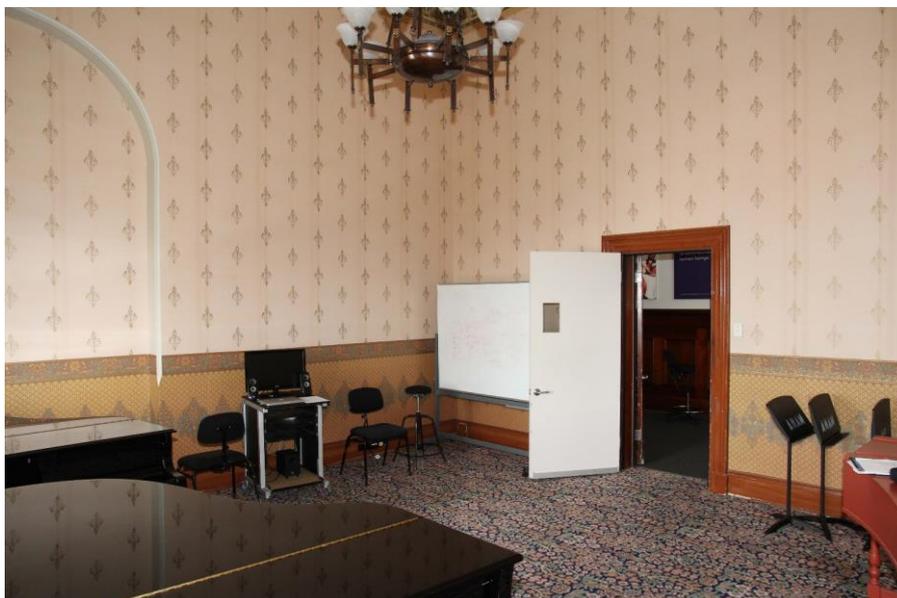
A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: Mayoress's Room

**ROOM No. F18
CofPP 01.41**

Photograph



Room Features

In the original layout, the space between the council chamber and the tower was divided into four spaces – a small anteroom to the council chamber, the mayor's room, and two spaces which original descriptions suggest were committee rooms. In the late 1930s renovations walls were removed and added and the anteroom became part of a larger mayor's room adjacent to the council chamber (F16), a small mayor's office (F17) and a mayoress's room (F18).

- Two double hung Victorian windows with arched top light and Victorian architraves to the Bank Street facade
- Victorian four panel door (modern wood graining finish) with Victorian architraves and doorstops
- Recent door furniture
- Victorian skirting with later timber quad sealing against carpet
- Arched niche to south side of the west wall
- Possible that another niche and a central fireplace has been filled-in
- High ceiling with 1930s decorative plaster with geometric central feature and zigzag borders
- Recent (1990s) decorative scheme
- Services recessed into ceiling, central pendant light
- Carpet design matches room F12, F16, F16, F11 and F10 (recently replaced)

Integrity

High to moderate

Conservation Policies

- Essential actions**
- Retain existing space without dividing volume
 - Retain existing window and door openings
 - Conserve existing ceiling
 - Conserve existing joinery
 - Retain Victorian and 1930s features

ROOM NAME: Mayoress's Room

ROOM No. F18

CofPP 01.41

Condition Survey

Desirable actions

Retain carpet design

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Non-urgent works

- Impact damage to door and doorway.

2021 Significance Assessment (Lovell Chen): Primary

MEZZANINE

ROOM NAME: Men's toilets & changing rooms

ROOM No. M1

CofPP tbc

Photograph



Room Features

This mezzanine level with concrete floor was introduced in the late 1930s renovations, as evidenced by the floor level being at half height of the original ground floor windows.

