APPENDIX 17

Moonta Town Hall

Master Plan

Habitable Places
Kilpatrick Architecture
28.07.22



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Executive Summary

Following consultation with community and current users many positive aspects are clear:

- The Town Hall is loved. It is perceived as an under-utilised asset.
- The Supper Room is used most frequently and by most groups.
- The Art Gallery on the ground floor of Old Council Chambers is manned by volunteers almost every day. It provides a viable community service and enterprise.
- The Hall is regularly enjoyed by dance groups and occasionally for special events. The mezzanine seating was the venue for the Movie Theatre. There is strong support for its re-establishment.

Community and user consultation clarified issues and opportunities:

- The Town Hall is on a prime location on George Street and Queens Square. There is an opportunity to reactivate this precinct by creating better connectivity with the pedestrian areas and businesses. Transparency into and through the Town Hall complex can be improved.
- The George Street entry can again become the prime arrival for users of the Hall and Theatre goers.
- Access into and circulation around the building is unsatisfactory. There is an opportunity to improve coherence and legibility by modifying the vertical and horizontal circulation in the building.
- More and varied meeting and activity spaces are needed. Refurbishment and connections to an improved circulation path will reactivate lost spaces.
- The carpark and low quality corridor fronting Henry Street provide opportunities for improvements.

The Master Plan is a response to the strong community support for the increased use of the building and the opportunities raised through the consultation. The Master Plan will allow the progressive delivery of the following key components:

- Improved street interface on both George and Henry Streets
- Improved circulation through the complex facilitating ease of movement on both levels between the George Street Foyer and the Supper Room with continuous corridors and a commercial lift.
- Refurbish all parts of the building including the currently underutilised zones to allow more users and a wider range of uses.
- A new building extension on the Henry Street frontage to provide a new Community Hub. This will link the Supper Room, former Council Chambers and Hall. It can accomodate a wide range of community and support services. The Hub could also become host to important festivals and events in Queens Square.
- Interpretation to celebrate the special qualities of the Town Hall, including the very special clock is proposed.
- Revitalisation of the complex will facilitate more frequent use by more people and user groups as the community gravitates to the expanded functionality provided. The Town Hall can again become a centre for important recreational and community services

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◂
Mt Gambier Institute Hall / Riddoch Gallery

Historic Town Hall reflected in the new link that overlooks the Cave Gardens, all State heritage places.

Introduction

Habitable Places Architects and Kilpatrick Architecture (HPAKA) have been engaged to work with the Copper Coast Council (CCC) to develop a strategy to redevelop and revitalise the Moonta Town Hall.

1. Community Consultation – two stages of community consultation including a survey and face-to-face meetings provided the basis for the decision making.
2. Return Brief – following consultation, HPAKA developed and refined the initial brief reflecting the input provided by the Consultation to highlight the key design elements and the Master Planning objectives
3. Concept design and Master Plan Report – this report crystalises the Return Brief into concrete directions and a framework to move forward with the redevelopment of the Town Hall precinct.

As the first step in this process the Consultants with the assistance of Russell Peate and Katrina Borlace engaged with community groups to gain a better understanding of value of the Town Hall in the local area. We sought to understand how the complex has been used in the past, how it is being used now and how it can be developed to provide a more dynamic and reactivated series of spaces for a wider variety of users, activities, and events. Community input was sourced through the Copper Coast Council Community Survey in 2021 and through face-to-face meetings with user groups.

From the Consultation Process, a fine-grained brief was developed to refine the key elements emerging from the user groups and the survey. From these key elements, a framework and master planning principles were generated to enable Master Plan Strategy and the Concept Design to emerge.

This Master Plan report provides a summary of the consultation and key elements of the brief that are the basis for development of the Master Plan Strategy and the Concept Design.



Copper Coast Council Strategic Plan 2019-29

Wellbeing
To enhance the quality of life of our community by encouraging health, wellbeing and safety.

1.1 Youth
To promote the services, facilities and programs that will enhance the development of our youth.

1.2 Aged
To play a lead role in the establishment of a safe and healthy environment for the aged.

Sustainability
2.3 Cultural Heritage
To maintain and protect cultural heritage areas.

Economic Prosperity

3.2 Tourism and Area Promotion
Improve and increase the marketing and development of the area as a destination for visitors and potential residents.

Cultural Opportunity
To promote community identity by supporting rich lifestyle experiences including arts, heritage, culture and leisure activities.

4.3 Cultural and Events
Provide opportunities for events and services and promote cultural and heritage aspects of the area.

Location

Copper Coast Council covers an area of 773km^2 with a coastline of approximately 50km and services a population of 15,000 people. In addition there is an influx of over 400,000 tourists and holiday makers annually. The council area stretches from just south of Tickera in the north to just south of Port Hughes in the south and Paskeville to the east. The main towns are Kadina, Moonta and Wallaroo.

Moonta was established to support the copper mine and is located near the coast in Tiparra Bay. Moonta Bay is the extension of Moonta Township encompassing part of the coastline and adjoining the township of Port Hughes further south.

The Town Hall occupies an important position in the Moonta town plan. Queens Square is the central public parkland bounded by George, Henry, Robert and William Streets, approximately 1.6ha in area. Moonta Town Hall is located at the corner of George Street, the commercial artery of the town and road to Moonta Bay, and Henry Street which marks the end of the shopping district and frames the south-western edge of Queens Park. It is ideally located to be both part of the main street and to interface with the Park.

Project Aims

Moonta Town Hall is a traditional Institute Hall constructed between 1885 and the 1960s. It has been used by the local and regional community as an Institute Hall, an Institute Library and Reading Room, Council Chambers and offices, cinema, museum, art gallery and meeting place for over 137 years. Parts of the complex are now underutilised.

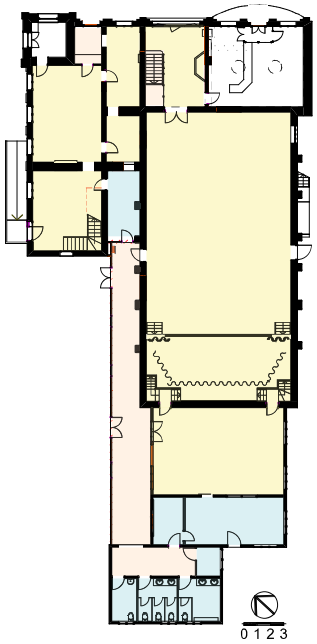
Revitalisation of the Moonta Town Hall aligns with several key aspirations in Council's Strategic Plan 2019-29. It provides an opportunity to enhance the quality of life for our youth and aged persons, to protect and celebrate our cultural heritage, and to support rich lifestyle experience for residents and visitors.

Project Team

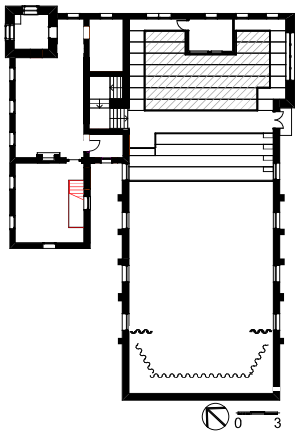
Richard Woods, Habitable Places Architects
David Kilpatrick, Kilpatrick Architecture
Daniel Butcher, Habitable Places Architects

Acknowledgements

Russell Peate, Chief Executive Officer, Copper Cost Council
Katrina Borlace, Director of Corporate and Community Services, Copper Coast Council
Marilyn Philbey, Senior Researcher National Trust SA
Susan Philbey. Community Hub proponent
Moonta Area School (MAS)
Copper Coast Residents and Ratepayers Association
Copper Triangle Housing Association
Moonta and District Progress Association
Friends of Port Hughes.
Copper Coast Photography Club
Copper Coast Art Group
Moonta Gallery of the Arts
Copper Triangle Embroiderers Guild
Copper Triangle Machine Knitters
Eclipse Line Dancers
Copper Coast Dance Sport
Coasters Rock n Roll
Yorke Peninsula Promenaders
Moonta Auxiliary of the Women's and Children's Hospital



Existing Uses
Ground Floor



Uses

Existing Activity Spaces	425m²
Unused spaces	300m²
Services	
Circulation	

First Floor

Consultation

First Round Consultation

The Moonta Town Hall was closed for structural repairs in 2021. It was officially reopened on Thursday 3rd of November 2021. The public consultation and a community forum in January 2021 was well attended. Thirty three people responded to a survey about the uses of the spaces. The responses to the survey and the recommended design objectives are summarised as follows:

- Retain the existing character of the complex but provide better accessibility and connectivity.
- Facilitate more on-going activities such as performing arts, fitness, book club, community and visitor information, and bring back the Cinema.
- Make spaces suitable for various community meetings and workshops and library services
- To create a vibrant community centre, the Complex should host multiple community services and provide multi-purpose spaces for various group meetings and activities.
- Provision of an “al fresco” area which could make a better transition to the adjacent outdoor public spaces.

Refer to Appendix A for details of the First Round Consultation.

Second Round Consultation

Architectural Practices Habitable Places and Kilpatrick Architecture were engaged by Council to continue the public consultation and to develop a Master Plan and Concept Design to facilitate reactivation of the Town Hall.

Consultation workshops with invited community groups were held in the Supper Room on 9 March 2022. The Kadina Community Library, the Kadina Cinema and the Moonta Area School Community Library also contributed to the consultation process. Refer Appendix B &C,

Eighteen groups, represented by 32 different members of the community, engaged in the consultation day at Moonta. In addition to the Moonta Area School, groups included:

- Residents - Copper Coast Residents and Ratepayers Association, Copper Triangle Housing Association, Moonta and District Progress Association and the Friends of Port Hughes.
- Arts and Crafts - Copper Coast Photography Club, Copper Coast Art Group, Moonta Gallery of the Arts, Copper Triangle Embroiderers Guild and Copper Triangle Machine Knitters
- Dancers – Eclipse Line Dancers, Copper Coast Dance Sport, Coasters Rock n Roll, Yorke Peninsula Promenaders
- Charity – Moonta Auxiliary of the Women’s and Children’s Hospital

Participants represent a significant section of the local population. Most groups use the Town Hall for regular committee meetings and gather mainly in the Supper Room. Some use the Hall for occasional events and exhibitions. Others use the Hall for their annual gatherings. Dance groups use the hall occasionally. Moonta Gallery of the Arts use the former Council rooms, and they are opening daily to the public. The Country Music group uses the Hall monthly. The Cinema and Playgroup have not returned to the Town Hall since it reopened. Refer to Appendix D for summarty of consultation with Augusta Cinema.



◂
2022 Consultation Workshop

The consultation process mostly engaged with existing or traditional Town Hall users. Other cohorts: young people, families and elderly groups and individuals who might engage with a vibrant community centre were not represented but should still be considered in the Master Plan.

Qualitative survey – how do people feel about the Town Hall

We sought to understand how the community feels about their Town Hall and its place within their community and memories. Some thoughts and responses are provided below.

- Moonta has a more artsy vibe than nearby towns.
- The arts community in Moonta is vibrant.
- George Street is more active on weekends. It stays open later...
- "It is a privilege to be in the Gallery."
- "The Art Gallery is inviting and welcoming, clean and well presented."
- The George Street frontage is uninviting. The Town Hall does not look like it is open to the public... it does not reveal what is going on inside.
- "Make the Town Hall brighter, more cheerful and cleaner."
- The carpets are grubby and the furniture is broken... some of the spaces feel tied and worn out.
- Retain the heritage, modernise and use the view... [to Queen's Square].
- Activity on George Street does not lead visitors into the Town Hall.
- It is disappointing that the main Foyer with the cut glass doors does not provide access to all parts of the building. The Supper Room feels isolated from George Street.
- The historic ticket office in the Foyer with its leadlights, and the two timber staircases should be preserved.
- The corridor leaks, it is dusty and does not look attractive... It is not inviting or attractive for events and festivals held in Queens Square.
- "The Town Hall is just for committees and movies. Now that the movies are no longer there, there is no reason to go."
- "There needs to be a reason for visitors to walk through the Town Hall."



Return Brief / Master Plan Objectives

Based on the two rounds of consultation it is clear that the community has a strong desire to reactivate the Town Hall complex in a way that creates a vibrant community centre for the town. This would be achieved by increasing use and users, increasing diversity of use, broadening the times, the days and seasons of use and improving accessibility and services available.

The key elements of the brief are summarised as follows:

- Increase the number and variety of the available spaces for multiple uses.
- Create more flexible and adaptable spaces for multiple uses.
- Enhance suitability for the many and various types of users and uses to foster diversity within the community.
- Support existing users with improved connectivity, functionality and upgraded infrastructure.
- Encourage the return of previous uses and users.
- Make the facility inviting for new user groups and uses.
- Make the facility more attractive for special one-off and visiting events.
- Establish complimentary community library services supporting existing services: book clubs, adult learning, literacy support, English as a Second Language (ESL), Internet connection (WiFi), virtual meeting rooms, etc.
- Improve connectivity between the Town Hall complex and George Street, and with Queens Square and Henry Street.
- Improve indoor-outdoor links and transparency; make the activation visible.
- Improve accessibility and connectivity throughout the complex to make better use of all available spaces.
- Improve access to natural lighting.
- Deliver an economical solution.

Refer to Appendix A - D for details of the discussion with the various user groups.





◂
Town Hall function ca 1900
The border details on the proscenium arch reflect the etching on the Town Hall windows at the time. Photo Marilyn Philbey

▸
2019
Cinema partition prior to re-roofing. Photo Tim Neumann

Heritage

The Moonta Town Hall does not have any State or local heritage listing. But there is no doubt that the Town has played an important part in the story of Moonta and the lives of past and present generations. It is a landmark at the centre of town, bookending George Street and marking the entrance to Queen Square.

