CONSERVATION MANAGEMENT PLAN

Former Goulburn Town Hall
163 Auburn Street, Goulburn

December 2016

163 AUBURN STREET, GOULBURN

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	4/10/16	LG
B	Draft for Progress Review	18/11/16	GM
C	Edited Draft Report for Review	21/11/16	LG
D	Final for DA submission	9/12/16	GM

CONTENTS

1.0

INTRODUCTION

1.1   REPORT OVERVIEW

This *Conservation Management Plan (CMP)* for the former Goulburn Town Hall, at 163 Auburn Street, Goulburn, has been requested by Goulburn Mulwaree Council with the intention that the document guide the adaptive re-use of the place as the Goulburn Performing Arts Centre (GPAC).

1.2   REPORT OBJECTIVES

The main objective of this *CMP* is to develop strategies and guidelines prior to any future upgrading of the existing heritage buildings and the site for continued use. It establishes the heritage significance of the property, identifies the original features and surviving fabric, and recommends appropriate policies to conserve these in any future plans to upgrade the building.

1.3   METHODOLOGY AND STRUCTURE

This *CMP* has been prepared in accordance with the guidelines contained in *The Conservation Management Plan*, by James Semple Kerr, and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 2013, also known by its more common title *The Burra Charter.* The *Burra Charter 2013* and The *Australian Natural Heritage Charter 2002* both provide definitions, principles and processes, for the conservation of items of cultural significance.

This *CMP* also follows guidelines set out in the *NSW Heritage Manual.* The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the writing of effective conservation management plans.

This *CMP* is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, the assessment of the building's significance, options for ongoing use of the building including constraints and opportunities, and an outline conservation works schedule, while the final section contains an ongoing maintenance strategy.

Figure 1.1
Location map showing the subject site outlined in red.
Source: NSW LPI SIX Maps Website

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1.4   SITE IDENTIFICATION

The subject site is located on the eastern side of Auburn Street, halfway between the Montague Street (to the north) and Verner Street (to the south). It is described by NSW Land and Property Information (LPI) as Lots 11, 17 & 21, Section 2, DP 758468.

1.5   AUTHORSHIP

This report has been prepared by Lara Goldstein, Heritage Consultant, and Garry McDonald, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6   REPORT LIMITATIONS

While this report is limited to the investigation and analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this *CMP*. An archaeological Assessment of the site has been prepared by Edward Higginbotham & Associates Pty Ltd.

1.7   DOCUMENTARY AND PHOTOGRAPHIC SOURCES

Primary and secondary documentary material utilised in the preparation of this *CMP* has been sourced from the State Library of New South Wales, Goulburn Mulwaree Council, Goulburn Mulwaree Local Studies Library, Goulburn & District Historical Society, NSW State Records and the NSW Land Titles Office.

1.8   ACKNOWLEDGEMENTS

GBA Heritage acknowledges the kind assistance provided by the Goulburn & District Historical Society, and the Goulburn Mulwaree Library - Local Studies Collection in sourcing some of the material used in this report. In particular, we wish to thank Gary White, Linda Cooper and Daphne Penlaver from the Goulburn & District Historical Society, and the Local Studies Librarians at Goulburn Mulwaree Library, for their assistance and information provided for the historical summary of the site.

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2.0
HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The town of Goulburn is located in the local government area of Goulburn Mulwaree Shire in the southern tablelands area of New South Wales.

Exploration of the region can be traced back as early as 1798 however it was the exploratory expeditions of Hamilton Hume, Charles Throsby, James Meehan and John Oxley in 1817-1820 which brought European settlers to the Southern Tablelands after the region was found to have both good grazing and crop growing potential.[1] From this discovery grew an established local wool production and sales industry for which Goulburn is still associated. Hume and Meehan gave the area the name 'Goulburn Plains' in 1818, named in honour of Henry Goulburn, the British Secretary of State for War and the Colonies.[2]

Figure 2.1
1825 map of New South Wales. Goulburn has not yet appeared on maps (approximately indicated with a red arrow).
Source: National Library of Australia, Call No. MAP NK 2456/114, ID http://nla.gov.au/nla.obj-240482149

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1   Goulburn Mulwaree Council, *Goulburn Mulwaree Heritage Strategy 2015-18*
2   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney

Market centres were established along the major routes south of Sydney as settlers moved into the newly discovered pastoral lands. Goulburn didn't appear on maps until 1828, when the old township of Goulburn Plains was surveyed. The Goulburn of today is made up of two earlier townships.[3] The old township (now North Goulburn) was located near the junction of the Wollondilly River and the Mulwaree Ponds.[4]

The new township of Goulburn was marked out and created (gazetted) in 1833 after the NSW Governor Burke visited the old township in 1832 and objected to the location because of its tendency to flood.[5] He ordered the survey of an area on higher ground to the south west and this became the new administrative centre for the town (now the city centre). The two townships remained physically separated for a number of years by a large pond and swamp before being united around the 1850s by the building of Lagoon Street.[6]

Early maps of the town show that it was planned and laid out in a grid pattern (Figure 2.2 & Figure 2.3). Both the old and the new townships were described by visiting American Quaker James Blackhouse. In his diaries from 1836 Blackhouse describes "*The old town of Goulburn consisted of a courthouse of slabs, covered with bark, a lock-up house, a few huts occupied by the mounted police and constables, a cottage of roughly cut timber, and a small inn, affording tolerable accommodation for such a place, as well as a better house of two at a short distance.*"[7]

While the newer township, having been laid out only a few years prior, was described as the following in 1836 "*about a mile distant, where a few scattered buildings of brick, and other kinds of wood had been erected.*"[8]

Along with the pastoral history, Goulburn also developed as a Garrison town in its early days. A police presence was introduced in around 1830, tasked with protecting the town/people from the highwaymen and escaped convicts (from the penal establishment at Towrang) who frequented the area through the first half of the nineteenth century, through the late 1860s.[9] From this early history developed the town's strong civic presence in the region with the construction of a police station and lock - up, gaol and a court house.

3   NSW Heritage Office and Department of Urban Affairs and Planning, *Regional Histories*, 1996
4   Goulburn Mulwaree Council, *Goulburn Mulwaree Heritage Strategy 2015-18*
5   Goulburn Mulwaree Council, *Mulwaree Shire Community Heritage Study, 2002-2004*
6   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney
7   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney, p44
8   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney, p45
9   Goulburn Mulwaree Council, *Mulwaree Shire Community Heritage Study, 2002-2004*
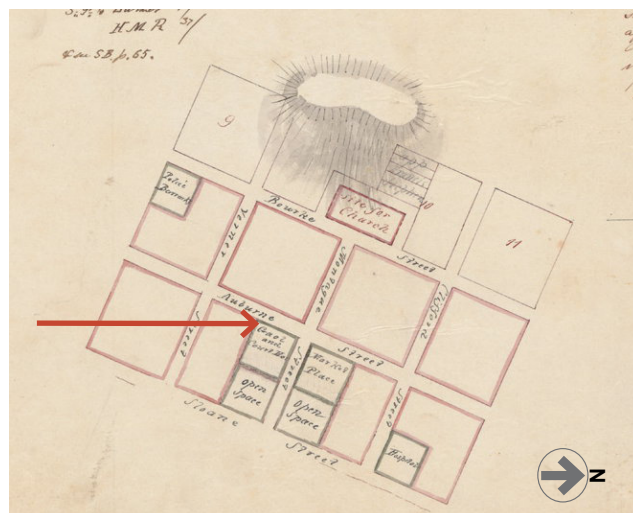
Figure 2.2
1837 map of Goulburn prepared by the Surveyor General (red arrow indicating the approximate location of the subject site).
Source: NSW State Records, Surveyor General sketch book 3 folio 69, ID NRS13886[X754]_a110_000036
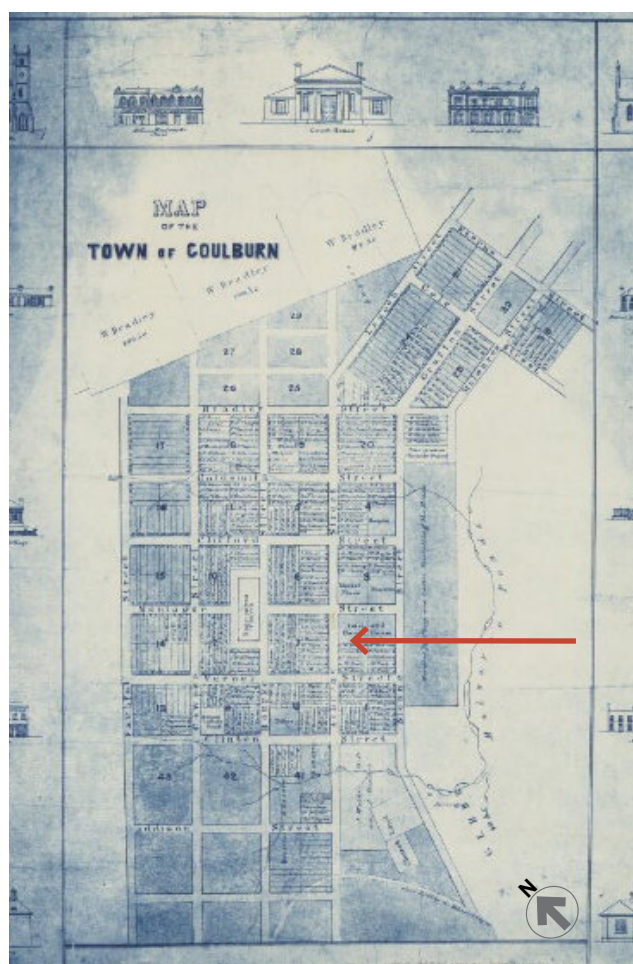
Figure 2.3
1849 map of Goulburn showing the expansion of the town (red arrow indicating the approximate location of the subject site).
Source: National Library of Australia, map of the town of Goulburn, Call No. MAP G8974.G6G46 [184-?], ID http://nla.gov.au/nla.obj-234309898

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

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Gold was discovered in the Goulburn district in 1851 and the discovery brought prospectors to the town of Goulburn which initially experienced a trade boom as a result. Although there were never any significant gold finds in the area, the location of Goulburn, surrounded as it was by other goldfields including Braidwood, Araluen, Shoalhaven and Abercrombie, worked to the town's economic advantage as "*heavily laden Gold Escort Coaches rolled into town to deposit bullion in the banks, and businessmen made a fortune trading picks and pans for nuggets.*"[10]

Goulburn was declared a municipality on the 4 June 1859.[11] The town's growth was reflected in the opening of numerous hotels and pubs, Goulburn's first school (1839), the establishment of a Masonic Lodge (1849), Mechanics Institute (1867) and newspapers including the Herald in 1848, the Argus in 1864, the Southern Morning Herald in 1868 and the Goulburn Evening Penny Post in 1870. Goulburn also became the southern tablelands major ecclesiastical centre, with a Scots church and manse opened in 1841, and becoming the centre of a Church of England bishopric in 1863. Goulburn also became a Roman Catholic diocese in 1867 following a Royal Letter Patent issued by Queen Victoria in 1863 which unofficially declared the town a city (for ecclesiastical purposes).[12] Following the establishment of the diocese, in 1874 construction started on St Saviour's Cathedral (dedicated 1884) designed by the leading colonial ecclesiastical architect, Edmund Blacket.[13]

Goulburn was officially proclaimed a City on the 20th March 1885.[14]

The city was linked to Sydney by rail in 1869 with the construction of the Goulburn railway station, officially opened by Governor Lord Belmore on 28 May 1869 and commemorated by the large oak tree standing in Belmore Park, planted by Lady Belmore.[15]

After the railway arrived in Goulburn the city's importance as a centre of governance, administration and commerce in the southern tablelands of NSW saw the city enter a boom period in the 1870s and 1880s with a number of important district public buildings built including a new Post Office building on Auburn Street (1881), a new Goulburn Gaol located just outside of the town centre (1884) prominent Court House facing Montague Street (1887) and new police Station (1885), all designed by Colonial Architect James Barnet, as well as a new Town Hall on Auburn Street (1887), and Goulburn Base Hospital located on Goldsmith Street (1888).[16]

To date the city has continued to maintain its importance as a regional centre in terms of transport, governance and commerce.[17] The current council was formed in 2004 when Goulburn City Council amalgamated with Mulwaree Shire Council renamed Goulburn Mulwaree Council.[18]

Figure 2.4
Goulburn depicted in 1916 by artist John Campbell, an established urban centre
Source: Australian War Memorial, Goulburn in wartime, ID ART91194

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10   Goulburn Post, Thursday 11 August 2013, *The 1850s...living in the Golden Years*, p1; New South Wales Government Gazette, Colonial Secretary's Office, Sydney, 2nd February, 1982. *Coneyance of Gold Between Goulburn and Sydney*, Friday 6 February 1852, Issue No. 16, p243
11   Heritage Council of New South Wales, *Goulburn Post Office*, 2008
12   NSW Heritage Office and Department of Urban Affairs and Planning, *Regional Histories*, 1996
13   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney
14   Department of Lands New South Wales Government Gazette Proclamations and Legislation, *Goulburn*, Friday 20 March 1885, Issue No. 121 Supplement, p1865

15   Goulburn Evening Penny Post, Thursday 19 March 1903, *The Early History of Goulburn*, p2
16   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney
17   Goulburn Mulwaree Council, *Goulburn Mulwaree Heritage Strategy 2015-18*
18   Goulburn Mulwaree Council, *Mulwaree Shire Heritage Study*, 2002-2004

2.2 EARLY OWNERSHIP AND USE OF THE SITE (1850s - 1880s)

The subject site was originally part of the Crown reserve occupied first by the old court house, gaol and police lock up. The gaol and lock up were removed to make way for the Goulburn Post Office (built 1880-1881) and the new (current) court house built in 1885-1887. The old courthouse (facing Sloane Street) was retained and integrated into a new two storey police station designed by architect James Barnet in 1885.[19]

There are references within newspapers and books of the time that mention early buildings that occupied the site of the Town Hall prior to construction of the building, which began in 1887. In particular there are references to a lock-up building (associated with the old gaol) and a fire brigade building/shed, both of which indicate earlier uses of the subject site prior to 1887. Early maps dating from 1850 (Figure 2.5) and 1859 (Figure 2.8) respectively show the old gaol and courthouse site bound by Auburn, Montague and Sloane Streets. A small square building marked 'lock-up' has been mapped, close to the gaol building and fronting Auburn Street, in the approximate location of the subject site.[20]

The use of the site by the Fire Brigade prior to the construction of the Town Hall is also identified on the 1859 map, as well as being referenced across a number of newspaper articles and other written sources. An article written about the early history of Goulburn in the Goulburn Evening Penny Post explains that "*in 1882 a fire station was built near the post-office, but had to be removed to make room for the Town Hall.*"[21]

A Fire Insurance map of Goulburn produced in 1886 shows the site (adjacent to the Post Office) with a small single storey building labelled 'Fire Brigade Station' at its south eastern corner (Figure 2.6). This building may be the small single storey pitched roof building visible in a photo taken of Auburn Street in 1885 (Figure 2.7).
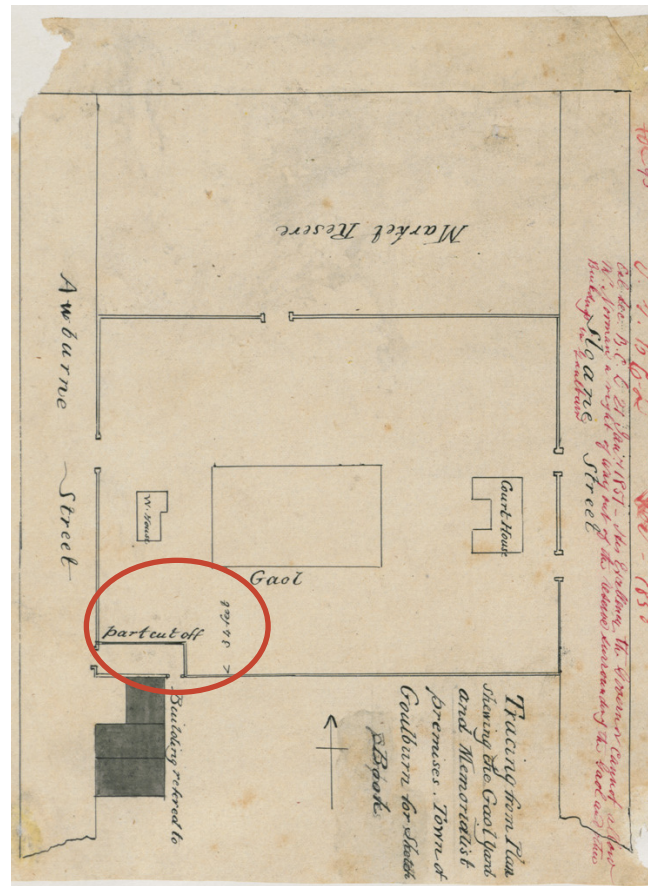
Figure 2.5
1850 map of the Goulburn government reserve on which the former town hall building now stands (location approximately indicated with a red circle). Note the old court house, gaol and police lock up on the same site, and adjacent buildings referred to as memorialist premises.
Source: NSW State Records, 1850, Town of Goulburn for sketch book 5 folio 93, ID NRS13886[X761]_a110_000078
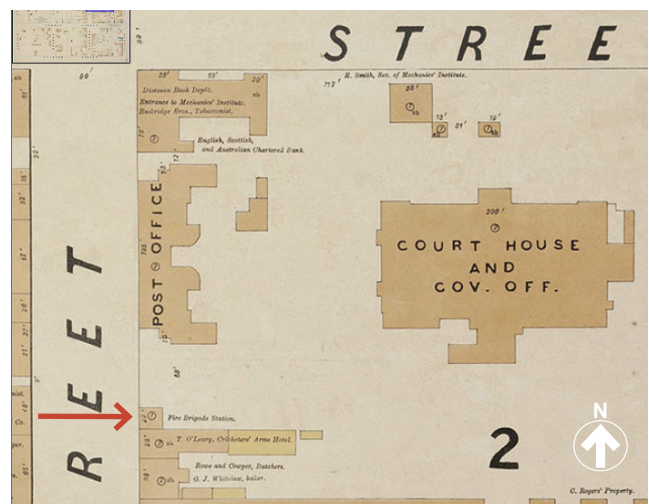
Figure 2.6
Excerpt from the 1886 Fire Insurance map of Goulburn showing a small building labelled 'Fire brigade Station' (indicated with a red arrow) at the south western corner of what is now the subject site
Source: State Library of NSW, 1886, Plan, Digital Order No. a2810001

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19   Irving, Robert, Morrison, Robin, 1982, Reader's Digest book of historic Australian towns, Reader's Digest Services Pty Ltd, Surry Hills, NSW
20   NSW State Records, Goulburn – Plan showing the proposed site of the Telegraph Office within the Gaol and Courthouse Reserve..., Surveyor General's Office Sketch book 8 folio 62, 09 November 1858, Digital ID NRS13886[X770]_a110_000041
21   Goulburn Evening Penny Post, Thursday 19 March 1903, The Early History of Goulburn, p2

One of the concept designs (No. 5) for the Town Hall, prepared by E C Manfred included the retention of the fire brigade shed (Figure 2.13). Although this plan was not the ultimate choice and the shed was demolished it does give an indication of the fire brigade building in relation to the town hall building/footprint.

