

Waterside Workers Federation Hall (fmr) **CONSERVATION MANAGEMENT PLAN**

11 Nile Street,
Port Adelaide

prepared for
DAIS Building Management

October, 2004 – draft
November, 2004 – Final Report

prepared by

Grieve | Gillett

ARCHITECTURE | INTERIOR DESIGN | URBAN DESIGN

7-11 Moger Lane Adelaide SA 5000

T 08 8232 3626

F 08 8232 3625

www.grievegillett.com.au

gg@grievegillett.com.au



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Contents

1	Executive Summary	3
2	Introduction	7
3	History	13
4	Analysis of the Place	38
5	Discussion of Cultural Significance	44
6	Statement of Cultural Significance	51
7	Conservation Policy	52
8	References	62
9	Appendix	63

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

1 Executive Summary

1.1 Objectives

The following Conservation Plan examines the cultural significance of the (former) Waterside Workers Federation Hall, 11 Nile Street, Port Adelaide, considering social, historical, technological and aesthetic values (architectural, landscape and views). The Plan also provides conservation policies that seek to maintain and enhance cultural significance and provide developmental certainty for the future of the place.

1.2 Heritage Value

Concise Statement of Cultural Significance - (former) Waterside Workers Federation Hall, 11 Nile Street, Port Adelaide:

Historically and Socially, the (fmr) Waterside Workers Federation Hall, Port Adelaide, is of high significance, as an illustration of the role and importance of the Port Adelaide Working Mens Association (affiliated with the Waterside Workers Federation) in Port Adelaide during the period 1926-89 and the Association's impact on the development of South Australia's trade union movement in the 20th century.

Aesthetically and technically, the (fmr) Waterside Workers Federation Hall, Port Adelaide, is of moderate significance, as a typical late 1920s South Australian example of 'Federation Free-Style' architecture – exhibiting an eclectic mix of abstracted, classically derived details mixed with 'arts and crafts' floral motifs. The Hall has been little altered since construction, illustrating function/theatre halls of the 1920s period in South Australia.

It is recommended that the (fmr) Waterside Workers Federation Hall, Port Adelaide, - and its associated heritage curtilage be entered as a place of State Heritage value on the State Heritage Register, expressed in terms of the State Heritage Act, 1993, including:

- The building itself - excluding the recent 'lean-to' additions to the west
- High value views – east and west down Nile Street/ Wells Street

1.3 Conservation Policy & Actions – Summary of Recommendations

- **Heritage Listing of the Site as a State Heritage Place,** including the Waterside Worker's Federation Hall (fmr), and its curtilage: the significant views – east & west along Nile Street.
- **Priority conservation actions for the building.** Specific conservation actions are detailed in the enclosed data sheets and include :
 1. An upgrade of the building's stormwater system – increasing the size of box gutters at roof level and individually draining rain water heads to the ground, to prevent flooding and the continuing ingress of water into

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

the walls of the building .

2. Once roof drainage system is upgraded, rectify damage to walls as follows:
 - arrest all corrosion in embedded steel in walls,
 - seal cracking against water ingress from exterior;
 - remove excess moisture in walls, via the use of poultices and wait for walls to dry out – 1 to 2 years potentially.
 - replace failed plaster and repair internal cracks in walls.
 3. Assess structural movement of walls and develop strategy for repair, to stabilise movement cracks found in several rooms of the building;
 4. inject a siloxane damp proof course along the east, north and (part) west facades, through the existing bituminous DPC, and around the Foyer walls, to renew the barrier and prevent further rising damp damage to masonry walls;
 5. apply 'CELLA-TECH' or equal wall membrane system to Supper Room walls, to isolate penetrating damp and damage to walls;
 6. stabilise tiled floor to Foyer to prevent further damage
- **Annual maintenance items.** Specific maintenance actions – to maintain the heritage value of the place - includes:
 - termite treatment programme
 - cleaning of stormwater system
 - monitoring of residual damp in masonry walls
 - **Reinstatement of lost significant fabric.** Specific fabric to reinstate includes:
 - Restoration of painted wall murals, repainting 'interpretive' murals where lost;
 - Door leaves, window glazing and fittings as noted in the data sheets;
 - Orchestra pit;
 - open auditorium windows and fit blackout blinds;
 - **Preparation of a Master Plan.** The *Conservation Policy and Actions* recommended in this report identify issues in relation to the conservation of significant building fabric. Several statutory, structural and maintenance issues have also been considered, where they may impact on the significant fabric of the place. It is recommended that a Master Plan be prepared for the building, to assess the structural adequacy, statutory compliance, suitability of building services and the future development of the building. The Master Plan should refer to the Conservation Policy of this report and provide a costed framework for the upgrade of the building.
 - **Future additions/ alterations to the building.** The significant fabric of the building should be maintained and enhanced as outlined in the enclosed data sheets. Future changes may include (but not be limited to):
 - the western lean-to storage building is not of significance and alteration is acceptable.
 - the two bars and 'LX' room under the gallery, along with the associated platform floor, can be removed and earlier finishes reinstated when they are no longer required.
 - future additions to the Hall will be difficult to accommodate, as the Hall

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

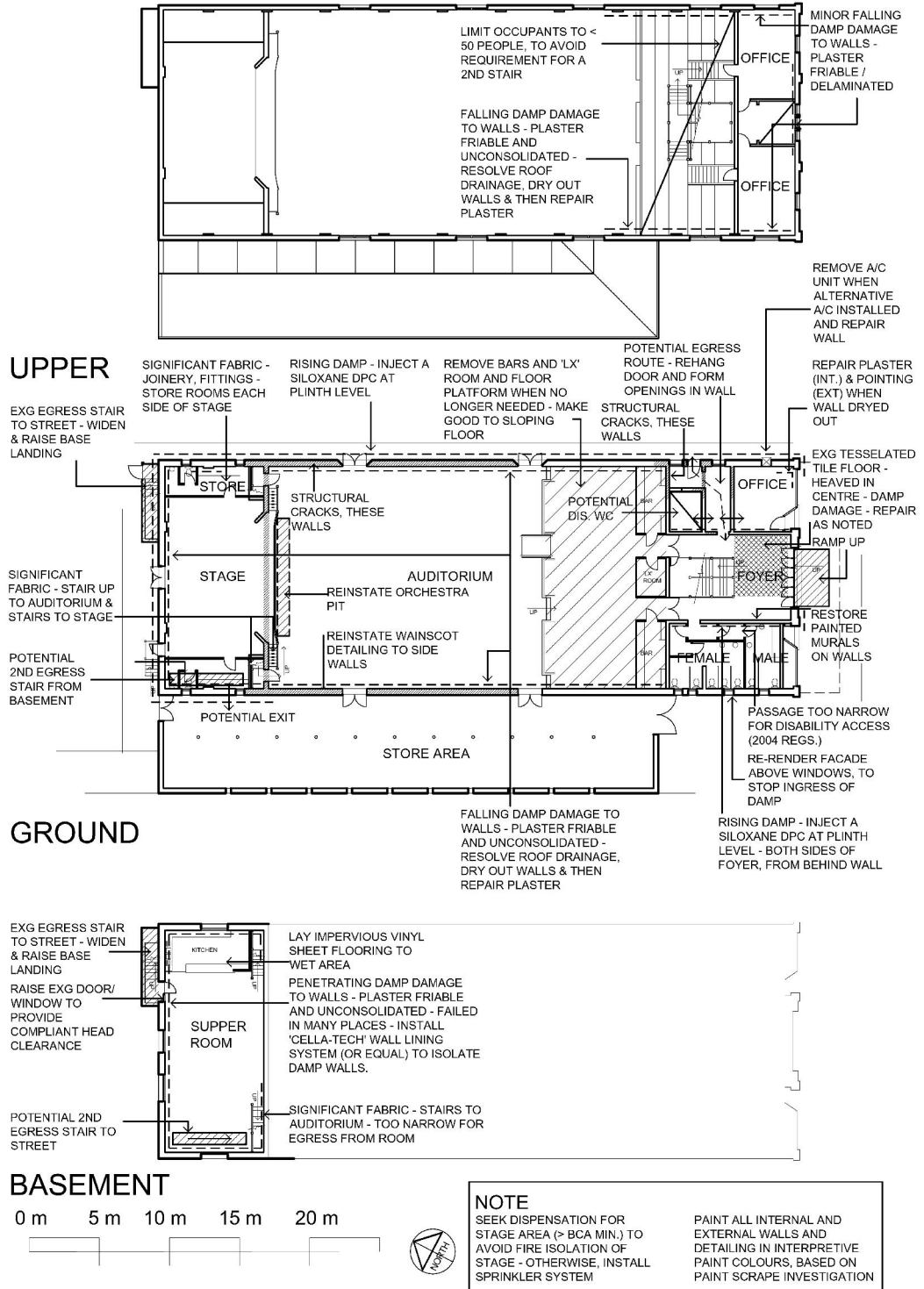
covers the whole site. Any additions should be restricted to the north side, out of view of Nile Street.

- any additions should be interpretive in design and should not replicate (and diminish appreciation of) existing architectural features. Additions should be scaled to not exceed the eaves/ ridge heights of the Hall. Potential roof forms should reflect gable or lean-to modelling and appropriate cladding materials for walls include corrugated steel (galvanised) and face red brick.
- **Statutory Compliance as theatre.** All future work within and around the Waterside Workers Federation Hall is subject to Building Rules assessment, to comply with the Building Code of Australia and current DDA requirements. Retrospective compliance will apply depending on the degree of use and extent of upgrade work proposed. Confirm compliance issues with a licenced Building Certifier as a part of a Master Plan for the place. Issues for consideration include (but are not limited to):
 - upgrade of services for protection against fire (alarms, sprinklers etc...) the stage area is > 200 metres² in area (actually 220m²) - dispensation should be sought as the area difference is marginal. Otherwise, a fire sprinkler system is recommended as the least interventionist solution to the significant fabric of the place.
 - provision of suitable egress from the building (primarily from the upper gallery – two separate exits required if > 50 people accommodated, one direct street access if not; and the Supper Room – two exits also required)
 - seismic strengthening upgrade of the existing building facades (if deemed necessary by a structural engineer – refer *Master Plan*)
 - access for people with disabilities through the principal entry to the building and common use areas – auditorium, bar and offices. Provision of compliant toilet facilities for people with disabilities.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

1.4 Summary of Conservation Actions & Policy Recommendations



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

2 Introduction

2.1 Background

The following (fmr) Waterside Workers Federation Hall, Port Adelaide - Conservation Plan has been prepared by Grieve Gillett Architects, on behalf of DAIS Building Management, for DFEEST – the State Government department responsible for the asset. The extent of the study area is illustrated below.

The objectives of the (fmr) Waterside Workers Federation Hall, Port Adelaide - Conservation Plan include:

- Assessment of the cultural significance of the place, including social, historical, technological and aesthetic values – of the place itself and its surrounding heritage curtilage,
- Preparation of a revised Statement of Cultural Significance for the place,
- Preparation of conservation policies for the building and its associated heritage curtilage, to:
 - guide the urgent repair of, and future maintenance and conservation of the place and
 - provide future developmental certainty for the place.

2.2 Location Plan – (fmr) Waterside Workers Federation Hall

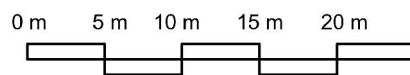
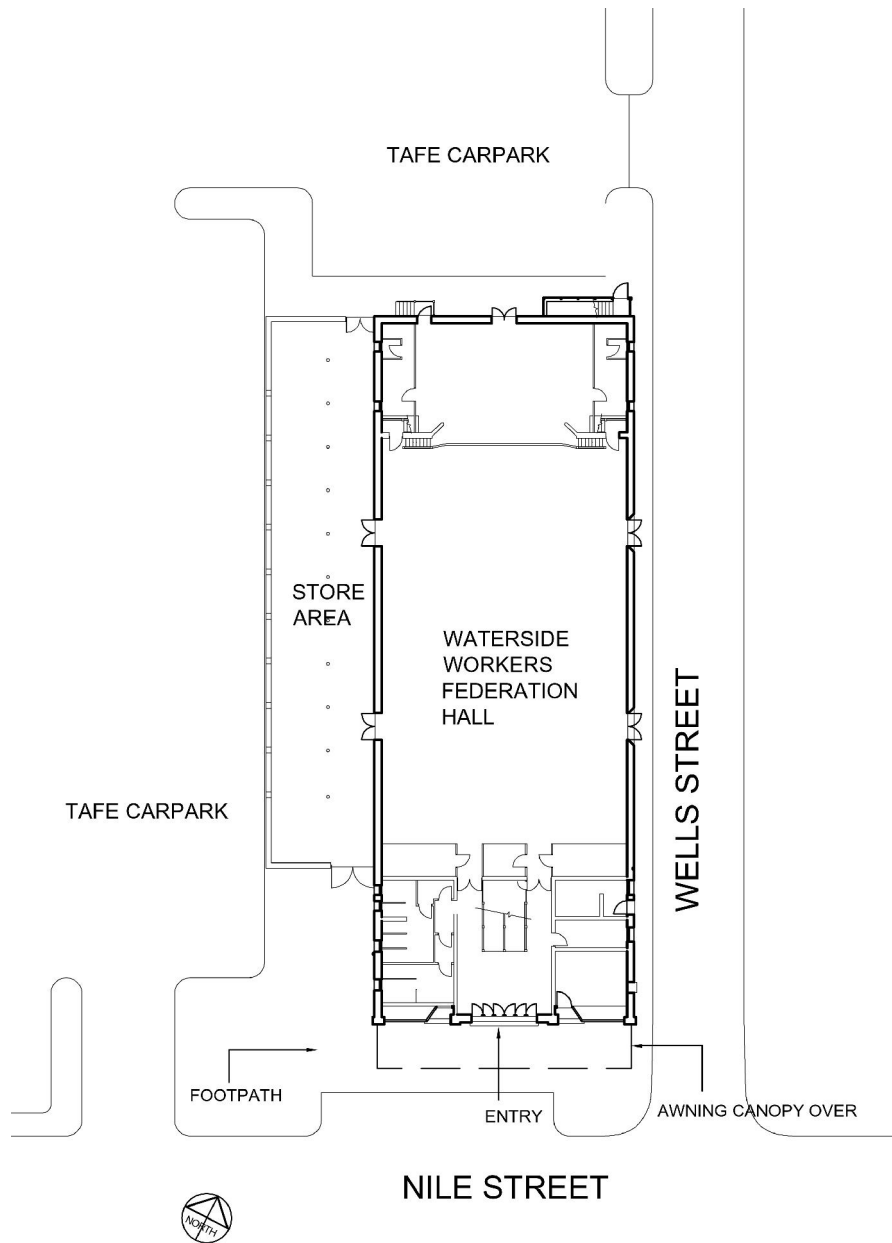