During the consultation strong community pride in the Town Hall was evident.

Council has demonstrated their respect for the heritage of Moonta through its actions. George Street has been upgraded. There are plans to upgrade Queens Square. The Town Hall clock tower, facades, roof and ceiling have been carefully restored to preserve their historic character. The town hall clock has been maintained in working order and is regularly wound.

An interpretive sign in George Street contrasts an early view of the Town Hall with its current condition, sharing these stories with visitors.

A strong expectation that the heritage values and features of the Town Hall would be preserved came through in the community consultation.

Conservation Approach

The protection and ongoing care of historic places is best achieved by:

- Understanding the place, its history, uses, context and condition
- Assess the heritage value / cultural significance
- Identify future needs, resources, constraints and the condition of the place
- Develop conservation policies using established conservation principles (The Burra Charter)
- Prepare and implement a Conservation Management Plan (CMP).

A CMP is beyond the scope of the Master Plan. However, we bring to the project experience in the adaptive re-use of other town halls in South Australia. In developing this Master Plan for the Moonta Town Hall, we will follow the Burra Charter process outlined above.



▲
ca 1894



▲
1932



▲
2022



▲
1925



▲
2020

ca 1894
The original form of the Institute Hall. Reading and Meeting Rooms upstairs to the left of the tower. Council Chamber upstairs on the right.
Cement render trims coloured in alternate bands. Window panes acid etched with a decorative border.
Photo Moonta NTSA

ca 1925
The clock tower had been added in 1906. The tower is topped by a wrought iron crest. The rendered b ands were much faded but the etched glass was intact. Two tone colour scheme to doors.
Photo SLSA B-58973-87

1932
Institute Hall after conversion into a movie theatre. A worker on the roof is erecting the new flagpole.
New main entrance with bi-fold doors and concrete canopy. Etched glass replaced with plain. Plinth painted a dark tone.
The Dress Circle (Balcony) and bio box were installed into the first floor. The Public Reading Room and the Members Library were added to the Henry Street wing as part of this work.
Photo SLSA B-8258

August 2020
Town Hall roof replacement. New trusses and a new ceiling were installed.
Photo Tim Neumann

2022
Current form of the Town Hall. The widows walk is restored. The tower roof and woodwork is now painted green.
The original glass clock faces have been replaced with acrylic.
Photo Habitable Places

Understanding the place through photos

Historic photographs are snapshots in time, showing the changes to the form of Town Hall over the last 137 years. They also reveal the original decorative features that have since been lost.


Moonta Town Hall to reopen

Help formulate master plan

Understanding the place through stories

There will be many stories around the Moonta Town Hall. All of the community events, rites of passage, parades, festivals and celebrations for over 137 years. The Town Hall has provided an iconic setting or backdrop to the civic and social life of Moonta and the region. There will also be stories around the District Council, and its distinguished role in the development of the district.

There is also the story of the Town Hall itself. The Moonta NTSA have kindly collated the following history. Thanks to Marilyn Philbey for this work. Historic newspaper extracts not only record key dates and events. They build the story of the Institute. Above all they give us insights into the lived experience and changing community values and attitudes over time.

The Town Hall stands on Nharangga Land. The Nharangga people as the traditional and continuing custodians of the land have a … spiritual connection to the land…

18??s
Pastoralists occupy the Nharangga Lands, disrupting the traditional way of life.

18??s
Copper is 'discovered', mining commences. A haphazard settlement springs up around the mines.

18??s
A township is surveyed along the line of road to Moonta Bay…heyday of the mining prosperity… George Street and Queen Square are formalised.

1864
First Institute in Moonta built. By 1883 there had been three Institute halls in Moonta, on different sites.

April 7th, 1883
NEW INSTITUTE FOR MOONTA

"A meeting was held last night to consult as to the best ways and means for erecting a new Institute in Moonta…"

"Having sold the old building on Saturday last, and knowing exactly what it would realize, the building committee met last night to decide on the tenders which were before them. It was decided in favor of Messrs Pollard & Cowling's tender for £2,185…"

January 6th, 1885
THE NEW INSTITUTE

"Yesterday the work actually commenced towards the erection of the New Institute…"

The plans of the architect, Thomas Smeaton of Adelaide included a clock tower but this was not built at that time.

February 27th, 1885
LAYING THE INSTITUTE MEMORIAL STONE

"The Chief Justice has at length replied to the request of the committee, that he should lay the foundation stone of the new Institute with masonic honors, that for certain family reasons he is precluded just now from taking part in any public demonstrations, and is unable to comply with the request.

,,,it was unanimously resolved to ask Mrs Corpe, wife of the president of the Institute, to lay the memorial stone…"

April 3rd, 1895
ACCIDENT AT THE NEW INSTITUTE

"On Thursday, while H. Scharf, a carpenter was engaged in putting on the roof to the new Institute, he trod on an unsafe board and fell a distance of 28 feet to the ground without touching anything in the fall.

He was stunned for a few moments but except a cut over one eye and the lip being cut through escaped with the bruise caused by the fall. It is astonishing that no further injury was sustained.

Doctors Elphick and Archer were in immediate attendance and after sponging his face for a few minutes, the man was able to walk home."

May 22nd, 1885
NEW INSTITUTE

"This building, which promises to be such an ornament to the town, is progressing fairly towards completion… The gas chandeliers are very pretty and contain 18 jets in each…"

July 10th, 1885
OPENING OF THE NEW INSTITUTE HALL, MOONTA

"A red letter day for Moonta was Wednesday last, when the New Institute Hall was opened for the first entertainment.

Considerable excitement was manifested previously to the opening to know whether the hall would be a success or a failure, and it was known that most of the available local talent had been utilized in providing for the entertainment both musical and otherwise…

The door was opened at 7 and at 7.15 the room was nearly filled, scarcely a front seat being obtainable.

There must have been close on 600 persons in the room when the proceedings commenced…"

The Institute was built and owned by a committee on behalf of the community. The total cost including furniture was £3,732.

Rooms were leased by the Institute to Council for £1 per annum for the next 74 years.

August 12th, 1899
MOONTA INSTITUTE

The tender of Mr John Snell for alterations in the Institute and necessary repairs was accepted at the committee meeting held on Monday last.

It is not known what these alterations were.

December 23rd, 1905
MOONTA INSTITUTE TOWER AND CLOCK

Mr T.H. Smeaton, F.S.I.A., of Adelaide, visited Moonta on Monday for the purpose of inspecting the foundations and walls of the Moonta Institute, with a view to ascertaining beyond doubt whether they were sufficiently strong to allow of a tower and clock being erected on the third storey of the building.

July 7th, 1906
NEW TOWN CLOCK ORDERED

…it was eventually decided to instruct Miss Lutze, George-street, to procure the necessary timepiece at a cost of about £200, to be in position somewhere near December next.

It is to be an eight-day one, with four faces, and the hours will be struck on a 5 cwt bell, and the dials will be transparent - not opaque, like those on the Kadina clock - so that it may be lit at night.

Mr Bloome has undertaken to attend to the clock for five years without extra charge.

May 15th, 1915
MUNICIPALISATION OF MOONTA INSTITUTE

The Mayor Mr E. Major, addressed himself at considerable length to the question of municipalising the Moonta Institute at last Tuesday's council meeting…

His opinion was that the young man problem could not be satisfactorily dealt with unless something of the kind was done. The Institute Committee only represented 60 or 70 subscribers.

He had no fault to find with these gentlemen, but contended that the institution should not be confined to such a small sphere...

He suggested that the building become the property of the townspeople. The library, reading rooms, &c., would be more extensively used and the building generally utilised to much greater advantage than at present, …which would locally go a long way towards the settlement of the young man problem which was exercising the minds of many to-day...

The suggestion lapsed for the next four decades.

August 5th, 1922
SUDDEN DEATH OF MR JOHN ARTHUR.

The sudden death of Mr John Arthur, of this town, occurred under somewhat tragic circumstances at the Moonta Institute Hall last Wednesday evening.

He was responding to the toast "Our Pioneers," at the Mayor's Jubilee banquet, when he sat back in the midst of his remarks and died in his chair.

In his death, which is deeply regretted, Moonta has lost an estimable townsman - one who will be missed in many ways.

He was born in St Ann's Parish, Cornwall, 77 years ago (as he told them at the banquet before he collapsed) and came out to this State with his parents in 1846, in the ship Princess Royal…

June 16th, 1928
OPENING NEW DRESS CIRCLE

The official opening of the new dress circle and other improvements recently completed took place on Monday evening last.

The architect was Mr Chris A. Smith, of Adelaide, and the contractor Mr R.C. Hawke, of Kadina.

The alterations and additions include two new rooms (two storey, to be used as a public reading room and members' library); a dress circle (taking in the old library and committee room), with a seating capacity of 250; new biographbox, constructed of concrete with up-to-date appointments; new front entrance and vestibule in which there is a modern ticket office, also staircase of Queensland maple… dress circle furnished with latest upholstered theatre chairs... In addition, a new system of electric lighting has been installed.

The Mayor said the dress circle and other improvements had transformed the appearance of the hall, which was now a modern building of which any country town might be proud. The committee were certainly to be congratulated on their enterprise. It was a practical evidence of their faith in the stability of Moonta and district. The dress circle had supplied a long felt want...

July 8th, 1932
TOWN IMPROVEMENT

During the past month painters have been busily engaged in the work of renovating the Moonta Institute building.

The whole of the George and Ellen-street fronts, including the clock tower, have been re-coloured and relined, and the woodwork repainted.

The building, of which residents are justly proud, now presents a striking appearance, the tower with its red roof being conspicuous to visitors coming to the town.

February 27th, 1959
TOWN HALL

The building carrying the town clock has become officially the town hall.

It has been taken over by the town council from the institute committee, 44 years after this was first suggested.

May 6th, 1965
NATIONAL TRUST MOONTA BRANCH TO ESTABLISH MUSEUM

A museum, to house articles, photos and anything which the Moonta branch of the National Trust considers will perpetuate the history of the district, should be established in the near future.

The branch is awaiting renovation of the upstairs rooms at the town hall, previously used as the institute library, which will become the museum.

February 17th, 1966
MOONTA TOWN HALL IMPROVEMENTS

Work will commence shortly on the building of new supper-room, kitchen and toilets for Moonta town hall.

The £7,500 project will be financed by Moonta town council from invested revenue.

The chairlift may have been installed around this time.

ca 2011
Disabled access ramps installed to George Street and Henry Street entrances.

Moonta Cinema established in the Balcony (date to be confirmed).

May 10th, 2019
An engineer's report to Council advised that the trusses in the main hall are generally in a very poor state.

"Many of the top chords have suffered full failure. The roof and ceiling have dropped considerably. The main hall should be closed to use until structural repairs have been completed."

When the roof was removed, it was found that the original diagonal boarded ceiling had been covered with fibrous plaster (probably in 1928) seriously overloading the already undersized trusses.

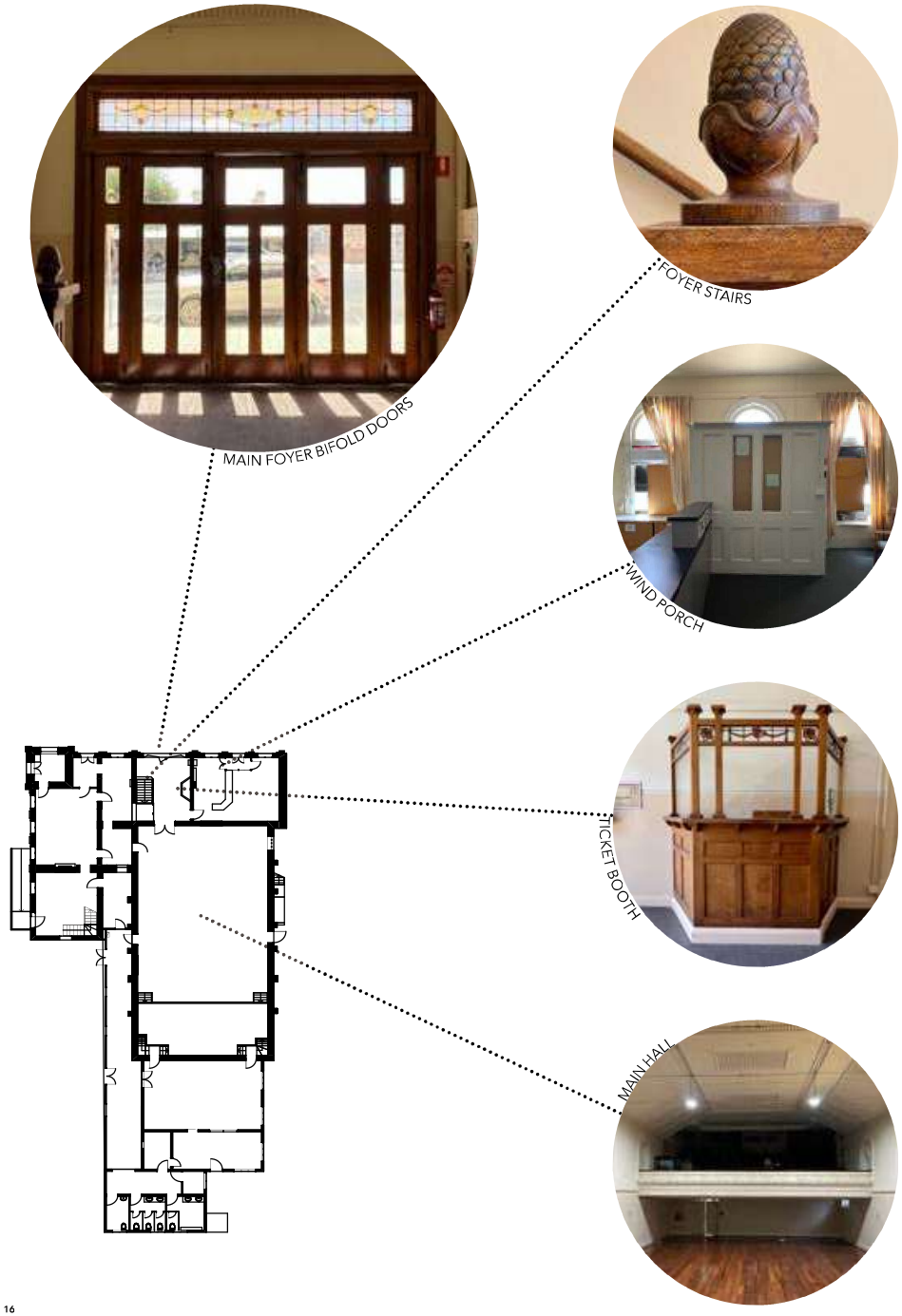
August, 2020
The cinema was closed after safety concerns were identified.