The site of the proposed Town Hall changed a number of times before the current site was chosen. A site located nearer Montague Street, owned by Goulburn Council was initially intended for a Town Hall (Figure 2.8). However, the Government resumed this site in 1885, and rather than offer the Council money for the site, offered the Council another site instead located next to the Post Office and Telegraph Offices in Auburn Street - where the town hall building was built in 1887-89.[22]
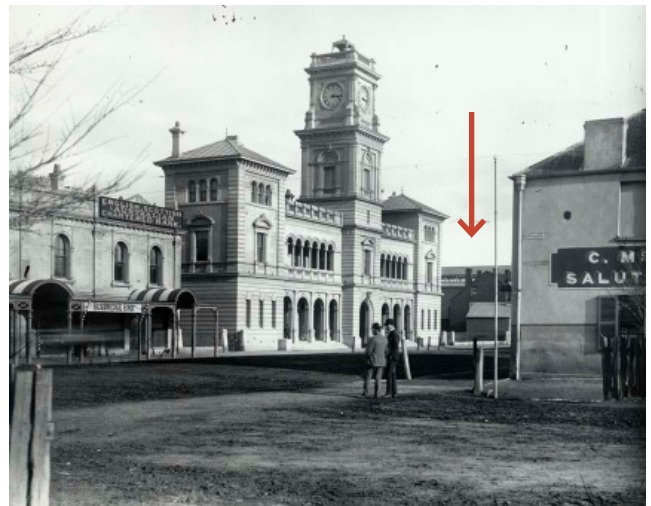
Figure 2.7
1885 photograph taken from the corner of Montague and Auburn Streets looking south towards the Post Office building. The small pitched roof building (indicated with a red arrow) may be located on the subject site.
Source: State Library of NSW, 1885, Goulburn Post Office, Barcode 3025783
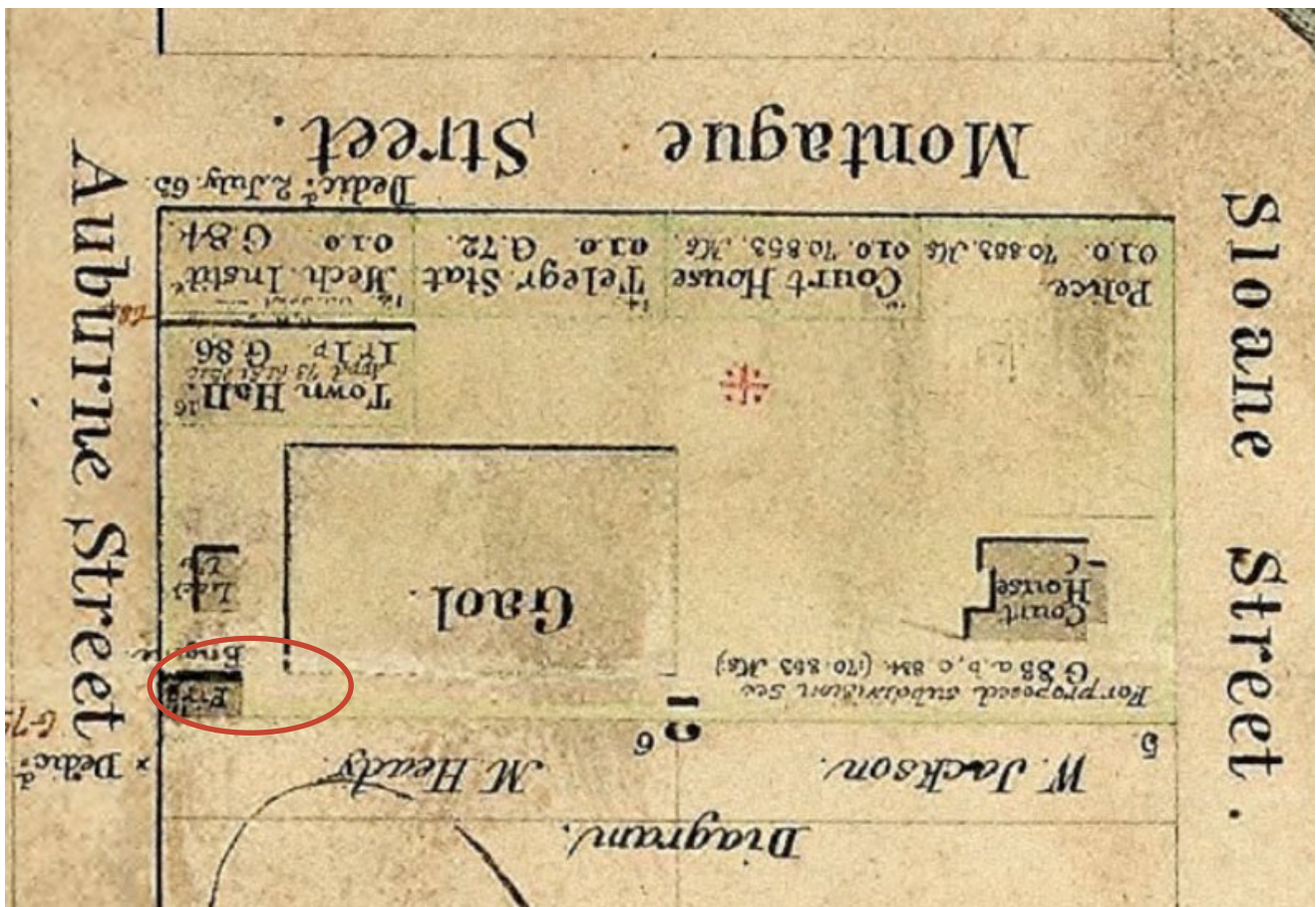
Figure 2.8
1859 Goulburn Town Map exerpt showing the Public Buildings Reserve with the Goal building, the Firestation, Court House and the reserved site labelled 'Town Hall' between the Mechanics Institute and the Goal. The location of the subject site is approximately indicated with a red circle
Source: Goulburn Town Map, 1859, HLRV, image 140798

22   Bowral Free Press and Berrima District Intelligencer, Saturday 20 August 1887, The Goulburn Town Hall, p4

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

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A site survey was carried out in 1887, before construction began on the Town Hall (Figure 2.10). The survey shows the existing buildings on the site of the intended town hall, which is indicated with a red outline and labelling. This survey shows that the site of the town hall was previously occupied by a 'Brick House, part of the Goulburn Gaol. This brick building also appears on the 1899 land grant for the site, although it is not clear when it was demolished. The firestation is shown on the 1887 survey as being adjacent separate to the town hall site. By 1899, when the land was formally granted, the firestation site had been consolidated into the town hall site.

In 1890 the Auburn Street site was dedicated for a Town Hall (revoking the earlier dedication for the fire brigade). By this date the Town Hall building had already been constructed. The dedication of the site confirms that the land was first alienated from the Crown in 1890.[23]

The formal land grant for the site was produced later still, dated 1899.[24] The land title refers to the subject site (Lots 11 and 17, Section 2, DP 758468).

At some point another small portion of land (Lot 21, Section 2, DP 758468) was alienated from the Crown and is now part of the carpark at the rear of the site.[25]

Figure 2.9
1899 Land Grant for the subject site
Source: NSW LPI, Volume 1281 Folio 135

Figure 2.10
Survey of the site for Goulburn Town Hall made on the 2nd March 1887. The survey shows the buildings on the site at the time including a gaol outbuilding 'Brick House'
Source: Goulburn Town Map, 1859, HLRV, image 140798

23   Department of Lands New South Wales Government Gazette, Proposed resumption of Fire Engine Station and Town Hall Sites at Goulburn and Dedication for Town Hall Site, Tuesday 2 September 1890, Issue No. 476 Supplement, p6860
24   NSW LPI, Volume 1281 Folio 135
25   NSW LPI, Prior Title search 21/2/758468; NSW LPI Six Maps

2.3 INITIAL CONSTRUCTION OF THE BUILDING (1887)

COMMISSIONING THE DESIGN

From the first election of the Municipal Council on 22 July 1859 to the construction of the Town Hall building the Council met at a number of locations, including the old Court House on Sloane Street, the Argyle Chambers in Montague Street, and the Mechanics Institute building.[26]

The idea of building a Town Hall for the city of Goulburn was raised a number of times before becoming an actuality. It was first mentioned with the opening of the railway station in 1869 as the Governor attended for the opening ceremony and the absence of a Town Hall was noted.

In 1870 the issue was discussed with a proposal put forward to build a Town Hall on part of what is now known as Belmore Park.[27] At the Municipal Council elections of 1885 the ratepayers voted to borrow money for the erection of a Town Hall,[28] and in 1886 the Council considered purchasing the Protestant Hall Company hall in Market Street to be used as the Town Hall, however this plan fell through.[29]

In 1887 Goulburn architect Edmund Cooper (E C) Manfred was asked by Council to prepare a range of possible designs for a new Town Hall, the site of which had not yet been confirmed. Part of the Crown land/site (already housing the Post Office and the Courthouse) which was then in use by the Fire Brigade was the preferred site and soon after settled on.[30]

E C Manfred produced at least nine different designs for the new Town Hall[31] some of which have survived in the archival collection of the Goulburn & District Historical Society (Figures 2.11 - Figure 2.14).

Figure 2.11
Design No. 2 - one E C Manfred's proposed designs for the Goulburn Town Hall
Source: Goulburn & District Historical Society
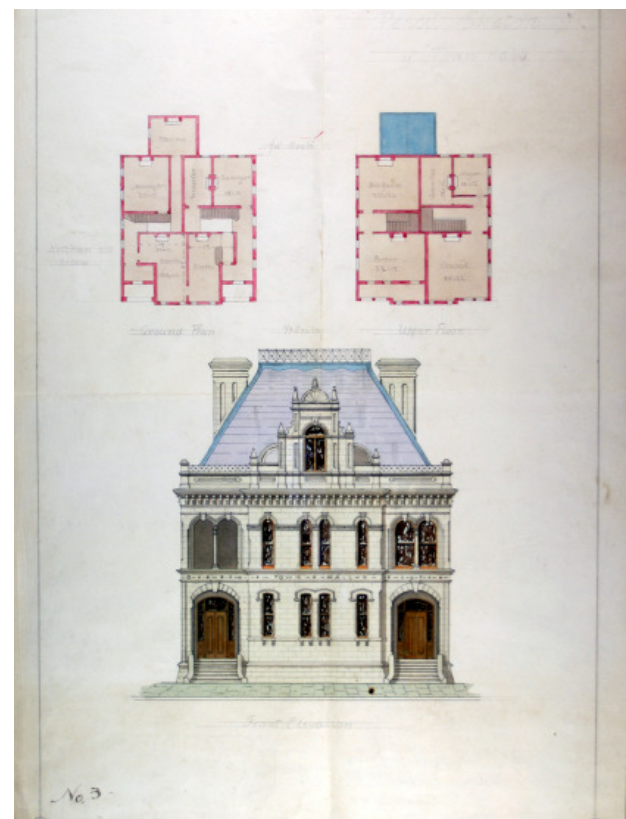
Figure 2.12
Design No. 3 - one E C Manfred's proposed designs for the Goulburn Town Hall
Source: Goulburn & District Historical Society

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26   Goulburn Post, Wednesday 7 March 1990, *Farewell Town Hall*, p19
27   Ibid
28   Bowral Free Press and Berrima District Intelligencer, Saturday 20 August 1887, *The Goulburn Town Hall*, p4
29   Goulburn Post, Wednesday 7 March 1990, *Farewell Town Hall*, p19
30   Ibid
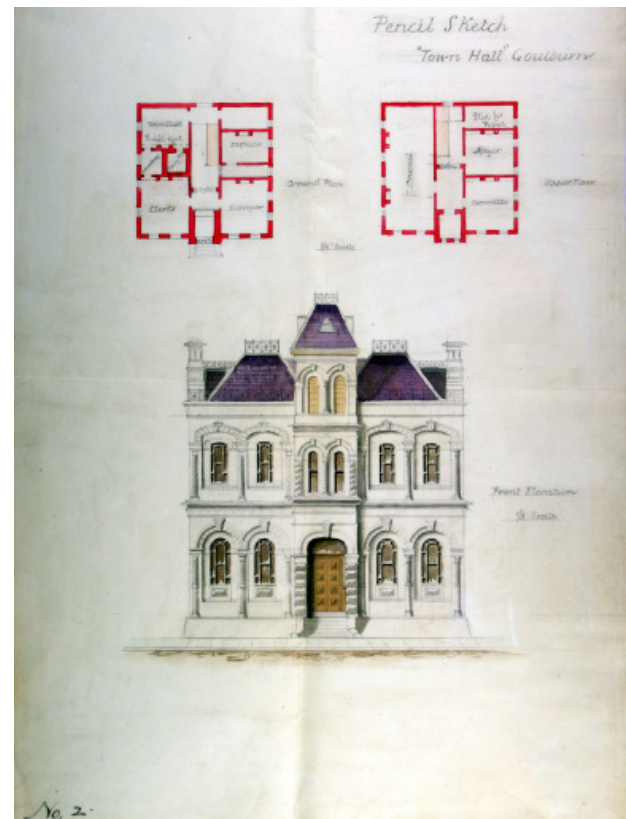31   Goulburn Post, Wednesday 7 March 1990, *Farewell Town Hall*, p19
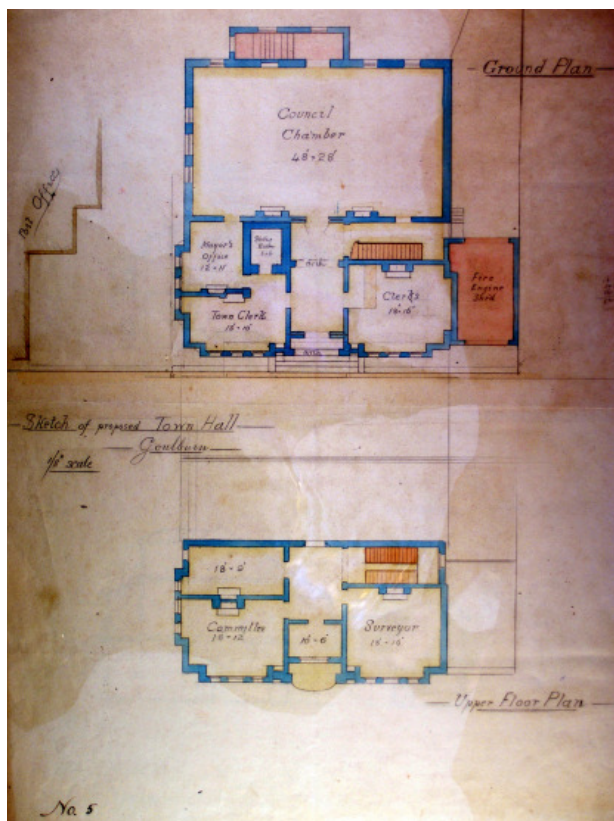
Figure 2.13
Design No. 5 - one E C Manfred's proposed designs for the Goulburn Town Hall
Source: Goulburn & District Historical Society
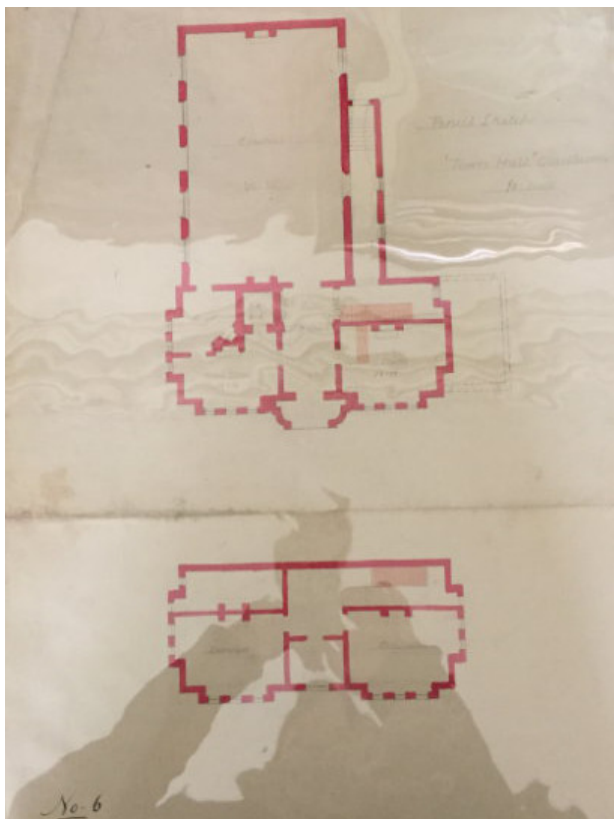
Figure 2.14
Design No. 6 - one E C Manfred's proposed designs for the Goulburn Town Hall
Source: Goulburn & District Historical Society

## DESIGN AND CONSTRUCTION

The Council selected Manfred's design No. 9 as the final choice for the new building (Figures 2.16 - Figure 2.23).[32]

A tender was put out for the construction of the building and local builder William Wilkie won the commission for construction, with a price of £3,439 3s 5d.[33] Wilkie carried out the majority of the work apart from painting, masonry work and plumbing of the building, which were subcontracted out.[34]

Construction began in 1887 with the laying of the foundation stone by the then Mayor Francis Tait, MLC, at an official ceremony on the 19 December 1887 also attended by the Govenor Lord Carrington. The building was completed and opened in 1889 when the then Mayor of Goulburn Mr Henry Shuttleworth Gannon, officially opened the new Town Hall at a ceremony on Tuesday 8th January.[35]

The final design was very decorative with a high pitched hipped roof and tall chimneys (Figure 2.15). The layout of the original building comprised "*an under-ground store, a ground floor, a first floor, and an attic*"[36] as shown in the original plans which are signed by the contractor W. Wilkie.

Figure 2.15
Etching of the new Goulburn Town Hall in 1889
Source: Australian Town and Country Journal, Saturday 16 February 1889, The Goulburn Town Hall, p26

32   Goulburn Post, Wednesday 7 March 1990, *Farewell Town Hall*, p19
33   The Australian Star, Wednesday 9 January 1889, *Opening of Goulburn Town Hall*, p5
34   Goulburn Herald, Thursday 10 January 1889, *Opening of the Town Hall*, p2
35   The Australian Star, Wednesday 9 January 1889, *Opening of Goulburn Town Hall*, p5
36   Bowral Free Press and Berrima District Intelligencer, Saturday 20 August 1887, *The Goulburn Town Hall*, p4

A most detailed description of the new building appeared in the Goulburn Herald on the 10 January 1889:

"THE BUILDING
The appearance of the new hall may perhaps for a structure of this character be considered somewhat too ornate, not to say florid, owing chiefly to repeated contrasts between the bright red of the brickwork and the white of the masonry; but however tastes may differ as to details, most persons will admit that the building forms a distinct architectural improvement to the city.

The walls are of brick on rubble foundations with concrete footings, and the rubble-work is faced with freestone; the brickwork on three sides is built with red pressed brick from Merrylands. The mouldings are in Bundanoon stone.

The elevation to Auburn-street has a very substantial appearance. The lower windows have architraves and corbelled heads, with carved scrolls on top; the door has bluestone steps, and an elliptical head with carved inposts, keystones, etc. carrying a stone balconette above, from which the city fathers can address the multitude when the hall is found too small for the purpose.

The upper windows have moulded imposts and archibolts, and carved keystones. A bold cornice surmounts the whole with the exception of the centre portion, which rises as a gable to a height of fifty-three feet from the pavement.

The roof is very steep and is covered with Welsh slates.

The accommodation comprises entrance-hall, 22' x 10', with sliding doors and internal swing doors; on the left is the town-clerk's office 18' x 11', mayor's office 14' x 10', and strong-room 6' 6" x 5' 6". On the right-hand side is the clerk's office, 18' x 17'; this has been fitted up with counter, etc. Both this and the town-clerk's office contain small lavatories. At the opposite end of the entrance-hall is the council chamber, entered through a large double door; this apartment has a coved ceiling, and is 47' x 28' and 18' high. There are several large windows and two escape-doors besides the entrance-door. As the ground falls away very much to the back, advantage has been taken of it and a cellar has been formed, which is paved and well lighted, and is intended for storing tools and appliances used by the workmen. The upper floor is reached by an easy staircase, and has a surveyor's office 18' x 17', committee-room 18' x 12, inspector's office 18' x 13'. There is an attic floor, but the rooms have not been finished, as it is desirable to let all the timbers settle down and shrink first."[37]

At the formal opening hosted by the Mayor the architect himself, Edmund (E. C.) Manfred, described the building and explained the reasoning behind such a flamboyant design -

"The material used in the erection of the building was more expensive than usually employed in Goulburn; but it was the desire of the alderman and himself to have a building of a style different from that usually adopted in Goulburn, also a building really what it purported to be. In it there were no bricks covered with cement, and no cement marked to represent stone. It was honest and no sham."[38]

According to a former town clerk of Goulburn the original town hall building includes an interesting communication device built into the walls. *"Also in the building is a set of speaking tubes from the early days. They're like speaking tubes in a submarine. They run in a wall from down stairs to upstairs. At either end there was a stopper with a whistle. What you used to do was pull out the plug at your end and blow in it. It would whistle somewhere else in the building and the person up there would pull out the plug and stick it in their ear to the speaker tube and you could carry on a conversation."*[39]

From the time of its construction the Goulburn Town Hall was well received by the council, community and the press. The Council was described as being entirely satisfied with the project and the building in 1889,[40] while The Town and Country Journal described the new Town Hall as *"a very handsome addition to the buildings of that city.*[41]

37   Goulburn Herald, Thursday 10 January 1889, *Opening Of The Town Hall*, p2

38   Goulburn Herald, Thursday 10 January 1889, *Opening Of The Town Hall*, p2
39   Goulburn Post, Goulburn Council (ed.), 2002, *Stepping Back: Goulburn residents remember when*, City of Goulburn, Goulburn (NSW), p10
40   Goulburn Herald, Thursday 10 January 1889, *Opening Of The Town Hall*, p2
41   Australian Town and Country Journal, Saturday 16 February 1889, *The Goulburn Town Hall*, p12

Figure 2.16
E C Manfred's design No. 9 - Front elevation of the final design chosen for the Goulburn Goulburn Town Hall, signed by the contractor W. Wilkie
Source: Goulburn & District Historical Society
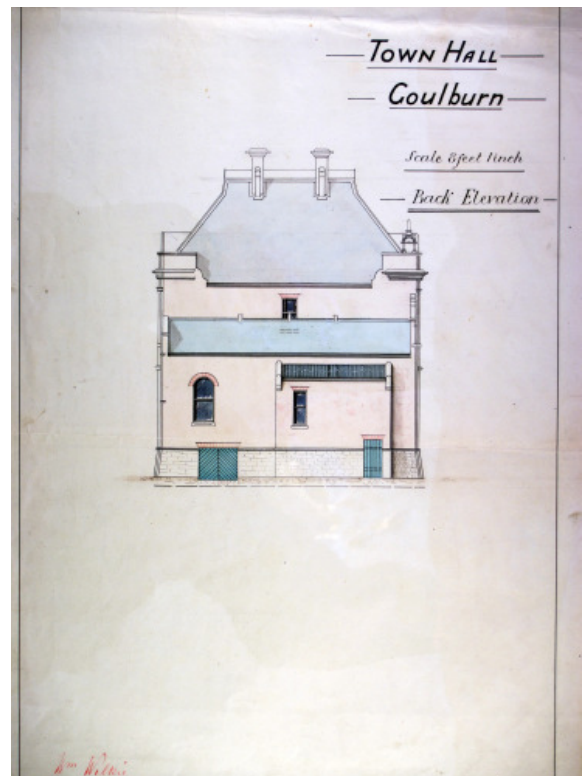
Figure 2.17
Rear elevation drawing
Source: Goulburn & District Historical Society
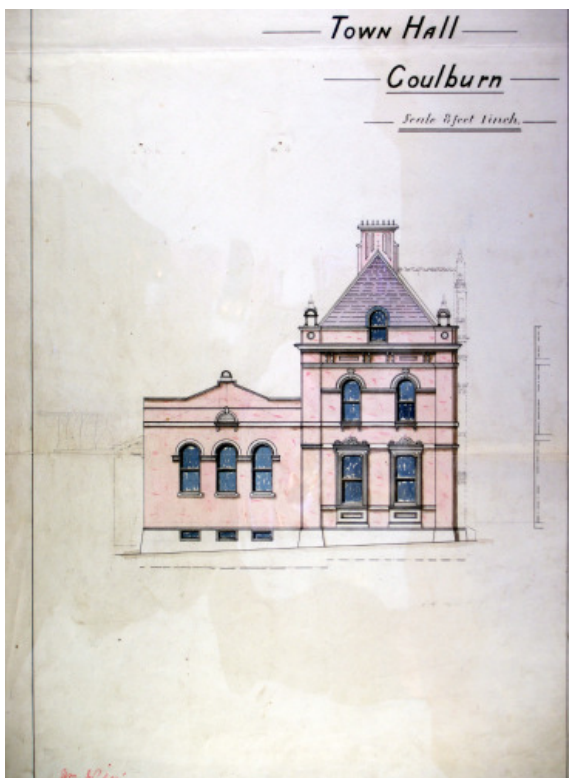
Figure 2.18
Side Elevation (north) drawing
Source: Goulburn & District Historical Society