Location of Waterside Workers Federation Hall, 11 Nile Street, Port Adelaide

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

2.3 Site Plan



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



South façade, Waterside Workers Federation Hall, 2004

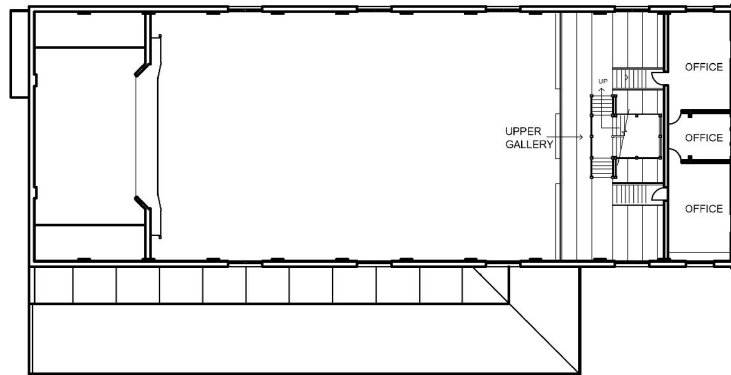


Foyer, Waterside Workers Federation Hall, 2004

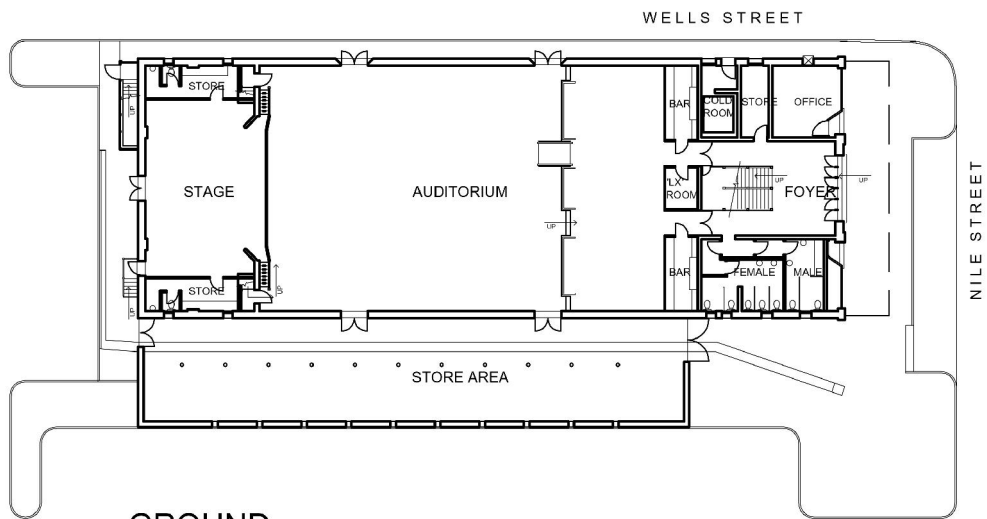
Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

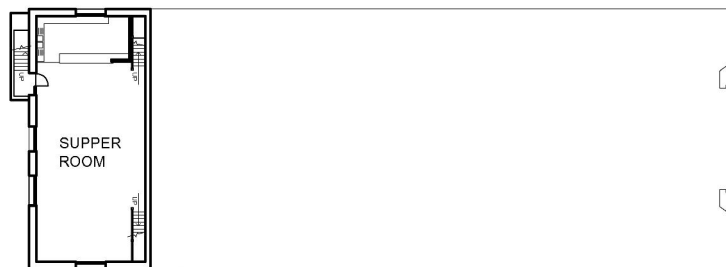
2.4 Floor Plans - 2004



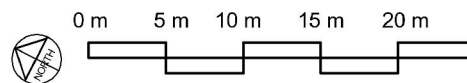
UPPER



GROUND



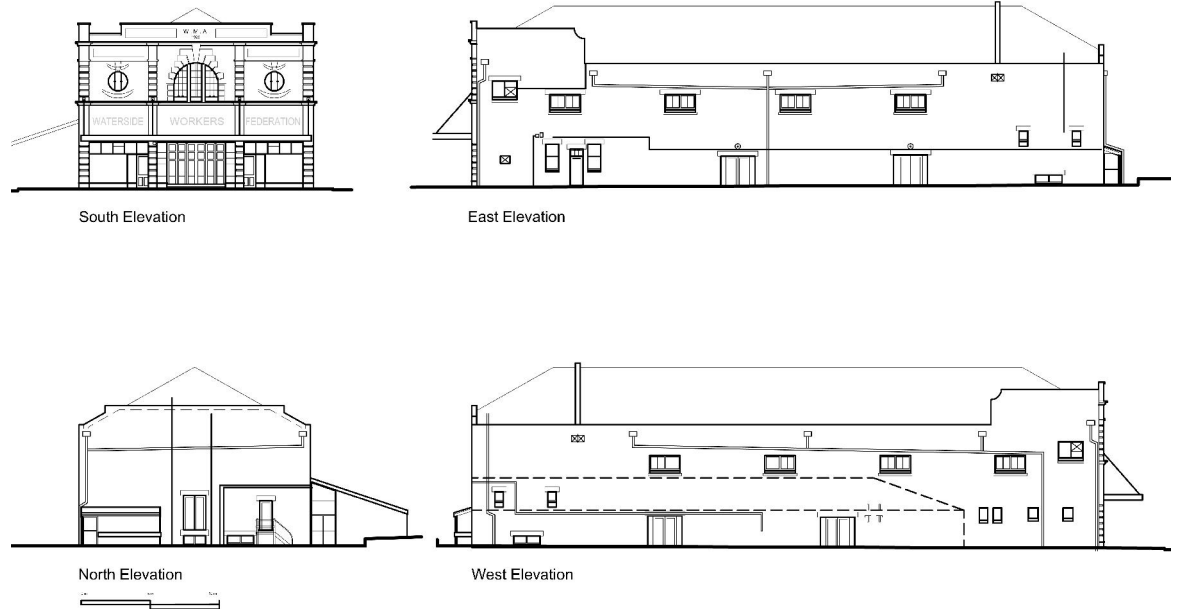
BASEMENT



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

2.5 Elevations - 2004



2.6 Methodology

The Conservation Plan has been prepared based on the principles of the ICOMOS *'Burra Charter' (1999)*, and the guidelines as outlined in Kerr - *'The Conservation Plan'*.

The Conservation Plan has been prepared as follows:

Cultural Significance

- assessment of historical, social, aesthetic (architectural, landscape and view) and technological values
- collection of documentary and physical evidence
- co-ordination and analysis of evidence
- assessment and discussion of cultural significance.

Conservation Policy

- Preparation of conservation policy, considering:
 - Conservation of the building, landscape and heritage curtilage,
 - Future developmental certainty
 - Consideration of statutory issues, services integration, future use, user requirements
 - Interpretation value and opportunities

Conservation Actions

- Preparation of schedules of conservation actions necessary to maintain and enhance significant fabric

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

- Preparation of an annual maintenance schedule for ongoing maintenance of the place.
- Preparation of a prioritised (immediate, medium, long term) and costed maintenance plan

2.7 Item Identification

Location: 11 Nile Street, Port Adelaide, Hundred of Port Adelaide

CT 4302/915 Section 2112/ Lot 91 (former)

CT 4302/914 Section 2112/ Lot 90 (former)

CT 4302/913 Section 2112/ Lot 92 (former)

CT 5135/307 Deposited Plan 36377/ Lot 104 (part of) – current title

Current owner of property: South Australian Government, since 1987. Now managed by DFEEST/ ARTS SA, leased to ‘Vitalstatistix’ National Women’s Theatre.

DAIS Asset Number: 07472

2.8 Heritage Listing Status (2003)

Register of the National Estate¹

- Not registered.

State Heritage Register (South Australia)

File Number: 14269;

Registered: 8 August, 1996;

Scope of listing: part of CT 5135/307 Deposited Plan 36377/ Lot 104, Hundred of Port Adelaide

City of Port Adelaide/ Enfield Development Plan – Register of Local Heritage Items

- Not registered.

2.9 Acknowledgments

Rex Munn (fmr WWF official)

Marcia Munn (fmr WWF Women’s Cttee official)

Keith Ridgeway (fmr Seamen’s Union official)

History Trust of South Australia

2.10 Project Team

Michael Queale, *Grieve Gillett Architects*

Paul Kloeden – *Historical Research*

¹ Former listing system of the Australian Heritage Commission (now Australian Heritage Council) –no statutory relevance.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3 History

3.1 Unionisation of Wharf Labourers

3.1.1 The Port Adelaide Working Men's Association

Australia's first union of wharf labourers, the Port Adelaide Working Men's Association (PAWMA), was formed as a result of a meeting held in the Port Adelaide Town Hall on Monday 19th August 1872.²

The meeting was recorded in some detail in the *South Australian Register* on the following day.³ "For some time the labouring population at Port Adelaide have been considering their position with regard to the hours of labour and the rate of remuneration. The movement for altering the state of affairs has been principally amongst the class called lumpers – a set of honest hard-working men, whose occupation chiefly consists of loading and unloading vessels." The work was casual and competition on the waterfront was fierce. Men "were often engaged to work on the idea that they were to labour for the day, when in reality they were told after a short time to leave off". Bad weather meant no work and the men "frequently had to work day and night to make up for enforced idleness through rough weather."



But if the "working men had been used badly altogether at the Port ... it was partly their own fault. ... [There was] no complaint to be made against the agents, for they were quite right to endeavour to obtain labour as cheap as they could; and it was the working man's own fault if he allowed himself to be engaged at a rate that did not pay himself. ... They did not cry out for a higher rate of wages; but wished to adjust the scale so as to be fair to all parties – employers and employed." The crowd responded with cheers when the meeting's instigator, Mr William Quin stated that "there was nothing antagonistic to employers in the movement, for he did not think the working men of Port Adelaide would sanction anything like coercion in the matter." What they wanted was to fix "a rate of wages which had been in operation for some time ... but ... had not been adhered to in all instances ... a fair rate of wages for a fair day's work." The resolution to form a Working Men's Union was carried and, in this somewhat genteel manner, birth was given to what was to be perceived as one of Australia's most powerful, militant and progressive trade unions.⁴

One month after the Port Adelaide meeting, a similar meeting was held at the Oriental Hotel in Sydney.⁵ The meeting of between 400 and 500 wharf labourers led to the formation of the West Sydney Labouring Men's Association and the Labouring Men's Union of Circular Quay. In 1882 they combined to become the

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Sydney Wharf Labourers' Union. Despite attempts to unionise wharf labour in Melbourne that same year, it was not until 1882 that an enduring waterside union, the Port Phillip Labourers' Eight Hour Association (later renamed the Port Phillip Stevedores' Association), was formed. Waterside unions were formed in Brisbane in 1876 and, with the assistance of the Port Adelaide Working Men's Association, in Fremantle in 1889.⁶

1872 was at the beginning of a prosperous economic cycle. It was an ideal time to form such an association. Shipping was increasing, with over 400 vessels entering the port a year,⁷ and a ready and dependable source of labour was required. Membership of the PAWMA was open to all unskilled labourers vaguely defined as having some connection with shipping, wheat stacking, general store work, deepening operations and wool pressing.⁸ The entry fee was high at £2, but contributions low at 3d a week.⁹ This high entry fee, charged at a time of economic growth, gave the association a sound financial base far beyond that of its counterparts in the other colonies. The association's strength was also enhanced by the shared social and economic circumstances of a large number of workers living and working at the Port.¹⁰

The PAWMA grew and prospered at the same time as its members' conditions improved. Wages rose from 3s a day in 1872, to 12s a day in 1887. Membership also grew. When the PAWMA was first registered under the Trade Union Act in

² It is probable that this was also the first union of "unskilled" workers to be established in Australia. See Beasley, Margo *Wharfies – A History of the Waterside Workers' Federation of Australia* Halstead Press, 1996, page 4 where this distinction is awarded to the later formed Sydney Wharf Labourers' Union

³ *South Australian Register* 20 August 1872

⁴ For a detailed history of the union see Beasley *op cit* note 1

⁵ *ibid*, pages 3-4

⁶ *ibid* pages 4-10

⁷ Powell, GT *Uncertain Frontiers – a study of the Waterside Workers' Federation in South Australia 1917-1922* Bachelor of Arts Honours Thesis, University of Adelaide, 1966

⁸ PAWMA Rule Book, cited in Powell *ibid*, page 13. This was to change over time as more, specialised unions were formed and the PAWMA came to represent wharf labourers solely.

⁹ *ibid*

¹⁰ Vevers, Chris *The Maritime Labor Council of Port Adelaide, 1886-1892* Flinders Journal of History and Politics, Vol 12 page 65

¹¹ Powell *op cit* note 6, page 15

¹² Vevers *op cit* note 9, page 69

¹³ Powell *op cit* note 6, page 15

¹⁴ *ibid* page 16

¹⁵ Beasley *op cit* note 1, page 12ff

¹⁶ Powell *op cit* note 6, page 14

¹⁷ Powell *op cit* note 6, page 15

¹⁸ *ibid* page 16

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

1876, it had 550 members. It also had assets of £1,376.¹¹ By 1881 it had £2,805 in reserve as well as a considerable property portfolio.¹² By 1890 the PAWMA had 725 members and assets of £4,113.¹³ In 1881 the association introduced a funeral benefit of £10 for the families of deceased workers. In 1902 an Accident Fund was established under the Friendly Societies Act, 10s of each member's entry fee being placed in the fund.¹⁴

But good times do not last forever and relations between employers and employees, often reflecting the changing economic climate, are not always cordial. By the mid 1880s South Australia's economy was severely depressed. Wages were cut and men were unemployed. As the economy improved the union sought a return to better wages. The employers resisted and the waterside workers struck in 1887 over this and other issues. This was not the first time that the workers had withheld their labour but it was a precursor of the great 1890 Maritime Strike which was to spread across all major Australian ports.

