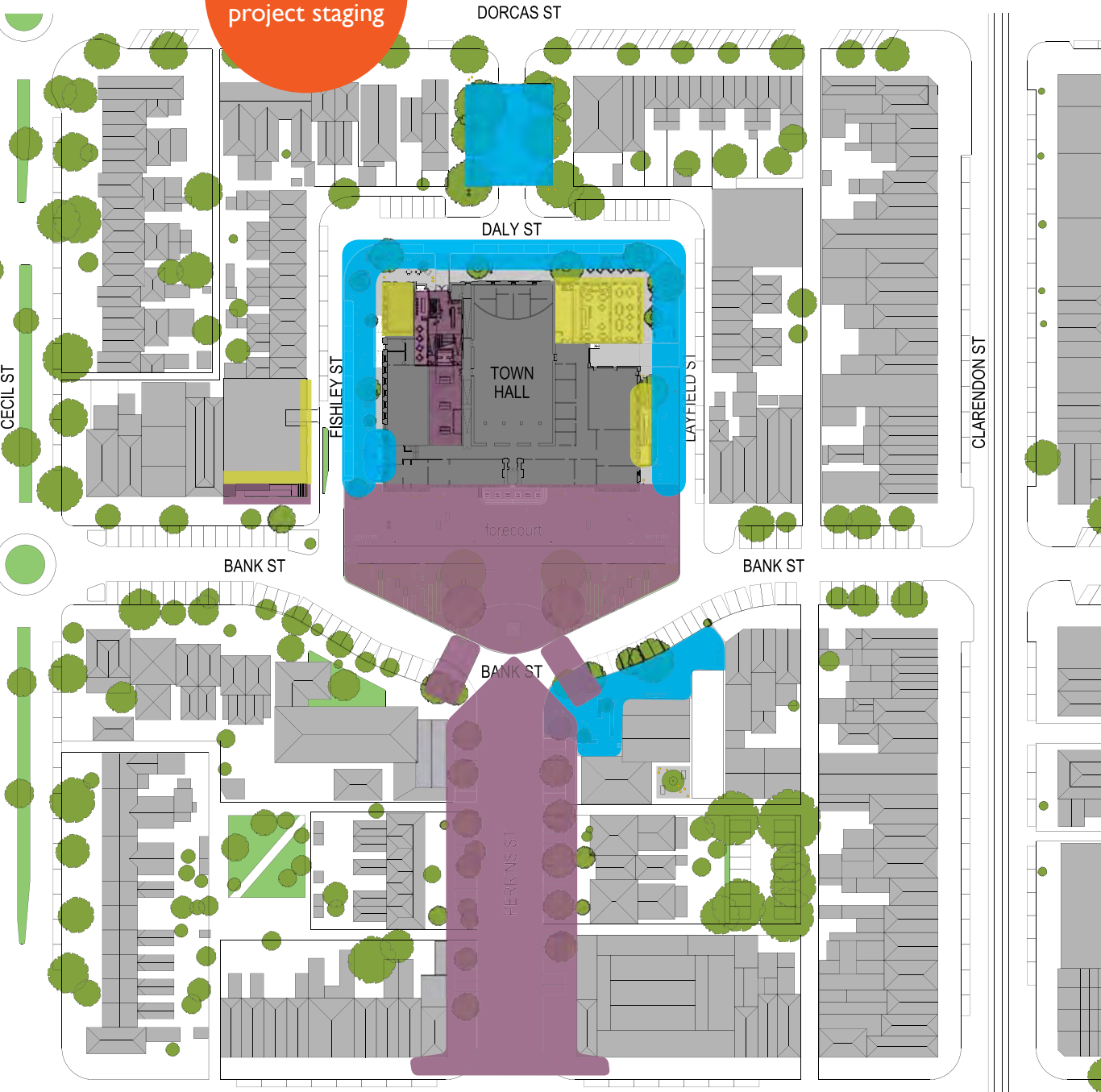


Summary of project staging



Short term

close Bank Street slip lane, trees, paving, lawn and planting to Town Hall forecourt

Provide safe links from forecourt to Library and Police Station

Improve Perrin Street streetscape

works to open up North Courtyard

universal access to 222 Bank Street

Medium term

introduce active uses

Marshall Street bollards

car parking changes in Layfield, Daly and Fishley Street

improved entrance to ASSIST

Library forecourt

Long term

new use Ballantyne Room

new use for the former fire station residence in North Courtyard

improved Fishley Street entrance

facade works to 222 Bank Street

Projects - the North Courtyard

An existing service yard is available to the rear of the building and allows direct access to Daly Street. This north-facing open space could support a range of activities. Greater access to the courtyard will allow the community to better appreciate the civic buildings that once made up the Town Hall complex; post office, court house, fire station, and town hall.

The proposed concept offers a number of scenarios.