- 1930s steel casement windows in the original openings with rendered horizontal break for mezzanine floor
- 1930s architraves to Victorian doors
- Recent exposed services
- Part vinyl floor, part terrazzo
- Some 1930s skirting

Integrity

Moderate

Conservation Policies

Essential actions

Retain existing window openings

Desirable actions

- Consider removal of mezzanine to reinstate room volumes
- Consider installation of double hung Victorian style windows
- Remove or conceal exposed services

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

ROOM NAME: Men's toilets & changing rooms

ROOM No. M1

CofPP tbc

2021 Significance Assessment (Lovell Chen): No significance ascribed

ROOM NAME: Stairwell landing

ROOM No. M2
COPP ?

Photograph



Room Features

This staircase with its lobbies and landings was introduced in the late 1930s renovations.

The mezzanine level landing of the 1930s staircase is largely unaltered
Terrazzo floor, Speckled tile to high dado height
Heavy wrought-iron balustrade with timber grab rail
1930s architrave and stops to toilets M1
High arched Victorian double-hung window on west wall

Integrity

High

Conservation Policies

Essential actions

Conserve Victorian and 1930s features

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

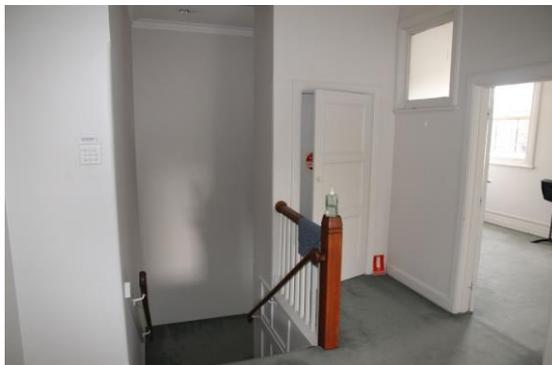
2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Former residence/flat

ROOM No. M3

**CofPP 01.15, 01.16, 01.17, 01.18, 01.19,
01.20, 01.21, 01.22, 01.23, 01.4 & 01.25**

Photograph



Room Features

In 1936 these rooms were added over the former fire brigade station to accommodate the assistant librarian. The formerly open space between the former fire station and the former Mechanics' Institute was filled in for a staircase for the flat, with access from the west.

Double hung windows
Modern cornices, skirting and architraves
Flat layout

Integrity

Moderate

ROOM NAME: - Former residence/flat

ROOM No. M3

**CofPP 01.15, 01.16, 01.17, 01.18, 01.19,
01.20, 01.21, 01.22, 01.23, 01.4 & 01.25**

| | |
|------------------------------|---|
| Conservation Policies | Essential actions Conserve existing window openings Desirable actions Retain capacity to be read as a former residence |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. Urgent works: Signs of water entering the building at the ceiling and upper level of the walls is evident in the rooms on the east side of this part of the building, including staining of ceilings and cornices and driplines down the walls. The Redd Zebra 2009 Condition Assessment notes floor settlement in one of the rooms of the flat which may relate to the water entering the building. It is likely this is related to the failure of the gutters observed on the eastern edges of the roof of this part of the building. See external façade recommendations for gutter and fascia works. The floor settlement will require investigation and repair. The ceilings, cornices and wall plaster should be investigated for damage such as crumbling, detachment from wall and failure of fastenings, and repairs made where necessary. |

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|---|
| 2021 Significance Assessment (Lovell Chen): Contributory |
|---|

ROOM NAME: -

ROOM No. M4

CofPP

| | |
|------------------------------|---|
| Photograph | Not examined 2020 |
| Room Features | This room was originally a “mens dressing room”. Access was not possible to this room, however, it is likely to match room M6. |
| Integrity | High? |
| Conservation Policies | Essential actions Desirable actions |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

2021 Significance Assessment (Lovell Chen): Contributory

ROOM NAME: - Apse of stage

**ROOM No. M5
COPP ?**

Photograph



Room Features

This semi-circular plan space was created in the original build to accommodate an organ. It was retained in the late 1930s renovations, but with a timber screen to the hall and the floor level changed to suit the new stage.