The 1890 Maritime Strike¹⁵ involved waterside workers, shearers, coal and other miners, carters, drivers and many others. Occurring at the start of a world wide depression, the strikers were attempting to protect the "rights" they had previously acquired, the rights to an eight hour day and a closed shop. The strike was on a scale never seen before. Employers at Port Adelaide could not obtain local labour so they brought workers in from Melbourne. Violence broke out. This scene was repeated across the country. In the end the unions could not prevent the use of non-union labour and, after three long and bloody months, the strike was called off. The unions had been defeated. Although they had initially been reluctant to join, the usually moderate PAWMA were the last union to return to work.¹⁶

While the 1890 strike, followed by the 1890s economic depression had a devastating effect on many unions, virtually destroying them, the PAWMA survived, defeated but far from destroyed. While the PAWMA spent £1,100 assisting members during the strike, it did so from a unique position of financial strength. It also gained 400 new members and received over £2,000 in contributions during the period.¹⁷ While the depression checked its growth, membership declining from 1,165 in 1892 to just 631 in 1898, the PAWMA rebounded and by 1902 it had 939 members and its assets were valued at nearly £7,000.¹⁸

An important response to the 1890 industrial defeat was the formation of the Australian Labor Party in 1891. Workers understood that to realise their goals they would need to work on both the political as well as the industrial level.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.1.2 Waterside Workers Federation

The PAWMA was one of a number of separate unions representing wharf labourers at ports across Australia. An attempt was made in March 1890 to form an Australian wide federation of such unions. Delegates from across Australia and New Zealand met in Sydney but their attempts were foiled when, within months, most of the unions were embroiled, and then severely damaged by the 1890 Maritime Strike.

The federation of the Australian colonies in 1901 provided the impetus for the formation of many national bodies. The anticipated Commonwealth Arbitration Court led both employer and employee associations to consider amalgamating under federal umbrellas. William Morris (Billie) Hughes was, at the time, Secretary of the Sydney Wharf Labourers' Union as well as a member of the new Federal Parliament. He became the driving force behind the formation, in 1902, of the Waterside Workers' Federation (WWF). With one exception, all members of the first executive officers of the Federation were politicians with no experience of working on the wharves. This meant that the executive could meet whenever Parliament sat – at no expense to the Federation. Hughes became the first President, a position he continued to hold even when he became Prime minister in 1915. He and all politicians were expelled in 1916, Hughes having previously been expelled from the Australian Labor Party over his conscription stance.¹⁹

The formation of the WWF did not instantly result in a single strong union. Links with the various State “branches” was tenuous for many years.²⁰ While the smaller, weaker branches had an immediate need for the Federation, many of the larger port unions believed that they could better represent their members without the restrictions, and fees, which membership of the Federation entailed. The PAWMA was one such union, declining to join the Federation fold until 1915.²¹ Even then, the PAWMA maintained a separate identity in parallel with the WWF. This dual identity, using both names for what was essentially one organisation, eventually ended in 1989 when the costs associated with the duplication led to the Association's winding up.²²

In 1914, waterside workers obtained a Commonwealth award setting uniform wages across the country. It was the first such award for casual workers and was followed the following year by an award setting uniform working conditions.²³ The award excluded Port Adelaide where the PAWMA had just entered into a three year agreement with employers. Nevertheless, that same year, 1914, saw a bare majority of PAWMA members vote to join the WWF. The PAWMA was registered in the Federal Arbitration Court as a branch of the WWF on 27 January 1915.²⁴

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

The fluctuating nature of industrial relations is apparent in the fortunes of the Federation and the workers over the following decade. The so-called General Strike of 1917 was the largest in Australian history and considerably weakened the Federation. The PAWMA, however, despite being the Federation's second largest branch, essentially looked on, taking no part.²⁵ By the start of the 1920s the economy was improving. In 1921 the Port Adelaide branch decided, for the first time in Australia, to limit the pick-up or mustering, where casual wharf labourers were chosen to work, to between 8 and 10 am each day. Previously there had been both a morning and afternoon muster. The employers responded by bringing in non-union labour but were forced to withdraw them when the Supreme Court ruled in favour of the union. Prospects looked good for the wharf labourers and their union.²⁶

¹⁹ Beasley *op cit* note 1, page 21ff and 40ff

²⁰ *ibid* page 24

²¹ *ibid* page 25

²² *Shipping & Ports Journal* March 1989, page 5

²³ Beasley *op cit* note 1, page 36

²⁴ Powell *op cit* note 6, page 20-1 and Curnow, *El Shall We Strike* Bachelor of Arts Honours Thesis, University of Adelaide, 1958

²⁵ Curnow *ibid* and Powell *op cit* note 6, page 14-5 & 24

²⁶ Beasley *op cit* note 1, page 63

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

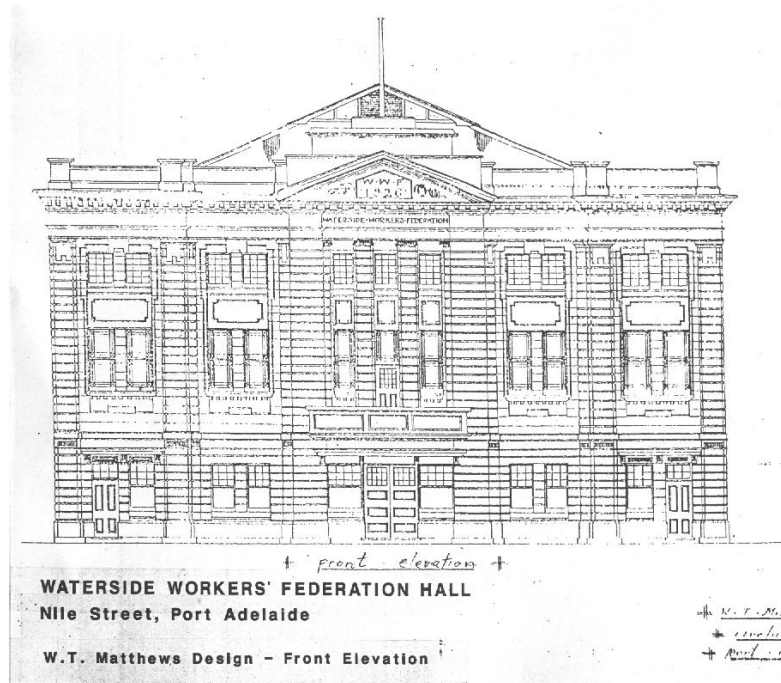
3.2 Port Adelaide Working Men's Association / Waterside Workers' Federation Hall

3.2.1 Construction

In this climate of optimism the PAWMA decided to build a hall. From an initial membership of 300 in 1872 it had grown to represent some 2,000 members. The time seemed right.

In 1926, three adjoining parcels of land were purchased for a total of £2,250.²⁷ The land ran between Nile Street and North Parade, with a frontage to each street of 85 ft and a depth of 210 ft. Initially purchased in the names of trustees, the land was transferred to The Port Adelaide Workingmen's Association Incorporated in 1930.²⁸

Plans for the hall were prepared by W T Matthews, an architect of Port Adelaide. These plans, however, were not used and, although the floor plan of the constructed building is essentially the same, the façade and detailing is quite different.

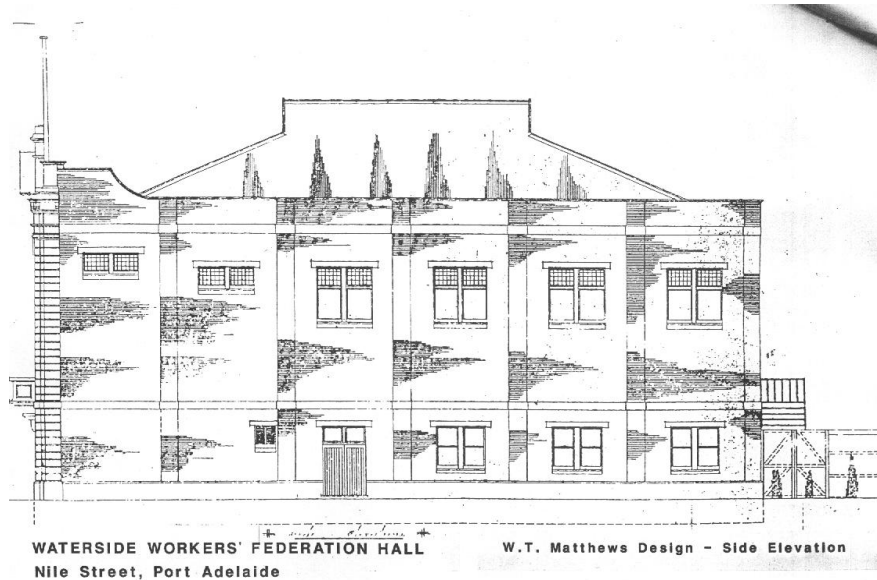


²⁷ Transfers 954875 & 954100 registered on Certificates of Title 1416/56, 1120/70 and 786/8

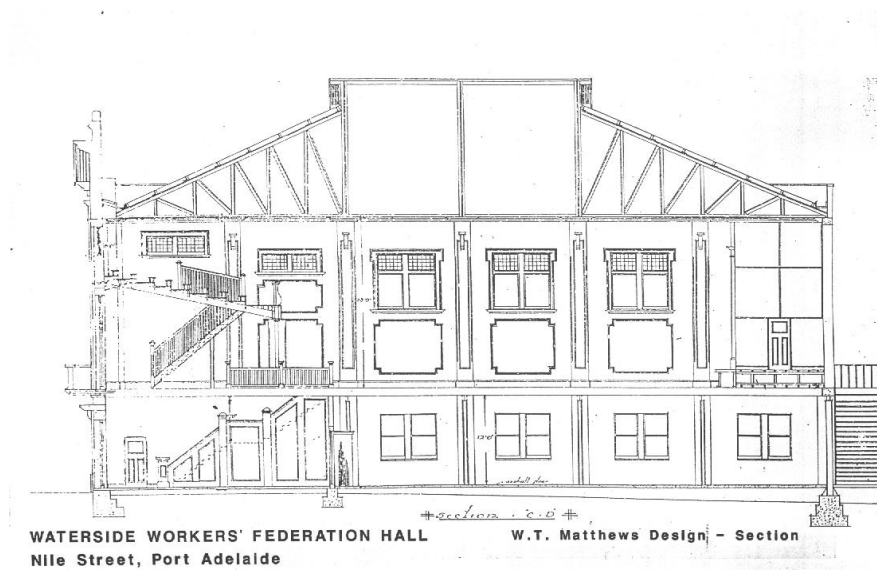
²⁸ Application 1095701 registered on Certificates of Title 1416/56, 1120/70 and 1577/186. The PAWMA had incorporated in 1928

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



WT Matthews scheme
for WWF Hall – source
SA Heritage Branch files



WT Matthews scheme
for WWF Hall – source
SA Heritage Branch files

On 6 October 1926 *The Builder* reported:

At a cost of £8,000 a hall will be erected at Nile Street, Port Adelaide, for the local branch of the Waterside Workers' Federation. It will be of brick, and will accommodate 1,200 persons. Messrs. Silver + Ollrich, of Rosewater, are the successful contractors, and it is anticipated that the building will be ready for occupation by March.

²⁹ Mortgage 997803 for £5,000 dated April 1927

³⁰ Beasley *op cit* note 1, page 69

³¹ Mortgage 1095742 for £3,000 dated April 1930

³² Discharge of Mortgage 1095742

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

On the land acquired, running from Nile Street to North Parade, with frontages of 85 feet to each street, it is the intention to erect substantial iron shelter sheds, 10 feet wide on three sides of a rectangle, with a total length of 300 feet. These are to face a paved court, and will adjoin North Parade, being at the rear of the hall.

The main building will be 55 feet wide and 150 feet long. Its façade rising to a height of 36 feet will be finished in cement, and will have a handsome doorway opening to a large vestibule. This will be flanked by two shops. Behind the shops will be the conveniences for use in connection with the hall. A stairway will lead to a roomy dress circle, behind which will be a biograph projecting room.

At the western end of the hall will be a spacious stage with a supper room measuring 53 feet by 24 feet beneath it. This room will accommodate 400 persons. The rear half of the hall floor will have a slight slope. Above will be a lattice ceiling, and particular attention is to be paid to ventilation. As the hall will have a lane running along its eastern side the provision of escape doors will be rendered easy.

The foundation stone was laid on Sunday 5th December 1926 by William Thomas, the sole survivor of the men who had formed the Port Adelaide Working Men's Association in 1872. In reporting the ceremony on Friday 10th December, *The Port Adelaide News* stated:

On completion of the new building the picking-up place will be there, which will be a boon to the men and convenient to the employers. In the past the men have had to wait about on street corners, in all sorts of weather for engagement, and in addition, this has given the wrong impression to visitors that a large number of men have been idling about the streets. On the contrary, they have in the past been compelled to be there or miss their work.

With respect to the building itself, *The Port Adelaide News* reported:

The contractors are Messrs. Silver and Ollrich, of Rosewater. It is estimated that the structure will be completed next March. The site has a frontage of 85 ft. to Nile Street and North Parade. The building is being erected facing Nile Street so as to bring the front of the building nearer to the tram service, which would make it more popular for persons desiring to hire a hall for meetings or entertainments. The hall will cost £8,000 and will provide accommodation for 1,200 people. Large iron shelter sheds will also be erected. The principal dimensions of the hall are:- Length, 150 ft.; width, 55 ft.; and height to façade in front, 36 ft. It will be a brick building with a shop at each side of the main entrance, and a façade finished in cement. A large dress circle will also be provided. The supper room will hold 400 people, and it is intended to use it for the usual weekly meetings of the branch, and it will embrace the Union offices.

It was an ambitious undertaking and ended up costing more than anticipated. A mortgage loan was obtained from the Commonwealth Bank for £5,000.²⁹ However, donations and a 1s a week levy on union members³⁰ meant that the mortgage was reduced to £3,000 by 1930,³¹ and fully discharged by July 1933.³²

From the very beginning the Hall and surrounding structures were designed to fulfil a number of functions. The iron sheds were to provide better, more dignified

³³ Curnow *op cit* note 23, Chapter 2 note 4

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

facilities for the daily pick-up of workers. The Hall was to include offices for the union. But a much simpler and smaller building could have served these purposes. Instead, the WWF Hall was built as a picture theatre. This was a unique venture for a working class union but, in light of the PAWMA's origins and history, it is perhaps not surprising. The Association had long had a reputation for what might today be called "fiscal responsibility". It had accumulated significant assets sufficient to enable it to provide services for its members even during the most difficult time. And the steady increase in those assets over time would suggest that they had been managed well. This was a commercial venture which could help fund the Association's activities. At the same time, the PAWMA had been established as an association, not just of wharf labourers, but of all working men. It was part of the wider Port Adelaide community and the construction of a picture theatre and entertainment hall may well have been seen as providing a community asset.

The Hall was officially opened on 13 July 1927.³³ The initials WMA are proudly displayed on the façade and in the two garlanded stain glass windows. The Waterside Workers Federation is also clearly recognised on the façade. Internal photographs taken at the time clearly show the high level of decoration with frescoes of pastoral scenes adorning the walls of both the entrance and main hall, door height timber paneling, proscenium arch with "WMA" above, stage curtains and orchestra pit. The ticket box, projection room and seating layout are also clearly captured.