In the short term, the wide staircases would be used for public seating during film screening or other performances. With some minor modification over time, the Courtyard space could accommodate a cafe with a north-facing outdoor dining space. This space will create an inviting and engaging experience that is child friendly.

Over the longer term, and with a more substantial program of work, the Courtyard could accommodate a gallery and an informal Auditorium foyer. Additionally, the location of a former Fire Station residence would make a functional home for an artist in residence program. This is of interest to a number of local arts organisations and would continue the tradition of a residence in the Town Hall.

Short term actions:

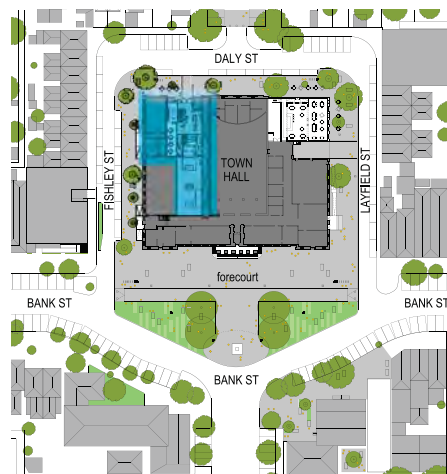
1. Provide alternate bin storage in a discrete fenced area within the North Courtyard
2. Introduce landscaping such as pot plants to change perception from a utilitarian space to one that is playful and enjoyable
3. Investigate the feasibility of re-using the former fire station residence

Medium term actions:

4. Provide alternate toilet facilities
5. Improve accessibility to ground floor facilities
6. Investigate the feasibility of gallery space to show Council's collection and contemporary art

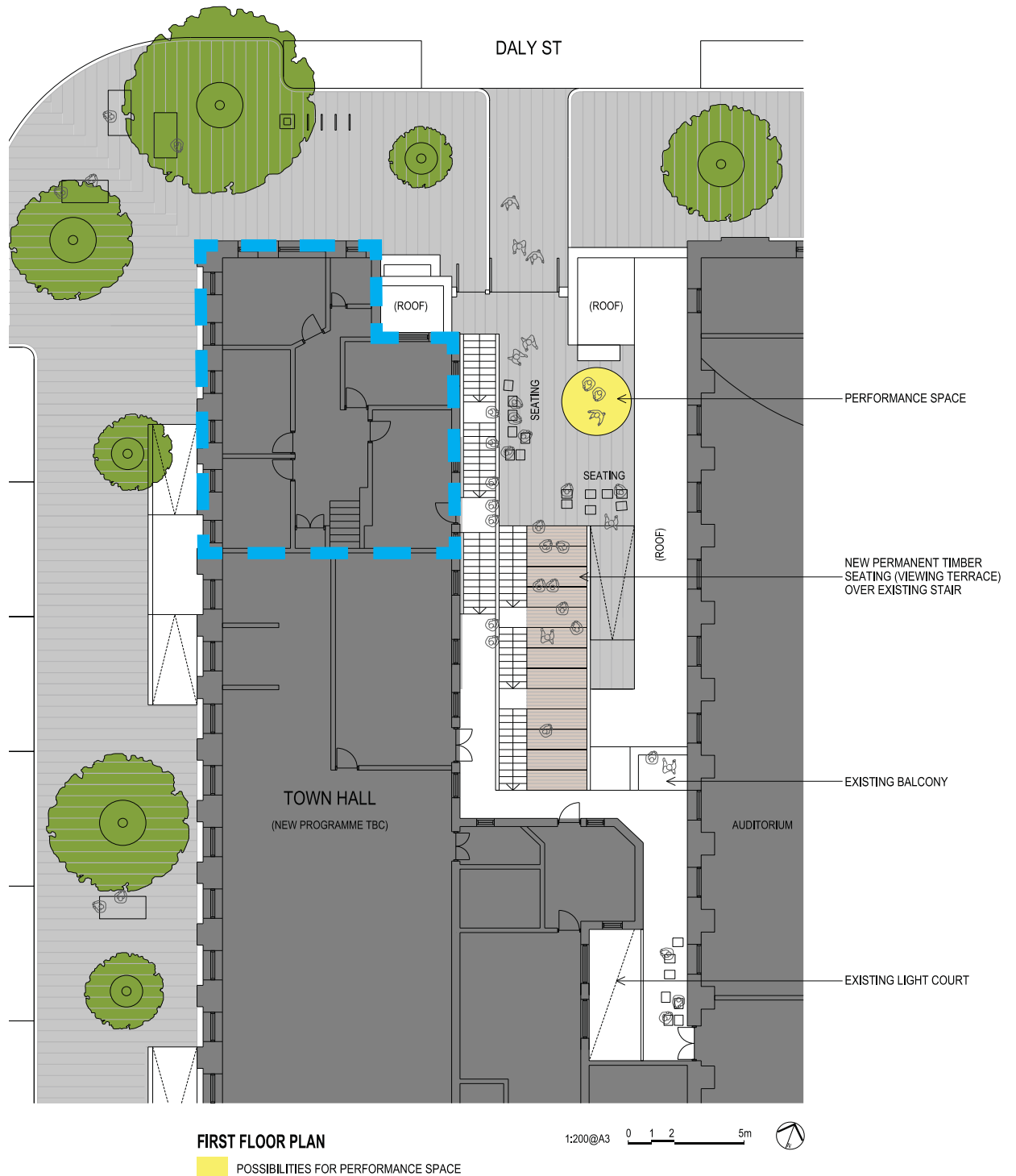
Long term actions:

7. Lease café space



Location plan

North Courtyard



short term plan for North Courtyard, also shown (dashed) is a plan of the old Firestation Master's house

Projects - the Ballantyne Room

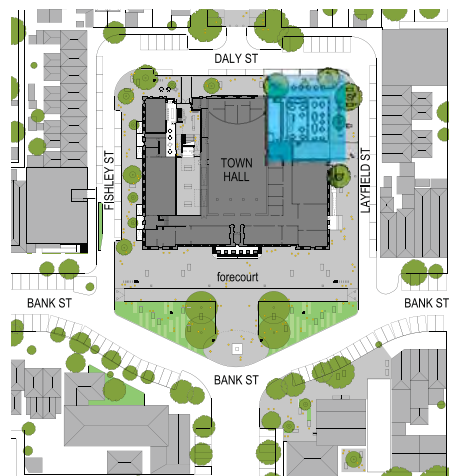
The Ballantyne room was originally a Court House and part of a broader civic function that the building represented when it was conceived. The name refers to the grand chandelier presented to the City of South Melbourne by the locally prominent Ballantyne family.

Changes to the use of the Ballantyne Room are a long term proposition, post the existing use and tenancy by the current tenant, the Australian National Academy of Music (ANAM) and the FareShare student program. Council's current lease with ANAM expires in 2017.

There is an opportunity to utilise the commercial kitchen adjacent to the Ballantyne Room to service a restaurant or a function centre. There are also prospects for limited outdoor dining spaces and public seating areas to wrap around this corner of the Town Hall and take advantage of its northerly orientation and support street activity of the improved footpath environment.

Medium term actions:

8. Investigate feasibility for the Ballantyne Room to be used as a function centre or restaurant
9. Introduce additional outdoor seating to encourage street activity that complements the uses of the Ballantyne Room.



Location plan

Ballantyne Room



Artist's impressions showing Daly and Layfield Street with long term use of the Ballantyne Room as a function centre with outdoor seating.

Projects - Town Hall side entries

The side entries provide access to the Town Hall existing functions, namely Council's ASSIST centre, from Fishley Street, and ANAM's reception, from Layfield Street. The visual address of these should be improved as part of reinforcing less formal connections to the building, but should not detract from the formal ceremonial front entry to the building.

Any built elements should be stand-alone features and limit their impact on the Town Hall building. Views along Fishley Street from Bank to Daly Street and along Layfield Street from Bank to Daly Street will be an important consideration in the design. Heritage Victoria will be consulted. New designs for the entrances should explore the use of story telling and historic images.

In the short term, there will be improved signage and wayfinding in the precinct.

In the future if the tenancy arrangement still require side entrances, the medium and long term actions will be carried out.

In the medium term the legibility of the Fishley Street entrance will be improved. The design will use story telling and historic images as part of the side entry design.

In the long term the Layfield entrance will be upgraded in the space provided by the proposed car parking changes. This will provide access for all and a greater sense of address.

Short term actions:

10. Develop and install improved signage and way finding in this precinct

Medium term actions:

11. Design a more visible western entrance for Fishley Street

Long term actions:

12. Upgrade the Layfield Street entry



Location plan

Town Hall side entries



Exemplar - side entry Fitzroy Town Hall - Library



Exemplar - New York Public Library public entrance



Use of sculpture to highlight a public entrance - Mercury Rising sculpture by Matt Harding

Projects - Town Hall Forecourt

The Town Hall forecourt will be a newly landscaped public square that strengthens the role of the Town Hall as South Melbourne's civic hub. It will be highly flexible in accommodating a range of public events and providing a range of spaces and opportunities. The uses of this space will provide many reasons to visit the forecourt, including formal and informal places to sit and to meet, art to look at, music to listen to, history to experience, a water feature to look at and bicycle facilities to use.

The design will respect the formal nature and heritage of the Town Hall. It will recognise the formal, grand, confident and symmetrical design of the Town Hall. The design will strengthen the relationship between the Town Hall building and the memorial fountain and it will remove existing stepped level changes. The use of the existing lawn areas will be tested to fine tune the future layout and design.