December 3rd, 2021
MOONTA TOWN HALL RE-OPENED.

The main hall roof, trusses and ceiling were removed.

New timber trusses and a new galvanised iron roof were installed. A new ceiling that closely matches the original and new lighting were installed. Salt damp repairs were undertaken.

The cost of works was $900,000.



Understanding the place through historic features

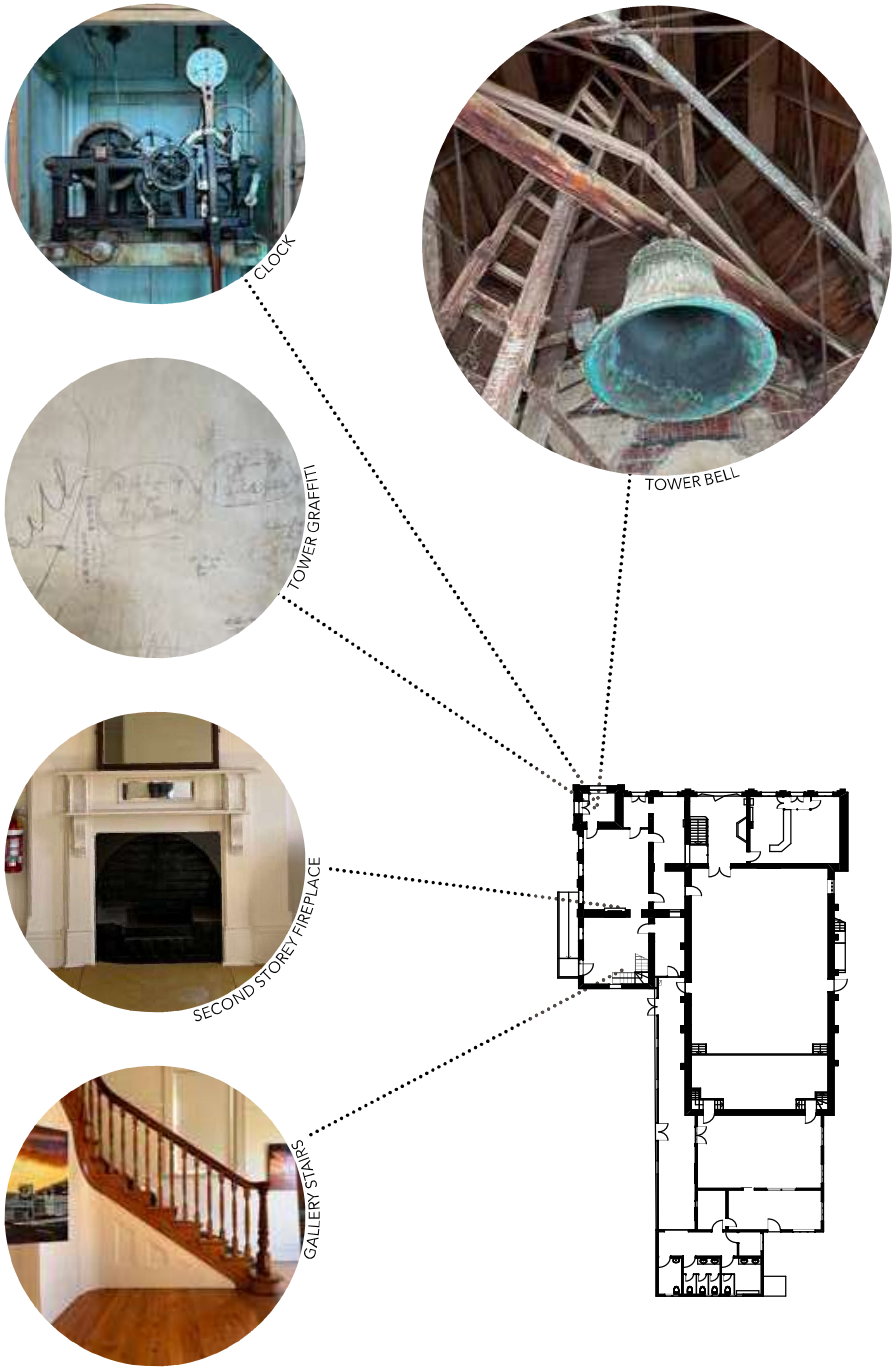
The important historic elements that remain and contribute to its heritage value of the Town Hall are:

- The 1885 George and Henry Street facades, windows and door.
- The 1906 Clock Tower and clock installed in 1907
- The roof form, clock tower roof, chimneys, lookout and cast-iron cresting.
- Folding doors to the 1928 Foyer with leadlight fanlight.
- Box office with leadlight screen
- 1928 Queensland maple staircase in the Foyer
- 1928 timber panelled wind porch in the Box Office
- 1928 Balcony and concrete BioBox.
- The 1885 Hall interior and stage.
- The former Council and Library rooms (1885 and 1928), including original floors, doors and skirtings. Some original lath and plaster ceilings. One 1928 timber fire surround remains.
- The interior finishes of the 1885 clock access room. These original colour schemes, paint finishes and the graffiti are of exceptional rarity and cultural significance.
- The 1907 operating Lutze clock, the clockwork winding mechanism and the clock cabinet. One original glass clockface remains but is not in use.
- The 1907 bell and the original (and rarely seen) mechanical bell strike mechanism.
- The evidence of original external finishes in the Gallery Store Room, Rm 110 .

Heritage Value

The continuous community use of the Town Hall over 137 years contributes to its significance.
Without undertaking a detailed assessment, based on the information to hand we consider that the Town Hall meets the following criteria for a Local Heritage Place under the PDI Act:

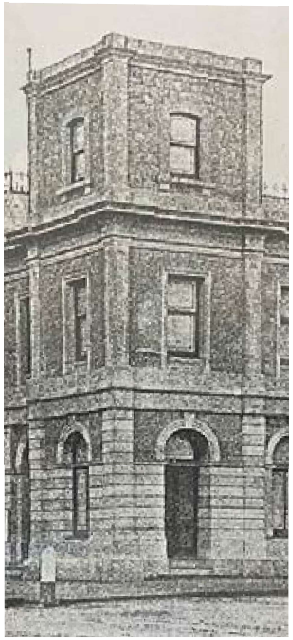
(a) it displays historical, economic or social themes that are of importance to the local area;
(c) it has played an important part in the lives of local residents; or
(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
(f) it is a notable landmark in the area;



Conservation Principles

The following Burra Charter principles are recommended for any works to the Town Hall.

Conservation Principles	Policy / Conservation Actions
Retain historic uses, an intangible value.	The continuous community use of the Town Hall over 137 years contributes to its significance. Retain the Town Hall in active community use. Restore the cinema use.
Conservation	The significant fabric and qualities of the Town Hall should be conserved. Elements that should be retained and carefully maintained include: — The external form and facades including stonework, windows, doors, roofs and chimneys. — The interior space and finishes of the Town Hall and Balcony. — The Foyer, including the maple staircase and the ticket booth. — The interiors of the Council and former Institute Library rooms, including doors, skirtings, fireplaces and ceilings. — The clock tower, the operational clockwork clock and the bell. — The clock tower access room, including original decorative finishes and graffiti.
Reconstruction	Reconstruction of decorative window treatments may be appropriate as there is sufficient evidence to reproduce the earlier state of the fabric.
Managing change	The Town Hall has been changed over its life to reflect the changing needs and aspirations of the community. These changes have become part of its story and its heritage value. Further changes are acceptable, provided that the important heritage values are respected and retained. Changes should be reversible.
Respect	Respect the existing fabric, use, associations and meanings. Minimise the extent of change to the significant facades, interior spaces and features. Where necessary and after consultation with a heritage architect, change those parts of the building that are of little or no heritage value.
Intrusive elements	Alterations and additions obscure or disfigure the Town Hall and detract from its heritage value. Intrusive elements that should where practical be removed include: — Corridor — Chairlift — The aluminium side door into the Gallery — Blank and unwelcoming windows blind and dirt build-up — The biobox window A/C and surface mounted services
Services	New services should be carefully planned and routed to minimise visual intrusion and impact on historic fabric. They should be reversible. All tradespersons and installers should be made aware of the heritage value when quoting and installing services. Proposed service and conduit locations should be reviewed for heritage impact prior to installation.







Town Hall Tower ca 1894, 1925 and 1932
The etch glass with decorative borders and scrolls were replaced with plain glass with the picture theatre modernisation.
The original two tone colours to the rendered plinth were painted over.

Conservation Principles	Policy / Conservation Actions
Removed fabric	Historic fabric that is removed, should where possible be retained and re-used within the building.
New work	New work such as additions may be acceptable provided they respect and do not distort or obscure the heritage value. New work should complement but not imitate or mimic the original. It should be subsidiary, leaving the heritage character dominant. New work should be carefully articulated, providing separation between old and new. It should be reversible.
Associations and meanings	Significant associations between people and the place should be respected and retained. Interpret, commemorate and celebrate these associations.
Interpretation	The heritage values of the Town Hall may not be readily apparent to everyone. They should be explained by interpretation. Interpretation should enhance understanding, engagement and community pride and deepen the visitor experience.
Recording	Existing fabric, use, associations and meanings should be recorded before and after any changes are made.





Tatiara Civic Centre, a friendly welcoming and transparent entrance.

Master Plan

The Master Plan responds to the issues and opportunities identified by Council and in the Community Consultation that are summarised in the Return Brief. It also respects and considers the heritage objectives outlined above. Overall it seeks to maximise the opportunities for activation and ongoing use, with the minimum amount of building work.

The Master Plan is not prescriptive. It demonstrates with a broad brush, a framework that would optimise activation of the Town Hall.

The Master Plan brings together concepts for reactivation of each part of the building. These concept designs enhance and dovetail into each other to provide an integrated, flexible community facility. The completed project will optimise the connectivity and value of the Town Hall for the widest possible spread of community uses. There will be five additional flexible meeting / activity spaces, ranging in size from 12 m^2 to 150 m^2. Usable activity area will increase from 425 to 915 m^2.

Master Plan Principles

The design and delivery of projects at the Moonta Town Hall should:

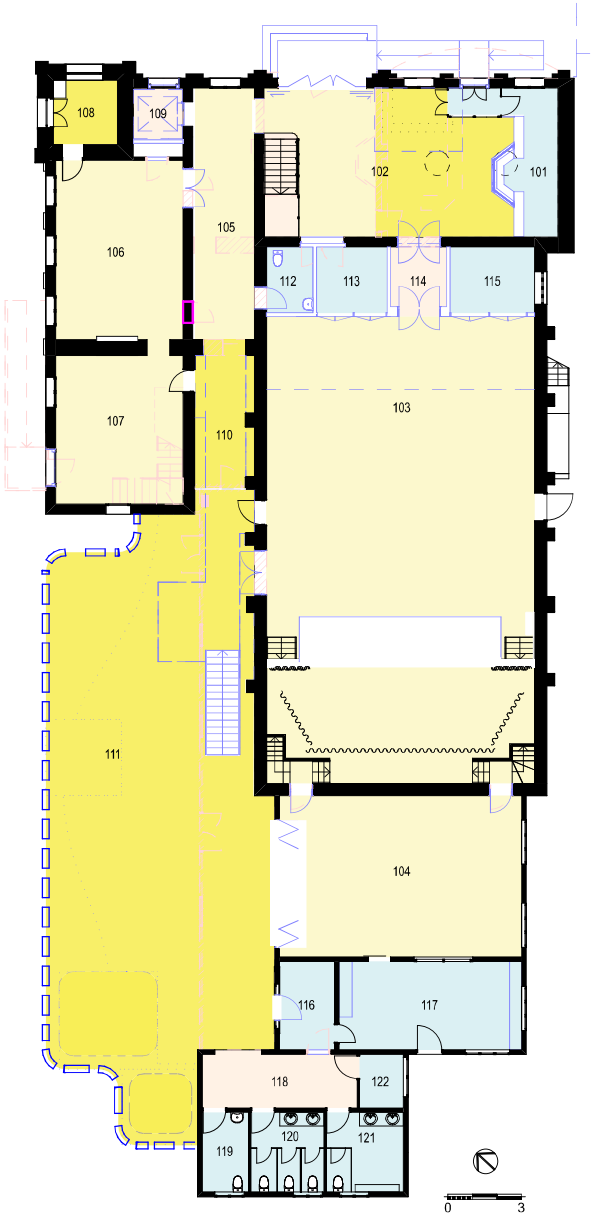
- Provide flexible and adaptable spaces that will provide a wide range uses.
- Be adaptable, to accommodate future change.
- Be respectful of the heritage fabric, spaces and values.
- Minimise structural changes.
- Foster diversity within the community.
- Provide improved connectivity, functionality and upgraded infrastructure within each space.
- Improve indoor-outdoor accessibility and transparency; making the activation visible.
- Create welcoming, safe and accessibility spaces.
- Interpretation where possible integrated into the building fabric.
- Improve access to natural lighting.
- Be economical and sustainable.