It has not been possible to ascertain who designed the Hall, if in fact any architect did design this particular building. Its design is, however, very much in the tradition of picture theatres of the day with a sloping floor, dress circle, bio-box, and two shops flanking the entrance and central staircase. What is of interest, is that seven months prior to the foundation stone being laid, on 15 May 1926, an almost identical picture theatre was opened in Peterborough, South Australia. The façade, down to the use of initials in the garlanded, circular stain glass windows, is too similar to be coincidental, as is the use of frescoes, albeit of steam trains at Peterborough, to adorn the walls. Moreover, the Capitol Theatre at Peterborough was constructed by Silver & Ollrich of Rosewater, the same builders who constructed the WWF Hall. Again it has not been possible to ascertain who designed the Capitol Theatre.³⁴

Unfortunately the optimistic times in which the Hall was built were not to last long. 1928 saw the WWF engaged in a strike which was to be the most damaging and bloody in its history. A Commonwealth award handed down in August cancelled the single daily pick-up. It removed restrictions on long shifts. Together with the Transport Workers Act passed in September, it removed a number of hard won conditions such as preference to union members and the rotary system which ensured a fairer distribution of work between the casual labourers.



*WWF Hall, 1927
Courtesy WWF*

³⁴ Could it have been the architect Chris A Smith, who designed the Peterborough Town Hall, also built by Silver & Ollrich in 1927?

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

A strike was inevitable. The Port Adelaide wharfies, having faced violence at the hands of both police and the civilian Citizen's Defence Brigade, were ultimately unable to prevent the use of non-union workers. The Port Adelaide branch led the WWF in militancy and was the last branch to return to work.³⁵ By then some 500 non-unionists had been given permanent employment.³⁶ This dispute, which continued sporadically through to 1930, followed by the Great Depression, led to a decade of poverty at Port Adelaide.³⁷



WWF Hall – 2004 – see below for comparison



Capitol Theatre, Peterborough – 2004 – see above for comparison

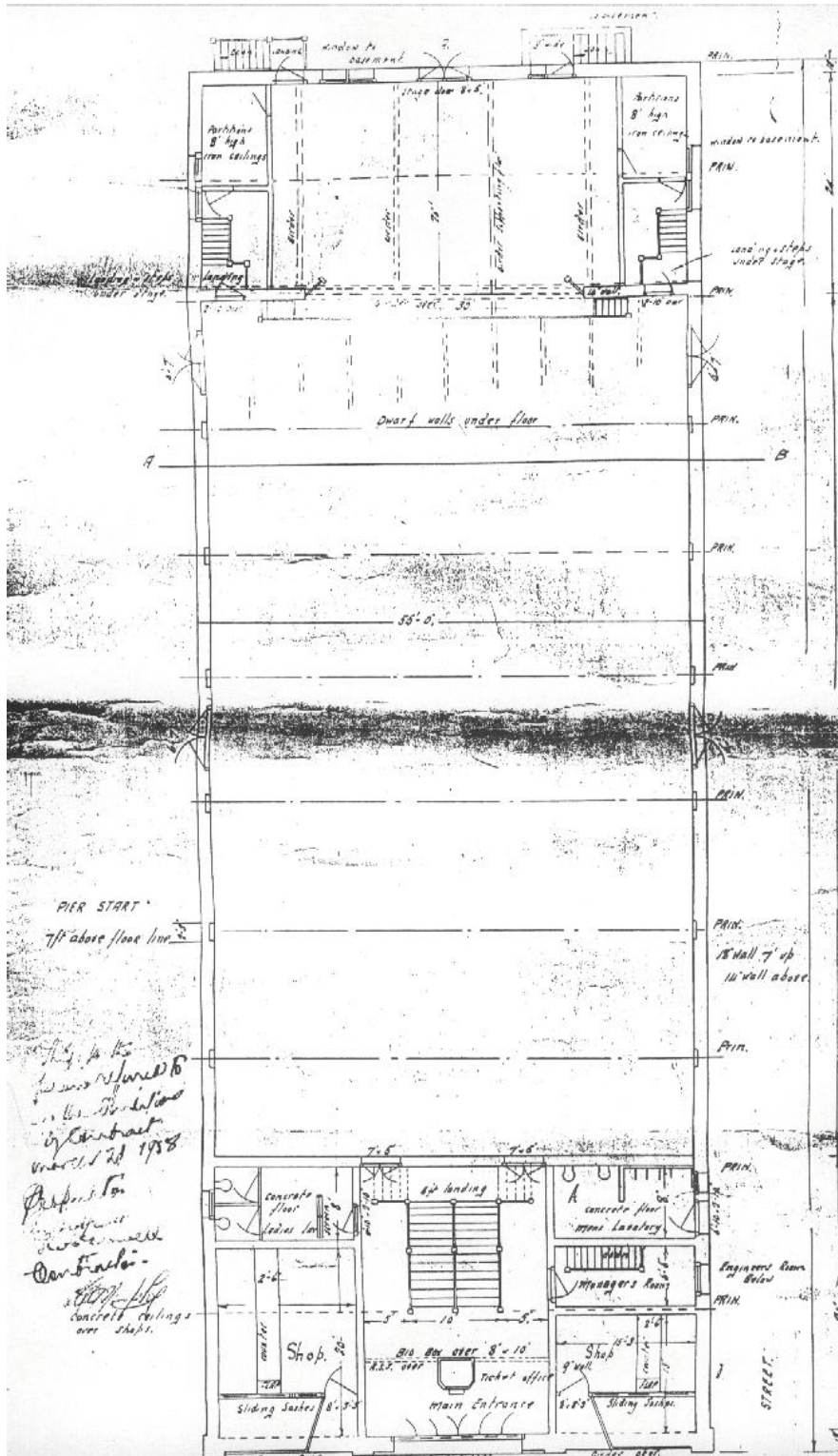
³⁵ Curnow *op cit* note 23

³⁶ Beasley *op cit* not 1, page 97

³⁷ *ibid* page 86

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

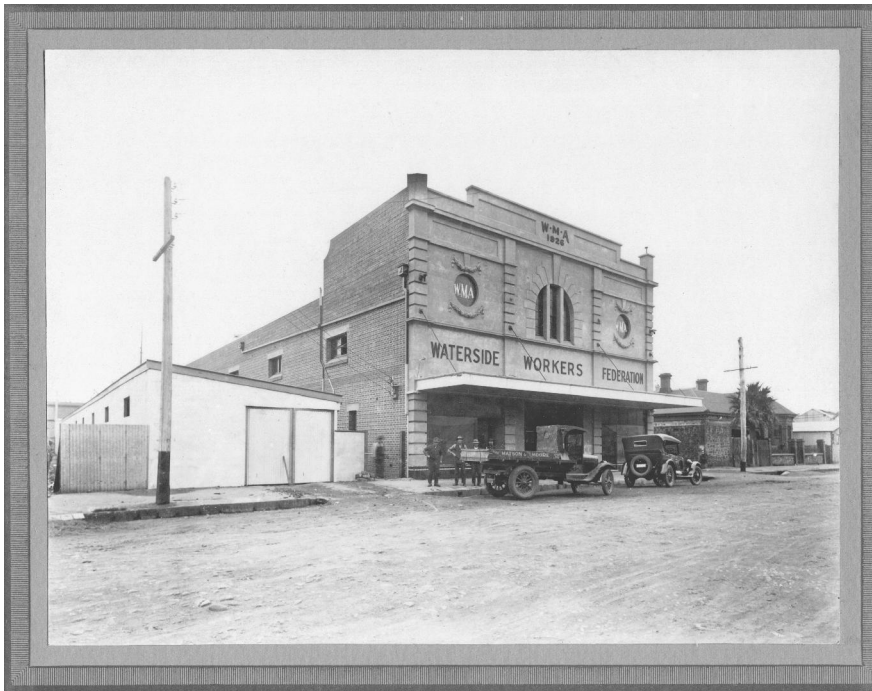


Original floor plan
C1926?

Source – WWF files

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



External view – WWF Hall c 1930 – note the 'day-work' shed to the west – source WWF



External view – WWF Hall 2004

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



*View of Foyer – WWF
Hall c 1930 – note the
ticket box (now removed)
- source WWF*



*View of Foyer – WWF
Hall 2004 – note loss of
ticket box*

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



*View of stage – WWF
Hall c 1930 – note
painted murals on walls -
source WWF*



*View of stage – WWF
Hall – 2004 – note loss
of murals*

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide



*View of upper gallery –
WWF Hall c 1930 – note
bio-box and porthole
windows - source WWF*

3.2.2 Use

Over the 60 years it was owned by the PAWMA, the Hall had a variety of uses associated with the PAWMA / WWF, other unions and the wider community. While not all these uses would have been predicted, or perhaps welcomed, at the time of its construction, all were consistent with the intentions of the men who wanted it built.

Very little is known of the building's use as a commercial picture theatre. The *Directory of South Australia*³⁸ lists the Hall's occupancy as "WMA Picture Theatre" from 1928 until 1941, after which it is simply described as "WMA Theatre". It has been suggested that competition from other commercial theatres may have led to the demise of this use.³⁹ It also appears that the commercial return from the two shops was limited. One shop appears to have been occupied by E Irvine, a confectioner, for only the first two years. The other was occupied by the WWF as an office. After 1929 the larger western shop continued to be occupied by the WWF, while the Seamen's Union occupied the smaller eastern shop, no doubt giving a commercial return to the PAWMA albeit from a different tenant to that originally anticipated.⁴⁰ No doubt the economic times and the dire financial position of wharf labourers had a major influence on these uses.

The Hall played a vital role in the activities of the WWF - industrial, political and social.

The union offices were located in one of the front shops. Regular stop work

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

meetings were held there. The job delegates met there for their monthly meetings. During industrial disputes, particularly the major strikes of 1928, 1954 and 1956, the Hall was the centre of activity. The events of 1956 are still fresh in the memories of now retired workers and reflect the collective memories of earlier strikes.⁴¹ The Hall was bustling with activity. Gestetners were running constantly publishing brochures and leaflets. Workers were coming in and out, collecting brochures to distribute at nearby factories and workplaces. Small groups were meeting, planning approaches to businesses and banks to seek a moratorium of debt payments by workers on strike. Large groups of striking workers were meeting to consider issues. Food, collected from the markets and supportive market gardeners, was being collected and sorted to be distributed to the families of striking workers. Every night the entertainment committee put on a show, be it a concert, a movie, a singsong, something keep morale high. Importantly the Hall provided a safe haven for the workers and their families.

The WWF was, and is, a highly political union. Over the years it has been engaged in a number of political struggles beyond those associated with wages and conditions. In 1937 it banned the handling of pig iron destined for Japan. In 1945 it supported the independence of Indonesia by placing a ban on the handling of cargo from Dutch ships. The union had a close association with the Communist Party of Australia (CPA), a number of the union's elected officials being members of the party – although the CPA influence was less in Adelaide than in the eastern States. When the Communist Party Dissolution Bill was introduced in 1950, the WWF strongly opposed it. The union played a prominent role in the anti-Vietnam War movement and the movement promoting equal rights for women. In all these struggles, the Hall played its part. It was the scene of meetings. It was the scene of fund-raising concerts and other activities. Beyond the purely political, the Hall was also used for concerts and other fund-raising events for "social" causes such as the Children's Hospital and relief for victims of the 1956 River Murray flood.

In the 1950s the WWF established a film unit, based in Sydney – an example of the blending of politics and culture. The unit produced a number of films over its short life, most if not all of them shown in the WWF Hall.

In 1960 the WWF lobbied strongly for the right of American singer and political activist Paul Robeson to be granted a visa to enter Australia. When this was eventually granted, Robeson repaid the union and its members with a series of concerts. The WWF Hall was packed when Robeson appeared at lunchtime on 25 November 1960. Waterside workers as well as seamen downed tools to attend. "The songs and poetry were not given as a recital, but as part of a talk on the trials of the coloured races, the importance of unionism and the urgency of obtaining lasting peace."⁴² If ever there was a single event which encapsulated

³⁸ *Directory of South Australia* Sand & McDougall, 1927-1973

³⁹ Beasley *op cit* note 1, page 69

⁴⁰ *Directory of South Australia* Sand & McDougall, 1927-1973

⁴¹ Interviews with Rex Munn (former WWF official), Marcia Munn (former WWF Women's Committee official) and Keith Ridgeway (former Seamen's Union official)

⁴² *The Advertiser* 26 November 1960, page 10

⁴³ *ibid*

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

the spirit of the Hall, it was this – the mixing of unionism, politics and entertainment. “The singer told how his father had been a slave – and then sang a Negro spiritual. He sang ‘Jerusalem’ – and added. ‘It could be America, or England, or Australia.’ He said ‘We have a responsibility to see that our children and grandchildren live in peace.’ - and then sang ‘Curly Headed Baby.’ He said ‘Shakespeare is not hard to understand’ – and then translated a speech from ‘Othello’ into a talk to a five-year-old. ... He concluded by turning the Hall full of watersiders, seamen, tally clerks and their wives into a full-throated supporting choir for his singing of ‘John Brown’s Body.’”⁴³

The Hall was also used by PAWMA members for social activities with a (slightly) less political focus. During the 1950s and 60s, the entertainment group met every Sunday night to prepare and rehearse for concerts given every few months. Performers were drawn from the membership and ranged from the humorous wharfies ballet troupe to singers and musicians of quality. While the primary purpose of these concerts was simple entertainment, they also served to raise funds for union activities – to pay bills, send delegates to conferences and even buy clothes for poorly paid officials.



*‘Wharfies Ballet’ –
c1960 – posing in front
of the kitchen bench –
Supper Room - source
WWF*

A Women’s Committee was established as a result of the 1956 strike.⁴⁴ It arose from a desire of members’ wives to provide their children with opportunities which were, due to their financial situation, otherwise unavailable. A basketball (netball) club was established. Ballet classes were held in the supper room beneath the stage. The practice rail still remains affixed to the wall. The women made uniforms and raised money to pay for the games, purchase trophies and pay teachers by holding trading tables, “bugs” evenings, raffles and the like. These activities continued until the Hall was sold. The women were also politically active, involved in the women’s movement as well as other political campaigns. They were affiliated with the Union of Australian Women and sent delegates to interstate and overseas conferences. Meeting at the Hall every Thursday night they planned and conducted even more fundraising events to raise money for political causes.

The WWF Hall also played an important part in the lives of other unions. The

⁴⁴ *op cit* note 39

⁴⁵ *ibid*

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Seamen's Union hired it for stop work meetings on the last Tuesday of every month. They also used it for social events such as their annual Christmas party. The Hall was also used by the Painters and Dockers as well as the local cement company employees. As it was owned by the PAWMA it was considered a "safe" venue, somewhere workers could speak openly.