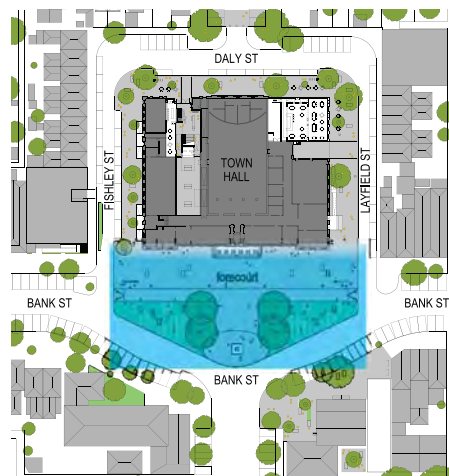
This new forecourt will increase the useable landscaped area and provide public seating set under trees and within low lying planting. It will be accessible to all and create spaces that enable activities and groups to gather as well as allow for quiet contemplation. The design of the forecourt will need to acknowledge that it can be a windy space and design shelter appropriate to enable public use. Design of the space will be carried out in partnership with Heritage Victoria.

The initial concept prepared shows a new bluestone and coloured concrete paving around the Town Hall, extending to Fishley, Daly and Layfield Streets. Any patterning should complement the facades of the Town Hall building and its formal pattern of architectural elements.

The choice of paving material should be based on: ease of maintenance, ability to be re-used, ability to support vehicle access, and within the set construction budget. Options to be considered are:

- Asphalt with bluestone kerb and channel
- Decorative asphalt surfacing pattern
- Bluestone paving
- Coloured concrete paving

Paved areas should be protected with anti skate boarding fixtures.



Location plan

Examples



Example - forecourt of State Library of Victoria, designed by Hassell



Example - seating for relaxed seating, High Line, New York



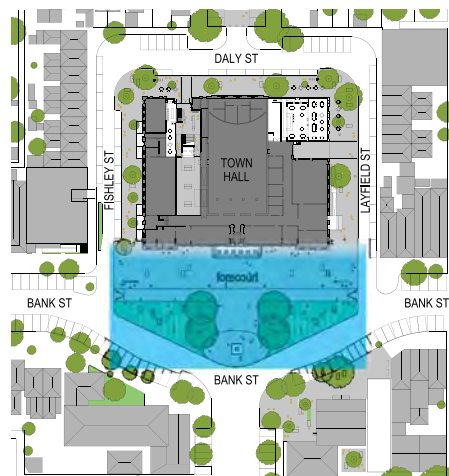
Example - watching an outdoor performance on the steps of the New York Public Library



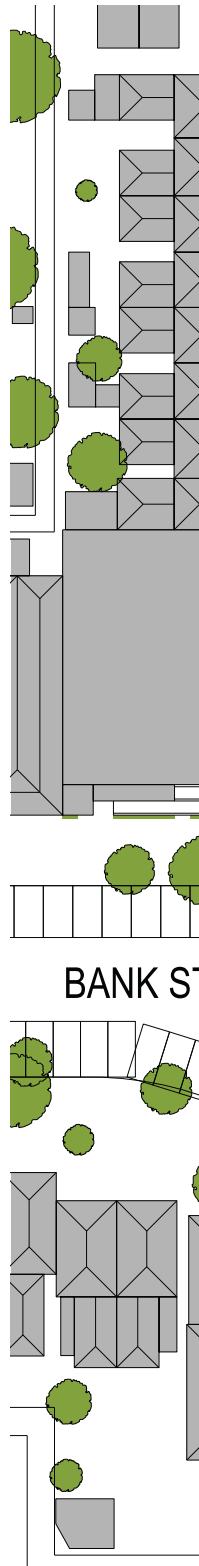
Sketch plan showing view down Perrin Street to Bank Street with changes to the forecourt.

Short term actions:

13. Partner with community and local organisations to increase the use of the forecourt for events, market stalls, exhibitions to occur alongside current uses
14. Provide and clearly delineated occasional vehicle access to the forecourt, instal bollards
15. Document current use of the forecourt to better plan for gaps in use
16. Create a large accessible area for events
17. Install a poster bollard to promote the events in the precinct
18. Design a formal public space to complement the South Melbourne Town Hall
19. Increase the amount of shade and landscaping
20. Design grassed areas for casual use to allow people to lounge in the sun (refer to grassed slopes of the State Library forecourt as an exemplar)
21. Investigate Water Sensitive Urban Design, such as bio retention tree pits
22. Plant deciduous trees to celebrate the seasons and to allow for full views of the town hall building in winter and to provide summer shade
23. Plant understorey plants which are seasonal, fragrant, and colourful
24. Install seats that are contextual to the heritage of the precinct and inviting to use
25. Design a pedestrian connection across Bank Street to Library and Police Station