Victorian decorative cornice, Corinthian capital and pier detail to match main hall

Victorian decorative strapping and bosses to ceiling

Timber stage floor extends through

1930s fibre cement sheeting to rear of 1930s blackwood panel proscenium

1930s fibre cement curved wall linings with strapping to dado height

Three steps up to Victorian doors in recessed openings with 1930s architraves to stair landings east and west (part of G19 and G21)

Recent fluorescent lighting

Integrity

High

Conservation Policies

Essential actions

Conserve Victorian decorative cornice, Corinthian capital and pier detail to match main hall

Conserve Victorian decorative strapping and bosses to ceiling

Conserve timber floor

Conserve 1930s fibre cement sheeting to wall linings and rear of proscenium

Conserve Victorian doors

Conserve 1930s architraves

Desirable actions

Replace recent lighting with a more appropriate style

ROOM NAME: - Apse of stage

ROOM No. M5

COPP ?

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

2021 Significance Assessment (Lovell Chen): Primary

ROOM NAME: -

ROOM No. M6
COPP ?

| | |
|------------------------------|--|
| Photograph | Not photographed 2020 |
| Room Features | <p>This room was originally a “ladies dressing room”.</p> <p>Notes from 1995 CMP: Victorian door with Victorian architraves to room G21 Lowered recent ceiling with evidence of damp Victorian skirting (where visible) Victorian double hung window with decorative arched glazing treatment, Victorian architraves and sill to eastern wall New safety access to roof through Victorian double hung window Services badly cut through the eastern window architrave Old coat hook on southern wall</p> |
| Integrity | High? |
| Conservation Policies | <p>Essential actions Retain existing space without dividing volume Retain existing window opening and decorative arched glazing treatment Conserve Victorian joinery Conserve Victorian door Investigate damp and repair as necessary</p> <p>Desirable actions Remove ceiling and investigate whether an earlier ceiling exists to expose Remove services from architrave, repair, and relocate services Retain old coat hook</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

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| 2021 Significance Assessment (Lovell Chen): Contributory |
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EXTERNAL FACADES

Town Offices and former Post / Telegraph Office (south and east facades)

Photographs



East facade



South facade

Block Features

The majority of the exterior of this block remains close to its original 1879 configuration. Extensive conservation and reconstruction works were undertaken to the southern and western facades and roof of this block in the late 1990s, including replacement of the mansards and urns which had been removed in 1945.

The south facade has had conservation works in the late 1990s, but otherwise there is little alteration from the original.

The eastern facade of this block did not undergo renovation in late 1990s. The urns on the parapet have not been replaced. The main alterations to this facade over the years have been in terms of position and placement of entrances. The original single entrance was central to the facade. At some point another entrance was created in the bay to the right, which was subsequently filled in and then recently opened again. The arched lights above the doors are filled in.

New broad bluestone steps and a very substantial steel ramp access structure now service these openings.

Integrity

High

Town Offices and former Post / Telegraph Office (south and east facades)

| | |
|-------------------------------------|--|
| <p>Conservation Policies</p> | <p>Essential actions</p> <p>Desirable actions</p> |
| <p>Condition Survey</p> | <p>A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> <p>The eastern facade of this block did not undergo recent renovation like the south facade. This facade would benefit from a general maintenance program for the stucco work, similar to that previously done to the other facades of this block. The following non-urgent problems were observed on this facade:</p> <ul style="list-style-type: none"> ▪ The stucco generally has crazing. ▪ There is some erosion of the Acanthus leaf brackets under the cornice. ▪ There is some cracking and moss/lichen growth on the top parts of the cornice ▪ Small losses of stucco edges generally ▪ Remove horizontal steel strut from southern most ground-floor window. <p>There are some non-urgent problems on the south facade:</p> <ul style="list-style-type: none"> ▪ The jointing of the bluestone steps around the central portico of the south facade is eroded in parts allowing growth of weeds. This erosion will be progressive. The joints should be cleaned out and renewed with lime putty. ▪ The upper steps in the central entrance are worn and may not be compliant with current standards. ▪ There is thin plate-like exfoliation of the bluestone plinth in a number of areas. This is probably a side-effect of producing the original picked finish of the faces of the stone and is unlikely to lead to more substantial damage. ▪ Damage to corners of bluestone bases to portico columns. This may be impact damage. Refer to general policy for impact damage. |