Beyond the union movement the Hall played an important role within the wider community. From its original use as a picture theatre through to its later uses as a sports club and dance venue, the local population would talk about "going to the 'soc'" or "going to the wharfies".

During the 1950s, 60s and 70s regular Saturday night dances were held at the Hall. The floor, waxed and kerosened, was ideal for dancing, and the sloping section gave the dancers a "bit of a run up" as they left their tables and headed for the dance floor.⁴⁵ The Hall was constantly "packed". This was not a member's activity but a truly community one, patrons coming from all walks of life – wharfie to Premier – and from all around the district.

The Hall was used by schools for concerts and end of year break-ups. Locals used it for birthday parties. In 1966 a sports club was formed. This too was a community club, not limited to PAWMA members. The club conducted darts nights, bingo nights and offered indoor bowls. Perhaps most importantly, they had a license enabling them to serve alcoholic drinks to their members on Sundays.

3.2.3 End Of An Era

At its peak the WWF had about 3,000 local members. During the early 1950s the "scab" union formed by the 1928 non-union strike-breakers was brought back into the WWF fold giving the union a membership of around 2,500. Working conditions continued to improve. Mechanisation, and containerisation, removed much of the previously heavy and dangerous handling of cargo. Workers obtained 'permanency' and pensions. The result of this, however, was that the workforce declined markedly. By the mid 1980s, local membership of the WWF had dropped to less than 300.⁴⁶

One consequence of the declining membership was that there was no longer a need for the union to have a meeting place which catered for over 1,000 people. The cost of maintaining the Hall was also becoming prohibitive. Exactly 60 years after it was opened, the PAWMA/WWF sold the Hall to the State Government in July 1987 for \$300,000.⁴⁷

The PAWMA itself was wound up less than two years later, on 13 February 1989. Symbolically the liquidation meeting was held at the old pick-up point on the corner of Divett and Todd Street, the very place which the workers had sought to avoid by the building of their hall.⁴⁸

After the sale of the Hall, the WWF moved its headquarters to the Port Adelaide No. 5 berth cafeteria.

⁴⁶ *Shipping & Ports Journal op cit* note 21

⁴⁷ Transfer 6379088 registered on Certificates of Title 1416/56, 1120/70 and 1577/186

⁴⁸ *op cit* note 39

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.3 Building Changes During WWF Period

In 1972 the Seamen's Union moved out of the eastern "shop". The shop was then occupied by the WWF Credit Union. A new brick office was constructed to the west of the Hall, replacing the former iron building.

A number of changes were made to the interior of the Hall in about 1966, coinciding with the formation of the sports club. A bar was constructed beneath the dress circle. It is also likely that the orchestra pit was removed at this time, along with the faux timber wall panelling. The interior was painted as a part of the works (still same colours 2004) concealing the original scenic frescoes.⁴⁹

3.4 'Vitalstatistix'

'Vitalstatistix' – a national women's theatre company, based in Port Adelaide, leased the building on a monthly basis from late 1989. The theatre company was previously based in the GMH factory at the Port. Vitalstatistix was formed in 1984 as Australia's only full time women's theatre company. Fittingly, their first performance in the Hall was *A Trip to the Light Fantastic*, based on the records of the WWF Women's Committee found on-site.

Vitalstatistix's lease was maintained on a temporary basis until 1993. In February 1993, the Hall and surrounding WWF land was transferred to the Minister of Education, Employment and Training and consolidated with adjoining land to form the newly completed campus of Port Adelaide TAFE College.⁵⁰ The lease with Vitalstatistix was also formalised at this time, with the State Government leasing the Hall and a new store area to the west to the theatre company for a ten year period. The lease is once again to be renewed (2004). Vitalstatistix theatre company use the hall for performances and workshops and use the gallery area and two shops for administration. The venue is also occasionally used by local community groups for meetings and recreation.

⁴⁹ *ibid*

⁵⁰ Transfer 7444500 registered on Certificates of Title 4302/913, 4302/914 and 4302/915

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.5 Recent Building Alterations

The original 'mustering' sheds and toilets surrounding the Hall were demolished in 1993, to accommodate the proposed TAFE College carpark. A masonry enclosure was erected along the west side of the building as a part of the TAFE works, for the use of Vitalstatistix for storage and workshops/ performances.

In 1993, architect Steve Grieve, was commissioned to develop options for the upgrade of toilet facilities and office accommodation within the Hall. As a result, partitions were erected across the rear of the upper gallery for office accommodation and toilets were erected within the west shop, to replace those demolished for the TAFE carpark.

Little has changed within the Hall since these alterations. Externally, the roof sheeting was replaced in 1993 to supposedly rectify roof leaks – which have extensively damaged the internal plasterwork in the auditorium. Other maintenance and upgrade work within the Hall has been of a minor nature.



*Douglas Mawson
Institute of TAFE, 2004*



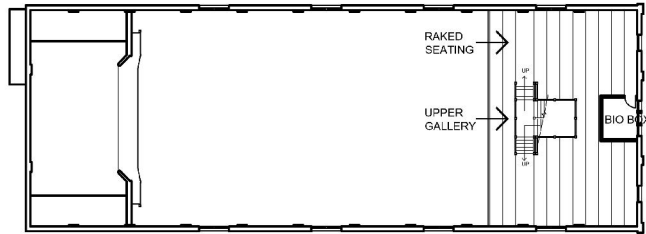
*Interior – looking towards
stage – note rigging from
ceiling - 2004*

Waterside Workers Federation Hall (fmr) Conservation Plan

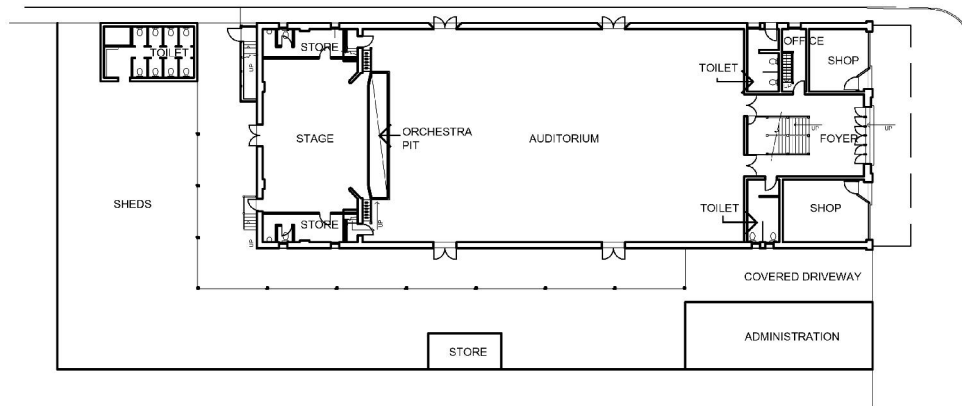
Nile Street, Port Adelaide

3.6 Development Sequence

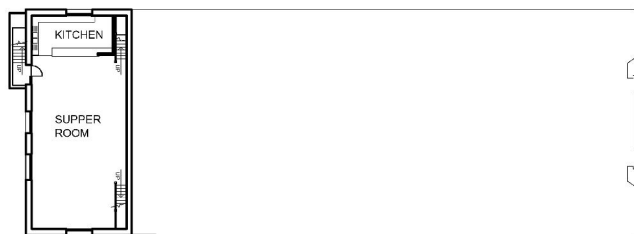
3.6.1 Waterside Workers Hall - 1927



UPPER

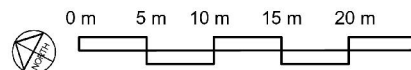


GROUND



BASEMENT

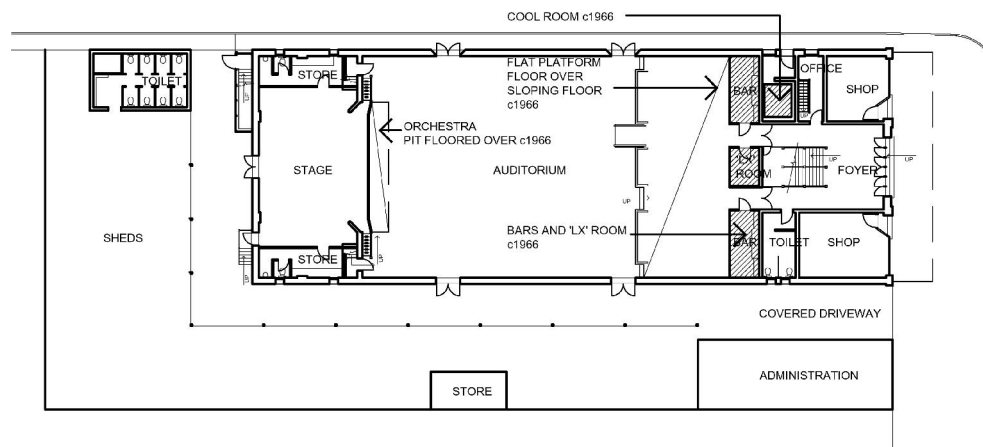
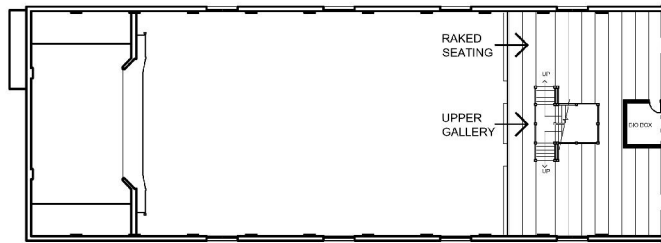
1927



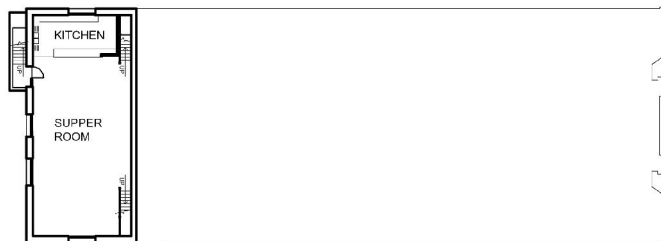
Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.6.2 Waterside Workers Hall – 1928 - 1992

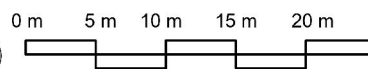


GROUND



BASEMENT

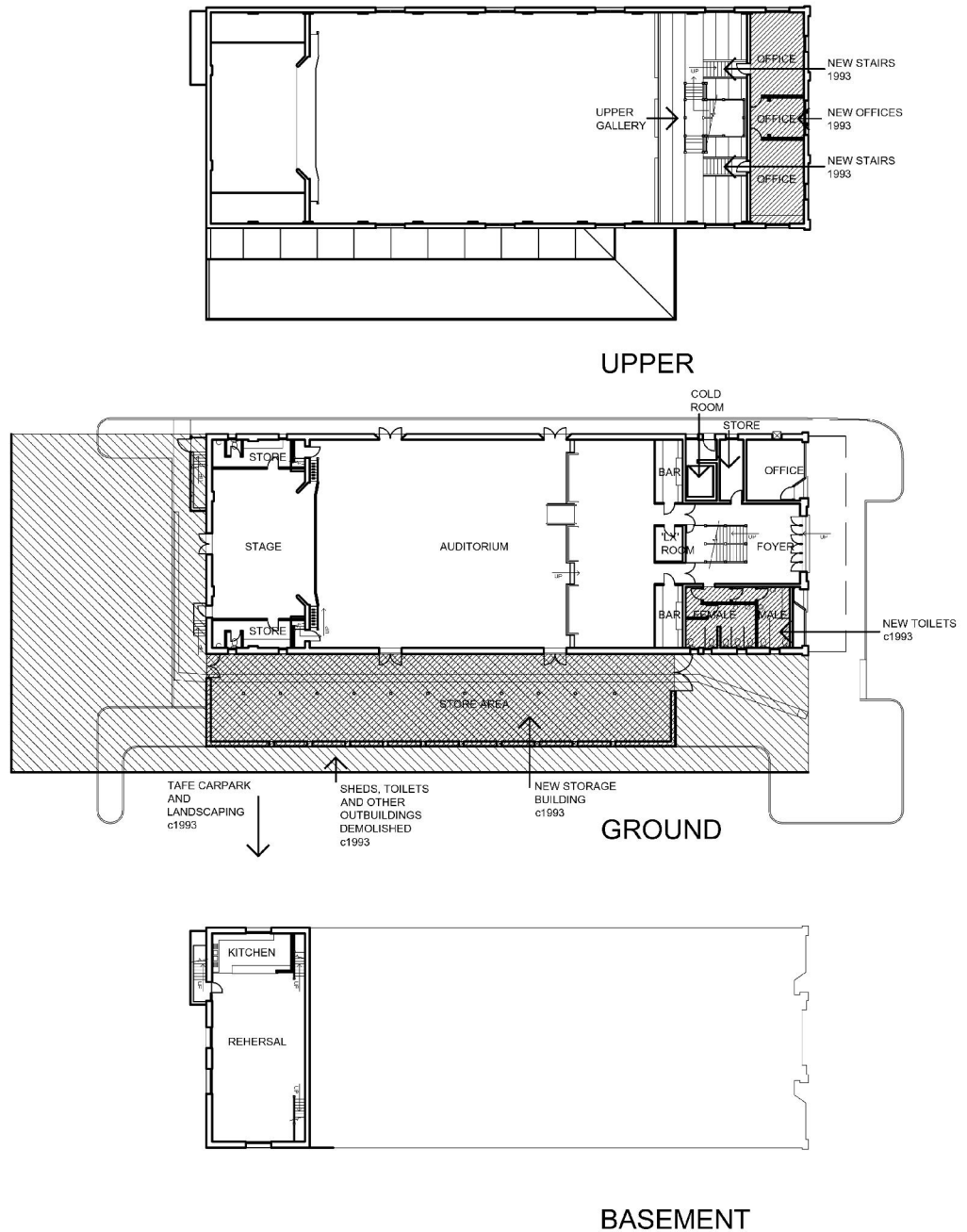
1928 - 1992



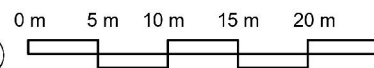
Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.6.3 Waterside Workers Hall – 1993 - 2004