Figure 2.19
Side Elevation (south) drawing
Source: Goulburn & District Historical Society

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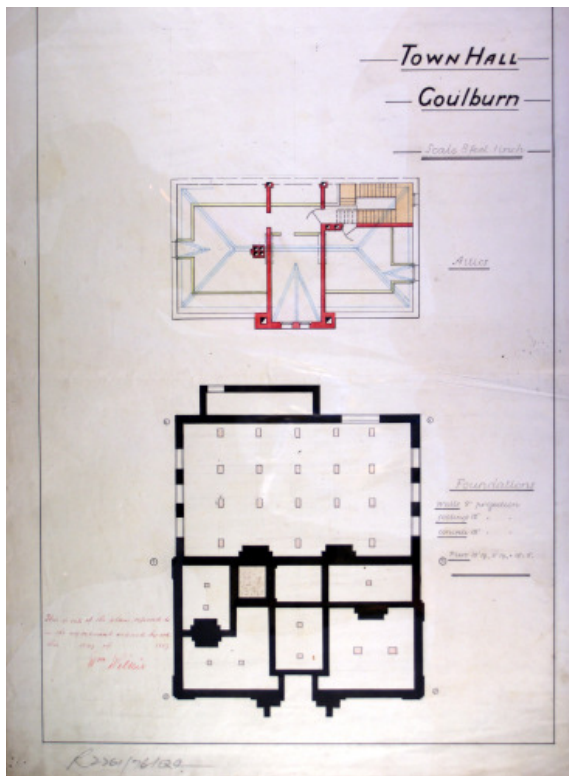
Figure 2.20
Foundation and attics/roof plans
Source: Goulburn & District Historical Society
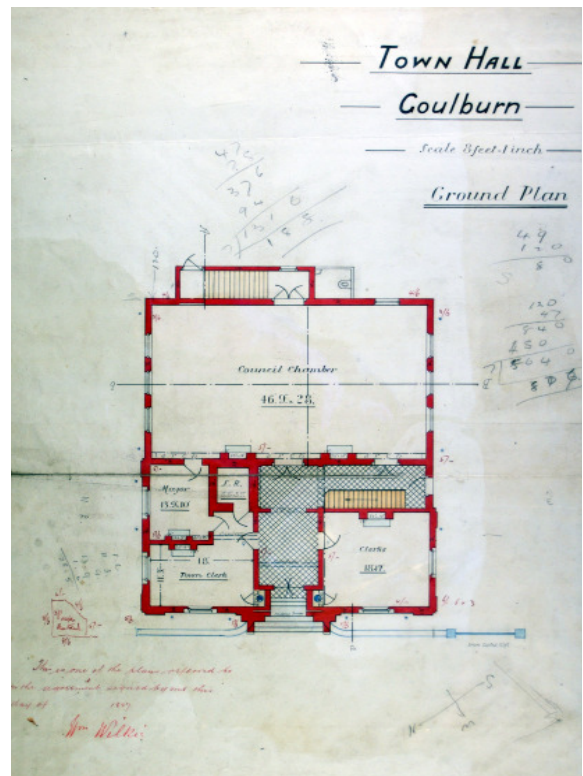
Figure 2.21
Ground floor plan
Source: Goulburn & District Historical Society
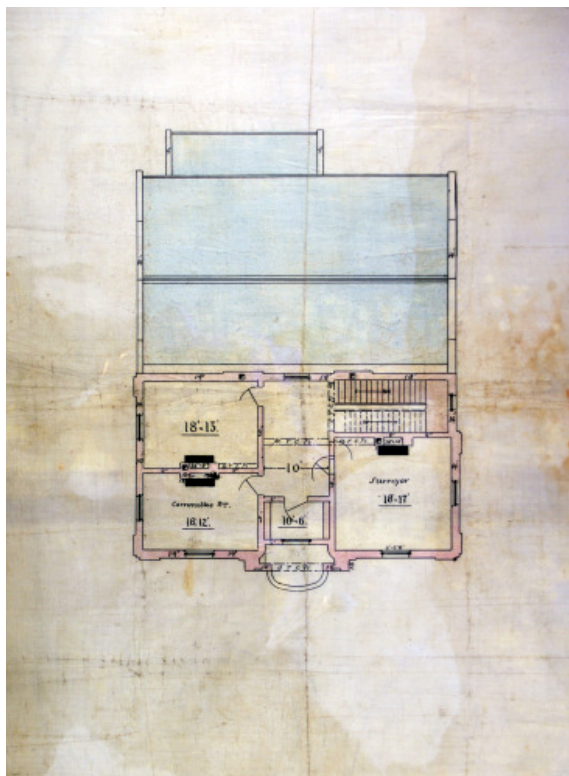
Figure 2.22
First floor plan
Source: Goulburn & District Historical Society
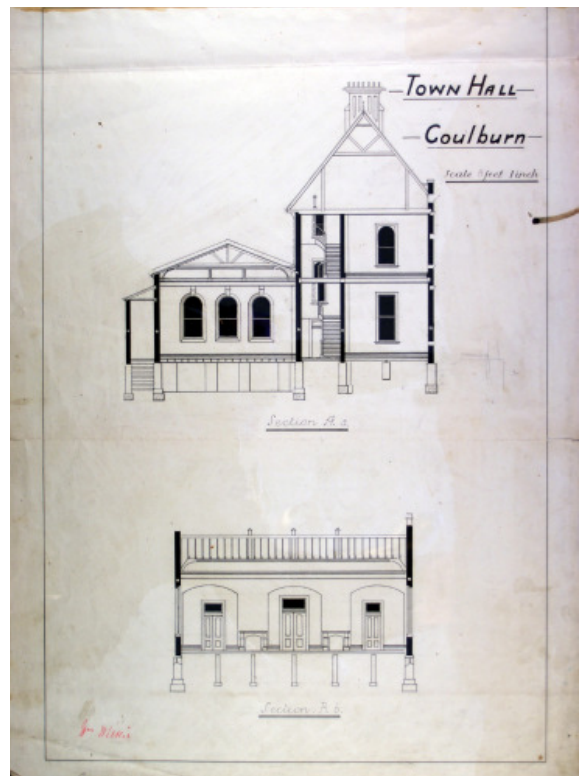
Figure 2.23
Section plans
Source: Goulburn & District Historical Society

Figure 2.24 (Top)
Looking east along Auburn Street in 1900, the Town Hall visible on the right (foreground)
Source: National Archives of Australia, Goulburn Post Office and streetscape, 1905, barcode 3028479

Figure 2.25 (Left)
1909 postcard of the Goulburn Town Hall showing the decorative front and side (northern) facades
Source: Mason, Ernest, Town Hall: Goulburn, N.S.W. postcard, 1909, Goulburn Mulwaree Council Local Studies Collection, PF-1: Image No.2

Figure 2.26 (Bottom)
Undated aerial photo with a red arrow indicating the Goulburn Town Hall before the 1936 addition. The rear of the site is also visible due to the angle of the photograph
Source: Undated, Facebook Group 'Goulburn's Early Days' posted by Tony Richards

GBA Heritage
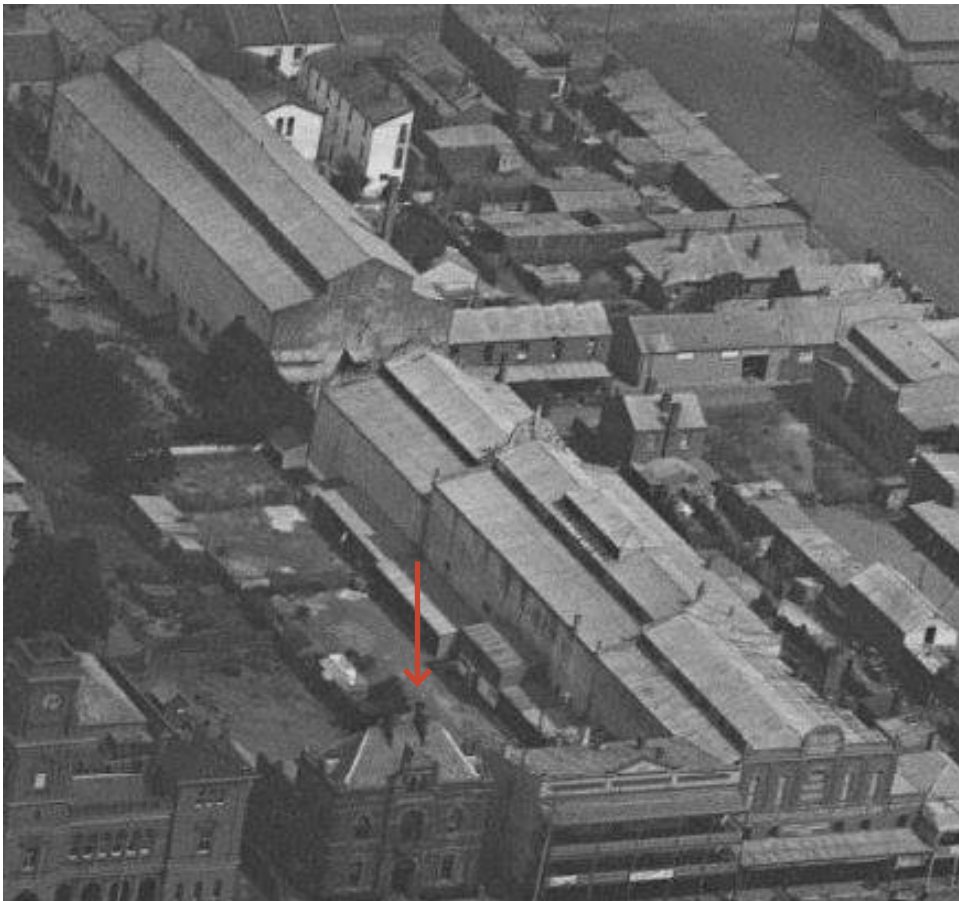
2.4 MAJOR ADDITION (1936)

On the 1st March 1935 a motion was put forward to the Council and subsequently carried, for an alteration and extension of the Town Hall building. The reasoning behind the proposed enlargement of the building was the need for office space for staff as well as additional public spaces, as the Council of 1935 had outgrown the original building.[42]

Architect Herbert Charles (H. C.) Manfred, son of the original building's architect Edmund Cooper Manfred, was asked by Council to draw up plans for the new extension.[43]

The Council considered the incorporation of a theatre into the rear addition, as well as the additional administrative spaces, as a means of funding the entire project.[44] Although this scheme did not eventuate, a set of proposed plans was drawn up with this concept in mind, consisting of a two storey addition including a banqueting hall, offices, kitchen and upper level hall (theatre) with stage and tiered seating, as well as a new council chamber (Figure 2.27 & Figure 2.28).

The final design was more modest in nature, being limited to the conversion of the council chamber hall into offices including the insertion of new ceilings, and the construction of an addition accommodating a new council chamber hall with attached kitchenette, toilets, a few additional rooms, as well as a large basement created as a result of the falling ground level to the rear of the site.[45]

The new alterations and additions were approved by the architect of the Chief Secretary's Department (E B Harkness) in August 1936.[46] Local builder Mr J. Stidwell was given the building contract with a tender price of £3,911.[47] Signatures of both individuals appear on the approved plans (Figure 2.29 & Figure 2.30).

Construction of the new addition and associated alterations to the original building began in 1936.[48]

Apart from the large rear addition to the Town Hall building, a number of other minor alterations and maintenance work was carried out to the building around this time. Changes made to the building included the conversion of the council chamber into offices, demolition of the rear internal staircase,

removal of the iron fence surrounding the front of the building and altering the front entrance of the original building by adding new swing doors to the main entry doorway.[49]

The design of the 1936 alterations and additions reflected their time, with a clear Art Deco influence. The Art Deco design of the 1936 alterations and additions is particularly noticable in the design of the council chamber with its plaster moulded cornices, ceiling and wall column elements, and a pastel colour scheme.
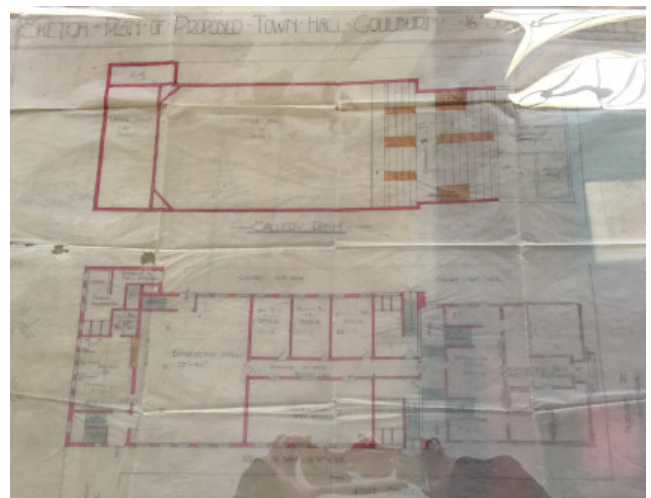
Figure 2.27
Sketch plans of proposed Goulburn Town Hall extension
Source: Goulburn & District Historical Society, Manfred & Son Architects practice files
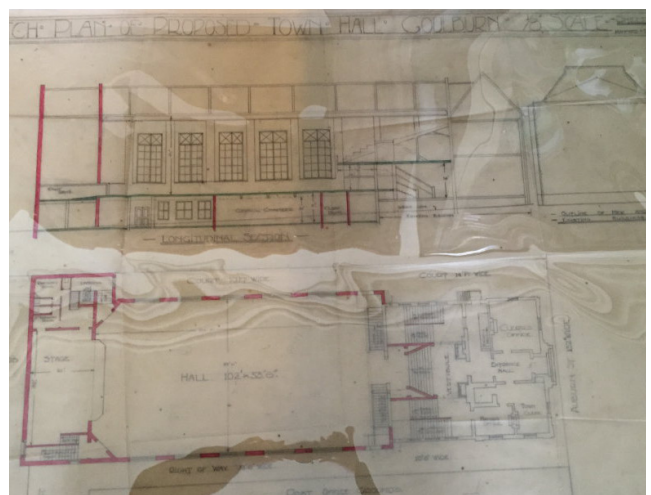
Figure 2.28
Sketch plans of proposed Goulburn Town Hall extension
Source: Goulburn & District Historical Society, Manfred & Son Architects practice files

42   Goulburn Evening Penny Post, Friday 1 March 1935, *Goulburn's Town Hall "City Has Outgrown It" Motion for extension is carried*, p4
43   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney
44   Goulburn Evening Penny Post, Friday 1 March 1935, *Goulburn's Town Hall "City Has Outgrown It" Motion for extension is carried*, p4
45   Goulburn & District Historical Society archives
46   Goulburn & District Historical Society archives, Letter dated 7 August 1936
47   Goulburn Evening Penny Post, Thursday 25 April 1935, *Town Hall Tenders To Be Called*, p3
48   Goulburn Evening Penny Post, Thursday 25 June 1936, *Town Hall Extensions Foundation Work Begun*, p2

49   Goulburn Evening Penny Post, Monday 30 November 1936, *Goulburn Town Hall Improvements To Be Made In Keeping With Extensions,* p1
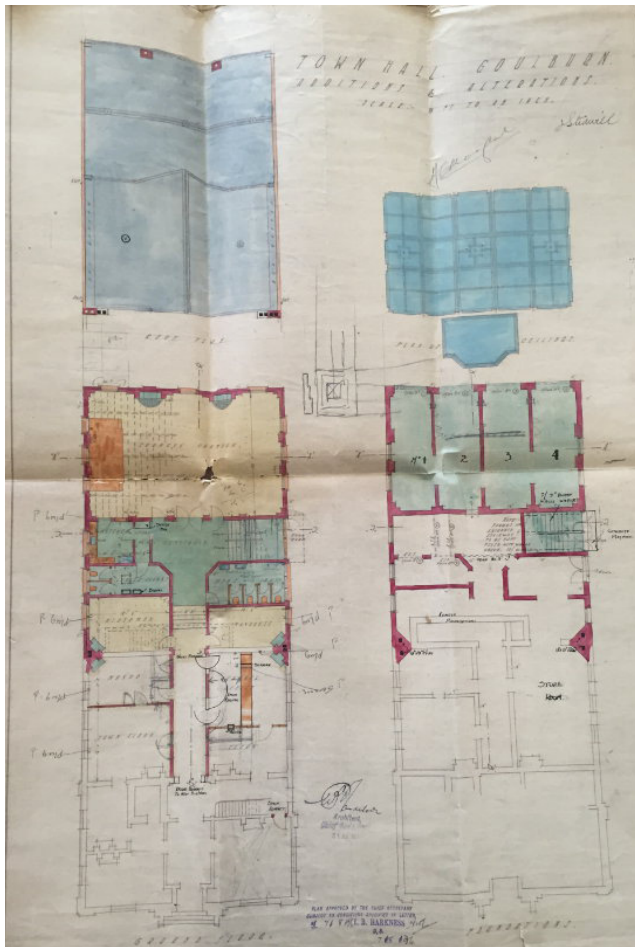
Figure 2.29
H C Manfred's 1935 approved plans for the alterations and additions to the Goulburn Town Hall - floor plans
Source: Goulburn & District Historical Society
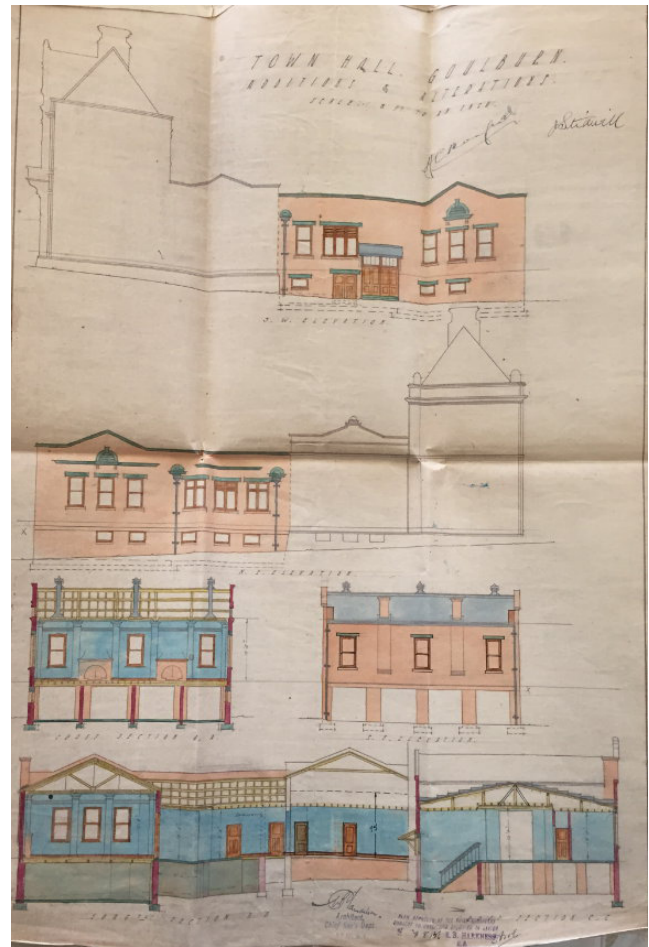
Figure 2.30
H C Manfred's 1935 approved plans for the alterations and additions to the Goulburn Town Hall - elevations and sections
Source: Goulburn & District Historical Society

Figure 2.31
Goulburn council meeting in 1957 taking place in the c1936 art deco style council chamber of the Town Hall
Source: National Archives of Australia, Goulburn City Council NSW, 1957, Barcode 7558776

2.5   SUBSEQUENT CHANGES (1937 - 2016)

Minor changes have occurred to the building since the 1936 alterations and additions to the present day. Maintenance and service upgrades have continued on an as needs basis. In 1937 the Council approved plans to paint and renovate the front offices, and replace the hedge in front of the building with a decorative step design and stone piers topped by ornamental lights flanking the main building entrance.[50] It has yet to be confirmed whether these plans were ever carried out.