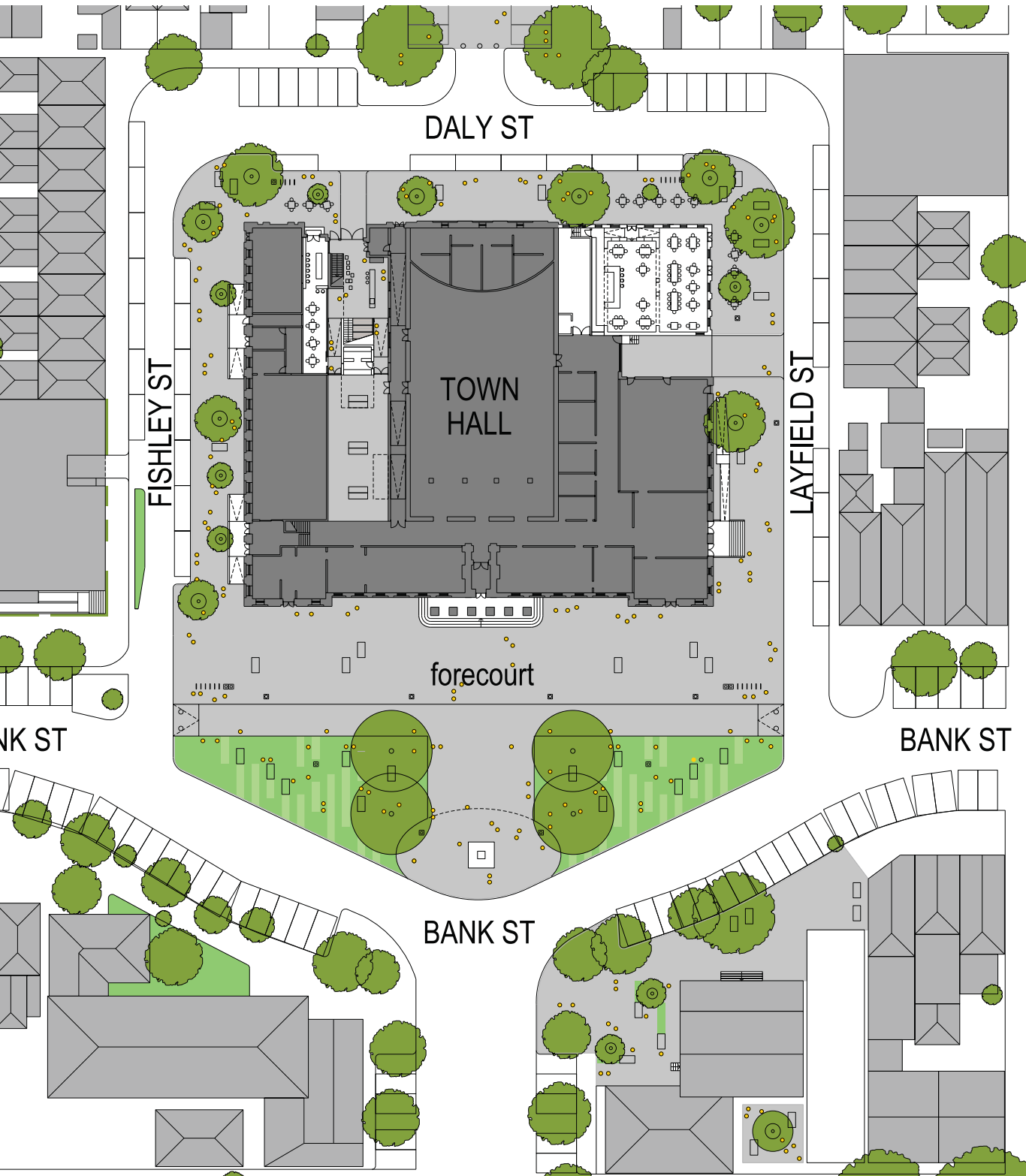


Location plan



BANK ST

Town Hall forecourt



Plan of forecourt - short term

Paving examples



concrete pavers



concrete pavers



small unit pavers



small unit pavers



stone pavers



concrete pavers with metal inset



concrete pavers in asphalt



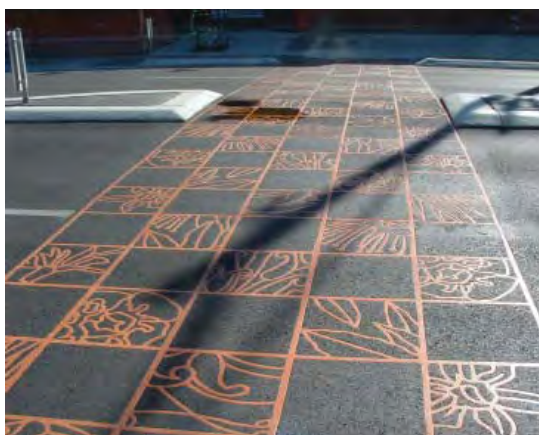
stone pavers set in asphalt



asphalt with pattern applied in asphalt surfacing pattern



asphalt surfacing pattern



asphalt surfacing pattern



asphalt surfacing pattern

Projects - Town Hall setting - road space, car parking and pedestrian amenity

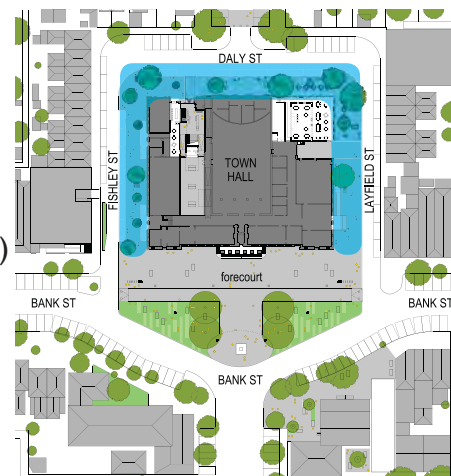
The existing car parking in Bank, Perrin, Fishley, Daly and Layfield streets is generally well utilised (at 80% or above during weekdays). In evening periods the existing car parking is less well used (40%-60%). Traffic and parking utilisation is at its highest during business hours, when a mixture of offices workers, patrons and a portion of residents use the area. Weekend usage is moderate and this is reflected in the car parking restrictions applying from Monday to Friday or Monday to Saturday. Usage of the parking around the perimeter of the Town Hall is mainly associated with Council services, Art Access, and the Music Academy followed by visitors to the area and residents.

The forecourt design is based on a reduction of car parking within the setting of the Town Hall. This will improve the physical setting of the Town Hall building by creating a more generous space for walking and cycling. There will be a staged removal of 32 existing car parking spaces;

- 6 spaces in Fishley Street
- 7 spaces in Layfield Street
- 11 spaces in Daly Street
- 8 spaces in Bank Street drive way (part of Forecourt works)

The removal of this amount of car parking is offset by the benefits including more generous space for walking and cycling and a more appropriate setting to the grand Town Hall building. Also:

- parking will be maintained close to the ASSIST entrance in Fishley Street and in Daly Street, both of which can also service the residential dwellings on the opposite side