1993 - 2004



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

3.7 Summary of Significant Events

date	Physical	Social / Historical
1872		Australia's first union of wharf labourers, the Port Adelaide Working Men's Association (PAWMA), formed as a result of a meeting held in Port Adelaide Town Hall.
1876		PAWMA first registered under the Trade Union Act, with 550 members and assets of £1.376.
1890		Australia wide Maritime Strike
1891		Formation of the Australian Labor Party
1902		Formation of the national Waterside Workers Federation Union. (WWF)
1915		PAWMA joins WWF Union – but still operated within their own right as a local union.
1926		PAWMA membership - 2,000 members.
1926	Three adjoining parcels of land were purchased by PAWMA for a total of £2,250. The land ran between Nile Street, Wells Street and North Parade.	
1926	WWF Hall – construction of the Hall commenced, at a cost of £8,000. Builder - Silver + Ollrich, of Rosewater.	
1926 (5 th December)	The foundation stone for the new Hall was laid by William Thomas, the sole survivor of the men who had formed the Port Adelaide Working Men's Association in 1872.	
1927 (13 July)	Hall was officially opened.	
1928		WWF engaged in a strike which was to be the most damaging and bloody in its history – fighting Commonwealth awards cancelling the single daily pick-up and the removal of restrictions on long shifts.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

<i>date</i>	Physical	Social / Historical
1954 and 1956		Strike action, on a State-wide scale.
1956		Women's Committee established to provide member's children with opportunities which were, due to their financial situation, otherwise unavailable. A basketball (netball) club was established. Ballet classes were held in the supper room beneath the stage. They were affiliated with the Union of Australian Women and sent delegates to interstate and overseas conferences. Meeting at the Hall every Thursday night, they planned and conducted even more fundraising events to raise money for political causes.
1950s – 60s		Saturday night dances, performances, 'wharfies' ballets, and other entertainment held at the Hall, on a regular basis.
1966	Bars were constructed beneath the gallery, the orchestra pit was removed, along with the faux timber wall panelling. The interior was painted (still same colours 2004) Cold room established in former Mens Toilet.	Sports club was formed. A community club, not limited to PAWMA members.
1987		PAWMA/ WWF sold the Hall to the State Government in July 1987 for \$300,000.
1989		PAWMA voluntarily disbanded.
1989		Vitalstatistix' –national women's theatre company - lease the building on a monthly basis.
1993	Original 'musterling' sheds and toilets surrounding the Hall demolished, to accommodate the proposed TAFE College carpark. Internally, partitions were erected across the rear of the upper gallery for office accommodation and toilets were erected within the west shop.	Hall and surrounding PAWMA land was transferred to the Minister of Education, Employment and Training and consolidated with adjoining land to form the newly completed campus of Port Adelaide TAFE College. Lease with Vitalstatistix formalised for 10 years. Vitalstatistix theatre company use the Hall for performances and workshops and use the gallery area and two shops for administration.
2004		DAIS commission a Conservation Management Plan.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

4 Analysis of the Place

4.1 Introduction

The following discussion examines the buildings and heritage curtilage⁵¹ of the (former) Waterside Workers Federation Hall; considering:

historical/social analysis

- date of construction of building and intended function
- changes to use and form of building and surrounds

aesthetic/technical analysis

- design value/ use/ merit of building – innovation, typical example
- technological value/ function and methods of work – uniqueness, illustration of past processes and practices
- architects – role in South Australia, innovation, exemplar, rarity
- remaining significant fabric – exterior and interior – integrity

heritage curtilage analysis

- extent of Place of heritage value in streetscape (view)
- relationship with / value within surrounding streetscape
- physical & historical association with other places, features
 - use, character, siting, scale, landmarks, form, materials

The above criteria have been established based on Burra Charter (1999) principles and relevant discussion papers and Acts relating to the protection and assessment of Australian heritage.

A discussion of the significance value – historical/social, technical and aesthetic - is detailed in 5 DISCUSSION OF CULTURAL SIGNIFICANCE.

A detailed assessment of the building and its internal spaces and adjacent structures/ features identifying significant physical fabric, loss of, and alteration to that fabric, and proposed conservation policy for future development and conservation is incorporated in 7 – CONSERVATION POLICY.

⁵¹ A heritage curtilage is defined as⁵¹ 'the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

land which is integral to the heritage significance of items of the built heritage; or

a precinct which includes buildings, works, relics, trees or places and their setting" - 'Heritage Curtilages', published by the Heritage Office of New South Wales and the Department of Urban Affairs and Planning (NSW), 1996.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

4.2 Analysis of Buildings & Structures

4.2.1 WWF Hall - historical/social analysis

Date of Construction and Function

The Waterside Workers Federation Hall (WWF) was erected between December, 1926 and July, 1927.

The Hall was erected by the Port Adelaide Working Men's Association (PAWMA) for meetings, performances, as a cinema and for social functions in general – for the Association and also the wider community. The Hall seated 1200 people over two levels, with a 'supper room' under the stage area and two shops facing Nile Street. PAWMA used one of the shops as a office for many years. The foyer opened directly onto Nile Street.

A lean-to 'muster shed' was also erected in 1926-27 around the west and north side of the Hall, as a meeting and 'pick-up' point for labouring day-work for members. The shed also contained male toilets and offices and faced North Parade. Before the construction of the shed, workers would stand on street corners at the Port, awaiting offers of day-work.

Changes to Use

The WWF Hall has been little altered since construction, as the function of the place has not changed until recently (1989). Internal improvements in the 1950 – 60s included:

- the construction of two liquor bars and a bio-box under the gallery seating, marking the licencing of the premises and the formation of the Sports Club
- the construction of a flat floor over the sloping floor adjacent the bars,
- the removal of the orchestra pit,
- the repainting of the interior – covering over faux timber panelling and painted landscape murals on the walls.

The WWF Hall was further altered when the Association sold the property to the Stage Government in 1989. The property became part of the TAFE College development on adjacent land to the west and north (1993). The muster sheds were demolished to accommodate the TAFE carpark. Toilets were constructed within the western shop, offices incorporated at the rear of the upper gallery and performance rigging was erected across the auditorium ceiling. A storage/workshop structure was built adjacent to the west façade and the façade was rendered and roof resheeted.

The current tenant, 'Vitalstatistix National Women's Theatre Company', uses the Hall for performances, workshops and as their administrative base – in much the same manner as the PAWMA – so little has changed within the building since the commencement of their lease in 1989.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

4.2.2 WWF Hall - aesthetic/ technological analysis

Design Value / Merit of Building

The WWF Hall is a late example of 'Federation Free-Style'⁵² architecture. This style featured an eclectic mix of abstracted, classically derived details mixed with 'arts and crafts' floral motifs – typically used in architecture of the early twentieth century in South Australia. Locally, architects commonly employed the style in public, commercial and domestic buildings – from c1900 through to the 1930s.

The design of the Nile Street façade is eclectic, featuring a mix of classically derived and floral elements including: ashlar struck render facing, render rustication to openings; a glazed tile plinth and also a mix of fenestration on the upper floor - a round arch multi-paned window flanked either side by leaded glass porthole windows. Abstracted render garlands dress the porthole windows and rusticated render detailing (in the manner of a Florentine arch) surrounds the central window. Contemporary detailing of the period, such as a cantilevered canopy and large plate glass shop windows also feature in the façade.

The other facades are austere in detail. Walls are finished in face red brick, with multi-paned timber windows and ledged and braced timber doors.

Internally, detailing reflects floral motifs and detailing in design. Glazed tiling extends through the foyer and painted murals of landscapes feature on the walls (foyer paintings only ones to remain). Floral decoration is used in plaster cornices, ceiling panels and battens. A central oak staircase leads to the upper gallery – with posts and balusters detailed with tulips and spade cut outs.

The contractor, Silver + Ollrich, of Rosewater, was responsible for the construction the WWF Hall (completed July, 1927), but was also responsible for the construction of Peterborough's Capitol Theatre (completed May 1926). The two halls are very similar in design, with many features replicated in both buildings. (refer discussion below re: authorship of design). Therefore, the WWF Hall is not a unique example of the style of the period.

The surrounding (now demolished) 'muster sheds' were utilitarian in detail and not of design merit.

Technological Value

The building is typical in construction for the period – a load-bearing face brick hall, with render dressings to the principal façade. Walls are monolithic in construction and the upper gallery is timber in construction. The roof is simply pitched, supported by timber trusses and incorporates extensive roof ventilation.

The building was designed as a hall and cinema (before 'talkie' movies), so a fireproof bio-box was incorporated and the ground floor raked in part, to facilitate site lines. Amplification equipment for movies would have been a later consideration.

It is of interest that the foyer is open to the gallery upstairs, with no apparent sound or light separation – perhaps reflecting the multi-functional use of the place.



⁵²Apperby, Irving & Reynolds – Identifying Australian Architecture

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

The surrounding muster sheds may have provided information of the practices employed for the daily allocation of 'day-work' but are now demolished.

Architect – Value

The architect responsible for the design of the WWF Hall has not been determined. Early sketches of a proposed WWF Hall by architect W T Matthews were located in the SA Heritage Branch Files, but this scheme was not realised. A plan of the erected Hall was located in the file though, but the plan is a part copy and does not indicate the architect for the Hall. PAWMA members were not able to locate the original of the plan.

To further attempt to determine the architect of the WWF Hall, the architect responsible of the matching 'Capitol Theatre' (1926) in Peterborough was sought. The search has not produced conclusive results. Architect Chris Smith designed the Peterborough Town Hall in 1927 and may have also designed the Capitol Theatre (which was erected at the same time). Smith was a key 'art deco' style practitioner of the period; was working in Peterborough and subsequently prepared plans for the Waterside Workers Federation in Cape Thevenard, South Australia. This building was a single storey structure though, different in design to the WWF Hall.

It can be confirmed that the contractor, Silver + Ollrich, of Rosewater, was responsible for the construction of Peterborough's Capitol Theatre (completed May 1926) and the WWF Hall (completed July, 1927). Therefore, it can be assumed that WWF Hall was a 'copy' of the Capitol Theatre, or, that the contractor adapted plans of the completed Theatre (with or without the assistance of the architect) for the proposed WWF Hall.

The PAWMA Hall was therefore most probably not designed as a purpose-built building specifically for the Association.

Remaining Significant Fabric – Integrity

A majority of the significant fabric of the WWF Hall remains, allowing a clear understanding of the function of the building as a 1920s function/ performance hall. Significant fabric includes: the foyer - painted murals and fittings, the upper gallery, the auditorium space, stage and supper room. A clear understanding of the users of the place – the PAWMA – can be interpreted through the incorporation of 'WMA' initials in the proscenium arch, porthole window and on the later balustrading in the auditorium.

Significant fabric which has been removed includes: seating, the painted murals and timber wainscoting on the walls and the orchestra pit. The 'muster-sheds' have also been demolished (by 1993).

It is difficult to interpret the former use of the Hall as a cinema, as the bio-box has been demolished and the projection screen has been removed.



WWF Hall, Port Adelaide, 2004



Capitol Theatre, Peterborough, 2004



Painted mural, foyer

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

4.2.3 WWF Hall - heritage curtilage analysis

Extent of Place of heritage value in streetscape

The south façade of the WWF Hall dominates the northern streetscape of Nile Street, in scale and location. Nile Street has been progressively redeveloped over the years and is currently a street lined with single storey sheds, residences and a large open carpark – fronting Douglas Mawson Institute of TAFE. The WWF Hall dominates the streetscape, as it is flanked by a low scale residence and the open carpark. The Hall can also (just) be seen from the relocated South Neptune Island lighthouse. Views of the building from North Parade are not possible, as the TAFE building extends fully along the Parade.

Physical & historical associations

The WWF Hall and surrounding ‘muster shed’ were located in Nile Street, but the shed opened onto North Parade, one of the former main wharf ‘streets’ of Port Adelaide. Therefore, the shed was directly connected to the operations and workings of the Port – cargo loading/unloading. This association is now lost – as the sheds were demolished as a part of the TAFE redevelopment and the wharf is no longer used for the loading/ unloading of goods.

Character, siting, scale

The character of Nile Street has changed markedly since the establishment of the WWF Hall – from a wharf side district of warehouses and stores, to one of commercial premises, vacant allotments and the site of the TAFE college. The entry road to the Birkenhead Bridge has also been reworked, making direct vehicular access between Nile Street, and Divett Street difficult. The WWF Hall is one of few buildings to remain in this district from before 1950.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

4.2.4 PAWMA Hall - Significant view analysis

Extent of view



View west, along Nile Street

Extent and value of Place of heritage value in streetscape

View is of high value – supporting the interpretation of the former heritage values of Nile Street and the wharf district of North Parade. The landmark value of the WWF Hall illustrates the importance of the Association within the Port district.

Extent of view



View east, along Nile Street

Extent and value of Place of heritage value in streetscape

View is of high value – supporting the interpretation of the former heritage values of Nile Street and the wharf district of North Parade. The landmark value of the WWF Hall illustrates the importance of the Association within the Port district.

Extent of view



View west, from North Parade

WWF Hall blocked in view and no connection to waterfront (right)

Extent and value of Place of heritage value in streetscape

View is of no value – as the WWF Hall and muster shed (now demolished) have no physical or visual association with North Parade and the wharf edge of the Port River.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

5 Discussion of Cultural Significance

5.1 Introduction

In determining how and why places are esteemed as part of our heritage, the Australian Heritage Commission Act (Cwth) 1975 defined four types of value, which encompass the wide range of places that make up the National Estate. These criteria have been reinforced in the revised EPBC Act⁵³ amendments, 2003. These four types: aesthetic, historic, scientific(technological) and social; have successively been defined in various ways by different state and local authorities throughout Australia, in an attempt to recognise the sum of our cultural heritage.

South Australia's Heritage Act (1993) (Section 16) states that a place is of State Heritage value if it satisfies one or more of the following criterion:

- (a) *it demonstrates important aspects of the evolution or pattern of the State's history;*
- (b) *it has rare, uncommon or endangered qualities that are of cultural significance; or*
- (c) *it may yield information that will contribute to an understanding of the State's history, including its natural history; or*
- (d) *it is an outstanding representative of a particular class of places of cultural significance; or*
- (e) *it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;*
- (f) *it has strong cultural or spiritual associations for the community or a group within it or*
- (g) *it has a special association with the life or work of a person or organisation or an event of historical importance.*

The following examines the cultural significance of the Waterside Workers Federation Hall (fmr) and its heritage curtilage, in terms of its historical/social, aesthetic and technological values.

The Waterside Workers Federation Hall (fmr) is currently listed as a State Heritage Place. This report will therefore evaluate the cultural significance of the place using the criteria of the State Heritage Act, 1993.

A Statement of Cultural Significance is proposed in 6 STATEMENT OF CULTURAL SIGNIFICANCE.

⁵³ Environment Protection and Biodiversity Conservation Act (2003) Aust. Government.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

5.2 Historical/Social Significance

The relevant South Australian Heritage Act (1993) criteria for consideration of the historical/ social heritage value of places of significance include:

relevant historical significance value – against SA Heritage Act, 1993:

(a) it demonstrates important aspects of the evolution or pattern of the State's history;

(d) it is an outstanding representative of a particular class of places of cultural significance; or

(f) it has strong cultural or spiritual associations for the community or a group within it

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

The Waterside Workers Federation (WWF) Hall is of high historical and social significance, as an illustration of the role and importance of the Port Adelaide Working Mens Association in the trade union movement in South Australia and the local community in Port Adelaide.