In the 1940s an air raid shelter was built under the building. Ken Brown, one of the former Town Clerk's of Goulburn, recalls *"There's an air raid shelter underneath what used to be the town clerk's office. That was built during the war years, in the 1940s...It was built to protect the staff and a lot of old records if we were ever raided during the war."*[51]

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50   Goulburn Evening Penny Post, Friday 15 January 1937, *Town Hall Renovations,* p5
51   Goulburn Post, Goulburn Council (ed.), 2002, *Stepping Back: Goulburn residents remember when*, City of Goulburn, Goulburn (NSW), p10

Other changes relate to the 1936 addition. At some point the rear wall of the new council chamber was altered. Internally the two fireplaces along the eastern wall of the chamber were bricked up and removed (including hearth, grate and surrounds). The council chamber stage which is located along the southern side of the room is shown on the north of the chamber room in the 1936 plans. It is unclear whether the stage was constructed in the existing position or whether it was moved later.

The toilets in the 1936 part of the building also appear to have been altered. The men's and the women's toilets have been switched, with the men's toilet labelled and shown on the 1936 plans now functioning as the women's toilets and vice versa. The countertops and basins, mirrors, urinals and other fixtures and fittings are later inserts.

Externally the northernmost window in the rear facade was converted into a doorway and one of the garage doorways below was bricked up. An access ramp has also been added along the southern side of the building. No dates for these alterations have been able to be confirmed. In 2003 a new external staircase was added to the back of the building.[52] These functional access additions recognised the need for easier access to the building, in response to contemporary expectations. The design of these additions was utilitarian and non descript, being of function rather than of any design merit.

A double width staircase providing access to the vestibule in front of the new council chamber (refer to Figure 2.29) was removed and replaced with cupboard space. The timber doors are still visible externally.

2.6   ADDITIONAL USES OF THE TOWN HALL

As well as a Town Hall and meeting place for the Council, the building has had a number of other uses throughout its lifetime including as a meeting place for a number of local organisations. From 1895 the Baptist Church held services in the building for several years.[53] The Goulburn Chamber of Commerce was formed at the Town Hall during a public meeting on the 28 November 1913 and continued to hold their meetings there for a number of years.[54] Likewise with the Goulburn and District Historical Society which was founded at the Goulburn Town Hall in 1951 and which continues to hold its annual general meetings there.[55]

The former Town Hall has also hosted a number of prominent Governmental figures including the Governor-General (Lord Northcote) who visited and was received at the Town Hall in 1907 for the opening ceremony of the telephone line between Sydney and Melbourne,[56] and NSW Premier Jack Renshaw who met with his Cabinet at the Goulburn Town Hall in 1965.[57]

2.7   CESSATION OF THE CIVIC USE (1990)

McDERMOTT CENTRE (1990 - 2016)
The use of the building as the Goulburn Council Town Hall ceased in 1990 when the Council moved to a new civic building located on the corner of Bourke and Clifford Streets. Goulburn Mulwaree Council still manage and maintain the building. After the Council moved out of the building in 1990 it became a community centre and was renamed the McDermott Centre.[58]

Most recently the building was being used for youth services, as a local senior citizens centre, and the Commonwealth Home and Community Care Program.[59]

Figure 2.32
The former Town Hall in 2016 viewed from Auburn Street showing the front (western) facade and side (northern) facade of the original building and later addition

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52   Goulburn Mulwaree Council records, 67/2003/DA
53   Goulburn Herald, Friday 14 August 1896, *Baptist*, p2
54   Goulburn Chamber of Commerce & Industry, 2014
55   Wyatt, Ransome T, 1941, *The History of Goulburn,* NSW Landsdowne Press (NSW), 1995, Sydney

56   The Sydney Morning Herald, Thursday 11 July 1907, S*ydney-Melbourne Telephone*, p7
57   The Canberra Times, Thursday 22 April 1965, *Premier to visit city*, p29
58   Goulburn Post, Tuesday 9 January 1990, *Town Hall Retires*, p9
59   Goulburn Post, 11 November 2015, *Seniors 'frustrated' by McDermott Centre operations*, p1

2.8   THE ARCHITECT

EDMUND COOPER MANFRED (1856 - 1941)
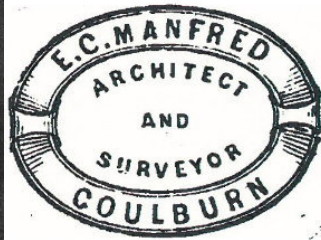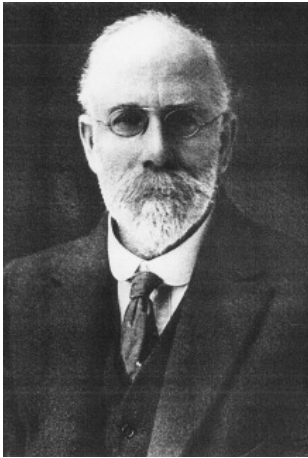
Figures 2.33 & 2.34
The architect Edmund Cooper (E C) Manfred (left) and his professional stamp (right)
Source: Penalver, David, et al, 2013, E C Manfred – Architect and Surveyor, Goulburn, Hypercet printing Goulburn

Edmund Cooper (E. C.) Manfred (Figure 2.33) was born in England in 1856. In 1876 at age twenty he migrated to Australia and settled in Manly, where members of his mother's family were living at the time. Manfred took up architectural training in Sydney, following in the professional footsteps of his father who was an architect and surveyor. He trained as a pupil of the Colonial Architect Edmund Blacket, and also worked with George Mansfield during his initial years in Australia, both of whom drew inspiration from the romantic Gothic Revival design school. Manfred's later work, including his design for the Goulburn Town Hall, reflects the influence that these early professional associations had on his design style.[60]

E C Manfred arrived in Goulburn in 1879, advertising shortly after (in 1880) as "E C Manfred, Architect Montague Street."[61] He may have moved to Goulburn under the direction of Blacket, for by 1882 he had been appointed as Clerk of Works for the Blacket brothers, tasked with supervising the construction of the Cathedral of St Saviour in Goulburn, which was finished in 1884.[62]

After the construction of the Cathedral, E. C. Manfred stayed and settled in Goulburn, raising his family and becoming involved in many local organisations, as well as joining the Masonic Lodge, and being appointed the Secretary and Manager of the Goulburn Gas & Coke Company Ltd. He continued to work as an architect, having registered as 'Architect No. 20' in 1883. He designed numerous buildings, civic, public, and private residences in and around Goulburn. His architectural practice expanded in the early years of the twentieth century (after 1900) when one of his children, his son Herbert Charles (H. C. Manfred) joined his architectural practice, which became known as Manfred & Son.[63]

Manfred passed away in 1941 at Goulburn Hospital (one of his own designs) at the age of 84.[64] He is buried in the family plot at St Andrew's Cemetery in Tirrannaville.[65]

In the course of his professional architectural career E. C. Manfred was highly influential on the town of Goulburn's architectural character. Apart from the Former Town Hall (1887) he was responsible for the design of numerous other buildings throughout the town centre including:

- 236-238 Cowper Street 'Rossneath Academy', later ' Roscrea' (1870)*
- Mechanic's Institute (1881 remodelling & 1928)
- 114 Bradley Street 'Rossneath' (1881)**
- 72 Verner Street 'Marston' (1883)
- Former Town Hall (McDermott Centre) (1887 & 1936)
- The Baptist Church, Bourke Street (1887)
- Dimmey's Store Front and Tower (1887)
- Goulburn Base Hospital (1888)
- Old Fire Station, Montague Street (1890)
- Masonic Temple (1890 & 1928-29)
- 44 Montague Street 'Yurabi' (1891)
- Belmore Park Bandstand (1897)
- 85 Verner Street 'Tarcoola' (1893)
- 20 Church Street (1903)
- Roman Catholic Bishop's House, Verner Street (1907)
- St Saviour's Parish Hall extensions (1912)

* E. C. Manfred's family home by 1900
** H. C. Manfred's family home for a time[66]

60   Penalver, David, et al, 2013, *E C Manfred – Architect and Surveyor,* Goulburn, Hypercet printing Goulburn
61   Penalver, David, et al, 2013, *E C Manfred – Architect and Surveyor,* Goulburn, Hypercet printing Goulburn, p4
62   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney

63   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney
64   Building: the magazine for the architect, builder, property owner and merchant, Vol. 68, No. 5, 24 May 1941, *Obituary The Late E. C. Manfred.*, p61
65   Penalver, David, et al, 2013, *E C Manfred – Architect and Surveyor,* Goulburn, Hypercet printing Goulburn
66   Wyatt, Ransome T, 1941, *The History of Goulburn*, NSW Landsdowne Press (NSW), 1995, Sydney

2.9 BUILDING HISTORY SUMMARY TABLE

The history of the building is summarised further in the following table format:

YEAR	EVENT
1887	Construction of the building began to the designs of architect E. C. Manfred
1889	Goulburn Town Hall building officially opened 8 January 1889
1936	Alterations and additions designed by H. C. Manfred (son of original architect) Included: • internal alterations to the 1887 Building – partitioning of the Council Chamber at the rear of the building (original plan shows this as a single space) • original front doors of the building replaced with new swing doors • demolition of the enclosed staircase at the rear of the original building - south eastern elevation • rear addition to the building including new council chamber and extension of the basement space • removal of front hedge and iron fencing
1937	Council approved plans to: • paint and renovate the front offices, and • replace the front hedge with stone piers topped by ornamental lights flanking the main building entrance
1940s	Air raid shelter built under the building
1990	Council moves out - transfers administration centre to a new Civic Centre
	The building becomes a community centre and renamed the McDermott Centre
Undated (between 1936 and 2003)	Rear building elevation altered with window converted into a doorway
2003	External staircase added to the back of the building to meet the existing doorway
Undated (circa/post 1936)	Toilets altered, men's and women's toilets switched and new fixtures and fittings inserted into both rooms
	Removal of an internal staircase from 1936 addition, external doors retained on southern side facade
	Access ramp constructed along southern side of the 1887 building – to meet the existing doorway
	'New' council chamber altered with two fireplaces along the internal rear (eastern) wall removed

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3.0

SITE DESCRIPTION

3.1   INTRODUCTION

This section describes the current building and its context. It makes use of the historical evidence outlined in the previous section to understand the physical changes that have taken place.

3.2   URBAN CONTEXT

The former Goulburn Town Hall building is located in a prominent position on Auburn Street in the Goulburn Central Business District (CBD). The streetscape is predominantly characterised by two to three storey commercial buildings which represent the layered development of the city.

Auburn Street is a main thoroughfare in Goulburn that runs from Kinghorne Street to Combermere Street (north-south). There are numerous cross streets along the length of the street, with the subject site located on the eastern side of the street, mid way between the intersections with Montague Street to the north and Verner Street to the south.

The height, style and age of the buildings in the immediate vicinity of the subject site varies. With the exception of the Court House to the east, all buildings are built to the street front, with no setback from the footpath. Side elevations vary with some buildings being attached, while others are set back with laneways running between. The side elevations of the former Town Hall building are still clearly visible. A side pedestrian lane on the northern adjacent site provides a setback between the subject building and the Post Office building, while a single width driveway running along the inside of the subject site boundary provides a setback between the subject building and the southern adjacent office building.

Directly adjacent (north) sits the State heritage listed Goulburn Post Office building, with the State heritage listed Goulburn Court House complex located to the east, behind both the Post Office and the former Town Hall. These three buildings together with the locally heritage listed Mechanics Institute building on the corner of Auburn and Montague Street make up a distinctive civic group of buildings that contributes to the historic character of the city.

Figure 3.1
Location map showing the subject site marked with a red circle
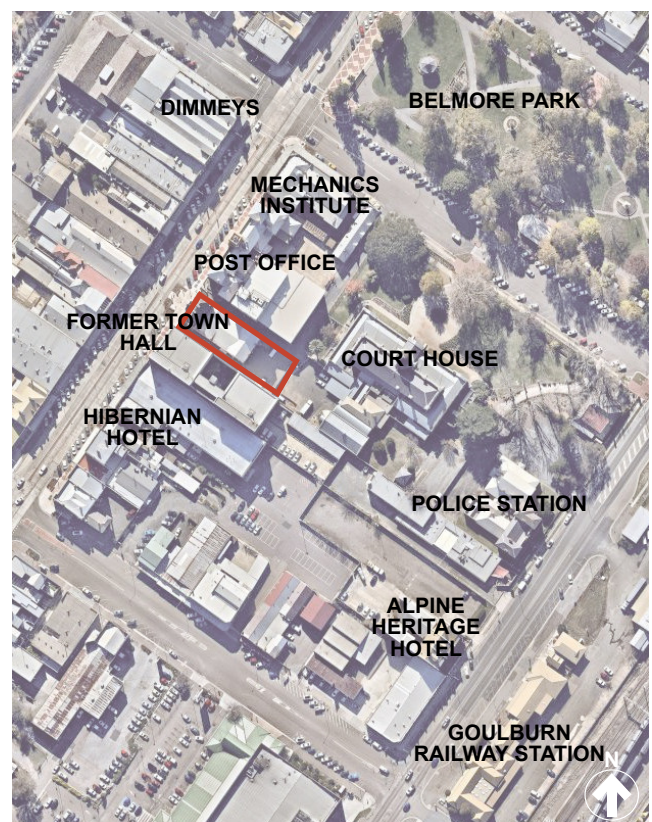*Source: NSW LPI, SIX Maps*

Figure 3.2
Aerial image of the subject site and its urban context. The subject site is approximately outlined in red. Heritage items in the vicinity are as named
Source: Nearmap, 22 May 2016, http://maps.au.nearmap.com/

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The former Town Hall building was the last of this group to be built and is the smallest in terms of scale. However when built the subject building would have been one of the most ornate buildings in the locale with a prominent presence, standing at three storeys, with the high pitched hipped oof and tall chimneys adding further height. The decorative aesthetic and substantial scale of the building have maintained the buildings presence in the streetscape despite development of the area over the intervening years.

The 1880-81 Goulburn Post Office (directly to the north) was designed by Colonial Architect James Barnet. North of the Post Office is the 1860 Mechanics Institute building, on the corner of Montague and Auburn Streets. Still further north, Auburn Street is characterised by a mix of commercial buildings, the urban form broken only for a public park (Belmore Park), resulting in a fairly consistent urban streetscape.

The adjacent southern site accommodates a late twentieth century three to four storey building currently used as NSW Government Offices. A number of two and three storey commercial buildings present to the street between this building and the intersection with Verner Street, resulting in a fairly consistent streetscape.

To the east (rear) the subject site abuts the Court House reserve. The main building complex is set well back from the shared site boundary and orientated to the north east, with only side elevations presenting to the subject site and visible from the former Town Hall.

The western side of Auburn Street, within the immediate vicinity of the site, similarly presents a quite consistent streetscape in terms of scale, with the majority of buildings being two storey. All buildings are built to the footpath, with a mix of ages and styles from Victorian through to twenty first century inserts.

3.3   VIEWS TO AND FROM THE SITE

The location of the building, mid way along a street block with an angled street alignment (north east - south west) means that distant views to and from the building are limited in both directions (Figure 3.3 and 3.4). From the opposite side of the street the 1887 primary elevation is unobstructed.

The access lanes which run parallel to the length of the building from Auburn Street through to the rear of the site (adjacent to the northern and southern site boundaries) provide further views of the building. In particular these side lanes allow for views of both the northern and southern (side) elevations of the building including both the original 1887 building and the later 1936 addition.

3.4   SITE DESCRIPTION

The site falls down gradually from west to east and is a regular rectangular shape with a western (front) boundary of 19.81m, eastern (rear) boundary of 19.96m, northern boundary of 57.2m and southern boundary of 57.46m.

Figure 3.3
Looking north east along Auburn Street from the corner of Verner Street showing the existing streetscape character. The former Town Hall building is indicated with a red arrow

Figure 3.4
Looking south west along Auburn Street from the corner of Montague Street showing the existing streetscape character. The former Town Hall building indicated with a red arrow

Figure 3.5
The entrance to the rear lane which provides vehicular access to the subject site from Montague Street

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3.5 DESCRIPTION OF THE BUILDING EXTERIOR

The existing building reflects two mains phases of development. The original building component, addressing the street frontage, dates from 1887. The architectural style can be characterised as Victorian Second Empire with its high pitched hipped roof clad in Welsh slate, decorative iron cresting and tall chimneys. However the use of red brickwork and stone for decorative effect, central gable and elaborate treatment of the facade reflect the influence of the Federation Anglo-Dutch style.

The 1887 building consists of a three storey portion with high pitched hipped roof (original town hall administration centre) with two tall chimneys. The roof is clad in Welsh slate tiles laid in a pattern of alternating diamond and rectangular bands. A single storey portion with gabled roof clad in corrugated iron behind a pitched parapet is set directly behind the three storey section of the building and contains the original council chamber hall (now altered).

The three storey front elevation presenting to Auburn Street is highly decorative and symmetrical in design with a projecting central bay, and pilaster at either side/corner. At the top of wide tapering steps with metal handrails an entry porch provides access to a set of swing doors. The front doors are set slightly back from a timber framed doorway with detailed transom and fanlight above with the words '1887 - 1990 TOWN HALL McDERMOTT CENTRE' painted in gold.

The base of the building is rubble-faced sandstone blocks. Windows are full pane sashes, square headed on the ground floor and round headed on the upper levels. The external walls are constructed of red pressed bricks with sandstone (Bundanoon stone) [1] mouldings of lower window architraves and corbelled heads, upper window arched heads, keystones, string courses, upper cornice, and carved shell like balconette base topped with a decorative cast iron balustrade. Directly under the central portion of the cornice is set a large block of stone with the words 'Town Hall' inscribed.

A large central Flemish style gable dominates the front elevation, designed around two close set round headed attic sash windows. The gable is constructed in red brick with a semicircular stone pediment including a carved shell motif. Other decorative stone elements of the gable include stylized scrolls and an inscription of the date '1887' between two roses relief carved into a masonry block.

The northern and southern (side) elevations of the building are not symmetrical, although similarities are present. The northern elevation includes square headed windows at ground level, two round headed windows on the first floor and a smaller central semi circular dormer window at attic level. The window designs from the northern elevation are repeated in the first bay of the southern elevation, changing for the second bay in order to accommodate a doorway at ground level (with contemporary accessible ramp), with smaller round headed windows on the two levels above. This section of the south elevation differs from the north with less sandstone moulding.

The later 1936 addition to the building is located at the rear of the original building and only partially visible from Auburn Street. The addition reflects the design of the original building, and utilises similar materials. However the addition is simpler in design than the original building. The walls are constructed of brickwork which extends to the ground and is darker in colour than the earlier portion of the building (red brown) although similar in terms of size and shape to the original bricks. Masonry mouldings are simple in design and include window heads, ventilation head/arch. The gabled roofline of the rear addition is visible only from the rear, with the side elevations behind a pitched brick parapet topped with stone capping.

A chimney is located on either side of the building at the junction between the original building and the new addition, with a further two chimneys spaced along the rear elevation (related internal fireplaces removed). A single (stepped) line of double hung timber windows run the length of the extension, along both the northern and southern elevations, with a line of squared windows to the basement set close to the ground level. A contemporary functional staircase extends from the rear elevation to the carpark at the rear of the building.

A pedestrian laneway runs along the northern face of the building, while a driveway runs parallel to the southern elevation of the building and is no longer acessible to vehicles due to the construction of an accessible ramp. The driveway leads to a rear carpark and the basement of the building (at the rear of the 1936 addition) accommodating three individual garage spaces. Vehicular access to the site is via a rear lane. accessed from Montague Street.

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1   E. C. Manfred, *Specification of the Town Hall - Goulburn*, 1887

Figure 3.6
Building details including flemish gable on front facade, slate clad
mansard roof with cast iron cresting, and tall chimneys

Figure 3.7
The former Town Hall building viewed from the western side of
Auburn Street

Figure 3.8
The northern (side) facade of the subject building viewed from
Auburn Street. The 1930s rear addition is clearly discernible due to
the change is brickwork

Figure 3.9 (Top Left)
Northern (side) facade and partial view of the front facade of the 1887 building. Viewed from Auburn Street. Entrance gates to the adjacent Post Office visible on the left

Figure 3.10 (Bottom Left)
Northern (side) facade of the 1936 addition, of lesser architectural quality than the original 1887 structure

Figure 3.11 (Bottom Right)
Southern (side) facade of the subject building viewed from Auburn Street. Driveway entry and gate, with recent access ramp behind visible

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

GBA Heritage

Figure 3.12
Brick pier and chimney along the southern elevation of the building dating from the 1936 phase of construction amd indicating the junction between the 1887 building (red brick) and the 1936 addition (darker brown brick).

Figure 3.15
Looking north east across the subject site carpark. The adjacent Court House building is visible directly beyond the rear boundary fence. The later addition to the Post Office building is partially visible on the left

Figure 3.13
Looking west at the later covered concrete access ramp running parallel to building's southern facade

Figure 3.16
Rear (eastern) facade of the building - dating from the 1936 phase of construction

Figure 3.14
View of the eastern (rear) and northern (side) elevations of the building from the rear access lane. Metal security fence and site carpark visible in the foreground

3.5.1 ENTRYWAY

There is physical and documentary evidence of the construction of the original external sliding doors shown on the 1887 plans for the building. These were in addition to the main front door and could have provided a security screen.

The locked hinged cover plates on either side appear intact however the fate of the doors is unknown. As Figure 3.17 shows the track appears to have been removed.

The metal handrails which were added at a later point (and which now restrict movement of the cover plates) appear to have been originally designed as two separate elements and placed to allow continued use of the external doors. This is evidenced by the placement of the wall brackets and the later modifications to join the two rails (refer to Figure 3.18).

If investigations find the doors to be intact it is unlikely that they could be reactivated due to current fire regulations.