2021 Significance Assessment (Lovell Chen): Primary

Former Mechanics' Institute and Public Library (south and west facades)

Photographs



Block Features

Originally the Mechanics Institute, this building's facade was continuous with the west portion of the town offices, with the same architectural treatment. There were originally three entrances. On the south facade the doorway led to a stairway to the first floor Mechanic's institute reading room (later meeting room). The two doorways on the north end of the west facade and one at the southern end of the west facade serviced the original meeting room (later public and children's libraries). The arched lights above the two southern doors in the west facade have been filled in.

The conversion from Mechanics' Institute to Council and library use in the early twentieth century is not reflected in changes to the facade. In the 1930s renovations a new mezzanine floor was introduced. As a result, on the south facade of the former Mechanics Institute there are steel windows separated by a rendered floor-level band on the two in the two bays either side of the (now disused) entrance. The first two bays of the western facade of this block feature the same steel windows.

Low sawn bluestone-faced accessibility ramps have been added at both the south and north entrances to the building.

The northern and eastern facades of this block lacked parapets or decoration, and the hipped roof is visible from the north.

Integrity

High

Conservation Policies

Essential actions

Desirable actions

Former Mechanics' Institute and Public Library (south and west facades)

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Urgent actions:

- The timber windows generally, and particularly the upper windows, are subject to extreme weathering, with damage to timber, putty and paintwork. This is most urgent for the upper windows on the west and east sides.

There is thin plate-like exfoliation of the bluestone plinth in a number of areas. This is probably a side-effect of producing the original picked finish of the faces of the stone and is unlikely to lead to more substantial damage.

2021 Significance Assessment (Lovell Chen): Primary

Former fire station

Photographs



North facade



West facade

Block Features

The ground floor level was built for the fire brigade in the original 1879 works and was used for this purpose until ca1891. The decorative scheme of this level was a less elaborate than the adjoining Mechanics' Institute facade on the west, instead matching the decorative scheme of the courthouse and the original single-storey post-master's residence. The north facade has a large flattened-arch bay flanked by two narrow arched bays, all of the openings of which are now blanked out. The wide opening gave access to the fire brigade's reel room. There are currently two entrances, one on either end of the of the west facade. The south-most window opening on the west facade has been blocked in flush with the outer face of the pilasters on either side.

The exterior treatment of the first-floor residence added in 1936 reflected the rhythm of the facade below on the west and south, but the decoration was simplified and abstracted in an Interwar Free Classical style. On the west facade residential-scale windows alternate with blank bays with moulding decoration. On the east side the building footprint was extended on the first floor. The addition of a small blocky vestibule entrance and infill under the upper floor extension probably occurred in 1951 when a theatrette was accommodated on the ground floor.

The south entrance on the western facade shares a bluestone faced accessibility ramp with the northern entrance to the former Mechanics' Institute.

Integrity

High

Former fire station

| | |
|-------------------------------------|---|
| <p>Conservation Policies</p> | <p>Essential actions</p> <p>Desirable actions</p> |
| <p>Condition Survey</p> | <p>A list of areas of deterioration of building fabric and appropriate conservation works follows.</p> <p>Urgent works:</p> <ul style="list-style-type: none"> ▪ The fascias and gutters on the east and north sides of the first-floor hipped roof are failing. Gutters are sagging and not draining to downpipes, resulting in water flowing into the soffit area and causing water damages to internal plasterwork and flooring. Gutters and fascias should be renewed. ▪ There is significant cracking in the plaster and probably in the masonry at the junction of the hipped roof and the east face of the former Mechanics Institute. This may indicate structural movement/failure and should be investigated and repaired. ▪ A downpipe on the northern end of the west facade has failed at a joint, resulting in erosion, cracking and staining of the surrounding stucco. ▪ The doors in the west facade are in need of painting and repair. |