The Hall was erected in 1926/7 by the Port Adelaide Working Mens Association (PAWMA). The Association was formed in 1872 and was Australia's first union of wharf labourers. The Association represented members during several disputes at the Port, with success in improving working conditions on many occasions. The PAWMA joined the Waterside Workers Federation in 1915, voluntarily disbanding in 1989.

The WWF Hall was a venue for meetings, performances and other social activities such as dances and dinners. The Hall was also built as a picture theatre – with the entrance flanked by two shops – supposedly to raise additional revenue for the Association. The Hall seated 1200 people over two levels, with a 'supper room' under the stage area and two shops facing Nile Street. PAWMA used one of the shops as a office for many years.

From an initial membership of 300 in 1872, the PAWMA had grown to represent some 2,000 local members by 1926. The Association was influential in the local community and the Hall provided a venue for the social interaction of members and also the wider community.

A lean-to 'muster shed' was erected in 1926-27 around the west and north side of the Hall, as a meeting and 'pick-up' point for labouring day-work for members. The shed also contained male toilets and offices and faced North Parade. Before the construction of the shed, workers would stand on street corners at the Port, awaiting offers of day-work. The erection of 'muster shed' illustrated the reforms instigated by the Association for the management of 'day-work' employment at the Port.

The remaining significant physical fabric of the Hall and the views of the Hall along Nile/ Wells Street reinforce interpretation of the social/ historical significance of the place. The 'muster shed' was demolished in 1993, substantially diminishing the interpretive value of the shed, as an illustration of the significant 'day-work' reforms instigated by the Association at the Port.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

5.3 Aesthetic/Technical Significance

The relevant South Australian Heritage Act (1993) criteria for consideration of the aesthetic/ technical heritage value of places of significance include:

Relevant historical significance value – against SA Heritage Act, 1993:

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;

The Waterside Workers Federation Hall is of moderate aesthetic/ technical significance.

The Hall is a late example of 'Federation Free-Style'⁵⁴ architecture. This style featured an eclectic mix of abstracted, classically derived details mixed with 'arts and crafts' floral motifs – typically used in architecture of the early twentieth century in South Australia. Locally, architects commonly employed the style in public, commercial and domestic buildings – from c1900 through to the 1930s.

The design and detailing of the Waterside Workers Federation Hall is of interest, but is typical of many halls and cinemas of the 1920s period in South Australia. Many cinemas and halls were erected in the suburbs of Adelaide and surrounding towns after the advent of motion pictures in the 1920s. The WWF Hall also operated as a cinema and the detailing of the building reflects the common functional needs and aesthetic features found in cinema buildings of the period. Examples of the building type include:



Capitol Theatre, Peterborough 91926)
– very similar in design and detail to
WWF Hall



Melba Theatre, Dulwich – (1923)
central entry, shops each side

⁵⁴ Apperby, Irving & Reynolds – Identifying Australian Architecture

Waterside Workers Federation Hall (fmr) Conservation Plan

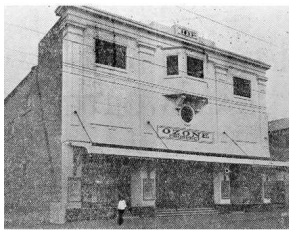
Nile Street, Port Adelaide



Odeon Theatre, Norwood – (1923 Norwood Star) arched window, 'art nouveau/ floral decoration.



Star Theatre, Port Adelaide (c1925?): note the arched feature window, garland decoration and central entry, flanked by shops.



Ozone Theatre, Prospect (1930) note: central entry, flanked by shops, with restrained detailing on upper facade.

Courtesy State Library of South Australia B61181

The design solution is of interest, illustrating the eclectic nature of design styles employed for halls and cinemas in 1920s South Australia. The WWF Hall has many of the elements found in local halls and cinemas of the period, including:

- Central (fully openable) entrance, with arch head window over, flanked by shops
- Porthole windows, floral decoration on facades
- painted wall murals to inside walls
- exotically detailed proscenium archway
- extensive use of face timber and floral motifs in joinery, use of decorative leaded glass for windows.

Many South Australian cinemas/ halls of the 1920s period were remodelled in the 1930s, to reflect the advent of 'talking pictures' and the 'jazz age' and 'moderne' imagery often featured in the movies shown. The PAWMA Hall is of moderate aesthetic/ technical significance, as it has been little altered since construction. Therefore, it remains as an illustration of a South Australian hall of the 1920s period.

The architect of the WWF Hall is unknown. Therefore, any assessment of the significance of the architect's input can not be established.

The WWF Hall was therefore most probably not designed as a purpose-built building specifically for the Port Adelaide Working Mens Association. It can be confirmed that the contractor, Silver + Ollrich, of Rosewater, was responsible for the construction of Peterborough's Capitol Theatre (completed May 1926) and the

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

WWF Hall (completed July, 1927). Therefore, it can be assumed that WWA Hall was a 'copy' of the Capitol Theatre, or, that the contractor adapted plans of the completed Theatre (with or without the assistance of the architect) for the proposed WWA Hall.

5.4 Other Heritage Act Criteria

Relevant historical significance value – against SA Heritage Act, 1993:

(b) it has rare, uncommon or endangered qualities that are of cultural significance;

The WWF Hall is a typical hall structure of the 1920–1930 period in South Australia. It was built as a meeting/ performance hall, and cinema – its use was not unique for the period – or for today.

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history;

Criteria typically relates to natural/ archaeological/ geological places.

5.5 Summary of Significance

ITEM – WWF Hall and associated heritage curtilage	PERIOD OF SIGNIFICANCE	DEGREE OF SIGNIFICANCE	HISTORICAL & SOCIAL				AESTHETIC & TECHNOLOGY			SIGNIFICANCE (SA HERITAGE ACT 1989)	STATE		
			HIGH	MODERATE	MINIMAL	NONE	HIGH	MODERATE	MINIMAL		NONE	CURRENT	PROPOSE
			Waterside Workers Federation Hall	1927- 1989									
WWF Hall Heritage Curtilage:													
– Views down Nile Street	1927- 1989												
– Views from North Parade	1927- 1989												

Relative value is assessed as follows in this model of assessment:

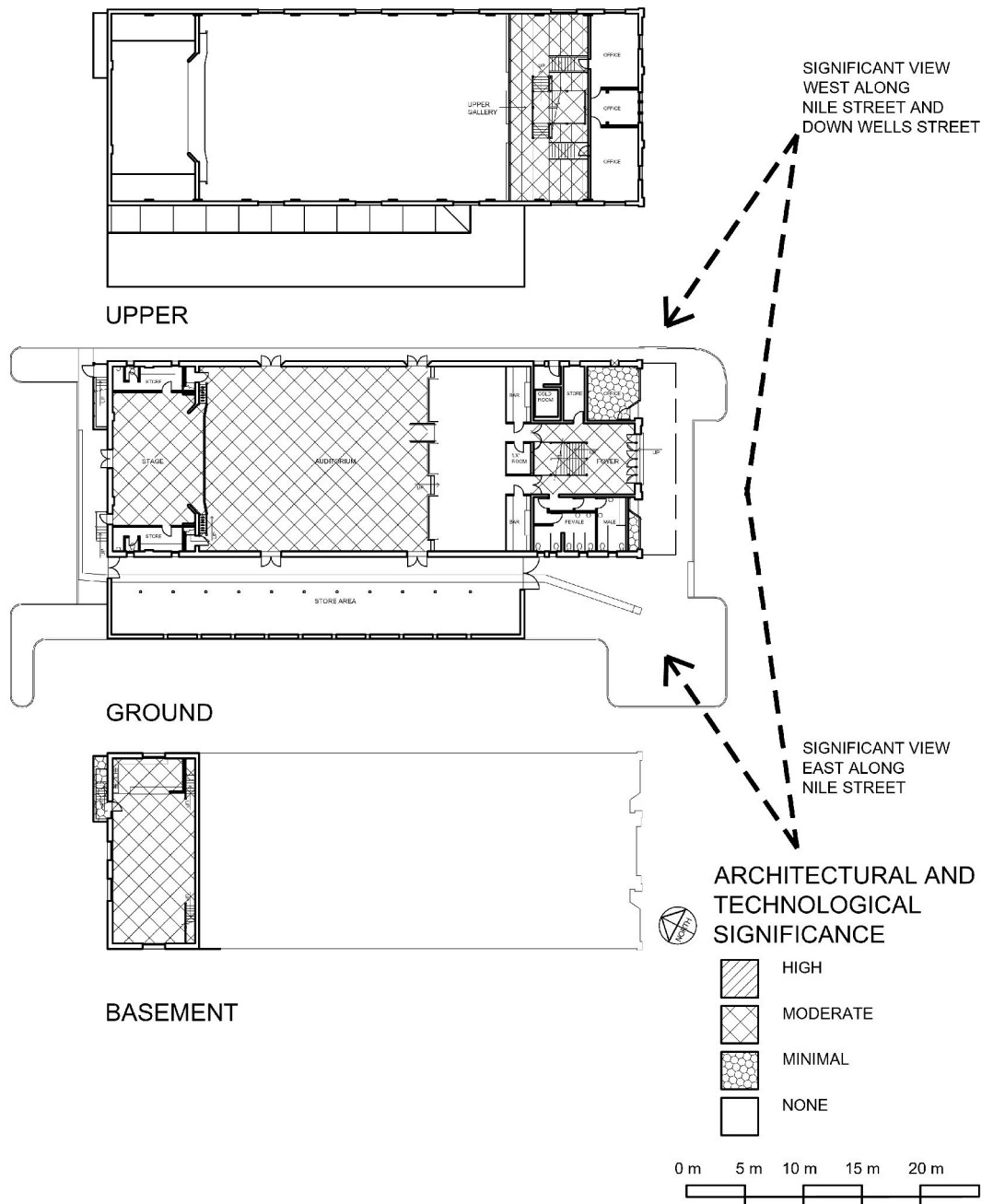
'HIGH' in one or more criteria - to be considered of State Heritage value;

'MODERATE' only in criteria - to be considered of Local Heritage value.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Architectural and Technological Significance - Summary



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

6 Statement of Cultural Significance

This Conservation Plan examines the cultural significance of the former Waterside Workers Federation Hall and its heritage curtilage within the setting of Port Adelaide. Assessment criteria for places of State Heritage significance are set out in Section 16 of the South Australian Heritage Act, 1993. The criteria provided assists in defining what qualities a place may have – the special cultural value that we have inherited from the past, and which we intend to conserve and pass on to future generations.

The following provides a concise statement of heritage value, expressed in terms of the criteria set out in the Heritage Act 1993 for the entry of a place in the State Heritage Register.

CONCISE STATEMENT:

Historically and Socially, the (fmr) Waterside Workers Federation Hall, Port Adelaide, is of high significance, as an illustration of the role and importance of the Port Adelaide Working Mens Association (affiliated with the Waterside Workers Federation) in Port Adelaide during the period 1926-89 and the Association's impact on the development of South Australia's trade union movement in the 20th century.

Aesthetically and technically, the (fmr) Waterside Workers Federation Hall, Port Adelaide, is of moderate significance, as a typical late 1920s South Australian example of 'Federation Free-Style' architecture – exhibiting an eclectic mix of abstracted, classically derived details mixed with 'arts and crafts' floral motifs. The Hall has been little altered since construction, illustrating function/theatre halls of the 1920s period in South Australia.

6.1 Heritage Register Listing Recommendations

It is proposed that the (fmr) Waterside Workers Federation Hall, Port Adelaide, remain listed as a Place of State Heritage Value, including identified features of heritage significance within the Place.

Waterside Workers Federation Hall (fmr), Port Adelaide as a State Heritage Place

- including:

- the Hall building
- significant views – east & west along Nile Street/ Wells Street

- excluding:

- recent masonry shed structure abutting the west side (1993)

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7 Conservation Policy

7.1 Introduction

The following conservation policy provides a framework for the future conservation of the Waterside Worker's Federation Hall, Port Adelaide, and its associated heritage curtilage and also gives developmental certainty for the future master planning of any development of the building and surrounding site.

The Waterside Worker's Federation Hall, *Statement of Cultural Significance* forms the basis of the consideration of all conservation policy for the place. All future work encompassing the conservation and future development of the Hall and its heritage curtilage should be undertaken on the following principles, seeking to:

- conserve the cultural significance and integrity;
- prevent damage to or deterioration;
- allow for the future maintenance;
- permit future appropriate development;

of the site, building, views and vistas of identified heritage value. Significant fabric should be conserved where possible, and the current integrity of the place should be maintained and not further decreased in value.

The following conservation policy considers:

- the conservation of the significant fabric of the place
- the conservation of the heritage curtilage (setting) of the place
- statutory requirements (only where significant fabric is affected)
 - Development Act
 - heritage listing
 - Building Code of Australia/ DDA
- Future development of the place
- Resources and Future Management of the place
- Interpretation value of the place

Policy recommendations are provided in boxes, followed by supporting information.



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7.2 Conservation Policy – Conservation Actions

Policy:

Refer to the enclosed data sheets for:

- the relevant conservation policy and
- costed and prioritised conservation actions
- future development/ compliance issues

for the exterior, interior and heritage curtilage of the Waterside Worker's Federation Hall.

Refer also to the illustration in the *Executive Summary*. Each data sheet identifies the provenance, the degree of significance, the remaining significant fabric and any alterations, dilapidation or non-significant fabric at the place.

Policies listed **provide guidance and developmental certainty** for the future conservation and management of the **significant fabric and setting** of the place. Significant fabric should be conserved where possible and the current integrity of the place should be maintained and not further decreased in value. Data sheets assess the external fabric and internal spaces of the Hall.

Order of Cost Estimates have been prepared by Rider Hunt Adelaide - quantity surveyors - for 'immediate' and 'medium' term items listed, based on:

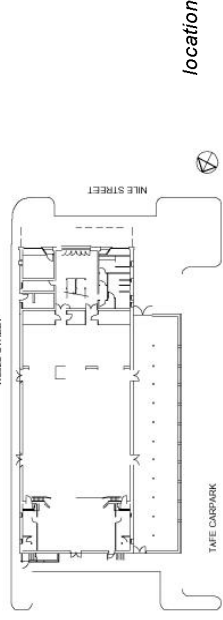
- the proposed policy recommendations of this report (not allowing for latent and concealed problems)
- 2004 costs, on a 'do and charge' basis, excluding GST and professional fees.

The Order of Cost estimate totals \$670 600.00 (note exclusions). It is recommended that a 20% contingency also be allowed in the first instance.