Figure 3.17
Detail of the front entrance showing the hinged cover plate and missing track
Source: Brewster Hjorth Architects

Figure 3.18
Detail of the building's front entrance showing the locked hinged cover plate for the original sliding external doors, and the modified metal handrail
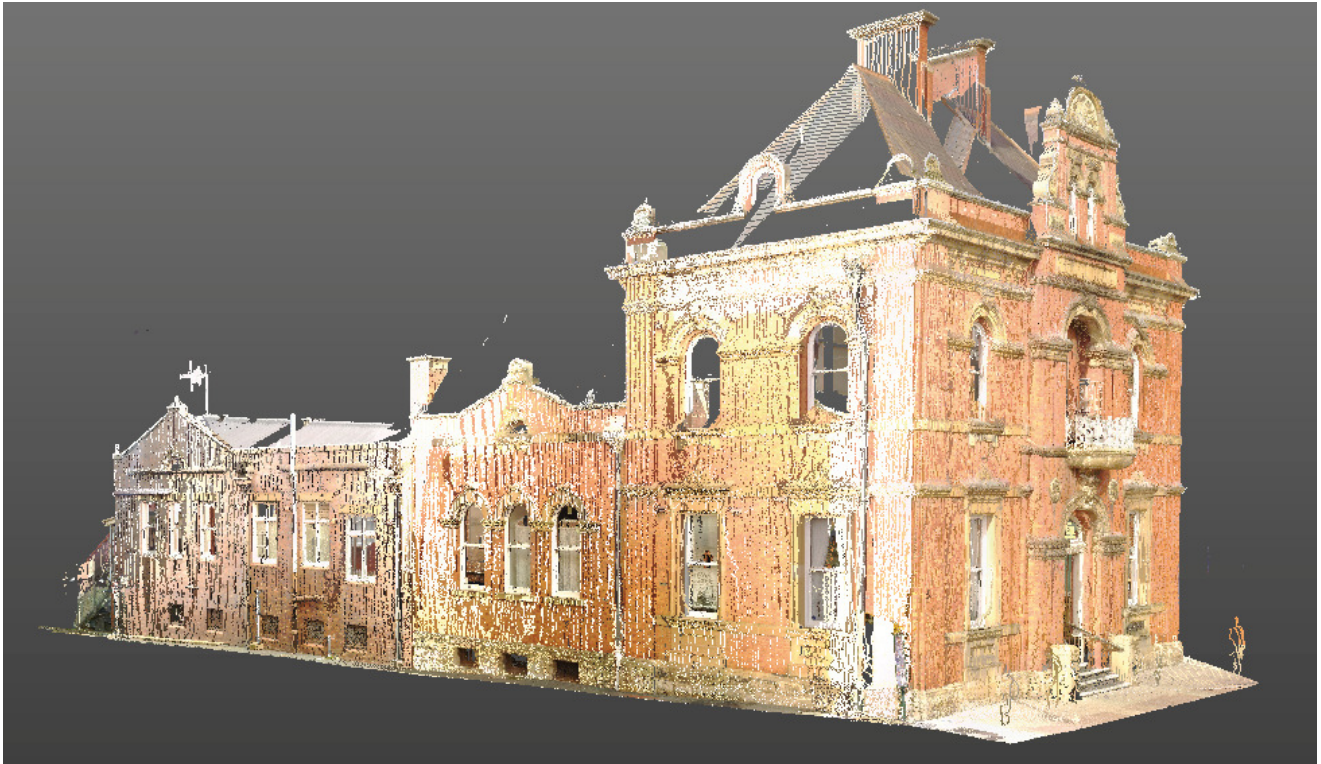*Source: Brewster Hjorth Architects*

Figure 3.19
3D model of the building's northern (side) and western (front) elevations
Source: Brewster Hjorth Architects

Figure 3.20
3D model of the building's southern (side) and eastern (rear) elevations
Source: Brewster Hjorth Architects

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3.6 DESCRIPTION OF THE BUILDING INTERIOR

The internal layout of the building consists of:
- Basement level
- Ground floor level accommodating original offices, staircase on the south side of the entry hall, and the original council chamber partitioned in 1936 into 3 rooms and a hallway, covered with a false ceiling
- First floor level accommodating 3 main rooms and hallway including access to the balcony
- Attic level of 4 rooms including dormer windows (This section remains largely unaltered).
- 1936 single storey addition that has 2 rooms on each side of the central hallway, as well as toilets. At the end of the hallway is the 'new' Art Deco style council chamber.

The basement runs under the building from the rear of the 1936 addition through to (inclusive of) the original council chamber, as Figure 3.3 shows. The basement accommodates a concrete air raid shelter located under the 1887 building, carparking for three cars accessed/enclosed by single roller doors, and general subfloor storage space with services.

The ground floor comprises the main entry point to the building, accessed via a set of swing doors centred in the front facade. The main doors lead into a carpeted foyer and hallway from which all ground floor rooms are accessed (refer to Figure 3.22).

Later insertions have been made into original walls in order to accommodate changing functional and amenity requirements. Timber floors and cedar joinery including doors, door frames, window frames, picture rails and skirting have been retained through the extant part of the 1887 building. Original ceilings are lathe and plaster.[2]

All original fireplaces have been bricked up and hearths removed, replaced with heaters. A number of the original Victorian fireplace surounds have been retained in situ. Specifically the red marble fireplace surrounds in rooms G3, G4 and G8, and the black stone fireplace surrounds in room F3 and F4.

A painted timber World War I memorial nameboard is affixed to the hallway wall outside room G8.

The single storey portion of the 1887 building was originally the council chamber. As part of the 1936 alterations this room was subdivided for offices with installation of a new ceiling below the original ceiling.

Fabric investigations have revealed that the original 1887 coved ceiling with soffit detailing of diagonally laid alternating redwood cedar and kauri pine boards[3] has been retained in situ behind later false ceilings.

The rear rooms on the ground floor relate to the 1936 period of construction and includes offices (G9, G10), bathrooms (G11, G12) and the 'new' council chamber (G13) with kitchenette, vinyl floor and intact art deco mouldings.

The cedar and pine staircase dates to the 1887 period of construction, with carved balustrade and 'v' jointed boarding soffit of repeating redwood cedar and pine slats, in a similar pattern to the original ceiling of the 1887 council chamber. The pine step treads are carpeted. The staircase extends from the ground floor of the building to the attic, and provides access to both upper levels of the building. Partition walls have been inserted at each landing, with doors that are able to be individually locked.

The first floor is accessed via the staircase landing, located at the south east corner of the level. The original archway has been filled in with light weight sheeting, glass panels and a door. The entire floor is carpeted, with plaster ceilings. A central room (F1) extends the length of the level (front-rear) to a sash window which provides access to the balconette visible on the front facade. Three other rooms (F2 - F4) on the first floor are accessed from this central space. Timber joinery elements including skirtings, and window frames have been retained. The fireplace in F2 has been entirely removed/enclosed and replaced with a heater. The fireplaces in rooms F3 and F4 have also been enclosed with a heater replacement, although the stone mantles and surrounds have been retained. Room F3 has also been altered to include a kitchenette. Contemporary services have been inserted throughout including power boards, fire safety equipment and light switches.

The staircase leads up to a half landing with south facing sash window, continuing up to the attic level. The staircase has been completely enclosed off by a wall and door from this half landing up to the attic level.

The attic level remains in an unfinished state. The timber floors are unfinished and appear to be in poor condition in places. Walls are a mix of bare bricks and unfinished sheeting material which has been removed in some places revealing the timber framing of the wall structure. Through this framing the roof rafters, brick walls, rear of the upper cornice and floor joists are visible. One attic room (A2) located behind the front facade gable has been painted (plywood and bricks). Similar to the floor below the windows on this level have round headed full sashes.

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2   E. C. Manfred, *Specification of the Town Hall - Goulburn*, 1887

3   E. C. Manfred, *Specification of the Town Hall - Goulburn*, 1887

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016   **GBA Heritage**

Figure 3.21 (Above)
Basement Level Existing Plan
Source: Brewster Hjorth Architects

Figure 3.22 (Below)
Ground Floor Level Existing Plan
Source: Brewster Hjorth Architects

GBA Heritage

Figure 3.23 (Above)
First Floor Level Existing Plan
Source: Brewster Hjorth Architects

Figure 3.24 (Below)
Attic Level Existing Plan
Source: Brewster Hjorth Architects

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

GBA Heritage
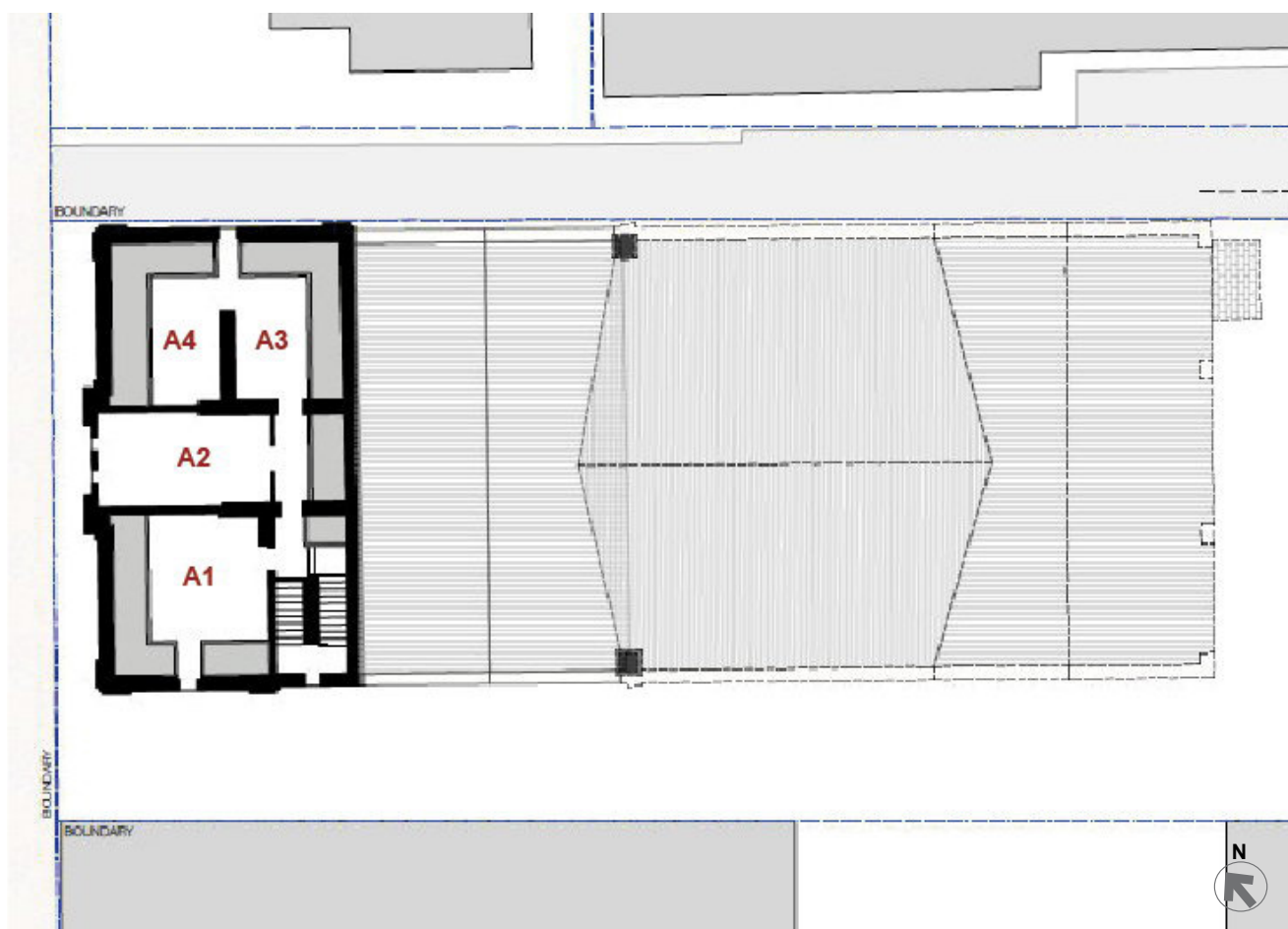
Figure 3.25
The basement level of the building

Figure 3.27
Archway with mouldings above the staircase. One of a number of arches on the ground floor level

Figure 3.26
Looking west through the foyer (G1) towards the front door/main entrance to the building

Figure 3.28
Looking east along the ground floor hallway towards the ramp. Timber memorial nameboard visible affixed to the hallway wall on the left

Figure 3.29 (Top Left)
Door to room G2 from the ground floor foyer. Note the timber doors and joinery. The front door is partially visible on the right

Figure 3.30 (Bottom Left)
Door to room G3 from the ground floor foyer. Note the timber door and joinery including fanlight

Figure 3.31 (Bottom Right)
Interior of room G3 with marble fireplace surrounds visible in the left corner
Source: Brewster Hjorth Architects

GBA Heritage

Figure 3.32
Red marble fireplace surround located in room G4. The fireplace has been filled in with a later electric heater installed

Figure 3.34
The Strong Room (G5) door viewed from within room G3

Figure 3.33
Looking east across room G6, part of the original council chamber that was partitioned and altered in 1936 with a new fireplace and ceiling inserted

Figure 3.35
Looking west across room G6, part of the original council chamber that was partitioned in 1936. Original chimney breast visible behind the kitchenette (fireplace removed)

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Figure 3.36 (Top Left)
Interior details of room G7, part of the original council chamber that was partitioned in 1936. The later fireplace has been enclosed with an electric heater installed

Figure 3.37 (Bottom Left)
Interior details in room G8, part of the original council chamber that was partitioned in 1936

Figure 3.38 (Bottom Right)
Red marble fireplace surrounds located in room G8, one of the fireplaces located within the original council chamber. The fireplace has been filled in with a later electric heater installed.

Figure 3.39
Looking north across room G9, located in the 1936 addition to the building

Figure 3.40
Looking south across room G10, located in the 1936 addition to the building

Figure 3.41
The ladies toilets (G11), located in the 1936 addition to the building, in an area shown to be the mens toilets on the 1936 plans

Figure 3.42
Looking east back along the ground floor hallway from the top of the ramp. The front doors are visible in the background.

Figure 3.43
The main doors to the new council chamber (G13), located in the 1936 addition to the building

Figure 3.44
The Art Deco style council chamber built in 1936. Looking south east across the room towards the entrance doors and the kitchenette

Figure 3.45
Looking north across the 1936 council chamber

Figure 3.46
Ceiling details in the Art Deco styled 1936 council chamber

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

GBA Heritage

Figure 3.47 (Top Left)
Base of the cedar and pine staircase with carpeted steptreads located adjacent to room G2

Figure 3.48 (Bottom Left)
The first floor landing with enclosed arch
Source: Brewster Hjorth Architects

Figure 3.49 (Bottom Right)
Looking east across room F1 on the first floor. The central window provides access to the balconette on the front facade

Figure 3.50
Looking north east across room F2
Source: Brewster Hjorth Architects

Figure 3.53
Looking north west across room F4

Figure 3.51
Looking south west across room F2

Figure 3.52
Looking north west across room F3. The black stone fireplace surrounds has been retained however the fireplace has been filled in with a later electric heater installed

Figure 3.54
Chimney breast with black stone fireplace surrounds located in room F4. The fireplace has been filled in with a later heater installed
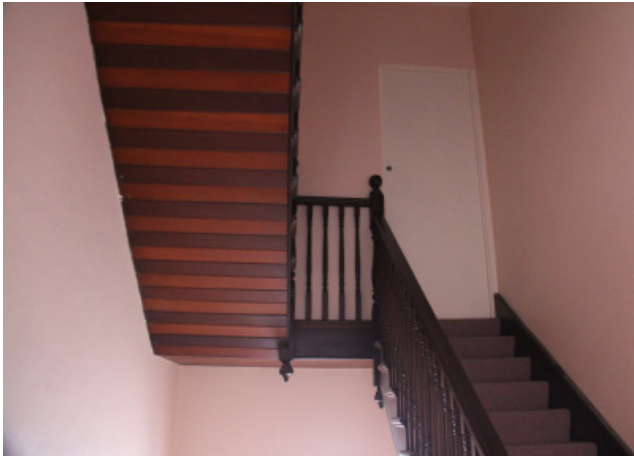
Figure 3.55
Looking up to the enclosed half landing between the first floor and attic. Note the staircase soffit with pine and cedar details matching the council chamber ceiling
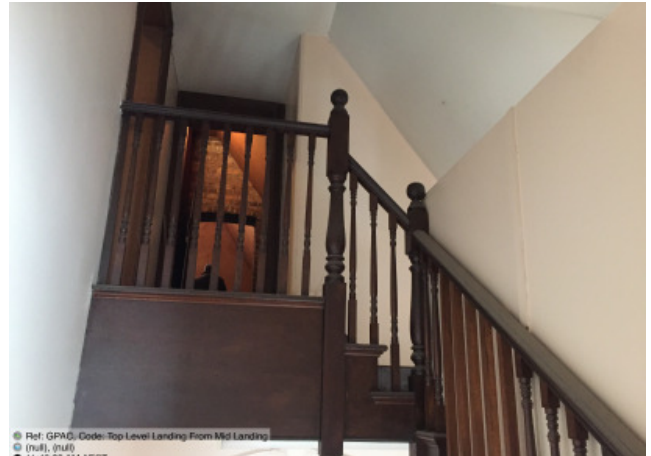
Figure 3.57
Looking up at the attic floor landing from the half landing below. Plasterboard partitioning against balustrade visible on the right
Source: Brewster Hjorth Architects

Figure 3.56
Looking down at the staircase from the attic floor landing
Source: Brewster Hjorth Architects

Figure 3.58
The timber door to attic room A1 from within the room

Figure 3.59
Looking south west across room A1 towards the dormer window. Wall space visible behind timber framing

Figure 3.60
Looking west across room A2, the room located behind the front gable

Figure 3.61
Looking north along the attic corridor from the doorway to room A2

Figure 3.62
Looking north from the doorway to room A3. The Dormer window partially visible

Figure 3.63
Interior detail of the dormer window in between rooms A3 and A4 which looks out towards the adjacent Post Office building

Figure 3.64
Looking into the wall space from attic room A3

GBA Heritage

3.7   CONDITION AND INTEGRITY

The form and facade of the former Goulburn Town Hall are significantly intact and the building retains the majority of its original symmetry, detailing and street presence. The most significant change to the original 1887 building was made in 1936 when the original rear facade and enclosed stairs were demolished in 1936 when a new addition was constructed to the rear of the building.

Some more recent external alterations have been made to accommodate the changing uses of the building. In particular some of the main entry points have been altered, the southern side doorway modified for equitable access with the construction of a covered ramp, and a new covered stairway attached to the eastern rear facade.

Interior alterations have been limited in the extant original 1887 building. The majority of original internal spaces and detailing have been retained. Alterations to these rooms include the enclosure of fireplaces and introduction of new lighting. The original council chamber hall was altered as part of the 1936 changes to the building, being partitioned up for office space with new walls constructed. Other internal changes to the 1936 addition include alterations to the kitchen, removal of the side entry stairs, and the modifications to the toilets.

Some further partitioning has been constructed around parts of the staircase at some point. Services have been inserted throughout the building as required.

Physical investigations have revealed that the coved ceiling of the original council chamber is significantly intact above the existing ceilings that were installed when the original space was partitioned in 1936.

The ceiling is coved with soffit detailing in the form of diagonally laid alternating pine and cedar boards, and timber mouldings.

The relatively intact original ceiling suggests it should be exposed in a future renovation.

Figure 3.65
Coved plaster and timber ceiling of the original 1887 council chamber, now located above the existing ceilings in rooms G6, G7 and G8

Figure 3.66
Soffit timber detail and lighting of the original 1887 council chamber, now located above the existing ceilings in rooms G6, G7 and G8

4.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1 INTRODUCTION

Heritage, or "cultural" value, is a term used to describe an item's value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter,* 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific** or **social** or **spiritual value** for past, present or future generations.[1]

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.[2] The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item's development and associations.

The NSW Heritage Database contains the following Statement of Significance for Goulburn Town Hall (Former), 163 Auburn Street, Goulburn, Database No. 2932103:

The former Town Hall is an essential component of the 19th century public buildings complex of Goulburn. Prominent architect E. C. Manfred designed the building in 1887 in fine Federation Anglo/Dutch/ Classical Revival style with Flemish influence, featuring red brick with a slate roof and full pane sash windows. The building is of high local heritage significance.

This is revised below, based on the analysis of the historical and physical evidence documented in this report.

4.2 COMPARATIVE ANALYSIS

4.2.1 INTRODUCTION

The subject building was initially constructed in 1887-89 for the express use as a Town Hall for the town of Goulburn, a use that only ceased in 1990. It has retained its character as a Victorian Second Empire building with Federation Anglo Dutch influences. The interior of the later rear addition of 1936 was designed in the Art Deco style.

4.2.2 COMPARABLE CIVIC BUILDINGS BY THE ARCHITECT

Comparable civic buildings in Goulburn designed by the architect E. C. Manfred include:
- Goulburn Base Hospital, Central Building, Pavilions (Former, 1887);
- Fire Station (Former Converted), c1890;
- Masonic Temple (C 1928), Two Storey Terrace, Commercial

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1   *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance,* 2013, p.2
2   ie "social", or community, value

Goulburn Base Hospital, Central Building, Pavilions (Former, 1887)

The NSW Heritage Database provides the following information for Goulburn Base Hospital, Central Building, Pavilions (Former, 1887), 130 Goldsmith Street, Goulburn, Database No. 2933144:

Statement of Significance:
Goulburn Base Hospital is significant locally for the late Victorian style of its central building and pavilions, erected in 1887. The building was designed by the noted Goulburn architect, E. C. Manfred.