Concept Plans

The Concept Plans on the following pages show the opportunities, objectives, range of uses and building work for each part of the building.

The final form and detail for each part of the Concept Plan will need to be further developed and refined, while always keeping in mind and referring back to the Master Plan and heritage principles.

Refer to Appendix E for scope of engineering input required for changes to the existing structure.

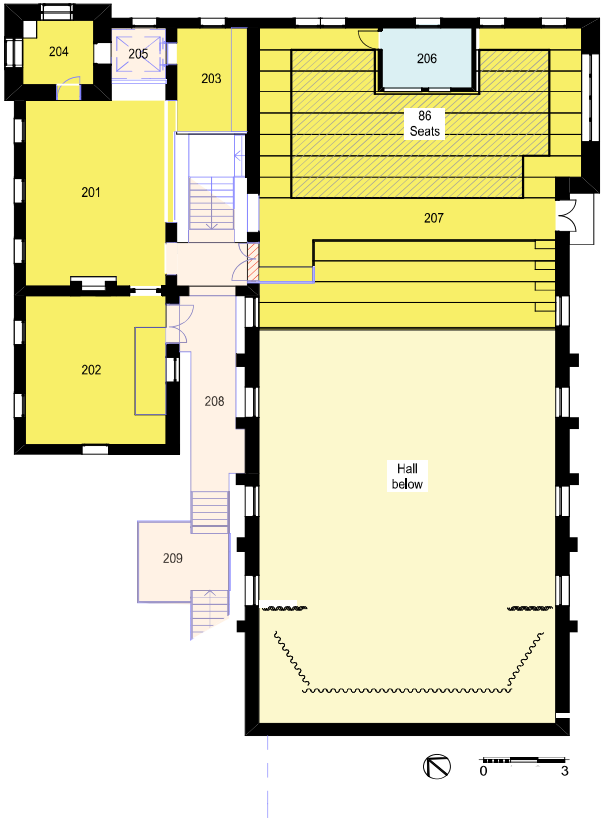


Uses

New & Reactivated Spaces	490m²
Existing Activity Spaces	425m²
Services	
Circulation	
New work	
Demolition	

Room Schedule

101	Candy Bar
102	Foyer
103	Town Hall
104	Supper Room
105	Gallery 1
106	Gallery 2
107	Gallery 3
108	Gallery Office
109	Lift
110	Interp Gallery
111	Community Hub
112	Access WC & Baby Change
113	Store
114	Airlock
115	Store
116	Existing Store
117	Kitchen
118	Corridor
119	Access WC & Baby Change
120	Ladies WC
121	Female WC
122	Cleaners Store
201	Community Workshop
202	Meeting / Artist in Residence
203	Tea Cupboard & Storage
204	Clock Access & Interpretation
205	Lift
206	Balcony
207	Bio Box
208	Walkway
209	Juliet Balcony

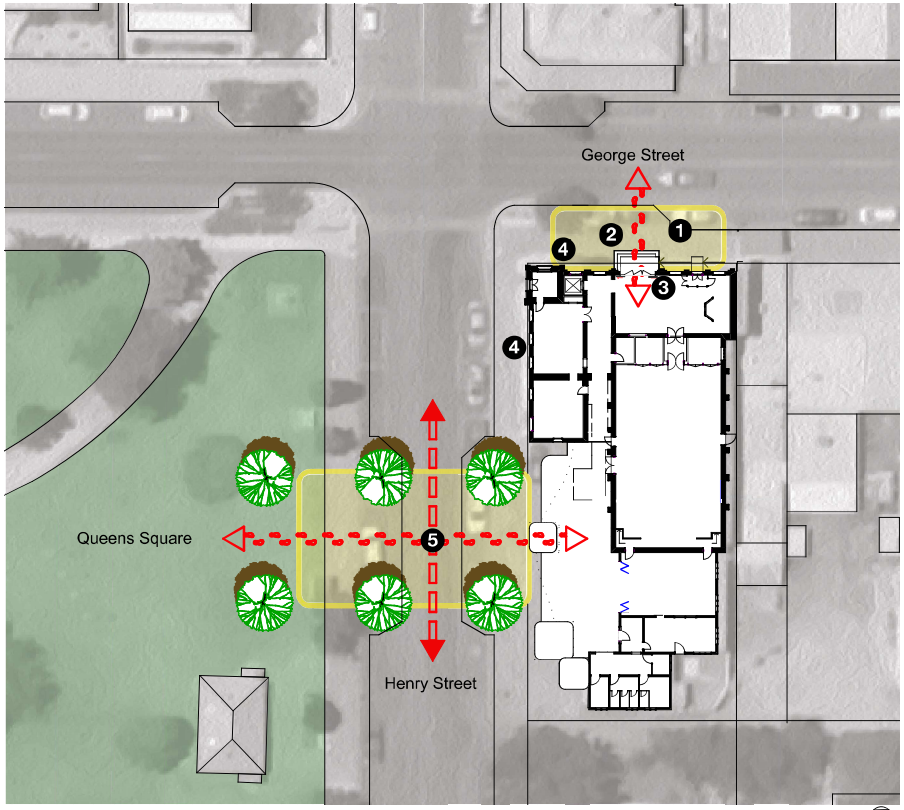


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Master Plan
Moonta Town Hall Masterplan – 02.5
11/7/22 1:200

Moonta Town Hall
71 George Street, Moonta, South Australia





Street Activation

Objectives

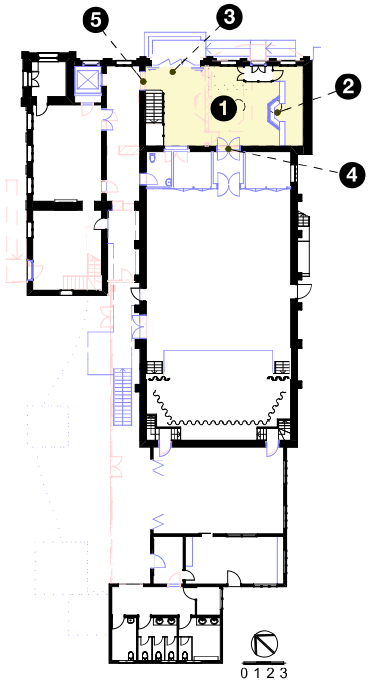
- Make attractive for special one-off and visiting events.
- Improve connectivity between the Town Hall complex and George Street, and with Queens Square and Henry Street.
- Improve indoor-outdoor links and transparency; making the activation visible.

Proposal

1. **Activate the George Street footpath** as a civic forecourt to the Town Hall. Extend the wide footpath to the front door. Artwork in the paving, steps or street furniture are an expression of the vibrant local arts community. Comfortable artwork benches with backs encourage people to sit in the sun, watch the world go by and facilitates social interaction as they chat with passers by.
2. **New ramp, landing and steps at the front door.** An accessible, inviting and direct street connection for all users into the new enlarged foyer and beyond. The landing is an informal place to sit It is also an impromptu stage for pop-up street theatre, soapbox or buskers.
3. The historic folding doors open outwards. **New sliding glass doors** overcome the barriers to entry and welcome visitors directly into the foyer. Direct line of sight for passers-by to the activities within.
4. **Bring the Town Hall facades to life**. Renew and reinforce its civic identity. Vibrant vinyl film artwork on all the windows references and re-interprets the original etched glass. An exciting venue to be going into. An experience to remember. Backlight the windows at night. Soft floodlighting of the facades and clock tower. An iconic landmark.
5. **Henry Street is a shared pedestrian / vehicle space connecting the Town Hall with Queens Square.** A kerb-free road plateau removes barriers to accessibility. A safe spill out space for day-to-day Town Hall activities. Temporary closure of Henry Street for festivals and special events. Furniture, paving and shade trees bring Queens Square right up to the new entrance to the Town Hall.

Actions

- Develop a collaborative Concept Design for the George Street civic frontage and artwork projects, and for the Henry Street / Queens Square connection.
- Develop the design of building entrances to remove barriers, provide complying exits and integrate with the streetscape and landscape works.
- Develop a shading design for western facing glass façade to control heat gain and glare.
- Ensure that high priority stormwater work behind the Town Hall and in Henry Street anticipates future works.



Foyer Activation
Concept Plan



Foyer Activation

Issues

- The existing George Street Foyer is too small.
- The existing Candy Bar is isolated from the Foyer and Hall.
- The historic ticket booth is too small.
- The Foyer does not connect to the Art Gallery or the Supper Room, except through the Hall.
- Stairs, leadlight bifold doors, ticket booth and wind porch are historic features to be retained.

Objectives

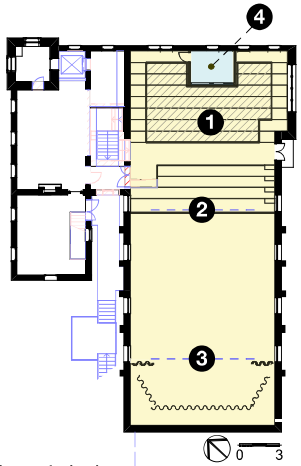
- Create more flexible and adaptable spaces
- Support existing users with improved connectivity
- Encourage the return of previous uses and users
- Make more inviting for new user groups and events.

Master Plan Proposal

1. **A large flexible Foyer** suitable for a wide range of uses. The stone wall is removed to provide clear lines of sight and control of entrances. The Foyer is open during daylight hours, seven days a week. It adapts shamelessly to suit a wide range of uses, including:
   - Main entrance / reception / control point to all other areas
   - Cinema and stage show foyer / candy bar / box office during screenings and shows
   - Art Gallery front of house / welcome / retail area with moveable displays
   - A quiet community lounge / drop in space for parents, babies, children, middles and seniors during the day, when not in use for shows
   - Wayfinding. Directing users to other spaces and to current and upcoming activities.
2. **The historic ticket booth** is integrated into the new candy bar. **The historic wind porch** is retained as storage for the candy bar. **The historic stairs are** retained and restored. **The chair lift** is removed.
3. **Automatic sliding doors** inside the main entrance provide a barrier-free access from George Street. The bifold doors are altered to open out. They are kept open when the building is in use, encouraging people to enter.
4. **The main doors into the Hall are centralised** to provide better access and control.
5. **A new doorway into the circulation space** leads visitors to the lift, the Art Gallery and to the Supper Room beyond without needing to walk through the hall.

Actions

- Investigate removal of the loadbearing stone wall – it supports the concrete bio-box above.
- Develop detail interior design for the Foyer fit out and furnishings in consultation with the cinema operator and art gallery. The ambiance should be welcoming to the community.
- Negotiate shared access to new candy bar and box office for the cinema and other users.
- Develop a management / customer service model so that the Foyer can be used as a primary entrance / control point to the community centre for the public and users.



Cinema Activation
Concept Plan Ground Floor



◂ Mt Gambier Dress Circle

Balcony of the Kings Theatre, converted into an intimate cimena and auditorum. The original biobox remains in use.

Cinema Options

Full Hall and Balcony

Install drop down cinema screen at front of the stage.

- Cinema can only screen in full hall mode – not an intimate cinema experience ✗
- Dark coloured walls required for cinema would be oppressive for other hall users ✗
- Light coloured walls would detract from the cinema experience ✗
- Full hall with balcony seating total of 221 persons would remain available for stage shows, Moonta Area School performances etc ✓
- Cinema screenings would prevent concurrent use of the Hall by other users limiting flexibility and booking slots ✗

Balcony Cinema separated from the Hall

A permanent soundproof partition and fixed cinema screen installed at front edge of the balcony, as before.

- Optimal for intimate cinema experience ✓
- But prevents full hall cinema screenings for school holidays etc ✗
- Limits the Balcony use to a cinema and small performance space seating 86 persons ✗
- Acoustic separation between Balcony Cinema and Hall allows for concurrent use ✓

Dual Screens

Install drop down cinema screen at front of the stage.
Install drop down screen & retractable curtains at front edge of the balcony

- Cinema can screen in an intimate cinema (86 seats) or full hall mode (total of 221 seats) for different moviegoer groups and experiences ✓
- Full hall with balcony seating would remain available for stage shows, Moonta Area School performances etc ✓
- Dark coloured walls in the balcony would be optimal for intimate cinema. ✓
- Retain light coloured walls in the hall, to maintain a bright and welcoming interior for other users ✓
- Noise separation between balcony and hall cannot be achieved with curtains. Cinema screenings would prevent concurrent use of the Hall by other users limiting flexibility and booking slots ✗

Cinema Options

Objectives

- Increase the number and variety of the available spaces for multiple uses.
- Create more flexible and adaptable spaces for multiple types of use.
- Enhance suitability for the many and various types of users and uses and foster the diversity within the community.
- Support existing users with improved connectivity, functionality and upgraded infrastructure.
- Encourage the return of previous uses and users.
- Facilitate and make more inviting for new user groups and uses
- Make the Cinema attractive for special events.