- there is Permit Parking available to residents in Fishley and Daly streets during the time when parking utilisation of the area is at its highest during (business hours)
- after hours the utilisation of on-street parking is generally low in Bank Street between Cecil and Clarendon streets
- if events do occur in the evening, the demand for parking is not likely to affect the current availability



Location plan

Short term actions:

- 26. Optimise loading available in the town hall building
- 27. Provide way finding signs to indicate the public transport available in the area as well as the bicycle routes running in Cecil, Park and Moray streets
- 28. Provide pram and disabled crossings to enhance access between the two sides of Bank Street near Perrins Street
- 29. Rebuild all vehicle crossings to 222 Bank Street to current standards

Medium term actions:

- 30. Re-organise car parking in Layfield , Daly and Fishley streets to provide better amenity
- 31. Widen the footpath around the Town Hall building to improve its setting and the general levels of accessibility in the precinct
- 32. Install two accessible parking spaces at end bays in Fishley Street
- 33. Require Green Travel Plans for existing and future tenants of Town Hall as part of lease agreements
- 34. Control event parking demand through event conditions
- 35. Investigate the potential for car share use by tenants and residents

Projects - Marshall Street

Marshall Street has a strong axial relationship with the rear facade of the Town Hall auditorium. This handsome view is framed by a stand of mature street trees. Both should be retained as the key elements of this sub precinct. It also faces North which makes it attractive for temporary year round uses.

In the short term, the Marshall Street car park will be occasionally used as a flexible event zone to hold exhibitions, installations, musical performances and the like. In the medium term, the design of Marshall Street will allow for easy transformation between car parking and event mode. In the longer term, the image of the Marshall Street car park will be improved. Marshall Street will continue to be a car park with ability to be used as a flexible event space. Throughout, the existing mature trees will be retained.