2021 Significance Assessment (Lovell Chen): Primary (ground floor)

Contributory (first floor)

West service yard, including fire stairs and toilets and meeting rooms

| | |
|------------------------------|--|
| Photographs | |
| Block Features | <p>(minor edits have been made to this section for clarity by Lovell Chen)</p> <p>In the original 1879 build, the ancillary structure in the southwest corner of the yard accommodated a kitchen for the supper room and a hall-keepers residence. In the renovations of the 1930s the kitchen was put on the first floor and a cloakroom below. The floor levels were altered to match main floor levels in the Town Hall, walls raised, new steel windows and a new roof installed. The exterior was given a new ruled-render finish.</p> <p>Reinforced concrete fire stairs were added progressively in the 1930s, first to the new assistant librarian’s residence and later to the Lodge Room, the balcony in the hall and the Supper Room. This effectively created a light-well at the south end.</p> <p>A mall additional enclosure on the east wall of G11 made after 1979, further enclosing and reducing the extent of the light well.</p> <p>The condition of external fabric of the various structures in the area of the west service yard is largely covered in the corresponding sections in the ground and first-floor survey sheets.</p> |
| Integrity | High |
| Conservation Policies | <p>Essential actions</p> <p>Desirable actions</p> |
| Condition Survey | A list of areas of deterioration of building fabric and appropriate conservation works follows. |

2021 Significance Assessment (Lovell Chen): No significance attributed to minor façade elements, excepting the west elevation of Main Hall (refer below)

Main Hall / Auditorium

Photographs



North facade



West facade (on right)

Block Features

The northern (rear) facade of the hall features a rusticated base level with three bays filled with arch-headed windows. Above this level the bays are defined by paired Corinthian pilasters, with a triangular pediment over the central bay.

The main parapet features a central rectangular pediment above, with ornament at the sides and the date of construction in the centre. The original substantial ornament crowning this pediment is missing, removed along with urns in ca1945. The central high window opening has been filled in with masonry.

The upper expanses of the east and west facades feature decorative mouldings around the window head arches, and decorative inset panels above similar to the north facade. There are no pilasters however, and the flat rendered surface has ruled ashlar markings. The cornice on the north continues around the east and west sides, but the parapet is of much reduced height.

The entrance to the ground floor corridor on the west side of the hall is denoted on the north facade by a slightly set back arched doorway with cornice and parapet above mirroring the decoration of the main north facade of the hall.

Main Hall / Auditorium

Integrity

High

Conservation Policies

Essential actions

Desirable actions

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows.

- The large Victorian clerestory windows of the hall, particularly on the west and north, are showing severe weathering of the paint, timber and putty.
- At the south end of the west wall of the hall, above first floor level, a downpipe is failing at a joint along its length.
- On the flanking ground floor bay with arched doorway to corridor on the west side of the north facade of the hall the render on the main and secondary cornices is deteriorating, discoloured and carrying mould/lichen/moss. The render below the cornice displays crazing and minor cracking.

2021 Significance Assessment (Lovell Chen): Primary

Former courthouse and police station

Photographs



North facade



East facade

Block Features

The presence of the original courtroom space set back inside the external facade is denoted by the pediment visible from the north above the ground floor parapet level of the building. The pediment features deep horizontal and raking cornices and a central oculus. The ground level facades have the same decorative treatment as the bays between the main pilasters of the rear/north facade of the hall, with arched openings and panelled parapets.

The police station and courthouse functions were moved elsewhere in the late 1920s and the building became the Infant Welfare Centre in the 1930s.

The east facade reveals the successive changes to entrances and internal layout in the stucco/render panels in the plinth, which is otherwise of bluestone, and the two blanked out window openings. The position of a garage door on the north end of the east facade installed in the 1930s renovations can be seen in the presence of a continuous strip of rendered plinth over two bays and a pilaster. There is currently no doorway in this facade.