Physical description:
None provided.

Figure 4.1
'Goulburn Base Hospital' at 130 Goldsmith Street, Goulburn

Fire Station, (Former Converted), 11 Montague Street, Goulburn (1890)

The NSW Heritage Database provides the following information for Fire Station (Former Converted), 11 Montague Street, Goulburn, Database No. 2932155:

Statement of Significance:
The former fire station, designed by the noted local architect E. C. Manfred, and built in 1890, during Goulburn's late 19th century boom period, has historical importance for its association with the consolidation of Goulburn and the provision of municipal services to the city. Part of an architecturally significant buildings on this part of Montague Street, the building with its prominent tower and notable facade is an important part of the streetscape.

Physical description:
The former fire station is a rendered brick, two storey building. A notable feature of the facade is the use of arches above all doors and windows. Surmounting the building, above the parapet, is the prominent bell tower which has a shingled roof supported by cast iron columns (there are three columns to each

corner). There is render decoration to the facade (somewhat rusticated to the ground floor), and a segmental pediment motif framing the building's date of construction. The wide doors to either side of the central entrance door have diagonal boarding at their base, and the windows to the first floor have sidelights.

Figure 4.2
'Former Goulburn Fire Station' at 11 Montague Street, Goulburn (centre with bell tower)

Masonic Temple (C 1928), Two Storey Terrace, Commercial, 121 and 125 Bourke Street, Goulburn

The NSW Heritage Database provides the following information for Masonic Temple (C 1928), Two Storey Terrace, Commercial, 121 and 125 Bourke Street, Goulburn, Database No. 2932238:

Statement of Significance:
No. 121: The Masonic Centre was built in 1890 to a design by E.C. Manfred, a prominent Goulburn architect. The first floor was added in 1929, again to a Manfred design. The building is symbolic for its association with the development and growth of Freemasonry in Goulburn. It is highly significant locally and makes a valued contribution to the heritage qualities of Bourke Street; No. 125: This late Victorian two-storey brick terrace house with iron lace features to the verandahs, is in use as a commercial premises. It is highly significant locally for its intactness and is a focal point in the Bourke Street streetscape.

Physical description:
Two storey rendered brick building

Figure 4.3
'Masonic Temple' at 121 and 125 Bourke Street, Goulburn

4.2.3 COMPARABLE REGIONAL NSW TOWN HALL'S

Comparable NSW Town Hall's include:

- Town Hall, 170-178 Cressy Street, Deniliquin (1857-1876)
- Sydney Town Hall, 483 George Street, Sydney (1869-1889)
- Mudgee Town Hall, 64 Market Street, Mudgee (1880)
- Waterloo Town Hall Including Interior and Former Air Raid Shelter, 770 Elizabeth Street, Waterloo (1881)
- Maitland Town Hall & adj Office Building & Supper Room, High Street, Maitland (1888-1890)
- Town Hall, Bendooley Street, Bowral (1889)

Town Hall, 170-178 Cressy Street, Deniliquin (1857-1876)

The NSW Heritage Database provides the following information for Town Hall, 170-178 Cressy Street, Deniliquin, Database No. 1500002:

Statement of Significance:
The Town Hall is culturally significant as the former Council administrative offices until End Street offices were constructed in 1962. The hall at rear was constructed in the 1920's and is socially significant as a venue for viewing of motion pictures and a wide range of social and cultural functions from the 1920's until the 21st century. The bold Classic Revival design ensures that the pleasing aesthetics of the building is a strong contributing heritage item to Deniliquin's main street.

Physical description:
Small municipal offices and Town Hall constructed in brick with elaborate stuccoed wall facings and parapet decoration in the Classic Revival style, the asymmetrical composition having been due to a curved corner site situated opposite the old river boat landing. The building is little altered. The

dominant feature is a truncated square tower about which the building visually pivots around the curved street alignment. The clock tower dominated the skyline and is topped on each side by a classical pediment. Balustraded parapets have bracketed cornices below the walls are rendered brickwork, lined out and with imitation voussoirs. Sash windows are emphasised by hood mouldings and rendered sills. Rendered expressed piers with decorative consoles flank each window. Urn finials which sat atop each pilaster have been removed and the early photographs indicate that original paint work was multi-coloured. The bold Victorian Italiante design ensures that the pleasing aesthetics of the building is a strong contributing heritage item to Deniliquin 's main street.

Figure 4.4
Deniliquin 'Town Hall' at 170-178 Cressy Street, Deniliquin
Source: www.environment.nsw.gov.au

Sydney Town Hall, 483 George Street, Sydney (1869-1889)

The NSW Heritage Database provides the following information for Sydney Town Hall, 483 George Street, Sydney (1869-1889), Database No. 5051902:

Statement of Significance:
Sydney Town Hall is significant for its continuing use as the offices of the Council of the City of Sydney and as the city's civic and cultural centre. It is the centre of city politics and the place where decisions are made about the city. Major civic events are celebrated here and the hall acts as the venue for major cultural events, benefit concerts and rituals. It has high social value for all sections of the community and is used regularly as the meeting place for political protests and rallies.

The building with its clock tower and steps is a city landmark and symbol of the city, both historically and today. It is the most elaborate and exuberant work of Second Empire Style architecture in Australia featuring corner towers, domed pavilions, pedimented breakfront entries, a hierarchy of decorative orders, columned and pedimented

window treatment, venetian windows and elaborate decoration. It exhibits the highest level of craftsmanship, quality of materials and incorporates technological advances. Elaborate interiors exhibit fine design and craftsmanship.

Figure 4.5
'Sydney Town Hall' at 483 George Street, Sydney
Source: www.environment.nsw.gov.au

Mudgee Town Hall, 64 Market Street, Mudgee (1880)

The NSW Heritage Database provides the following information for Mudgee Town Hall, 64 Market Street, Mudgee , Database No. 5045732:

Physical description:
A small 2 storey town hall built in 1880, the Mayor at the time being T. Clark. It is neo-classic in style having stuccoed pediments to windows and the elaborate central roof gable containing the date and name plaque and ventilator. The structure is of brick with stuccoed quions, window surrounds and central balcony - porch. A small mansard roof of corrugated iron is set behind a low parapet at the front and is surmounted by a flagpole turret with cast iron crestings.

The ground floor portion of the floor has recently been sympathetically altered to provide shop fronts connected with increased tourist amenities.

Behind the front range of offices there is a small hall of the period having cast iron columns supporting the gallery.

Figure 4.6
'Mudgee Town Hall' at 64 Market Street, Mudgee
Source: www.environment.nsw.gov.au

Waterloo Town Hall Including Interior and Former Air Raid Shelter, 770 Elizabeth Street, Waterloo (1881)

The NSW Heritage Database provides the following information for Waterloo Town Hall, 770 Elizabeth Street, Waterloo, Database No. 2420704:

Statement of Significance:
Waterloo Town Hall, 770 Elizabeth Street, Waterloo has local historic significance as evidence of the former Municipality of Waterloo and as an important local landmark of over 125 years standing. The Town Hall was an integral part of and catalyst for the historical development of the surrounding area. Built in 1881, at the beginning of a period of substantial residential and industrial development, the Town Hall was conceived, designed and constructed to be the centre of municipal administration. Equally important was its role as a symbol of what Waterloo had achieved and its future promise. Amalgamated into the City of Sydney (and later Northcott Municipal Council and South Sydney Council) in 1948, Waterloo Municipality no longer exists as a separate entity. The Town Hall is the most readily identifiable symbol of what was once an area with a fiercely independent local identity.

Figure 4.7
'Waterloo Town Hall' at 770 Elizabeth Street, Waterloo
Source: www.google.com.au, September 2014

Maitland Town Hall & adj Office Building & Supper Room, High Street, Maitland (1888-1890)

The NSW Heritage Database provides the following information for Maitland Town Hall & adj Office Building & Supper Room, High Street, Maitland, Database No. 5045675:

Statement of Significance:
Maitland Town Hall is significant within New South Wales as a representative of nineteenth-century civic centres with grand architectural forms. This town hall's Victorian Architecture is impressive in its High Street streetscape and intact state. The tower makes the town hall a local landmark and reinforces the role of High Street as the dominant thoroughfare of the town. The town hall is the best example of its type within the Upper Hunter region, and comparable to other regional town halls of the 1880s Boom period. It is of regional significance for demonstrating the growth, prosperity and regional importance of West Maitland from the 1880s. The continuation of the original council chamber functions provides evidence for the civiv stability of Maitland and has associations with key events and people in Maitland's municipal history. The town hall has important associations with the cultural life of West Maitland and wider region as a venue for performers and focal point for community events.

Reference: adapted from Maitland Town Hall Heritage Impact Statement by Heritas Architecture dated November 2005

Figure 4.8
'Maitland Town Hall & adj Office Building & Supper Room' at 64 Market Street, Mudgee
Source: www.environment.nsw.gov.au

Town Hall, Bendooley Street, Bowral (1889)

The NSW Heritage Database provides the following information for Town Hall, Bendooley Street, Bowral, Database No. 2680081:

Statement of Significance:
An interesting example of a Victorian "Free Classical" style Town Hall, which contributes to the impressive streetscape in the civic centre of

Bowral. Fine craftmanship is evident in the exterior stucco decoration, the internal joinery and glazing. It is historically important as the centre of local government in Bowral for close to a century and its present use as a Shire Library is appropriate for the building.

Figure 4.9
'Town Hall' at Bendooley Street, Bowral
Source: www.environment.nsw.gov.au

4.2.4   CONCLUSION

As demonstrated by the examples identified above, the 1887 former Goulburn Town Hall is one of a number of town hall's built during the later half of the nineteenth century across New South Wales. The predominant architectural styles for this type of civic building appear to be Victorian Classical and/or Victorian Italianate, however there appears to have been some influence from the Second Empire style, similar to the Goulburn Town Hall.

The majority of buildings discussed above have been altered or extended to some degree, in order to accommodate changing functional and amenity requirements or in order to adapt the building to a new use after the civic use of the building has ceased. Identified new uses for the former town halls include community centre, theatre, arts centre etc.

The comparison against the other identified buildings show that the original former Goulburn Town Hall (subject building) is a well designed and a rare example of a Second Empire style Town Hall building with Federation Anglo Dutch style influences. The original component of the building is also substantially intact.

Other examples of the architect E.C. Manfred's civic architecture in Goulburn include Goulburn Base Hospital, the Masonic Temple, and the former Goulburn Fire Station, which are identified above. In terms of the architectural style of the building the 1887 former Goulburn Town Hall appears to be unique in terms of the architect's other designs, be they civic, commercial or residential.

4.3 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) relate to the subject site.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The 1887 building is Goulburn's first permanent Town Hall, and continues to be used as a community centre and venue for community events. It is significant as a place where decisions were made about the physical and social character of Goulburn for over a century.

Its elegant and decorative style expressed the city council's ambitions and reflects the importance of Goulburn in the NSW boom period of the 1880s. The development of the town (later city) is reflected in the fabric of the building. The place and associated records tell the story of the historical development of Goulburn.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The building is associated with the officials of the city council throughout its life/tenure as the official town hall, and with its designers and builders. In particular the 1887 building is associated with the architect Edmund Cooper (E.C.) Manfred, who designed the building. As a prominent local architect E.C. Manfred also designed numerous other buildings throughout Goulburn and the wider region including other civic buildings, commercial buildings, and residential dwellings, many of which are now listed heritage items. As well as practicing architecture Manfred was a prominent local figure. He became Master of the Goulburn Masonic Lodge, and also became Secretary and Manager of the Goulburn Gas & Coke Co. The building is also associated with the architect, H.C. Manfred, son of E. C. Manfred, who designed the 1936 addition to the building. The father and son practiced under the name Manfred & Son Architects.

As the Goulburn Town Hall the building is associated with prominent Governmental figures/personalities who visited Goulburn between 1887 and 1990 including the Governor General Lord Northcote (1907) and NSW Premier Jack Renshaw (1965).

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

With its high mansard roof, decorative iron cresting and tall chimneys the 1887 component of the former Goulburn Town Hall is a fine example of the Victorian Second Empire style architecture, although some influence may be attributed to the Federation Anglo Dutch style with the inclusion/use of a decorative gable including shell motif and the red brick and stone style.[3]

Internal alterations and a rear addition were designed by the original architect's son Herbert Charles Manfred and constructed in 1936. Internally these later elements reflect a clear Art Deco style influence. The design of the 1936 changes while sympathetic to the original building are clearly legible as new elements.

Both phases of the building's construction, particularly the original 1887 portion of the building, demonstrate a high degree of craftsmanship. Its major spaces largely retain their original decoration in Victorian Second Empire and Art Deco styles and demonstrate changing taste in design.

The building is an iconic part of Goulburn's historic character and is a fine example of late nineteenth century civic architecture in NSW.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The former Goulburn Town Hall is a iconic local landmark. The building was the seat of local governance for over a century, from the time of construction in 1887 through to 1990. Even after the council moved to a new location the building retained its public usage and maintained its strong connection with the local community, becoming the McDermott Centre - a community centre.

The former Goulburn Town Hall is considered have a high social value for the local community and to be highly significant to the Goulburn community's sense of place.

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3   Apperly R, Irving R, Reynolds P, *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*, NSW, Angus & Robertson, 2002, p115

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The former Town Hall is built within the former Crown reserve which housed the mid nineteenth century court house, gaol and police lock-up (all demolished), although these buildings have been identified as being located away from the current building's footprint. Historical evidence also suggests that the current subject site was used by the Goulburn Fire Brigade before the Town Hall was built in 1887 and that the Brigade had built a shed at the south western corner of the site on Auburn Street (now the location of the driveway). However the building of the 1887 building and subsequent additions mean that the site has already been disturbed.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The 1887 component of the former Goulburn Town Hall is a fine and elegant example of the Victorian Second Empire style, with Federation Anglo Dutch influences adding rarity value. For the City of Goulburn the building is unique in terms of architectural style.

The comparative analysis in Section 4.2 of this report identifies that the Victorian Second Empire architectural style in which the original building is designed makes it a rare example of a country town hall in NSW.

The interiors of the later additions are a good example of the Art Deco style. The 1936 chamber is largely unaltered although some interventions have occurred.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

The former Goulburn Town Hall is representative as an example of a Victorian era country town hall in New South Wales. The building and records embody the operation of Goulburn Council and political events in the city of Goulburn.

The original 1887 building component has both individual and collective importance as part of a historic civic precinct of 1880s architecturally designed buildings consisting of the former Town Hall, Post Office, Court House, and Mechanics Institute. This demonstrates importance of Goulburn as a regional centre for NSW in the late nineteenth century.

4.4 STATEMENT OF SIGNIFICANCE

The former Goulburn Town Hall, now known as the McDermott Centre, is significant as Goulburn's first permanent purpose built town hall and is a fine example of late nineteenth century Australian civic architecture designed by the prominent local architect Edmund Cooper (E.C.) Manfred.

Initially constructed in 1887, the building is architecturally and aesthetically significant as a fine example of the Victorian Second Empire style with Federation Anglo Dutch influences. The elegant and decorative style of the building including its main facades and the coved ceiling of the original council chamber, express the early city council's ambitions and reflects the importance of Goulburn in the NSW boom period of the 1880s.

Internal alterations and a rear addition were designed by the original architect's son Herbert Charles Manfred and constructed in 1936, in a style and materials which while sympathetic to the original building are clearly legible as new elements.

Both phases of the building's construction, particularly the original 1887 portion of the building, demonstrate a high degree of craftsmanship. Its major spaces largely retain their original decoration in the Victorian Second Empire and Art Deco styles and demonstrate changing taste in design over time.

The former Goulburn Town Hall has representative significance as an example of a Victorian era country town hall in New South Wales. However the style in which the building is designed makes it a rare example of a NSW town hall.

The original building has both individual and collective importance as part of a historic civic precinct of 1880s architecturally designed buildings consisting of the former Town Hall, Post Office, Court House, and Mechanics Institute, demonstrating the importance of Goulburn as a regional centre for NSW in the late nineteenth century.

The building has associational significance as a fine example of the work of prominent local architect Edmund Cooper (E.C.) Manfred who designed the original 1887 building, and his son Herbert Charles (H. C.) Manfred who designed the later 1936 alterations and addition.

As a local landmark and the seat of local governance for over a century (1887 – 1990) the building has a high social value for the local Goulburn community and contributes significantly to the community's sense of place.

4.5   GRADING OF SIGNIFICANCE

The former Goulburn Town Hall at 163 Auburn Street, Goulburn, has been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

Relative age
Original design quality
Degree of intactness and general condition
Extent of subsequent alterations
Association with important people or events
Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

EXCEPTIONAL SIGNIFICANCE
Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

HIGH SIGNIFICANCE
Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

MODERATE SIGNIFICANCE
Includes building fabric and relationships which were originally of higher significance but have been compromised by later, less significant modifications.

LITTLE SIGNIFICANCE
Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

INTRUSIVE
Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

GRADING OF SIGNIFICANCE	SITE ELEMENTS
EXCEPTIONAL	It is considered that there are no exceptional elements of the subject site
HIGH	Imagery, form and elements of the original 1887 building and early modifications that contribute to the aesthetic and historic value of the building, including: • 1887 original external form and building envelope • Original internal room layout in the first two bays of the ground floor, the entire first floor, and attic floor • The internal staircase (ground floor - attic floor) excluding later carpet covering to treads and rises • Those walls that define the original spaces as mentioned above, including the original wall fabric and wall surfaces if determined to be original, remnant/extant archways and openings throughout • The materials used to create the distinctive character of the exterior of the building, including original fenestration, finishes, brickwork, stone elements, cast iron and wrought iron elements, slate roof tiles and chimneys • Main stone entry steps • Original timber joinery, including original doors and door frames, window frames, skirting, architraves, picture rails, built in cupboards • Original timber and tiled floors (assumed to be present below the carpet) • All original glazing within the building • Timber floors • Original decorated archways and openings with plaster mouldings within the original 1887 portion of the building • Coved plaster and timber ceiling in the original council chamber (now located above a later lowered ceiling) • Plaster walls within the original building including the original council chamber • Marble fireplace surrounds throughout the original building • Strong room ceiling, metal sheeted walls and steel door • External sliding doors (if found to be in situ)
MODERATE	Imagery, form and elements from the second phase of construction in 1936: • 1936 rear addition including overall form, north and south (external) walls, internal spaces and fabric • 1936 alterations to the original council chamber including new walls, ceilings, fireplaces, floors/carpeting • The materials used to create the character of the exterior of the 1936 addition including fenestration, glazing, brickwork, stone elements, roofing material and chimneys • Internal fabric within the 1936 addition dating from that phase of construction including timber joinery, including doors and door frames, window frames, skirting, architraves, picture rails, built in cupboards, fireplaces and surrounds, bathroom fixtures, fittings and tiling • Art Deco style plaster mouldings and decorative finishes within the 1936 portion of the building • Main front entrance set of swing doors dating from 1936

LITTLE	Imagery, form and elements that were not part of the early or otherwise significant phases of the building: • All parts of the building not determined to be part of the original Victorian (1887-89) phase of development or the later 1936 phase of development • Later internal ground floor ramp and stairs • Later partitioning along the staircase at both half landings as well as at the half landing between the ground an first floor • Partitioning walls and doors inserted at each staircase landing, and partitioning wall along staircase between first floor and attic • Later fluorescent lighting inserted in the ceilings of ground floor and first floor throughout the building • Non-original bathroom and kitchenette fittings
INTRUSIVE	Recent imagery, form and elements which adversely affects the significance of the building: • Later external access ramp structure attached to the southern (side) facade • Later (2003) external staircase attached to rear facade at north eastern corner of the building

Figure 4.10 (Above)
Basement Grading Diagram indicating the significance of individual components, as shown in the key on the right. The Grading Diagram is to be read in conjunction with the Grading Table provided above
Source: Brewster Hjorth Architects

Figure 4.11 (Below)
Ground Floor Grading Diagram indicating the significance of individual components, as shown in the key on the right. The Grading Diagram is to be read in conjunction with the Grading Table provided above
Source: Brewster Hjorth Architects