Options

Reintroduction of the Cinema is a key activation objective. The Hall and the Balcony are part of the same space. The pros and cons for three options for the layout of the Town Hall Auditorium were considered.

Recommendation

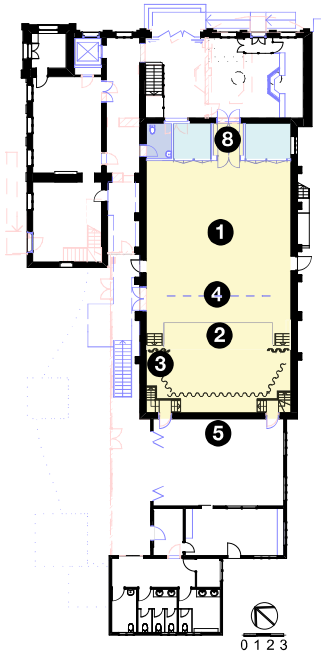
On balance, the Dual Screen option provides the most activation benefits. The primary trade-offs are additional install cost and lack of acoustic separation.

Master Plan Proposal

1. Fit out the Balcony to suit three distinct uses:
   - An intimate Balcony Cinema with new cinema chairs, armrests and cupholders.
   - A Dress Circle for full hall shows or cinema screenings. Loose seating at the front.
   - An 86 seat Performance Space for music, speech or drama.
2. Drop down screen and retractable curtains at the front edge of the Balcony. Operation should be automated and require minimal physical effort. It should be operable by other users, not just the cinema operator.
3. Drop down screen at the front edge of the stage, behind the front curtains.
4. Commission the existing Christie projector for both balcony and full hall screenings.
5. Re-commission the existing Cinema surround sound system to operate in both balcony and full hall modes. Integrate the surround sound system with a Hall PA system, so it is accessible to all users.

Actions

- Investigate further the feasibility of the Dual Screen Cinema option with cinema operator and cinema technical expert. Investigate re-focussing issues. Develop a detailed proposal and budget.
- Negotiate access / booking arrangements with cinema operator.
- Investigate structural requirements for drop down screens and curtains.
- Review fire safety / egress requirements with Building Certifier.



Town Hall Activation
Concept Plan



Town Hall Activation

The hall interior was restored in 2020 but some users found the changes did not suit their requirements and have not returned.

Issues

- Uses limited by lack of PA equipment and stage lighting.
- No comfortable chairs. Nowhere to safely store chairs and equipment.
- The stage is too shallow.
- Noise between the Supper Room and the Stage / Hall impacts on some uses. Sound from the previous balcony cinema restricted use of the Hall.
- Uncontrolled drafts through the wall vents – too cold in winter.
- Lack of power outlets for exhibitions etc.

Objectives

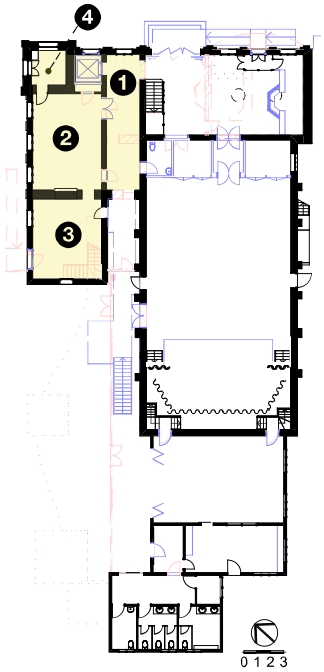
- Make the Hall more flexible and adaptable.
- Make the Hall more inviting for new and existing users with improved connectivity, functionality and upgraded infrastructure. Encourage special events

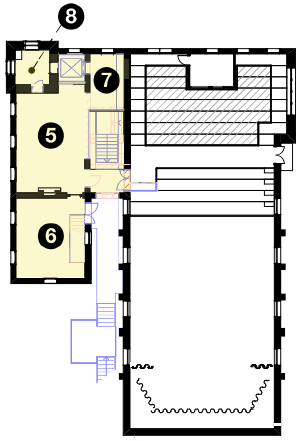
Master Plan Proposal

1. **Town Hall** is fitted out and equipped to suit a wide range of users, including:
   - Visiting stage shows, country music, cabaret, concerts, drama
   - Moonta Area School rehearsals and performance
   - Cinema full hall screenings during school holidays
   - Exhibitions, markets and trade or antique fairs and the like
   - Community meetings, activities, festivals events and functions. Private functions.
   - Movement, dance and exercise
2. **Stage** is extended to suit more and varied stage performances. An inclined platform lift provides wheelchair access to the stage.
3. **A PA system** integrated with the Cinema surround sound system is available to all users. A portable video screen is available within the building for IT uses.
4. **Basic stage lights /** lighting control panel is available to all users. Hoistable lighting bar and cabling is available for visiting stage shows.
5. **Acoustic sealed backstage doors**. The Supper Room is used as a green room during shows. Dampers with acoustic seals to the wall vents control airflow and noise.
6. **Power outlets** around the Hall allow a wider range of uses, including lighting for exhibitions.
7. **Review mechanical services** including existing heating and cooling systems. Heating would require mechanical ventilation. It is not recommended but may be considered in future.
8. **Lockable storage** for chairs and equipment. An **airlock** / sound lock at the new doorway from the Foyer. A **unisex disabled WC** / baby change room is convenient to front of house users. Hall seating capacity is reduced from 180 to 135 persons.

Actions

- **Develop detailed interior design** for furniture & equipment.
- **Design new accessible toilet**
- Technical advice for the **sound, lighting and video and acoustics**.





First Floor

Council Chambers Activation
Concept Plan Ground Floor



Interpretation Plan

An Interpretation Plan for the Moonta Town Hall could consider:

What **themes** should be explored? Possible themes include –

The story of the Institute building, fund raising by the community, its design and construction, the architect, builders and workers, and the changes over time.

The story of the town clock.

Social history stories. The changing patterns of recreation and community engagement in Moonta over the decades.

Stories around the use as a civic and administration centre by Council

Storytelling at the Institute should complement but not to duplicate historic themes presented elsewhere, for example at the Moonta Mines, the Moonta Mines School and the Railway Station / Visitor Centre.

Who is the interpretation for? Residents young and old, visitors to the town? History buffs or the general public?

Where and **how** to tell the stories? Identify opportunities in and around the building. Storytelling through personal anecdotes and insights, makes history engaging and memorable.

Town Hall Clock

The Moonta Town Hall Clock is an example of living history.

It demonstrates outstanding craftsmanship and precision technology of the time.

The story of the tower and its benefactors is an expression of civic aspirations.

There is the story of the importance of the town clock in daily lives of residents and workers.

There will be the personal stories of the clock winders.

The graffitti in the tower is a historic document. It can provide insights and connection into stories of locals and visitors.

The Cape Jaffa Lighthouse and the Neptune Island / Port Adelaide Lighthouse are examples of a visitor experience based on a historic engineering artefact. They are managed by the Kingston NTSA and the SA Maritime Museum.

Former Council Chambers Activation

Issues and Opportunities

- The Art Gallery is open 7 days a week, a welcoming presence and valuable activation of the downstairs rooms. But it is not connected with the other spaces.
- The two main Galleries are well suited to their current use and are well set up. But the stairs and external door in the rear room restrict hanging space.
- The upstairs rooms have great views over Queens Square and to George Street. But they are run down and underutilised – hard to access and inaccessible to the elderly or disabled.
- Steps restrict access from George Street. Room-by-room circulation restricts uses.

Ground Floor Master Plan

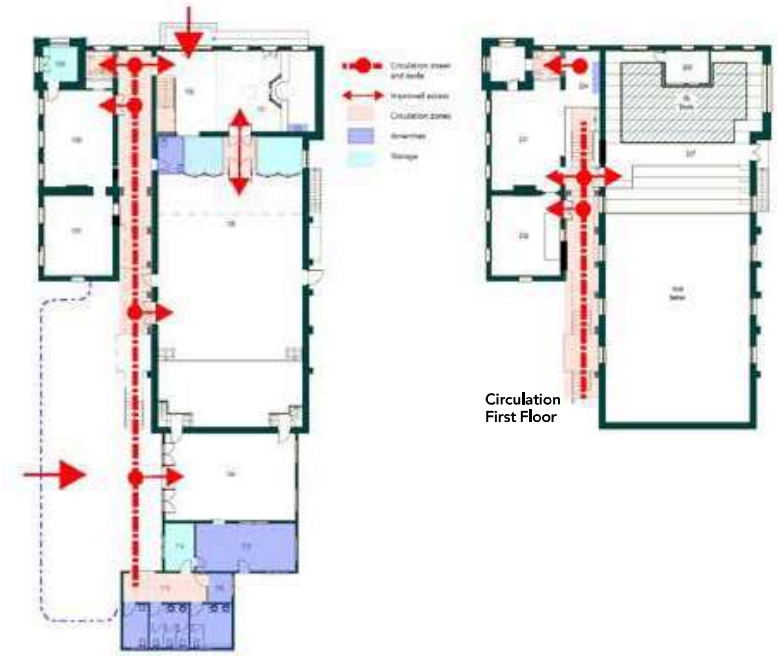
1. **Gallery 1** Rm 105 is expanded. It becomes a shared gallery / circulation space (unsecured). It is accessed from the George Street Foyer via a new doorway. The Foyer is the welcome / greeting point for the Gallery sitters. It is the event space for Gallery openings. Moveable displays for gallery merchandise / small artworks are wheeled away when the Gallery is closed.
2. **Gallery 2** Rm 106 has increased wall / hanging space.
3. **Gallery 3** Rm 107 stairs are carefully removed. External access from Henry Street is removed, to increase wall / hanging space.
4. **Gallery Office** is relocated to the clock tower room Rm 108.

First Floor Master Plan

5. **A Community Workshop** Rm 201 in the former Council Chamber overlooking Queens Square. It is open to the new stairs. There is a visual connection (but no acoustic separation) from the Foyer. Uses include:
   - Artist in residence studio / workshop
   - Craft, needlework, arts, community workshops
   - Seminars, webinars, small group meetings, social activities
   - Quiet study, hotdesking / pop up / incubator events
   - Pop up space for volunteers / events management
6. A **Meeting Room** Rm 202 in the former Institute Reading Room. Depending on need it can be a community meeting or consulting room, a venue managers office (if this managers office is upstairs we wil need a separate meet/greet desk on ground level), a hotdesk space or an artist-in residence-studio. Stairs are carefully removed. A new door provides secure separate access.
7. The **Widows Walk** Rm 203 access room is the new mezzanine / lift landing. It has a kitchenette and lockable cupboards for community groups. Views over George Street, and along the new circulation spine to the Supper Room.
8. The **historic clockwork clock, bell and graffiti in the Clock Tower** are retained and celebrated. A way is found to for the community and visitors to share its special values and to experience the ritual of winding the clock / winding back time. Make this a cherished and unforgettable experience.

Actions

- **Develop detail interior design**, fit out and furnishings in consultation with the art gallery.
- Develop an **interpretive plan** for the building as a whole, including the clock experience.



Circulation Concept Plan
Ground Floor

Circulation
First Floor



◂
Mt Gambier Main Corner

Original cast iron fire escape steps re-used to access the first floor.

Circulation

Issues and Opportunities

— The interior activity spaces in the Town Hall are disconnected, or require room-by-room access, significantly limiting flexibility and uses.
— Disabled access into and within the building is limited. The stairlift to the balcony does not meet contemporary expectations. There is no disabled access to the other upstairs rooms.
— The string of narrow awkward utility spaces and corridors between the Hall and the former Council Chambers provides a valuable opportunity. At the moment these spaces are tired, have low amenity and limited functionality. They adversely impact the experience of using the building and have no heritage value.

Objectives

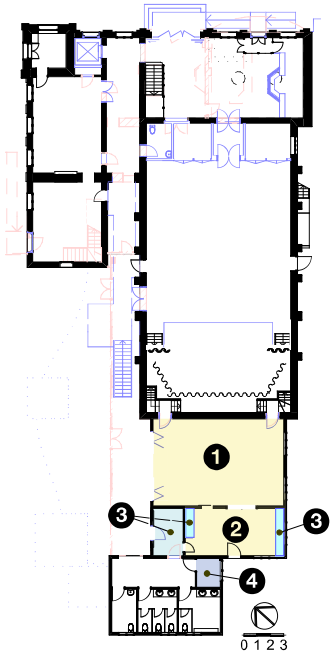
— Support existing and new users with improved connectivity.
— Improve accessibility and connectivity throughout the complex to make better use of all available spaces.