The three-bay loggia on the northern facade was closed in in the 1970s, with a central double door with semi-circular light above and windows inserted into the openings on either side matching the originals on the rest of the facade.

Note the 'ghost' signage 'Commonwealth Bank' on the stucco below the cornice on the north facade, dating from the period after the Baby Health Centre moved out.

Integrity

High

Former courthouse and police station

Conservation Policies

Essential actions

Desirable actions

Condition Survey

A list of areas of deterioration of building fabric and appropriate conservation works follows. For some categories of deterioration and corresponding works which are relevant to the whole site, reference is made to general works recommendation clauses.

The stucco work of this building requires attention in a number of areas, some urgent. The urgent damage to the stucco works is largely on the courtroom building where it extends above the surrounding single-storey part of the building. This area was not inspected at close quarters, but the 2019 Condition Assessment by Redd Zebra (pp.25-26) includes photographs which provide sufficient information to provide conservation advice. The following damage requires urgent attention:

- Severe cracking to stucco and probably within brickwork of the upper sections of two chimneys above east wall of former courtroom (Ballantyne room). These two chimneys should be carefully inspected.
- Cracking in the stucco and possibly brickwork of the top cornice and capping of the former courtroom (Ballantyne room) north end pediment, with staining and proliferation of mould/lichen/moss below indicating penetration of moisture.
- Weathering and failure of the timber fascias of the roof over the former courtroom (Ballantyne room), with staining and proliferation of mould/lichen/moss below indicating penetration of moisture.
- Evidence of cracking in the walls including at corners of clerestory window openings to the former courtroom (Ballantyne room), with previous filling with white substance. Should be monitored for further movement.

Less urgent deterioration of stucco is evident in the following areas:

- Cracking in the cornice of the ground floor cornice and parapet.
- Some erosion of cornice, loss of small particles.
- General crazing of stucco
- Flaking and crazing of the stucco in connection with relatively recent repairs with a cement-rich render/wash which may be exacerbating the problem. This is particularly obvious in the panelled parapet but also occurs generally around the street and other facades.
- Investigate potential for removal of redundant pipe/ductwork and fixings in the roof area
- The chimney at the southwest corner of the former courtroom (Ballantyne room) is corbelled out from the main brickwork

Former courthouse and police station

carcase. The rendering of the corbelled brickwork has fallen off and should be replaced.

2021 Significance Assessment (Lovell Chen): Primary

Former Postmaster's Residence; later council rates office and hallkeeper's residence

Photographs



East facade



Corner of east and north facades

Block Features

Originally this was a single-storey post-master's residence, with an entrance in the central of the five bays on the east facades. All window and door openings had arched heads.

Before 1905 the residence building was given a second storey, also with round-headed windows.

In 1938 the building was enlarged in footprint and the facade completely reconstructed. There were the same number of bays, but wider and separated by giant-order Corinthian pilasters. Flat-headed windows were installed on the ground floor and the existing arched-head windows reused on the first floor. Floor levels were raised. The parapet was lifted and at ground level a plinth level in stucco matched the bluestone plinth of the southern facade. An isolated internal stairway was added within the northeast corner with a door to Layfield Street. The central entrance was replaced with a window.

Integrity

High

Conservation Policies

Essential actions

Former Postmaster's Residence; later council rates office and hallkeeper's residence

Condition Survey

Desirable actions

A list of areas of deterioration of building fabric and appropriate conservation works follows.

Urgent works:

- Previous patching of the stucco under the cornice is failing, with accelerated erosion under and around the repairs.

Non-urgent works

- General crazing of the larger expanses of stucco, extending to cracks in some parts
- Minor losses of stucco to the edges of the cornice over the pilasters,
- Minor holes in stucco from previous fixings etc.,
- Damage to the arris between main wall and doorway at south end of east facade.

Note the stucco of this facade is 1930s and may have a different composition to that of the 1870s parts of the Town Hall.

2021 Significance Assessment (Lovell Chen): Primary