LEGEND

EXCEPTIONAL
HIGH
MODERATE
LITTLE
INTRUSIVE

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

GBA Heritage
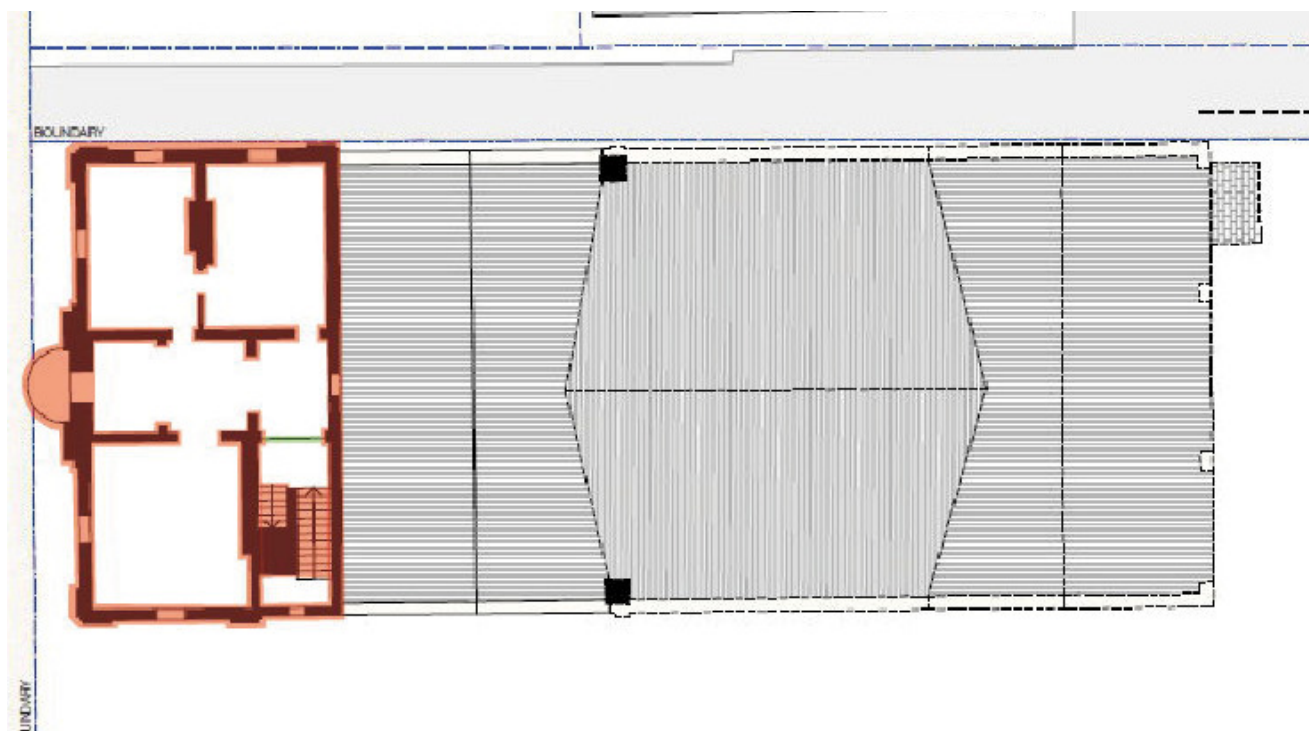
Figure 4.12 (Above)
First Floor Grading Diagram indicating the significance of individual components, as shown in the key on the right. The Grading Diagram is to be read in conjunction with the Grading Table provided above
Source: Brewster Hjorth Architects

Figure 4.13 (Below)
Attic Floor Grading Diagram indicating the significance of individual components, as shown in the key on the right The Grading Diagram is to be read in conjunction with the Grading Table provided above
Source: Brewster Hjorth Architects

LEGEND

EXCEPTIONAL
HIGH
MODERATE
LITTLE
INTRUSIVE

Figure 4.14 (Above)
Front and Side (South West) Elevations Grading Diagram indicating the significance of individual components, as shown in the key on the right. The Grading Diagram is to be read in conjunction with the Grading Table provided above
Source: Brewster Hjorth Architects

Figure 4.15 (Below)
Rear and Side (North East) Grading Diagram indicating the significance of individual components, as shown in the key on the right The Grading Diagram is to be read in conjunction with the Grading Table provided above
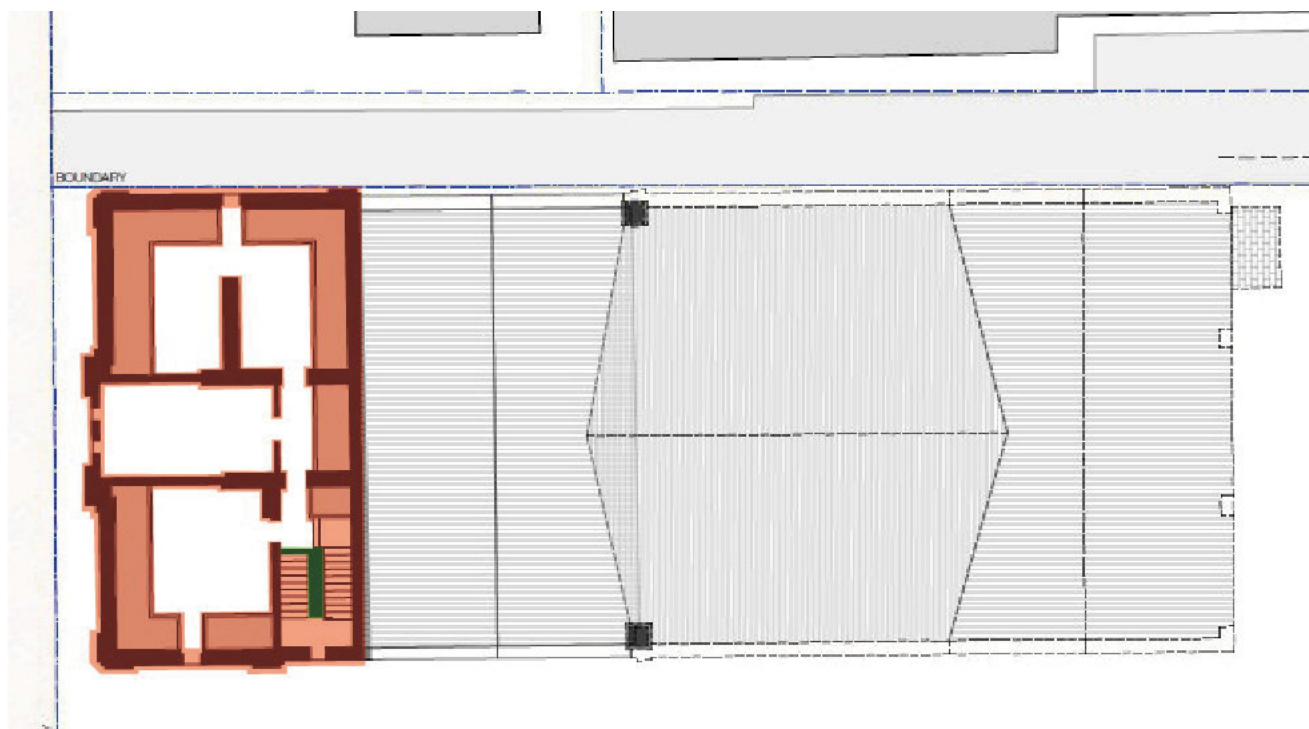*Source: Brewster Hjorth Architects*

LEGEND

EXCEPTIONAL
HIGH
MODERATE
LITTLE
INTRUSIVE

163 Auburn Street, Goulburn
Conservation Management Plan
December 2016

GBA Heritage

4.6 CURTILAGE ANALYSIS

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication Heritage Curtilages[4] defines "heritage curtilage" as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage: for places where the legal boundary of the allotment is defined as the heritage curtilage. The allotment should, in general, contain all significant related features, for example outbuildings and gardens, within its boundaries.

- Reduced Heritage Curtilage: for places where an area less than the total allotment is defined as the heritage curtilage. Applicable where not all parts of a property contain places associated with its significance.

- Expanded Heritage Curtilage: for places where the heritage curtilage is larger than the allotment. Particularly relevant where views to and/or from a place are of significance.

- Composite Heritage Curtilage: for larger areas that include a number of separate related places, such as heritage conservation areas based on a block, precinct or whole village.

The subject site is a composite of three allotments under a single address/ownership. The existing legal heritage curtilage for the item is defined in the Goulburn Mulwaree LEP 2009 as being limited to a single allotment namely Lot 17 DP 758468.

The item has an expanded heritage curtilage with the lane that runs parallel to the northern site boundary. This lane is part of the adjacent Goulburn Post Office site but enables significant views of the northern elevation of the former Goulburn Town Hall building from Auburn Street due to the separation it enforces between the two buildings.

4.7 ARCHAEOLOGICAL POTENTIAL

Although Archaeological Assessment is outside the scope of this Report, it should be noted that the Archaeological Management Provisions of the *NSW Heritage Act* apply to any relics which are essentially

located below ground level. If, at any time, unexpected archaeological remains are uncovered or disturbed, work must stop immediately and the NSW Heritage Council must be notified.

Refer to the *Archaeological Assesssment Report* by Edward Higginbotham & Associates Pty Ltd prepared in October 2016.
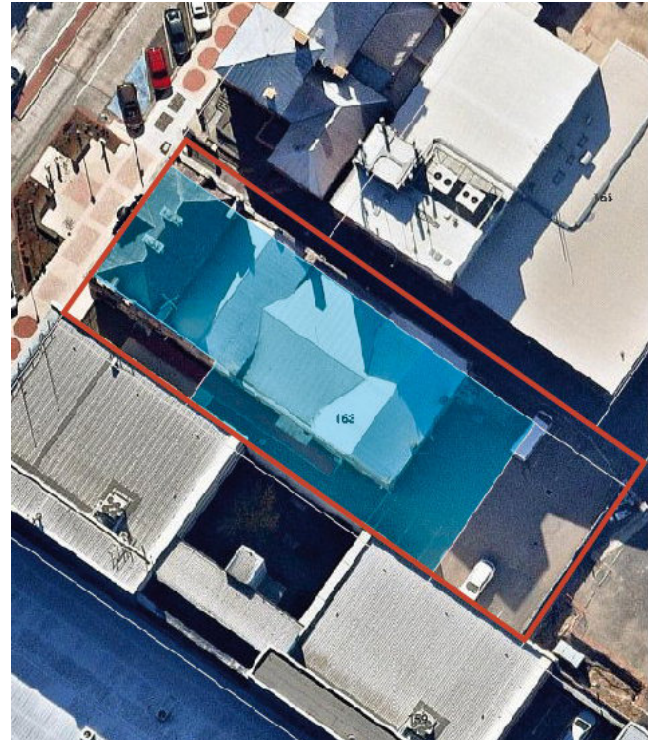
Figure 4.16
The subject site at 163 Auburn Street, Goulburn, with the expanded heritage curtilage marked with a red line. The existing legal heritage curtilage is limited to Lot 17 DP 758468, the part of the overall subject site that is shaded blue
Source: Nearmap, 22 May 2016
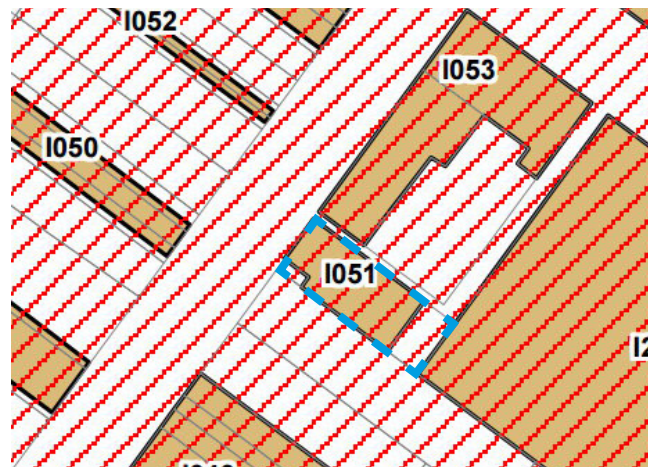
Figure 4.17
Extract from the LEP Heritage Map showing the subject site outlined with a blue dashed line and the heritage listed portion of the site shown shaded brown
Source: NSW Government Legislation Website

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4   Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

5.0

CONSTRAINTS AND OPPORTUNITIES

5.1   INTRODUCTION

This section outlines various major issues involved in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the Statement of Significance and procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

5.2   ISSUES ARISING FROM THE STATEMENT OF SIGNIFICANCE

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines:

- The portion of the building dating from the original period of construction (1887-89) forms the core significance of the site/building and should be retained and conserved;

- The original Town Hall building is representative of the Victorian Second Empire style of architecture (with Federation Anglo Dutch influences) despite later alterations;

- The 1936 addition is significant for its relatively intact Art Deco style council chamber however it represents a lesser significance than the original portion of the building and therefore should be the focus of any changes in the future;

- The 1936 addition is clearly readable as a later element added to the original 1887 building;

- The original Town Hall building is part of a historic civic precinct which also includes the Post Office building, Court House building, and Mechanics Institute building.

5.3   HERITAGE MANAGEMENT FRAMEWORK

5.3.1   CURRENT HERITAGE LISTINGS

The following statutory and non-statutory lists have been reviewed in relation to the subject site. The implications of these listings, if any, is discussed below.

LIST	INCLUDED
World Heritage List	NO
Commonwealth Heritage List	NO
National Heritage List	NO
NSW State Heritage Register	NO
Goulburn Mulwaree Local Environmental Plan 2009	YES
National Trust	YES

5.3.2   LOCAL GOVERNMENT HERITAGE MANAGEMENT

The former Goulburn Town Hall is listed as a heritage item in Schedule 5 of the *Goulburn Mulwaree LEP 2009.*

Approval from Goulburn Mulwaree Council is required for any alterations or additions to the site which must be assessed under Part 4, 79(c) of the *NSW Environmental Planning and Assessment Act 1979*.

The relevant operative statutory regulations of the *Goulburn Mulwaree LEP 2009* are noted in clause 5.10 Heritage conservation.

The controls of the *Goulburn Mulwaree Development Control Plan (DCP) 2009* are also applicable to any future development of this site.

5.4 COMMUNITY AGENCIES

5.4.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The property has been classified by the National Trust of Australia (NSW).

The Trust's register is intended to perform an advisory and educational role. The listing of a place on the Register, known as 'classification' has no legal force. However it is widely recognised as an authoritative statement of the cultural significance of a place.

The opinions of the Trust, however, may be sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

5.4.2 AUSTRALIA ICOMOS

Australia ICOMOS a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monuments and Sites (ICOMOS).

Australia ICOMOS has developed and published a Charter for the Conservation of Places of Cultural Significance, generally known as *The Burra Charter*. This document establishes principles and methodologies for conservation work in Australia, based primarily on an understanding of the heritage values of a place and then appropriate responses to looking after the place in relation to various management issues and requirements. Its status is advisory, not statutory, but it has become widely recognised as establishing the basic methodology for conservation work in Australia.

5.5 OTHER RELEVANT STATUTORY REQUIREMENTS

5.5.1 DISABILITY DISCRIMINATION ACT 1992

The provision of access must be taken into account when considering on-going and future use of the building.

The *Commonwealth Disability Discrimination Act 1992* relates to discrimination on the grounds of disability. Under Section 23 of this *Act* it is unlawful to discriminate by refusing persons with a disability access to any premises or facilities the public is entitled to use.

Amendments to this act that came into force in August 2009 introduced the concept of an explicit duty to make reasonable adjustments. A reasonable adjustment is any adjustment that does not impose an unjustifiable hardship on the person who would have to provide the access.

5.5.2 BUILDING CODE OF AUSTRALIA

Building regulations for New South Wales are specified in the *Building Code of Australia (BCA)* and administered by the Building Codes Board. The *BCA* contains standards relating to fire safety, egress, health and amenity provisions for buildings, and requires that any future uses, alterations or additions to the building must comply with these standards. The application and integration of *BCA* standards into the building or place must, however, be undertaken in a manner that responds to the heritage significance.

Advice on how to best achieve *BCA* compliance for historic buildings can be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage.

5.6 PHYSICAL CONDITION

For the age of the building and its current ongoing use it appears to be in relatively sound condition though internal and external wear and tear are evident.

5.7 OWNER'S REQUIREMENTS

The identification of the needs of the owners and occupiers of the building need to be considered when formulating guidelines for the conservation, use and management of the building.

The building is currently being used as a community centre and is owned and managed by Goulburn Mulwaree Council. Council has resolved to convert and adapt the existing building into a Performing Arts Centre (PAC) and a development proposal is to be prepared for that purpose.

The functional brief developed by the Council and refined in discussions between the architects and Heritage Consultants calls for the retention of the 1880s building and replacement of the 1930s rear addition to accommodate for the Performing Arts Centre.

5.8   OPPORTUNITIES

Considering the assessment of significance and revised Statement of Significance, the following opportunities have been identified:

•   There is an opportunity to reinstate the original volumes of spaces such as the original council chamber by removing the later insertions.

•   Removal of the later (1936) addition will provide an opportunity to replace it with a new purpose designed addition of a high quality and design which will facilitate the adaptive re-use of the building as a revitalised community facility.

•   The design and construction of a new addition would provide an opportunity to create a more defined visual break between the historic and the new built elements that will help to consolidate the visual identify of the historic Auburn Street building.

6.0
CONSERVATION POLICIES

6.1 INTRODUCTION

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment, within a process of change and development. As such, it is one of the functions of this document to establish policies and recommendations for the conservation and on-going use of the building in a way that protects and enhances its heritage value. In this way, the owners and managers of the building will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

6.2 PRINCIPAL CONSERVATION POLICIES

BACKGROUND

The former Goulburn Town Hall has been identified as being of considerable local heritage significance.

Goulburn Mulwaree Council has resolved to adaptively reuse this building as a Performing Arts Centre.

The original 1887 building remains significantly intact externally, in particular the front (western) elevation which addresses Auburn Street and the side (northern and southern) elevations.

The original extant portion of the building has been identified as being of high heritage significance by this *CMP* and is considered to form the core significance of the place/item.

The 1936 alterations and addition to the building were designed by the original architect's son, also an architect, and have been identified as being of moderate heritage significance.

POLICY 6.2.1

Conservation of the former Goulburn Town Hall should be in the form of an adaptive re-use such as a Performing Arts Centre (PAC).

POLICY 6.2.2

The original extant building envelope should be retained and conserved as part of its adaptation for a PAC.

POLICY 6.2.3

The original building has been altered for the 1936 additions, therefore further alterations and additions for the PAC are to be located at the rear and integrated with the 1887 building.

POLICY 6.2.4

As much original structural fabric as possible should be retained in any future development of the building, along with original ceilings and floors.

POLICY 6.2.5

All original and highly significant components of the site, as identified in Section 4.5 Grading of Significance, should be retained and conserved in accordance with the principles of *The Burra Charter*.

POLICY 6.2.6

The Statement of Significance should be accepted as one of the bases for the future use and management of the site.

POLICY 6.2.7

A budget should be allocated to provide for ongoing maintenance and conservation of original fabric as noted in Appendix 1.

6.3 APPLICATION OF THE BURRA CHARTER

BACKGROUND

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (known as the *Burra Charter*) is widely accepted in Australia as the underlying methodology by which all works to sites/buildings that have been identified as having national, state and regional significance are undertaken.

POLICY 6.3.1

Because the former Goulburn Town Hall is of demonstrated cultural significance, procedures for managing changes and activities for the site should be in accordance with the recognised conservation methodology of the *Burra Charter.*

BACKGROUND

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved, a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this.

POLICY 6.3.2   CONSISTENT TERMINOLOGY

The following terms apply to the historic fabric of the site and are included here to assist in understanding the intent of the conservation requirements in this section.

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 changing 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 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*.

6.4   CONSERVATION OF THE SETTING

BACKGROUND

When constructed over the period of 1887-89 the former Goulburn Town Hall building would have been one of the most ornate buildings in the locale with a prominent presence, standing at three storeys, with a high pitched hipped roof and with chimneys adding further height. The building is aligned with and presents to Auburn Street in a visually prominent manner and therefore has a historical, visual and spatial relationship with the streetscape.

POLICY 6.4.1

The former Goulburn Town Hall's landmark visual status and contribution as a strong visual element in Auburn Street should be maintained.

POLICY 6.4.2

If any new structures are required on the site, their design and siting must be located at the rear to maintain the visual presence of the building.

POLICY 6.4.3

Future landscaping of the site should not obscure views to or from the building.

BACKGROUND

The building of the original Town Hall in 1887 established a civic precinct in Goulburn which consisted of the Post Office building, Court House building, and Mechanics Institute building, as well as the Town Hall.

POLICY 6.4.4

The established streetscape relationship between the former Goulburn Town Hall and the other buildings in the historic civic precinct should be maintained

6.5 PRINCIPLES FOR REUSE

POLICY 6.5.1 NEW USES
Appropriate new uses for the building should not adversely impact on the place's significance. Such uses may include a performing arts centre and/ or other community uses.

POLICY 6.5.2
During the preparation of schemes for future use of the 1887 building, such as a PAC, care should be taken to respect the scale and character of the existing interior spaces, external openings and general character of the building.

New uses should allow the building to be appropriately occupied and allow the building to benefit from ongoing upkeep and maintenance

POLICY 6.5.3
New uses that are selected for any particular internal space should adopt the principle of 'loose fit', whereby the functional and spatial requirements of each use are tailored to suit the available space as far as is practicable, in contrast to the approach that alters the building to suit the requirements of the new use.

POLICY 6.5.4
Installation of any new enclosures within the larger internal volumes of the former Goulburn Town Hall should recognise the tradition that such enclosures are clearly expressed as new, self contained units and can be readily removed or altered in the future without affecting significant fabric.

POLICY 6.5.5
Internal divisions are permissible, provided that they are reversible and do not read on the external facades or obscure any significant fabric such as windows openings, or views from those windows.

POLICY 6.5.6
Location and visual presentation of new services within the building should generally remain subservient and respectful to the scale, dignity and presentation of the existing building.

POLICY 6.5.7
New internal elements should not attempt to replicate the original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old.

6.6 RETENTION OF SIGNIFICANT SPACES

The building is characteristic of a 1880s town hall and council administration centre with a large single use space (council chamber) and associated office space.

The alterations and addition in 1936 altered some of the original internal spaces, namely the council chamber which was converted into office space. However the building retained the spatial characteristics of a town hall building with the construction of a new council chamber at the rear.

With the exception of the original council chamber, the original internal spatial quality of the 1887 portion of the building remains legible. However some alterations have occurred in the form of new openings inserted to accommodate changing functional and amenity requirements for the building users.

POLICY 6.6.1
The original council chamber should be reinstated as a single space with later internal partitioning and lowered ceilings removed in order to expose the original coved ceiling.

POLICY 6.6.2
In the context of future use of the building new internal partitions should respect the original internal spatial quality of the building wherever possible.