Short term actions:

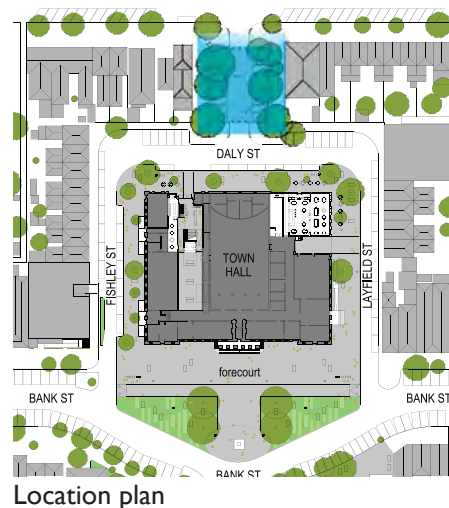
36. Organise temporary road closures to enable temporary event use. partner with community and local organisations to increase the use of Marshall Street for occasional events

Medium term actions:

37. Maintain the use and capacity for car parking
38. Maintain key axial views from Dorcas Street to the rear of the Town Hall
39. Instal bollards to create the ability to close the area to cars to be used as a event space

Long term actions:

40. Establish a cohesive precinct character through paving treatment consistent with the Town Hall forecourt



Marshall Street



artist's impression Marshall Street from Dorcas Street



artist's impression aerial view of Marshall Street



artist's impression Marshall and Daly Street

Projects - 222 Bank Street

222 Bank Street is located on the corner of Fishley and Bank street, adjacent to the Town Hall. The building is owned by Council and is leased to an arts organisation.

The existing building has undergone a number of modifications since it was built in the 1960s. The latest extension is circa 1980's.

In the short term and medium 222 Bank Street, will continue to provide opportunities for the public to access art programs. Improvements to the building universal access needs to be investigated.

In the longer term, improvements to 222 Bank will provide an attractive backdrop to the South Melbourne Town Hall on the corner of Bank and Fishley street and help provide a visual termination of the public space. The arts organisations located in 222 Bank Street to continue to provide art programs for the public.

Short term actions:

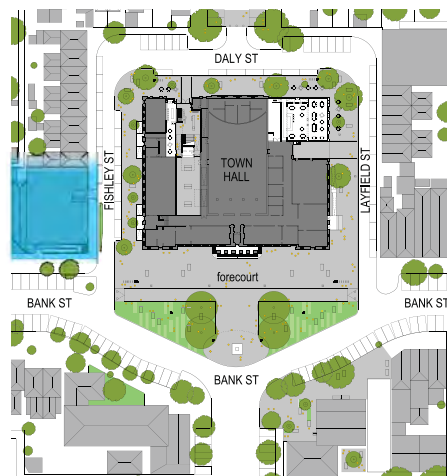
41. Investigate provision of universal access to all levels of the building

Medium term actions:

42. Install a lift to access all floors of 222 Bank Street

Long term actions

- 43. Carry out further consultation with building users about extent of vertical garden
- 44. Maintain light and ventilation to office space investigate a vertical garden to wrap the building form, consider future maintenance
- 45. Establish an attractive backdrop to the Town Hall



Location plan

222 Bank Street



Plan of 222 Bank Street facade improvements



artist's impression view of 222 Bank Street corner Bank and Fishley street



artist's impression Bank Street facade

Projects - Library Forecourt

The library forecourt will be a landscaped space for informal meetings and relaxation. There will be a variety of reasons to visit the library forecourt; including formal and informal places to sit and to meet, art to look at, music to listen to, history to experience, a water feature to look at and use, bicycle facilities to use.

In the short term, the Library forecourt will be designed concurrently with the design of the new Library and Heritage Centre.

Over the medium term to longer term, the library forecourt will provide places to meet and relax to complement the spaces of the Library and Heritage Centre.

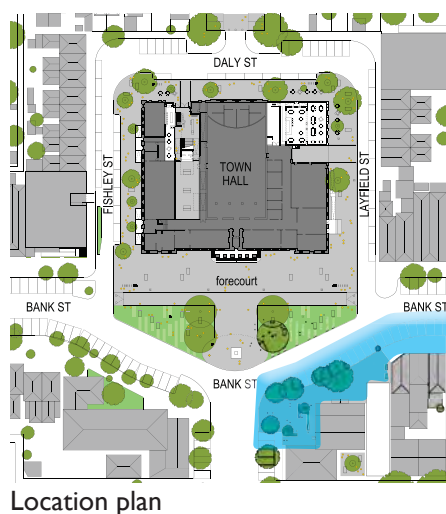
Options to expand open space opportunities in the precinct will be explored as opportunities arise.

Short term actions:

46. Commission the design of the library forecourt
47. Create formal and informal places to sit outside
48. Include trees to provide summer shade
49. Plant understorey plants which are seasonal, fragrant, and colourful

Medium term actions:

50. Explore options to expand open space opportunities in the precinct



Location plan

Library forecourt



Create formal and informal places to sit, example Union Square



Create formal and informal places to sit, example Bryant Park

Projects - Public Art

A curatorial rationale for art in the Emerald Hill precinct will be developed. The rationale will support art that celebrates Indigenous history of the area and tells the history of the precinct and stories of past civic events.

Short term actions:

51. Develop and adopt a curatorial rationale to guide the commissioning process for art in the precinct:
52. Establish a shortlist of qualified public artists

Medium and Long term actions:

53. Commission forecourt artwork

Public art



Example of site specific sculpture by Matt Harding



Example of integrated artwork example, seating by Stephen Newton



Example of site specific sculpture, Caulfield Park

Projects - Lighting and safety

The precinct is perceived to be dark and unwelcoming at night.