Master Plan Proposal

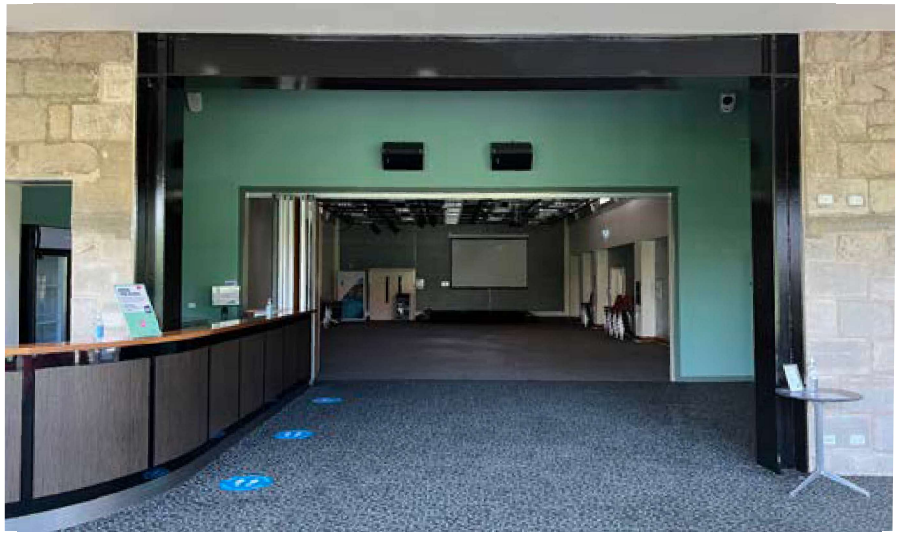
1. **The new double height Gallery 1** unlocks access to every space in the building. It is an uncluttered and direct circulation space that connects from the Foyer to the Supper Room, and all spaces between. A new upper flight of stairs improves access to the first floor. The Balcony doors are relocated and are now safer to use.
2. The new **commercial lift** is accessed directly from the Foyer. It gives dignified access to all of the first floor public spaces. The existing George Street entrance to the Gallery is closed.
3. The **upper level walkway** extends above the new Community Hub. A **Juliet balcony** overlooks Queens Square. The re-located timber stairs provide a direct access between the Supper Room and the walkway.

Actions

— **Develop detail design** for circulation space.
— Obtain **structural advice** about removing walls, new stairs and walkway (no need for Peter Graham at this stage?).
— Obtain **advice regarding a commercial lift**.
— Obtain **Building Certifier advice** about fire safety, egress pathways and required exits.



Supper Room & Kitchen
Concept Plan



◂
Mt Gambier Main Corner

Bi-fold doors between the City Hall (original Town Hall)) and the foyer overlooing the Cave Gardnes

Supper Room and Kitchen

Issues and Opportunities

- Supper Room is in strong demand. It gets too cold.
- The finishes, furniture and equipment are tired and worn out.
- Kitchen is tired, gets too hot and lacks basic equipment.
- Lack of secure cupboard storage.
- Lack of internet and AV equipment limits uses.
- Corridor is uninviting and is uninviting as the foyer to the Supper Room

Objectives

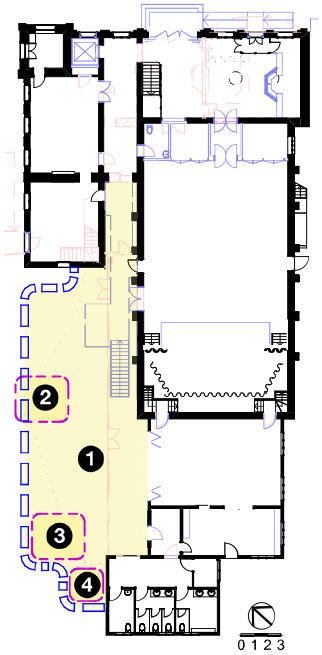
- Create more flexible and adaptable spaces.
- Support existing users with improved connectivity, functionality and upgraded infrastructure.
- Improve transparency, making activities visible.

Master Plan Proposal

1. **Upgrade Supper Room** to improve its amenity, functionality and range of uses. New finishes, comfortable furniture, internet access and IT equipment, upgraded insulation, heating and cooling. A glazed operable wall opens the Supper Room to the new Community Hub for larger events.
2. The **Kitchen** finishes and services are upgraded to better suit tea and coffee, re-heating and serving. A full commercial preparation and catering kitchen is not recommended.
3. Ample **lockable storage cupboards** are provided for regular community user groups.
4. Provide **access to cleaning equipment** for all users.

Actions

- **Develop detail design** for Supper Room and Kitchen upgrade.



Community Hub
Concept Plan





Community Hub

Issues and Opportunities

- Corridor is uninviting and has poor presentation to Queens Square. It detracts from the heritage values. It is used for chair storage and is dusty.
- Upgraded toilets meet current standards and have high quality finishes.

Objectives

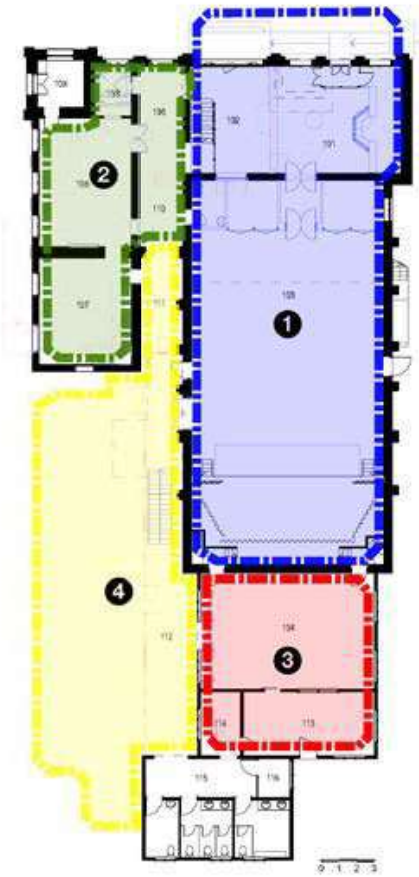
- Increase the variety of the available spaces for multiple uses.
- Create more flexible and adaptable spaces.
- Support existing users with improved connectivity, functionality and upgraded infrastructure.
- Make attractive for special one-off and visiting events.
- Provide a focus for Community Centre activities.
- Establish complimentary community library services supporting existing services; book clubs, adult learning, literacy support, ESL, WiFi, virtual meeting rooms, etc.
- Improve connectivity with Queens Square and Henry Street.
- Improve indoor-outdoor links and transparency; making the activation visible.

Master Plan Proposal

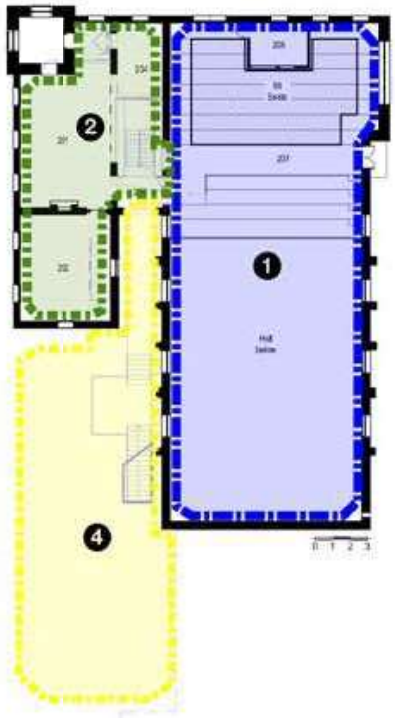
1. A new **double height Community Hub** overlooking Queens Square. This is an exciting contemporary space for coming and going and for breakout from the Hall and Supper Room. There are quiet corners with casual seating for children, families or small groups. There is space for information and changing exhibits.
2. A **new entrance** connects to a safe outdoor activity space on Henry Street and Queens Square. New doors improve access from the Hall. Stairs and walkway lead to the first floor.
3. **Small office / reception space** for venue manager.
4. **Consulting / small meeting room.**

Actions

- **Develop concept design** for Community Hub in collaboration with Landscape Architect.



Ground Floor Staging Plan



First Floor Staging Plan

Staging

The works described above come together in the Concept Plan, enhancing and dovetailing into each other to provide an integrated, flexible community facility. The completed project will optimise the connectivity and value of the Town Hall for the widest possible spread of community uses. There are five additional flexible meeting / activity spaces, ranging in size from 12 m^2 to 135 m^2.

Staging

The Master Plan can be delivered in several stages if required to meet budget and funding requirements. Stages 1 -3 can be delivered in any order, or be combined. Stage 4 depends on completion of the previous stages. Savings can be achieved if stages are combined or all of the work is undertaken as a single project. The recommended stages are:

1. **George Street forecourt, Foyer, Hall and Balcony upgrade.**
   Cinema is reactivated for both intimate cinema and for full house screenings. Moonta Area School use the Hall for outreach performing arts. PA system, stage lighting, AV facilities and new furniture encourage increased community use for functions, activities, stage shows, festivals and exhibitions.
2. **Lift, stair and Gallery upgrade**
   First floor is fully accessible and is reactivated as a community workshop / meeting space. Gallery is accessed through the Foyer. It has increased exhibition and hanging space.
3. **Supper Room and Kitchen upgrade and fitout**
   New comfortable seating, internet and AV, heating and cooling make the space more flexible and comfortable. More lockable storage and kitchen upgrade encourage more user groups.
4. **Queens Square linkage and new Community Hub**
   The Queens Square connection will be of great value during festivals and outdoor events. The new Community Hub will provide a contemporary edge to the Town Hall, projecting and reflecting Moonta as a vibrant and active community.

Minor Projects

Within the Master Plan are some small projects that could be fast-tracked separately from the major building works. These could deliver immediate re-activation benefits without a major capital investment. Small projects might include:

- New furniture
- WiFi Internet, AV equipment, PA system, stage lighting, lockable storage.
- Interpretive plan, window artwork, street furniture and new access ramp, floodlighting.

Actions

- Present the Master Plan to Council Information Session. Respond to feedback, amend and resubmit the report.
- Prepare a preliminary cost estimate, scope and resourcing for the first project.
- Prepare an Interpretation Plan
- Prepare a detailed design & documentation brief. The design team may include architect, heritage architect, interior architect, builder, landscape architect, structural and services engineers, lift, stage and cinema expertise as required.
- Review the brief and design details for each stage or minor project against the Master Plan and the Consultation Reports to ensure objectives are delivered.



Anchor Users

Community Hub

The new build Community Hub facing Queens Park would require a meet/greet desk and ideally be open 7 days a week, like the George Street Foyer. The Town Hall as a community centre should remain a shared space for all comers be they visitors, community, students, business people, adulted people/groups, etc. It should provide a full range of community support services, information and activities.

A proposal for a community wellness centre at the Town Hall has been brought forward. This is envisaged primarily for the elderly rather than the general community and/or visitors. There is strong alignment between this proposal and the uses and activity identified in the Master Plan.

A group such as this could be based in the new Community Hub, bringing new users and activities and a renewed sense of purpose to the Town Hall. It could also contribute to the access control and management of the facility as a whole. Further discussion between this group and Council is recommended.

Library

The Town Hall building, and the proposed Community Hub space are too small to fit the library needs of a township of this size.

There is an established Community Library Service at Moonta Area School, and there is a full library service at Kadina TAFE.

However there are some community library services and activities that might be delivered from the Town Hall, that could complement or extend the existing services. Examples include extended hours and weekend access to internet / quiet study, storytelling / book reading/ book week webinars / streamed events in the Community Hub or the Balcony auditorium.

Collaboration across the existing library services is recommended to identify and develop any opportunities to enhance access to library services.

Cinema

Once re-established, the Cinema will be a major user and have a significant presence in the Town Hall, bringing activity to the Foyer and George Street frontage.

Close coordination and clear roles and responsibilities for the community users, casual hirers and commercial operators will be essential.

Art Gallery

A longstanding user group, the Art Gallery can make an important contribution to the revitalisation and day to day oversight of the Town Hall.

◂
Willunga Waldorf School

Informal seating overlooking the treetops and winter sun. A safe and wecoming space for assemblies or casual social interation.

Activation Strategy

This Master Plan details the structural changes, furniture and equipment that would provide the physical environment for a re-activation of the Moonta Town Hall. But activation is above all about people getting involved and a sense of belonging.

Council could consider a proactive program to facilitate reactivation of the Town Hall, changing community and visitor perceptions. The Town Hall presents an opportunity for a strong presence for Council in Moonta. Potential anchior users are discussed opposite. Some management considerations will be:

Community Events and Open Days

Piggyback on festivals and events to change perceptions / break the ice / get people used to coming in / sense of community ownership and belonging / a safe place that facilitates wellbeing.

Opening hours

Managing access to the Town Hall after hours, on weekends and during community events.
Managing bookings and time allocation.

Foyer access control

Re-establishing the George Street entrance and Foyer as the welcoming front door to the Town Hall complex is a key activation objective. A presence to greet visitors and to control access when the front doors are open will be key. Rather than a reception person with a gatekeeper role, oversight of the front entrance might be incidental to the Foyer activity, which could change throughout the day. The Cinema and Art Gallery might provide this casual surveillance role when they are using the Foyer.

Community Hub access control

Control of the second entrance / back door from Henry Street well present some challenges, for example to Cinema operation. A second casual oversight role may be needed in this area from time to time.

Security

Some spaces within the building can be secured after hours or when not in use – Art Gallery, Balcony, Office/Meeting Rooms. Other spaces are open plan or are circulation / paths of egress – Foyer, Walkway Gallery, Community Hub, Supper Room. These spaces may need provision for loose equipment to be secured when not in use.

Appendix A - First Round Consultation

1. What Structural Changes, if any, would you like to see in the Moonta Town Hall and adjacent rooms?

	% of Respondents	Return Brief / Masterplan Objectives
— Don't change	40%	Retain the overall form, layout and structure of the Town Hall. Limited changes may be acceptable. The benefits of any changes would need to be justified.
— Install a lift	25%	Install a lift to provide equal access for all users to public areas.
— Upgrade kitchen and provide an Outside Alfresco Area	22%	Understand existing usage and investigate opportunities to upgrade the Kitchen. Investigate connecting indoor and activated outdoor spaces.