6.7 TREATMENT OF FABRIC OF DIFFERENT GRADES OF SIGNIFICANCE

BACKGROUND
The conservation planning process, which is outlined within this *CMP*, has its guiding principle to protect and conserve the elements and fabric of the place that most clearly make a contribution to its significance. In consequence, conservation activities, as defined above, are assigned to the assessed level of significance set out in Section 4.5 Grading of Significance.

POLICY 6.7.1
Conservation of the original fabric should be a priority in future work.

POLICY 6.7.2
In general, future changes should be focused on areas or components which provide a lesser contribution to the overall significance and are, therefore, less sensitive to change.

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POLICY 6.7.3
Any work which affects fabric, spaces or relationships with a High assessed heritage value (see Figures 4.10 - 4.15) should be confined to preservation, restoration, reconstruction and adaptation as defined in *The Burra Charter* and should be carefully maintained.

POLICY 6.7.4
In relation to elements of Moderate significance the principles of *The Burra Charter* should be followed as above; work involving the reduction (or even the removal) of a particular element may be an acceptable option where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.

POLICY 6.7.5
Elements with a Little assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

POLICY 6.7.6
Intrusive elements reduce the overall significance of the place, despite their role as illustrations of continuing use. The preferred long-term option is for their removal and conversion to a compatible form of replacement in a way which helps retain the significance of the overall item. Such items include the later (2003) external staircase located at the rear, and the later external access ramp located at the southern side of the building.

POLICY 6.7.7
Where possible, damage or scarring caused by earlier fit-outs or service installations should be repaired to match the original and original fabric reinstated.

POLICY 6.7.8
In order to reinstate, or reconstruct parts of the building, sufficient information must be available to guide the design and documentation of the work. Such information includes documentary evidence, archaeological material and evidence held within the fabric of adjacent components. Reinstatement of missing fabric, or detailing known to be consistent with such traditional beginnings, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building.

POLICY 6.7.9
While reconstruction or reinstatement should return an element to a known earlier state, building practices or construction details which are known to be defective should not be adopted. Reinstated or reconstructed fabric should be 'date stamped' in discreet ways, to indicate that the work is of this nature.

POLICY 6.7.10
Whenever the issue of removing original and significant fabric from its original location is raised careful consideration needs to be given to the reasons for potential removal, and the resulting impacts on the individual element and the place as a whole.

POLICY 6.7.11 MOVEABLE HERITAGE
Before any works are carried out an audit is to be undertaken of all moveable heritage and fittings proposed to be removed.

If existing plaques or nameboards are to be removed to facilitate an adaptive reuse they are to be relocated within the extant building or to the current Town Hall.

POLICY 6.7.12 REMOVAL OF SIGNIFICANT FABRIC
Any significant fabric and fittings removed should be recorded prior to removal.

6.8   EXTERIOR FABRIC

BACKGROUND
The original building was altered and extended in 1936. The original structure was retained in the main. The original rear facade was altered as part of the new rear addition.

Other more recent changes include the insertion of metal garage doors to secure the existing openings in the basement level of the 1936 addition; the construction of a covered staircase at the rear of the building (2003); and the construction of a covered concrete access ramp along the southern side of the building providing access via an existing door.

POLICY 6.8.1   FORM AND FABRIC
The existing form, and original fabric including materials on the front facade (presenting to Auburn Street) should be retained and conserved.

POLICY 6.8.2   ROOF STRUCTURE
Where repairs to the building are required, the roof framing including significant roof trusses should be retained where possible.

POLICY 6.8.3
The roof of the historic slate roofed structure should not feature skylights of any type.

POLICY 6.8.4   ROOFING MATERIAL
The slate tiles and other original roofing elements should be retained on the building or replaced to match where required.

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The roof slate is patterned with alternating bands of diamond shaped slates. If the slates are to be replaced this pattern should be recorded first and then the new slates are to be reproduced in the same pattern.

The lead flashings should be replaced to match where required.

POLICY 6.8.5
The decorative cast iron cresting should be retained and conserved in situ.

POLICY 6.8.6   WALLS
The existing brick and stonework on all external elevations of the 1887 building component should be retained and conserved where necessary.

POLICY 6.8.7
Where cleaning of brickwork or stone is required acid, sand blasting and/or the use of high pressure water cleaning should be avoided. Brickwork should be cleaned as required with a soft nylon bristle brush and ph-neutral detergent. Extreme surface deposits should be cleaned using an appropriate brick cleaning system such as those proprietary systems provided by Westox. Small sample areas, in unobtrusive locations should be cleaned prior to large scale cleaning to establish effectiveness and damage to substrate.

POLICY 6.8.8
Bricks that have been identified as being degraded are to be either turned or replaced to match existing.

POLICY 6.8.9
Deteriorated mortar joints should be repaired with mortar that matches the existing in texture, composition and colour. Replacement mortar should be softer that the brickwork it surrounds to enable the egress of moisture.

POLICY 6.8.10
The original fenestration, including stone sills and headers should be retained and repaired where required.

POLICY 6.8.11
Original 1887 external door and window openings should not be enlarged or closed in. The original front entry way should be retained as a practical entrance to the building.

POLICY 6.8.12 FRONT DOORS
Although the front entry doors may not be original, they should be retained.

The recessed timber sliding doors to the front porch are to be retained.

GUIDELINES
The mail slot letterbox in the front door is to be filled.

An investigation of the hinged timber cover plates within entry porch on the front facade should be carried out to determine if the original sliding doors are located in the cavity behind. The timber sliding doors are to be investigating and assessed for operability and conserved.

POLICY 6.8.13 DETAILING
Retain and conserve significant original brick, stone and iron fabric on all original external elevations of the building. Decorative stone and iron elements (cast iron roof cresting and wrought iron balcony balustrade) must be conserved and measures taken to prevent or diminish further deterioration.

POLICY 6.8.14
Any exposed unpainted brick or stone must not be painted.

POLICY 6.8.15
Rainwater heads and downpipes, as well as ridge and hip cappings, are to be replaced with copper to match the existing when required.

POLICY 6.8.16 REPLICATION OF ORIGINAL FEATURES
Any new elements introduced to the site should not attempt to replicate the original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old.

POLICY 6.8.17 LATER EXTENSIONS
If any later extensions are removed, care must be taken to ensure that there is no adverse impact on any significant fabric. Care is required with fabric removal at the interface between the 1887 and the 1936 buildings.

POLICY 6.8.18 UNSYMPATHETIC ELEMENTS
Unsympathetic finishes and interventions should be removed or replaced with sympathetic finishes or interventions that reference the original design and/ or style of the place. This includes the rear staircase concrete access ramp along the southern side of the building.

6.9   INTERIOR FABRIC

BACKGROUND

The majority of original internal fabric has been retained, although some alteration has occurred particularly on the ground floor.

The original building was altered and extended in 1936. Interior alterations appear to have been mainly limited to the conversion of the original council chamber into offices. Partitioning walls were inserted and a new lowered ceiling was introduced (leaving the original coved ceiling intact above).

At some stage the building (including the staircase steptreads) was carpeted, and original fireplaces were bricked up/blocked off and replaced with gas heaters.

Other changes include the enlargement of some original openings, and the enclosure of others.

POLICY 6.9.1   SPATIAL QUALITY

Retain the spatial quality of internal spaces including ceiling heights where possible

Reinstate the spatial quality of the original council chamber including ceiling height.

POLICY 6.9.2   STRUCTURE

Any alterations to the original structure of the building should be minimised.

It is acceptable to remove a discreet portion of original fabric to facilitate/provide a suitable transition to a potential future addition.

POLICY 6.9.3   FLOORING

Non-original floor finishes in the building should be replaced by more sympathetic finishes if the opportunity arises. Any extant timber floorboards (visible or found to be beneath later floor finishes) should be retained and conserved.

If floor tiles are found beneath later floor finishes they should be inspected to establish if they are original. If found to be original they should be retained and conserved.

POLICY 6.9.4   TIMBER JOINERY

Significant timber joinery, including body and balustrades of the stair, skirting boards, picture rails, double hung sash windows, panelled doors, architraves and reveals with moulded reeding, in the original building should be retained.

POLICY 6.9.5   STAIRCASE

The significant staircase and all its original timber joinery, including the cupboard under the stair should be retained.

POLICY 6.9.6   CEILINGS

Care should be taken of the remnant original ceilings which should be retained where possible and repaired where necessary.

POLICY 6.9.7

The coved plaster and timber banded detailed ceiling in the original council chamber should be exposed, with repairs carried out where required.

POLICY 6.9.8   WALLS

The architectural design of any adaptive re-use proposal for the building should take care of the existing original walls and chimney breasts while developing a viable plan for the re-use of the historical portion of the building.

POLICY 6.9.9   1936 WALL AND CEILING REMOVAL

Where 1936 walls and ceilings are to be removed from the original council chamber, care is to be taken in not damaging adjacent 1887 fabric.

Care should be taken with original brickwork and plaster, which should be repaired to match existing.

POLICY 6.9.10 OPENINGS

Retain or reinstate original internal doorways and archways where possible, including any associated timber joinery, moulded plaster work and glazing in transom and fanlights in the building.

POLICY 6.9.11 NEW OPENINGS

Any new openings in the ground floor office section of the 1887 building should carefully retain key architectural features such as arches, decorative piers, moulded plaster work and timber joinery.

POLICY 6.9.12

Where any original walls are removed they should be interpreted through the retention of nibs.

POLICY 6.9.13 STRONG ROOM

Given the small floor area of the original council offices on the ground floor level the incorporation of the strong room may be considered, by the opening of one wall to the foyer. The curved ceiling is to be retained and the metal sheet lining is to be retained on the remaining walls. The strong room door can be retained in an open position.

POLICY 6.9.14 FIREPLACES

The original Victorian marble fireplace surrounds should be retained and conserved. Consideration should be given to reopening enclosed hearths and restoring fire grates.

POLICY 6.9.15

The Victorian marble fireplace surround in Room G8 (part of the original council chamber space) should be retained and conserved. The later heater and fireplace infill should be removed and where original elements are missing, they should be reinstated.

POLICY 6.9.16

At such time as is appropriate the fireplace and surround in Room G6 (now removed) should be reinstated to match the fireplace and surround in Room G8.

POLICY 6.9.17

At such a time as is appropriate, the flue system throughout the building should be investigated.

POLICY 6.9.18 UNSYMPATHETIC ELEMENTS

Unsympathetic finishes and interventions should be removed or replaced with sympathetic finishes or interventions that reference the original design and/or style of the place.

POLICY 6.9.19 RECONSTRUCTION

Where the opportunity arises, reconstruct missing or damaged elements to match existing, or to a known earlier condition.

POLICY 6.9.20 CONSTRUCTION WORKS

If during construction works original fabric is revealed, refer to the heritage arcitect for instructions on extent of retention.

6.10 PRINCIPLES FOR DESIGN OF NEW ELEMENTS

POLICY 6.10.1 ADDITIONS TO BUILDINGS

It is acceptable to remove the existing 1936 rear addition to the building provided that any new replacement addition is of a high quality design and sympathetic to the established significance of the building.

GUIDELINES

Retain the dark coloured engaged brick piers at the interface between the 1887 and 1936 buildings.

Retain the 1936 chimneys where possible.

POLICY 6.10.2

Any new addition to the original historic building should be designed and sited in order to minimise any adverse visual impacts on views to the building, which are most prominent from Auburn Street.

Any new structures should remain below the ridge line of the three storey component of the original building or sited at the rear so that it is not evident from Auburn Street.

POLICY 6.10.3

Where new structures on the site are required to be physically connected with the building (i.e. an addition), adaptation should be focused on modified or later parts of the building. New penetrations, additions and other works to the building should be executed in both material and design details while being clearly identifiable as new, contemporary elements.

POLICY 6.10.4

New elements should not attempt to replicate the original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old, in accordance with Article 22.2 of *The Burra Charter*.

New work should be identifiable as such upon close inspection in accordance with the principles of T*he Burra Charter.*

POLICY 6.10.5

No suspended ceiling insertions are to be made in spaces where original ceiling fabric is extant.

6.11 SERVICES

POLICY 6.11.1

Redundant services should be removed carefully to avoid damaging original fabric.

POLICY 6.11.2

Where new services or upgrading of existing services are required (communication, fire, electrical and plumbing), these should be sympathetic to the original design intent. They should be introduced discreetly in areas of lesser significance to avoid damage to significant fabric and avoid visual impact on significant spaces.

POLICY 6.11.3

Location and visual presentation of new services within the building should generally remain subservient and respectful to the scale, dignity and presentation of the existing building.

POLICY 6.11.4

Any required structural members should be introduced so that they are visually unobtrusive and so that the intervention into significant fabric is minimised.

POLICY 6.11.5

The provision of new air conditioning units for the former Goulburn Town Hall should be situated so as to minimise any impact on views Auburn Street and should ideally be located to the rear. or another part of the building which is a later addition and not visible

from the public realm. Intrusion into significant fabric should be minimised in the installation of any new air conditioning services.

POLICY 6.11.6

Existing functional fire protection, emergency and electrical lighting should be maintained as part of the regular maintenance program.

6.12   COLOUR

BACKGROUND

The correct use of colour is a most important aspect in the restoration and interpretation of old buildings. The former Goulburn Town Hall was constructed in two phases, 1887 and 1936.

POLICY 6.12.1 COLOUR SCHEME

The current colour scheme for the building may be retained or replaced with another appropriate colour scheme when required.

POLICY 6.12.2

Future colour schemes should be based on research of earlier schemes or be limited to those schemes commonly used on buildings of this period.

POLICY 6.12.3

Investigation of previous colour schemes should be undertaken by a suitably qualified consultant to determine those suitable for reinstatement.

POLICY 6.12.4

Selection of colour schemes, details and finishes should involve the advice of a suitably experienced Heritage Consultant.

6.13   CODE COMPLIANCE

POLICY 6.13.1

If original or early architectural elements have to be removed or concealed in order to achieve code compliance, then the appropriate approach should be one of "reversibility".

GUIDELINES

For example, if original or early timber doors need to be replaced with fire doors, the original or early timber doors should be carefully stored on site to facilitate potential reinstatement.
If original or early decorative ceilings need to be fire rated, they should be reversibly clad over with a mechanically fixed, independent layer of fire protecting material to facilitate potential re-exposure.

6.14   ACCESS

BACKGROUND

An objective of the *Disability (Access to Premises - Buildings) Standard 2010,* made under the *Commonwealth Disability Discrimination Act 1992 (DDA)* is 'to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within the building, is provided for people with a disability'. However, if strict adherence to the provisions of the *DDA* is likely to have an adverse heritage impact on significant fabric, this may be considered unjustifiable hardship under the terms of the Act. In such cases expert consultancy advice should be sought to investigate alternative compliance provisions.

POLICY 6.14.1

Any changes to the site required to improve public access should also be made in accordance with the other policies in this *CMP*.

POLICY 6.14.2

Where compliance with the *DDA* is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage, or expert consultants.

6.15   SIGNAGE

POLICY 6.15.1

Signage on Heritage Items should be:

  i.   consistent in design to the architectural form of the building to which it is attached
  ii. of a high standard of materials, construction and graphics, and
  iii. appropriately located on the Heritage Item and of a compatible design and style, with the appropriate lettering.

POLICY 6.15.2

Original signage on the front facade (i.e. the "Town Hall" stone relief) should be retained and not clad over.

POLICY 6.15.3

Signage should be able to be removed with no impact on significant fabric (reversible).

POLICY 6.15.4

No new signage should be introduced to the building exterior that impacts adversely on the heritage significance of the building.

6.16 INTERPRETATION

BACKGROUND

Interpretation is a valuable means of communicating the significance of a site to its current users. An Interpretation Strategy is a site specific document that identifies how this can be achieved.

POLICY 6.16.1

A separate Interpretation Strategy/Plan should be prepared and implemented for the place.

POLICY 6.16.2

Key interpretation themes for inclusion in an interpretation of the building should be developed. Suggested themes include, but are not limited to, the following:

  (i) The contextual history of the former Goulburn Town Hall
  (ii) The building's place in the history and development of Goulburn
  (iii) The association of the building with prominent local architect E.C. Manfred

6.17 APPROPRIATE SKILLS AND EXPERIENCE

POLICY 6.17.1

The approach to the conservation of the historic building fabric should be based on a respect for the existing significant fabric. Competent direction and supervision should be maintained at all stages, and any maintenance work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills.

Where any significant fabric or spaces are to be disturbed, the advice of a Heritage Consultant is to be sought and implemented.

6.18 ON-GOING MAINTENANCE REGIME

POLICY 6.18.1

To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented. Regular inspections should be carried out and remedial action taken to minimise deterioration of building fabric due to the effects of weathering and use. An On-going Maintenance Schedule has been included as an appendix to this report to assist in the care and maintenance of the building.

In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.

The On-going Maintenance Schedule should be reviewed and updated every ten years to coincide with a review of the Conservation Plan, or prior to major programs of upgrading or reuse.

No maintenance or repair work should negatively impact on the significance of the fabric.

6.19 REVIEW OF THE CONSERVATION MANAGEMENT PLAN

BACKGROUND

This *CMP* for the former Goulburn Town Hall proposed a framework for the ongoing use and maintenance of the building. Circumstances, however, will change over the years as various recommendations are implemented and new user requirements emerge.

Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

POLICY 6.19.1

Conservation Policies should be reviewed every ten years or whenever a major upgrade of the building is considered.

GUIDELINES

Reviews of the Conservation Policies should be based on *The Burra Charter* and other guidelines provided by the Heritage Division of the NSW Office of Environment and Heritage.

Reviews should also take into account any other relevant legislation, planning framework, appropriate literature and widely recognised conservation practices and procedures. They should be undertaken by experienced conservation practitioners, in conjunction with relevant ownership and management representatives.

6.20 MANAGEMENT OF ARCHAEOLOGICAL RESOURCES

POLICY 6.20.1

Management of archaeological resources associated with the former Goulburn Town Hall shall be undertaken in accordance with the recommendations and consent conditions of any Excavation Permit that is required under the provisions of the *NSW Heritage Act*.

POLICY 6.20.2

Archaeological resources are to be managed in accordance with the *Archaeological Assesssment Report* by Edward Higginbotham & Associates Pty Ltd in October 2016.

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7.0

IMPLEMENTING THE PLAN

7.1 INTRODUCTION

This *Conservation Management Plan* has been prepared to provide guidelines for the adaptive reuse use and conservation of the former Goulburn Town Hall and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out the implementation guidelines for the policies, including a list of management issues and schedules for conservation and maintenance works.

7.2 MANAGEMENT PRINCIPLES

The current owners are to:

- Review and adopt this *Conservation Management Plan (CMP).*

- Refer any development proposals to Goulburn Mulwaree Council

- Ensure funding for recurrent long-term maintenance.

7.3 OBTAINING DEVELOPMENT CONSENT

Any development proposals for the former Goulburn Town Hall must be referred to Goulburn Mulwaree Council for approval.

7.4 ON-GOING MAINTENANCE SCHEDULE

The On-going Maintenance Schedule, included as an appendix to this report, refers to cyclical maintenance works to fabric that should be implemented by the owner as part of the process of on-going management of the site.

A record of when this work is performed, and any faults discovered or repairs made, should be recorded and kept separately alongside a copy of this maintenance schedule.

8.0

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APPENDIX ONE: ON-GOING MAINTENANCE SCHEDULE

Building Element	Priority Works	Yearly	Every 5 Years	Every 10 Years
1887 BUILDING				
OVERALL BUILDING		Monitor condition General Cleaning Pest Inspection	Check security and general safety	Undertake structural inspection
EXTERNALLY				
FACADE	Inspect front balcony floor and provide new membrane, to detail approved by Heritage Consultant		Clean and inspect Audit water-tightness and undertake repairs as necessary	
BRICKWORK	Inspect to assess motar joints	Inspect for deterioration of mortar joints Repair as required		Repair as necessary with traditional techniques and materials to match existing
SANDSTONE	Inspect to assess condition and need for protection of horizontal surfaces for weathering	Inspect for deterioration of mortar joints Repair as required		Repair as necessary with traditional techniques and materials to match existing
CHIMNEY	Inspect and assess condition of sandstone capping	Inspect for signs of water ingress or deterioration of mortar joints Check seals and capping	Monitor condition	
ROOFING Slate tiles Ridge caps Flashing cast iron cresting corrugated iron roof	Inspect slate roof, including fixings for cast iron crest	Inspect Repair as required		Replace as necessary with materials to match existing/original

Building Element	Priority Works	Yearly	Every 5 Years	Every 10 Years
STORMWATER DISPOSAL Down pipes Gutters Rainwater heads	Replace gal. DP and rainwater heads with copper to match existing	Monitor and clean as required		Replace as necessary
TIMBER ELEMENTS Porch ceiling		Inspect Repair as required	Repaint	Repair/replace as necessary with materials to match existing Repaint
EXTERNAL DOORS & WINDOWS Wooden joinery, metal hardware and glazing		Inspect Repair as required by preserving and reconstructing with materials to match the existing profiles	Undertake repairs and paint as necessary	Repair as necessary with materials to match original/existing
INTERNALLY				
INTERNAL DOORS AND JOINERY		Inspect Repair as required by preserving and reconstructing with timber materials to match the existing profiles	Repolish	Undertake structural inspection Implement conservation works to preserve integrity
INTERNAL WALLS Plaster Arches Mouldings		Monitor wear Repair as required by patching/ replace in the traditional manner to match the original		Repaint plaster as required
CEILINGS Plaster Plaster cornices		Monitor wear Repair as required with materials to match the existing		Repaint as required
FLOORS floorboards vinyl carpet		Monitor	Repair as required with materials to match existing, including replacement at any missing areas	
SERVICES Electrical Hydraulic & Security		Inspect	Repair as required	Upgrade as required

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