Existing building lighting is composed of:

- internally illuminated clock faces on the clock tower
- flood lights located on the roof and aimed at each of the four sides of the clock tower
- two pole mounted floodlights located in front of the building, on the south side of Bank Street and aimed at the building facade

Some of the existing external lighting is not working.

There is ambient lighting around the building from the public street lighting on the adjacent paths which provides some illumination of the building walls. There are heritage street lamps located in Bank and Daly streets.

Improving the lighting of the precinct and the Town Hall will improve the precinct's night time amenity and image. This is an objective of the City of Port Phillip Lighting Strategy which seeks to provide safe access to high profile spaces and public transport connections.

There is a need to balance the benefits of additional lighting with the amenity of adjoining residential uses in Fishley, Marshall, Daly and Layfield streets.

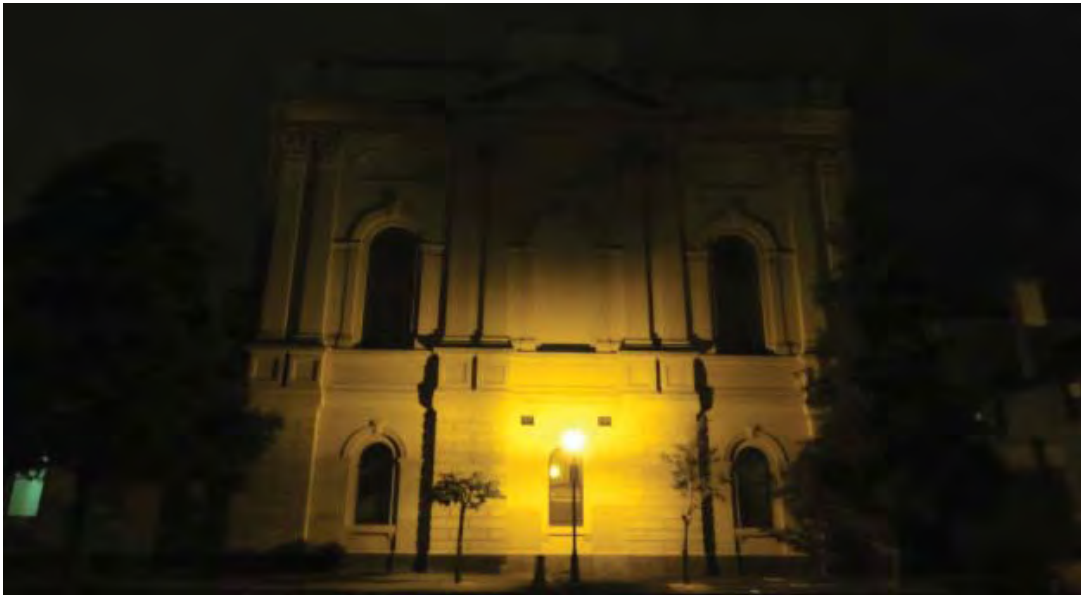
In the short term, light up the fully restored Bank Street façade of the South Melbourne Town Hall, highlighting:

- columns at the main entrance
- columns at two secondary doors
- pediment at front entry
- clock tower
- first floor arched windows
- upper section of walls
- mansard roofs

Current lighting levels



Current lighting levels Bank Street



Current lighting levels Daly Street

Over time, the Daly Street façade of the South Melbourne Town Hall will be illuminated. Also additional general “flood” lighting of the building walls will be installed to ensure that the building can be adequately seen from all viewing distances and angles, and so that there is not excessive contrast with the highlighted feature elements. The lighting will be subtle to complement and not compete with the highlighting of feature elements. Additional lighting will be installed to improve night time appearance, safety and perceptions of safety. The use of pole mounted light fittings, will be carefully positioned to minimise perceived clutter around the building.

In the longer term, improve the uniformity of illumination of the town hall walls and footpaths in Bank and Daly streets. The light distribution from the heritage light fittings is directed sideways and upwards. This results in non uniform illumination of the town hall walls, with some sections of wall brightly lit and other sections unlit.

Short term actions:

- 54. Commission and implement a design to light up the Bank Street facade of the South Melbourne Town Hall

Medium term actions:

- 55. Implement a design to light up the Daly street facade of the South Melbourne Town Hall
- 56. Install new pole mounted light fittings on existing power poles at the rear and sides of the building, with Citipower approval
- 57. Install lighting to improve the pedestrian amenity around the Town Hall, mindful of the adjoining residential neighbours

Long term actions:

- 58. Carry out a night lighting trial
- 59. Replace the optical systems within the heritage lamp posts to achieve a more even illumination of wall surfaces