2. What community services would you like to see on a permanent basis in the Moonta Town Hall and adjacent rooms?

— Local Drama/ Performing Arts/ Fitness Groups/ Drop in Centre/ book club/ free WiFi	31%	Provide a wide range of flexible indoor spaces suitable for both active and gentle activities. Provide free Wi-Fi
— Cinema to return	20%	Discuss options and technical requirements with Cinema operators
— Visitor Information & Library Services	18%	Discuss Library options with Kadina TAFE Library and Moonta Area School.

3. What should the rooms be used for?

— Workshops for various community groups	44%	Provide spaces, furniture and equipment to support workshops.
— Community Cafe/ Meeting rooms	15%	Provide spaces for meetings with tea facilities. Do not duplicate café services that are provided by nearby businesses.
— Library/Skipped the question	12%	Investigate branch library services that might fit into the building.

4. In your opinion, how can Council create a vibrant Community Centre?

— Offer a variety of services	25%	Provide spaces and circulation that will support a variety of group sizes, activities and services.
— Create an alfresco space/ multi-purpose spaces/ skipped the question	12%	Investigate connected indoor and activated outdoor spaces. Consider integration with to existing / external events and festivals.
— Ensure space are multipurpose	12%	Provide a wide range of flexible indoor spaces suitable for regular and one-off events
— Listen to the community/ Promote the hall more	10%	Maintain ongoing consultation with existing and potential users and community groups. Advise on models for facilitation and activation of community facilities in regional towns.

Appendix B - Second Round Consultation

Are you a current or new user?

Consultation Summary	No of Respondents	Return Brief / Masterplan Objectives
— 15 groups are current users.	15	Ensure that any changes to the Town Hall improve the experience and convenience for existing user groups.
— Four groups currently not using the Town Hall would consider use if the facilities met their needs. — Cinema Operators would be a returning user but have noted a preference for upgraded spaces and infrastructure	4	Provide facilities that encourage the return of previous users and attract a diverse range of new uses and users. Identify and consider cinema experience and operational requirements.

Now many people use each space?

No of people?	No of Groups	Return Brief / Masterplan Objectives
— 1-10 people	5	Provide spaces and circulation that will support a variety of group sizes, activities and services.
— 11-20 people	15	The Supper Room is in high demand. Provide additional space(s) suitable for up to 20 persons
— Country Music events have 80-100 patrons monthly.	1	Retain auditorium size for up to 100 persons.
— The Balcony seats 88. It is suitable as an intimate cinema		Retain and upgrade the Balcony.
— Moonta Area School need space for up to 320 to 500 people, bimonthly.	1	Cannot be accommodated in the Town Hall. Maintain the existing balcony and auditorium so they can be used for larger gatherings, seating up to 200 persons.

When and how often are the spaces being used?

- The Gallery is open daily between 11:00am -3:00pm.
- Three groups use the building in the morning.
- Five groups use the buildings on afternoons.
- Community Craft use the Supper Room for a full day every week.
- 12 groups use the building in the evening.
- Uses include meetings, annual general meetings, creative workshops, exercise and movement classes, RFDS Fashion Parade - annual fundraiser.
- Regular workshops are held for visiting artists, photography, machine knitters.
- Regular Cinema uses would be expected to be three to five days per week, up to seven days during school holidays. The main hall together with the balcony could be suitable as a cinema during school holidays with a suitable screen and sound system.
- The Balcony would be suitable for seniors midweek afternoon Cinema sessions.

Which rooms would be used?

- Most current users book the Supper Room. Venue is booked up for the year ahead.
- The Town Hall ground floor is too small for some groups (Line Dancers & Promenaders) so they regularly use other venues.
- One group requested that the hall floor area is not reduced.
- Cinema could use the Balcony alone, with a retractable screen / curtain at the front edge of the balcony.
- For larger screenings/events, the Hall and Balcony could be used together with a retractable screen at the front of the stage.
- Visiting stage shows would use the Balcony and the Hall together. The back wall of the stage could be used for projection effects.
- The existing stage is not deep enough for some uses. The previous folding stage extension has been removed.

What kitchen facilities would you use?

Consultation Summary	Return Brief / Masterplan Objectives
— Most meetings / activities / events only require tea and coffee facilities. — The upstairs kitchenette is not used.	If required, tea and coffee can be provided in meeting spaces using an urn. Provide access a kitchenette on both levels.
— The kitchen is used mainly for reheating / serving food prepared offsite. Only one group use the kitchen for food preparation / cooking – once a year for their Xmas function. — A better equipped kitchen could be set up and used for cooking classes. — Lack of basic cutlery and equipment was noted by many groups - they bring their own as needed or store on-site in lockable cupboards.	Review kitchen space, layout and equipment requirements. Council to review equipment provision and management. Provide lockable cupboards.
— A functional box office / candy bar is essential to Cinema viability. — A direct line of sight of patrons coming and going. — Adequate floor area and counter length. — Drinks fridges behind the counter. — A wash up sink and a separate handbasin as required by health regulations.	Investigate removal of Foyer wall where this is needed to facilitate operational requirements. Investigate box office / candy bar locations and layout options. Ensure box office can be used by other patrons as well as the Cinema.

Access - Would you be comfortable using upstairs if there was a lift?

Consultation Summary	Return Brief / Masterplan Objectives
— Existing chairlift is outdated and unsatisfactory. It is slow and undignified. — Lift would need to fit at least one wheelchair user and one carer. Based on Kadina Cinema experience, there can be 5-10 patrons using the lift for each sitting. The lift must be able to be used unassisted.	Investigate options for installing a commercial lift that provides access to all first floor spaces.
— Lack of handrails and disabled access to the main front doors was noted. — The Foyer does not provide connection to the other spaces, except via the Hall.	Investigate provision of full access into the Foyer to all areas from the front doors. Provide internal connections between spaces, not through the Hall.
— One group noted that using an upstairs room for meetings would be less convenient for some users, unless there was an accessible toilet on that level.	Consider travel distances / accessibility of toilets from the front of the building.

What chairs would you use?

Consultation Summary	Return Brief / Masterplan Objectives
— Comfortable chairs are needed. — All users disliked the broken, hard, wobbly plastic chairs equally. — Hard chairs are not comfortable for longer sittings. Chairs are unstable for larger persons. — Request for robust, cleanable, light, stackable chairs with backs.	Council should provide robust and comfortable chairs as part of the Town Hall reactivation.
— Retractable seating may be suitable for short term use and some users. However one group stated access to the Balcony would be a higher priority than retractable seating.	There was little support for the idea of retractable seating.
— Cinema seating with armrests and drinkholders is strongly preferred by cinema patrons. The existing balcony cinema seating is uncomfortable and would deter cinema patrons.	Consider installing new cinema seating to provide a contemporary cinema experience.

What tables would you use?

Consultation Summary	Return Brief / Masterplan Objectives
— 5 groups supported modular tables. — 4 groups require large robust work tables — Some low tables suitable for young children supported. — Tables with wheels: wheels need to be lockable for safety.	Council should provide suitable new furniture as part of the Town Hall reactivation.

What secure storage would you use?

Storage needs	No of Groups	Return Brief / Masterplan Objectives
— Do not need storage	4	
— Large lockable cupboard	6	Provide space for lockable storage, convenient to where it is used, but not intruding on activity spaces or circulation.
— Bulky items that are regularly used.	3	Provide storage room(s) convenient to where bulky items are used.
— Large bulky items only used occasionally are stored off site – Santa's Cave, art crates. — Some materials from previous users remain in the building (e.g. Playgroup).	2	Maintain existing arrangements. Establish a management policy that storage spaces in the building are for regularly used items, rather than long term storage.
— The Supper Room and the Corridor are currently used to store bulky items – chairs, broken chairs, tables, art crates etc. — Storage in the Hall was suggested.		Storage in a path of egress is a potential fire safety risk. Provide storage space for chairs and tables.
— Storage of the pianos, a pool table, whiteboards, cinema PA equipment etc.		Consider what items can be safely stored within rooms, and what can be stored securely.

Do you need internet / WiFi?

Consultation Summary	No of Respondents	Return Brief / Masterplan Objectives
— Supported free WiFi — Would use occasionally	9/10 1/10	Make provision for free internet / WiFi. Provide secure space for IT / Server cabinet.
— Cinema requires NBN fibre optic connection to upload content, and for remote control and operation of equipment.		Responsibility of the operator.

AV facilities for Webinars, on line meetings etc?

Consultation Summary	Return Brief / Masterplan Objectives
— 6/6 responders would use AV facilities. — A large A/V screen on the Stage was suggested. — A/V facilities would enable local engagement with State / National / International gatherings, training or webinars.	Provide and manage access to A/V facilities
— The existing Cinema digital projector can be re-commissioned. The existing server capacity is too small	Responsibility of the operator.

Would you use a PA system?

Consultation Summary	Return Brief / Masterplan Objectives
— Users currently provide their own portable systems. — A permanent sound system could also be used by others eg stage shows, country music, dance.	Provide and manage access to a PA system.
— Surround sound is essential to the cinema experience. Parts of the existing cinema sound system can be re-commissioned.	Responsibility of the operator.

Would you use stage lighting?

Consultation Summary	Return Brief / Masterplan Objectives
— Stage lighting is important to 2/2 responders. — There are fixed lighting bars each side of the hall. But no lights currently installed. — A drop down lighting bar and stage lights would be used by existing users, the MAS and visiting stage shows.	Provide and manage access to basic stage lighting system.

Does the Hall get too noisy to hear clearly?

Consultation Summary	Return Brief / Masterplan Objectives
— Some users recalled that noise from the Cinema made the Hall unusable at times.	Investigate noise isolation options.
— Meetings in the Supper Room are impacted by sound from the Hall and from movies. Speech can be heard clearly between these spaces.	The stage and hall could likewise be impacted by noise from the Supper Room. The solid masonry walls are an excellent sound barrier. But the existing doors and vents are not soundproof. They are the pathway for unwanted noise intrusion. This limits the options for concurrent uses. Address noise paths to reduce conflicts between concurrent uses.
— Performers have reported that they consider the acoustics of the Town Hall are good.	Noted.

Do any space get too hot, too cold or too stuffy?

Consultation Summary	Return Brief / Masterplan Objectives
— Stuffiness is not a problem. — There are icy cold draughts in winter from the fixed vents in Hall.	*There is no mechanical ventilation. The minimum building code / public health natural ventilation requirements are unlikely to be met.* Investigate effective dampers to provide control of natural ventilation in the Hall.
— The are small AC systems in the Balcony and the Supper Room. — The rapid response of the reverse cycle air-conditioning AC is valued. — However people still feel the cold acutely and bring rugs and personal radiators to try to keep warm. — The AC remote controls challenge many users	*Un-tagged equipment, particularly radiators are a fire hazard, a trip hazard and a personal safety risk. They also risk overloading the electrics.* *The existing AC split units may be undersized for the large rooms. If so, they may only be effective in mild weather. They may not provide effective heating or cooling comfort in extreme conditions.* Provide safe heating and cooling of key spaces.
— The Kitchen can get very hot. — Installing ceiling fans was suggested.	*There may be no roof insulation to the Kitchen and Supper Room.* Consider insulation and ventilation options.

Do you require special flooring?

Consultation Summary	Return Brief / Masterplan Objectives
— The dancing groups prize the polished timber floor in the Hall. — Grit tracked in from the corridor and carpark onto to newly polished hall floor is a concern.	Retain and protect the polished hardwood floor. Provide entrance / floor mats to protect floor finishes.

Do you require access to cleaning equipment?

Consultation Summary	Return Brief / Masterplan Objectives
— It is expected that users will clean up after use. Access to cleaning equipment is important to most groups. — Supper Room users bring their own cleaning equipment to wash up their supper crockery and cutlery. — There is no access to a vacuum cleaner, brooms and mops that are required for basic cleaning by users.	Provide storage for cleaning equipment that is accessible to users. Council should provide and manage access to cleaning equipment for users and hirers.

Do you require room or building security?

— The Moonta Gallery of the Arts has an existing security system. This operates only within the gallery.
— Gallery sitters need good sightlines to the entrance and retail areas.
— Toilets near the back entrance are a challenge to controlling access for the Cinema. Patrons can sneak in via the back door. The Cinema operator needs to be able to monitor / control a single entrance point.

Other comments

— Use of the hall for exhibitions requires additional power outlets for exhibits, for display and for lighting.
— Creating additional activity spaces under the balcony in the hall was suggested.
— The long and awkward path of travel between the Supper Room / Kitchen, Gallery, Hall and Foyer was noted by several groups. The poor connections limit potential uses.
— An accessible WC with a nappy change bench, convenient to the Foyer would encourage more Cinema use by families and senior patrons.
— It was noted that Town Hall was more regularly used when the Cinema was operating.
— Install a defibrillator.
— An immersive cinema experience requires dark side walls that soak up reflected light from the screen. Reflectance from the ceiling is less critical.
— The National Trust have some significant historical items that could be displayed in the Town Hall.
— A time line depicting the key historical moments in Moonta's History could be incorporated into the Town Hall redevelopment. Consider / identify opportunities for interpretation in the project.

Appendix C Moonta Area School (MAS) consultation

MAS Community Library

The MAS Community Library provides access to the following programs for the student and local community during school and working hours. The Kadina TAFE Community Library was visited, so that we could understand what other library services are available to the community in the region.

Existing MAS Community Library Services	Return Brief / Masterplan Objectives
— SA One Card Library System — Popular titles and authors — Audio and large print titles — DVDs, magazines, newspapers — Digital apps for eBooks, audio books newspapers and magazines — Second hand book sales — Conference Room — Free internet and wi-fi — Photocopying and tech support — Justice of the Peace — Read and Rhyme — Author visits, morning tea, book clubs. — Home delivery — Reference and Information Service	Provide spaces and programs in the Town Hall that complement the offerings of the School Community Library. These might include after-hours and weekend access, quiet study, business groups, training workshops, conferences and webinars.

MAS Performing Arts

The MAS has a music program but does not have a dedicated performing arts centre. The atmosphere and acoustics of the school gym are not suitable for performance. It is too small for whole-of-school assemblies

The gym has to be set-up each time for separate assemblies for the junior and senior schools. Ideally the school would have access to an auditorium seating 400 to 500 people which would be used bi-monthly. The maximum capacity of the Moonta Town Hall auditorium and balcony is 300 persons - too small for whole-of-school assemblies. However once it is set up with a functional cinema, stage, lighting and PA system, the Town Hall would be an ideal venue for MAS performing and visual arts community outreach.

The Moonta Town Hall is only a short walk from the school. The school sees many opportunities to use the Town Hall for outward facing activities – taking their performing and visual arts into the community.

Some of the ways the school might use the Town Hall are:	Return Brief / Masterplan Objectives
— Inductions — End of term presentations — Graduations — Concerts, gigs and shows Music and drama rehearsals — Exhibition of art and photography — Film studies in an immersive cinema atmosphere.	Provide a conducive atmosphere and fitout to encourage regular use of the Town Hall by the Moonta Area School as its venue of choice for performing and visual arts community outreach. Qualitative: Maintain engagement with the school. Bring a wide cohort of users age groups young people and families to an exciting and vibrant venue. Tap into and engage with the vibrant arts scene, events and festivals in Moonta.

File Note

kilpatrick architecture

Project:	Moonta Town Hall Consultation – Cinema Operators
Project No :	21117
Date :	24/3/22, 9:00am10:30am
Completed by:	dk

Michelle (MC) and Roger Coles
Cinema Augusta

Running theatres in Kadina and Pt Augusta for over 20 years

- The movie is downloaded (uploaded) to a server and projected using a digital projector.
- Pt Augusta Cinema has a 5+5 TByte server which is adequate to store 3-4 movies plus trailers and adverts. Kadina has a 1 Tb server which is not sufficient and they are piggybacking off the old Moonta server to add capacity.
- They use a combination of a Christie projector with a DoReMi server. Speakers and PA amplification systems are a mix of Sub-Woofers and Krix speakers supplied bty Scott Krix, Adelaide based maker.
- This equipment is sourced and serviced by Christopher Sturgeon or Edge Digital
- Ducted exhaust is required to remove heat build-up from the projector and server.
- A/C is important to keep equipment at 18-22degC.
- Power 2x15amp outlets minimum.
- To upload the movie, NBN is required. 200GB for a smaller movie and more for longer ones.
- The equipment remaining at the Moonta Cinema is still all serviceable. The sound equipment and speakers should all be usable if the original theatre is re-established in the mezzanine. Additional speakers would be required if cinema use extends into the main hall. The Christie digital projector is also still in the biobox.
- To provide an immersive cinema experience the walls and ceiling should be painted in a dark, matt colour (dark blue or black)

Kadina Cinema used to be in the main hall at ground level with a mezzanine as in Moonta. This was adapted to retain the cinema on the upper level only and lowering the ceiling height in the downstairs area. The stair is good, but the lift is old, very slow and not adequate, requiring an operator to accompany patrons using the lift. It is only a 2-person lift.

MC needs two people to run the cinema and if one is taken up operating the lift this is very difficult. They commonly have 5-10 users of the lift at each screening.

The Kadina Cinema is difficult to run as there are 2 entry doors and with only 2 people, patrons can slip into the seating area un-noticed. The candy bar is too small – servery is OK, but the floor area is not sufficient to hold all the goods for sale.

Moonta Cinema - MC expects that a mid-week afternoon movie session would work for the older residents. During holiday times, MC expects they could run from Wednesday to Sunday in the evenings. They could also run sessions on Public Holidays.

Theatre Seating and layout – MC noted that the existing Moonta seating is uncomfortable Retractable seating is never as comfortable as fixed theatre seating. Comfortable cinema seating is a key part of the experience, the 'Storytelling' event, that patrons expect and that Augusta Cinema aims to deliver. We reviewed Acromat retractable seating options, but MC not convinced. She knows similar systems set up in Pt Augusta which are still not comfortable. MC concerned that 'shared / flexible use' might result in the Town Hall not delivering the comfort and the surround experience of a quality theatre.

MC suggested that the whole of the hall be used as to a permanent theatre with fixed (or possibly retractable seating in part) with a retractable screen positioned near the front of the stage, the stage floor extended into the hall area, with speakers set up around the stage for use by the cinema and by other

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File Note

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users of the stage. For theatrical productions or other stage use, a second screen/cyclorama or just a white painted wall at the rear of the stage would be used for lighting effects.

MC agreed that the intimate theatre which Moonta used to have prior to the renovations is still what the locals want. They appreciated the intimacy. RW suggested providing both the full hall and the intimate space with a retractable screen and wing curtains on the upper level as well as the screen and extra speakers on the stage.

Outdoor events – Augusta Cinema has the portable projector equipment to do this, but they don't have a portable screen and sound equipment.

Safety – MC concerned about the fire safety of the current situation in the mezzanine at Moonta – evacuation of patrons with limited mobility would be hard.

Foyer at Moonta
MC would like to see the existing entry lobby and the larger ticket office/candy bar room combined by removing the dividing wall. Create a larger space with comfortable seating. Provide better surveillance of the entries to monitor who is going in and out. This is still an important to make the space viable for the operators.
The foyer needs comfortable cinema seating, good entry access, safe egress, and a larger candy bar.
The current floor area of the current candy bar takes up nearly half of the room. With a servery around two sides. This may be designed more efficiently.
Foyer needs easy access to at least one unisex toilet possibly with a nappy change table. Current toilets are too far away and accessed either from outside or through the hall.

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July 7th, 2022

KILPATRICK ARCHITECTURE
24 DIVETT PLACE
ADELAIDE SA 5000

ATTN: David Kilpatrick
Director

RE: PROPOSED MOONTA TOWN HALL REFURBISHMENT WORKS
ENGINEERING SCOPE - MASTERPLAN
MOONTA TOWN HALL – 71 GEORGE STREET, MOONTA

Dear David,

I thank you for the opportunity to provide a scope of engineering works for your masterplan submission. From an initial assessment the proposed works appear to be feasible and achievable without any known constraints at this stage. Conceptio Pty Ltd has had previous involvement with works on the Moonta Town Hall and knows the building quite well.

INTRODUCTION

Conceptio Pty Ltd is a small structural and forensic engineering firm with extensive experience in dealing with the repair and restoration of local heritage, state heritage and national trust buildings. Conceptio Pty Ltd prides itself on a very practical approach to construction with attention to overall project cost implications through creative engineering design solutions. Conceptio Pty Ltd enjoys problem solving and hands-on collaboration with site personnel and other stakeholders to provide outcomes that benefit all parties.

Conceptio Pty Ltd has been asked to provide a proposed and summarised scope of engineering works to Kilpatrick Architects. Conceptio Pty Ltd has had earlier involvement in providing dilapidation reports and overseeing the design and installation of a new roof structure to the main hall of the Moonta Town Hall and as a result has a sound knowledge and understanding of the site.

DISCUSSION

The Moonta Town Hall was constructed around 1885 with the clocktower added around 1907 and is being managed by the Copper Coast Council for general community use including a cinema, art gallery and various stage performances both currently and historically. Although the building is of historical importance it has not been listed on the State Heritage Register.

The building consists of a corrugated metal sheet roof of varying pitch, in parts very steep with the main hall being approximately 25-degrees and supported by a newly refurbished timber roof comprising large timber trusses fabricated on-site. The remaining roof structure is comprised of conventionally pitched timber including the steeply pitched clocktower spire.

The external walls are constructed from local stone and lime mortar and engaged external buttresses to the main hall area. The walls vary in thickness throughout the site but are generally quite substantial and in reasonably good condition.

The floor consists of timber floorboards on timber joists and masonry dwarf walls are presumed but not confirmed at this stage. Some of the stonework to accessible underfloor spaces (under the stage area) has deteriorated over time from rising damp.

The ceiling consists of lattice plaster lathe to the main hall and some ornate cornice – the ceiling is pitched both sides to follow the scissor truss profile. Plaster lathe ceilings have been adopted throughout as a general rule and are supported by timber ceiling joists and hanging beams.

It is presumed that the footing system is also stonework of some description which has not been confirmed as yet but will become apparent during some of the proposed works.

SCOPE OF WORKS

The scope of works is based on some previous meetings and preliminary documentation provided by Kilpatrick Architects. This scope may be subject to changes through further consultation with the client (Copper Coast Council) and is likely to be subject to budgeting constraints and considerations. Scope can also be affected by on-site issues that are not fully known at the time as is often the case with older heritage style buildings. Additional site inspections have been included to obtain specific details about each of the proposed stages as they arise. Refer to the Architects marked-up plan for staging details.

The details below are a general summary of the items that will require engineering input/design including all necessary fixings, supports and members. The scope, as noted below for the various stages, is considered feasible and practical and doesn't present any notable constraints that would hinder execution of the items

STAGE 1 – Main Hall Area

- Allow for 1off site visit/inspection to obtain necessary details for design.
- Removal of wall under projector room.
- Provision of external access ramp and steps with appropriate balustrading to front elevation
- Design and details on new lower-level rooms and toilet area to main hall including cutting in of new door through existing stone masonry wall to toilet area.
- Cutting in of new door to main hall through existing stone masonry wall, providing necessary assessment and designed support members.
- Provide engineering assessment/input for proposed cinema screens (2off) potentially to retract into ceiling space.
- Provide engineering assessment/input for the appropriate support of any stage curtains or equipment (lighting, speakers etc.)

- The previous two items may need to be supported off of the roof trusses, the design for which can be revisited by this office for confirmation of suitability.
- Cutting in of new double door opening to the northern side of the main hall (lower level) through the existing stone masonry wall, providing necessary assessment and designed support members.
- Cutting in of new window opening to southern side of main hall (lower level), providing necessary assessment and designed support members.
- Works methodology statements for various aspects of the work where required.
- Some repair/restoration works may be required under the stage area.
- Floor remediation works where walls have been removed and new walls are to be installed.

STAGE 2 – Clocktower Area

- Allow for 1off site visit/inspection to obtain necessary details for design.
- New lift to tower section affecting upper and lower levels including cutting in of new openings through existing stone masonry walls and blocking off existing openings. Including support of lift structure and lift well works.
- Design for new stairs including supporting structure.
- Removal of wall sections to allow for fitting of stairs including column support to end of existing steel beam (large) and pad footing to lower level and any temporary propping required, providing necessary assessment and designed support members.
- Cutting in of new opening (large) through existing stone masonry wall adjacent to new stairs allowing for beam to opening and temporary propping requirements, providing necessary assessment and designed support members.
- Cutting in of new opening/s (window and possibly door) to upper-level room 202 through existing stone masonry, providing necessary assessment and designed support members.
- Cutting in of external opening to western end of upper room 204 through existing stone masonry for future access to Stage 4 area, providing necessary assessment and designed support members. Possible tie-in requirement to main hall wall for structural stability.
- Cutting in of new opening to eastern side of lower-level room 107, providing necessary assessment and designed support members.

STAGE 3 – Kitchen/Supper Area

- Cutting in of new opening (wide) to existing wall provide columns and lintel and roof load assessment.

STAGE 4 – New Facility Area

To be advised (TBA) based on final design. Some inclusions currently known.

- New stairs from Stage 2 western end area 204 to ground level Stage 4.
- New section of suspended concrete floor slab to western end of area 204 upper level to meet new stairs.
- Possibility of section of new roof over new upper walkway area – to be discussed.

ADDITIONAL ITEMS

There are some additional items that may/will need to be considered in the overall scope. These items are not exclusive.

- Allowance for possible retrofit of entire building for earthquake compliance (significant design item).

- Allowance for soil borelogs and classification (by others).
- Allowance for subfloor investigation and assessment

EXCLUSIONS

Make note of the following exclusions.

- No additional site visits or inspections except for those noted in Stage 1 and Stage 2 summary.
- No certification inspections or certification sign-off letters allowed for at this stage.
- No soil testing, soil borelogs or soil classification allowed for at this stage.
- Additional items may also be subject to an additional site visit/inspection for clarification purposes.
- No allowance has been made for stormwater or drainage assessment or for the locating of site services.
- Areas will not be accessed that are deemed too dangerous or restrictive to comply with safe work practices.

VARIATIONS AND HOURLY RATES

Note that any additional works will be undertaken subject to a written variation. Agreed hourly rates will apply to variation work including travel time and site time.

INSURANCES

Conceptio Pty Ltd carries the following insurances:

- Professional Indemnity (Limit of liability $4M)
- Public Liability (Limit of liability $10M).

I thank you for the opportunity to submit a summary scope of engineering works for the proposed works to the Moonta Town Hall. If you have any further queries or some points need clarification, please contact me on mobile 0414 978 762 or email conceptio@bigpond.com.

Yours Sincerely,

PETER GRAHAM B.App.Sc (Bldg) B.E. (Civil)(Hons) MIEAust BLD 184619



DIRECTOR
CONCEPTIO Pty.Ltd.