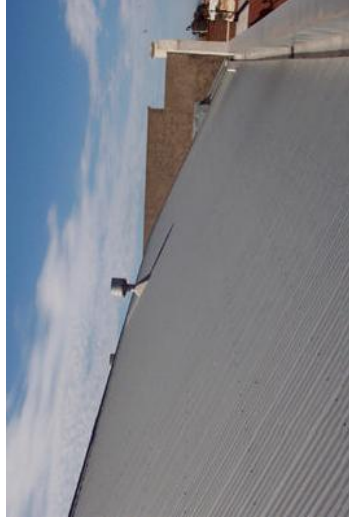
Refer to the appendix for a summary of Rider Hunt's assessment method and a summary of 'immediate' and 'medium' priority estimate costs.

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	HIGH	MODERATE	MINIMAL	NONE																																
Fmr Waterside Workers Federation Hall ELEMENT: Roof	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	<table border="1"> <tr> <td>SOCIAL</td> <td></td> </tr> <tr> <td>HISTORICAL</td> <td></td> </tr> <tr> <td>AESTHETIC</td> <td></td> </tr> <tr> <td>TECHNICAL</td> <td></td> </tr> </table>	SOCIAL		HISTORICAL		AESTHETIC		TECHNICAL		<table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>									<table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>									<table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>								
SOCIAL																																					
HISTORICAL																																					
AESTHETIC																																					
TECHNICAL																																					



location



Roof profile, looking south



South parapet – to be assessed for seismic stability – note also horizontal cracking due to expansion of embedded metal straps

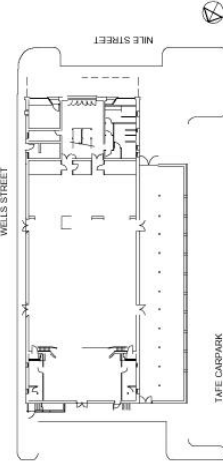


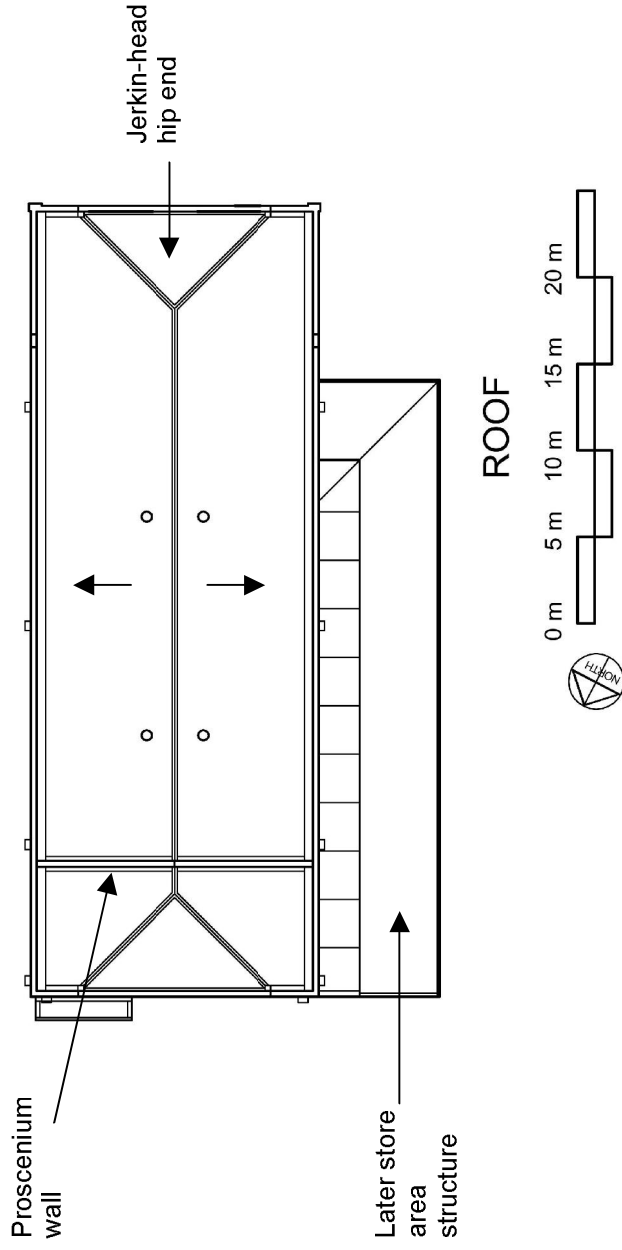
Typical sump box in box gutter – depth as little as 70mm in places



Box gutter, jerkin head ends with receiver boxes each end

(Fmr) Waterside Workers Federation Hall Conservation Plan

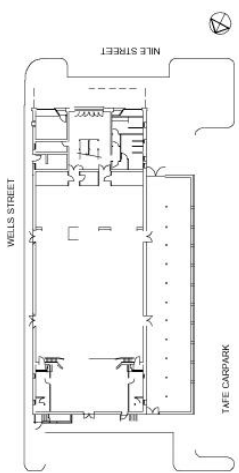
ITEM Fmr Waterside Workers Federation Hall ELEMENT: Roof	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE	 location
	SOCIAL HISTORICAL AESTHETIC TECHNICAL					



Exterior – Roof

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table SOCIAL HISTORICAL AESTHETIC TECHNICAL	NONE			
ELEMENT: Roof		HIGH	MODERATE		



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

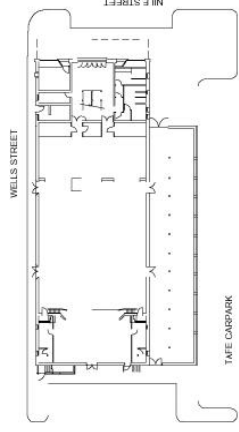
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Pitched roof, central ridge, jerkin-head pitch ends	Roof re-sheeted, with corrugated zincalume sheeting, flashings and cappings.	Maintain roof form and cladding profile.			
1993		4 x roof ventilators upgraded	Maintain ventilated roof cavity.			
2004+		Roof sheeting in sound condition – no signs of corrosion upon visual inspection.	Maintain roof in watertight condition, to conserve building fabric underneath.	Inspect roof sheeting on a ½ yearly basis, to confirm adequacy and check for corrosion.	Maintenance	N/a
C1930s	Rainwater heads, with overflow spouts – 3 on west side, 3 on east side; 2 at end of gutter, discharging on north facade.	Roof sheeting and rainwater goods replaced due to roof leaks. Box gutters - 100 – 120mm deep x 300mm wide. Overflashings and parapet flashings replaced. Downpipe sump boxes in box gutters replaced. Bird wire fitted to sumps. North facade rainwater heads replaced. Sump boxes and 100 x 100mm spreader downpipes fitted each end of box gutter to jerkin-head roof ends. Downpipes replaced and re-configured – 190x200, to drain several outlets at once. (note: was also case previously, but early photos indicate different configuration of downpipes)				
1993						

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE					<i>location</i>
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
ELEMENT: Roof		HISTORICAL				
		AESTHETIC				
		TECHNICAL				



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION
2004+		<p>Roof currently leaks (and has done since the 1960s – photo evidence) when raining and appears to not be designed with sufficient capacity to handle water run off – water runs down inside face of walls, causing significant water damage to masonry.</p> <p>Moisture in masonry measured October 2004 (internal face measured). Walls still damp at upper level, particularly around gutter/ rain water heads.</p> <p>Current roof drainage system 'just' within design parameters of AS 3500.3.2, as calculated. The system is not coping though – as walls are continually wet.</p> <p>Box gutters cleaned, bird wire fitted over sumps. Parapet flashings 200mm high + – suitably bedded into parapet. Some flashings buckling and need refixing back to parapet. Overflashing under roof edge varies from 100 – 120mm in height</p>
1927	Face brick parapets, with render coping. Masonry fire wall (proscenium arch) protrudes above roof sheeting. Rear face of	Rear face of south parapet and proscenium fire wall rendered.
1930s+		

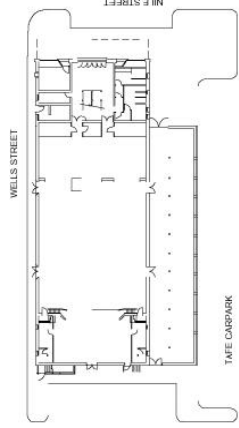
ANALYSIS

CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Capacity of drainage system to be increased to reduce future damage to walls. Increase box gutter capacity, # of overflows, # of downpipes and drain sumps.	<ul style="list-style-type: none"> - increase depth and width of box gutters to provide safe design margin to AS 3500.3.2 by lifting roof sheeting, packing under and reducing fall of sheeting. Lay newly sized box gutter and refix exg roof sheeting. - Delete receiver boxes to each end of jerkin-head roof faces – allow water to run down face of roof sheeting. Locally increase wall flashing to parapet to reduce water entry (splashing) - Increase size of oflow pops to exg rainwater heads to AS 3500.3.2 - Provide a minimum 200 x 200mm downpipe (to AS3500.3.2) for each RWH – drained to individual sumps at ground level – paint to match wall behind - Eliminate horizontal downpipes and # of bends in downpipes. 	Immediate	\$105 000 (roof only) \$ 10 000 (ceiling protection)
Maintain roof in watertight condition, to conserve building fabric underneath.	Refix overflashings to parapet walls where buckled.	Immediate	\$2 500

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE				
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE
ELEMENT: Roof		SOCIAL			
	HISTORICAL				
	AESTHETIC				
	TECHNICAL				



location

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

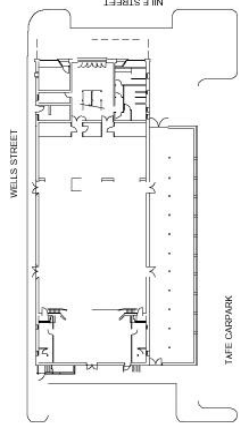
PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
2004+	West parapet fully capped with zincalume flashings.	Maintain roof in watertight condition, to conserve building fabric underneath.	Maintain capping as a part of any upgrade works.	note	
2004+	South parapet, high section of west parapet and proscenium fire wall render -- weathered in finish and organic growth and cracking evident. Hairline cracks -- 40% of surface, render delaminating 40% of surface.	Maintain parapet in watertight condition, to conserve building fabric underneath.	Clean back organic growth/ staining. Remove any unconsolidated render. Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Re-render parapet locally to provide a weathertight surface. Seal render to parapet with silicate based mineral paint system - Keim Grob filler/Granital paint system - or equal to allow masonry to breathe, but seal against water ingress.	Immediate	\$5 500
	Parapet coping in general -- render weathered in finish with organic growth and cracking evident. Hairline cracks -- 40% of surface, render delaminating 30% of surface.		Clean back organic growth/ staining. Remove any unconsolidated render. Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Re-render parapet locally to provide a weathertight surface. Seal render to parapet with silicate based mineral paint system - Keim Grob filler/Granital paint system - or equal to allow masonry to breathe, but seal against water ingress.	Immediate	\$5 000

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	MODERATE	MINIMAL	NONE
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table SOCIAL HISTORICAL AESTHETIC TECHNICAL			
ELEMENT: Roof				



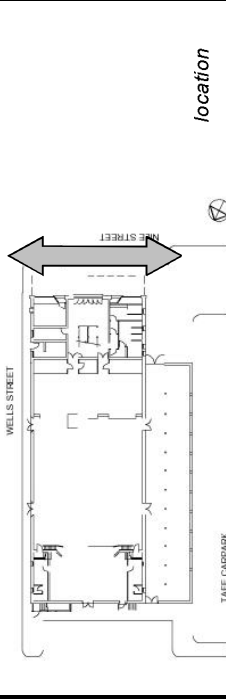
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
		South parapet – unrestrained for over 2 metres in height.	Maintain significant parapet fabric so able to withstand future seismic activity.	Commission engineering study to assess stability of parapet under seismic action. Structural strengthening to be designed so not in view from Nile Street.	Immediate	\$3 500
		South parapet render - horizontal structural crack ½ length of façade – steel banding in mortar joints expanding (corrosion) and forcing coursing open. Some excessive spalling of render.		Clean back organic growth/ staining. Remove any unconsolidated render. Treat corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Re-render parapet locally to provide a weathertight surface. Seal render to parapet with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.	Immediate	\$2 500
		Roof sheeting replaced.				
		No reflective foil insulation or bulk insulation under roof sheeting.	Increase thermal resistance of roof space to extend life of plaster ceiling lining.	Install reflective foil laminate sheeting between purlins and roof sheeting, when roof sheeting lifted for box gutter works.	Immediate	Inc.
		Staining evident on box gutter support boards and base purlin.	Maintain roof in watertight condition, to conserve building fabric underneath.	Refer box gutter works as above.	note	

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: South Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE	
--	---	------	----------	---------	------	---



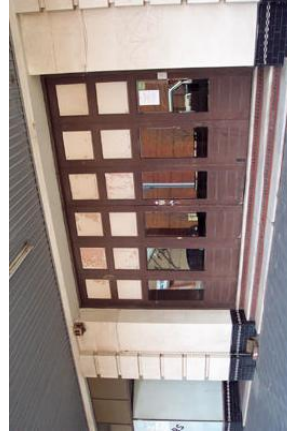
South facade



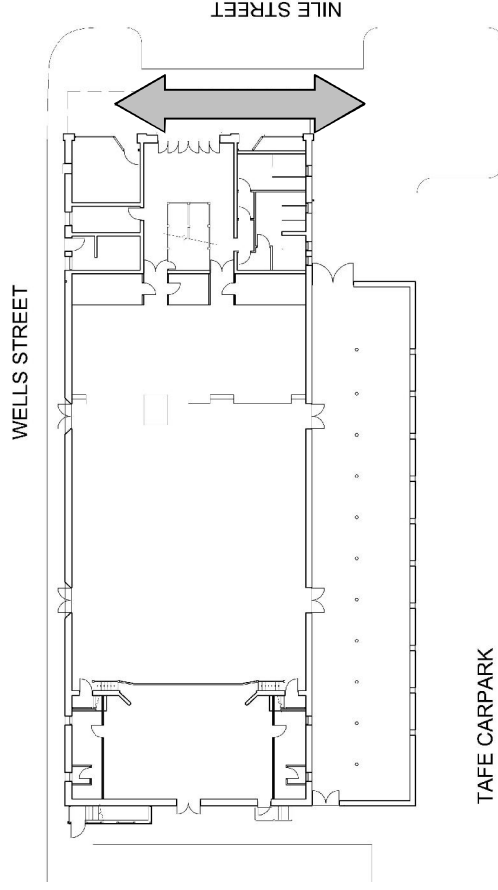
Arched window – note weathering



Porthole window with render garrands



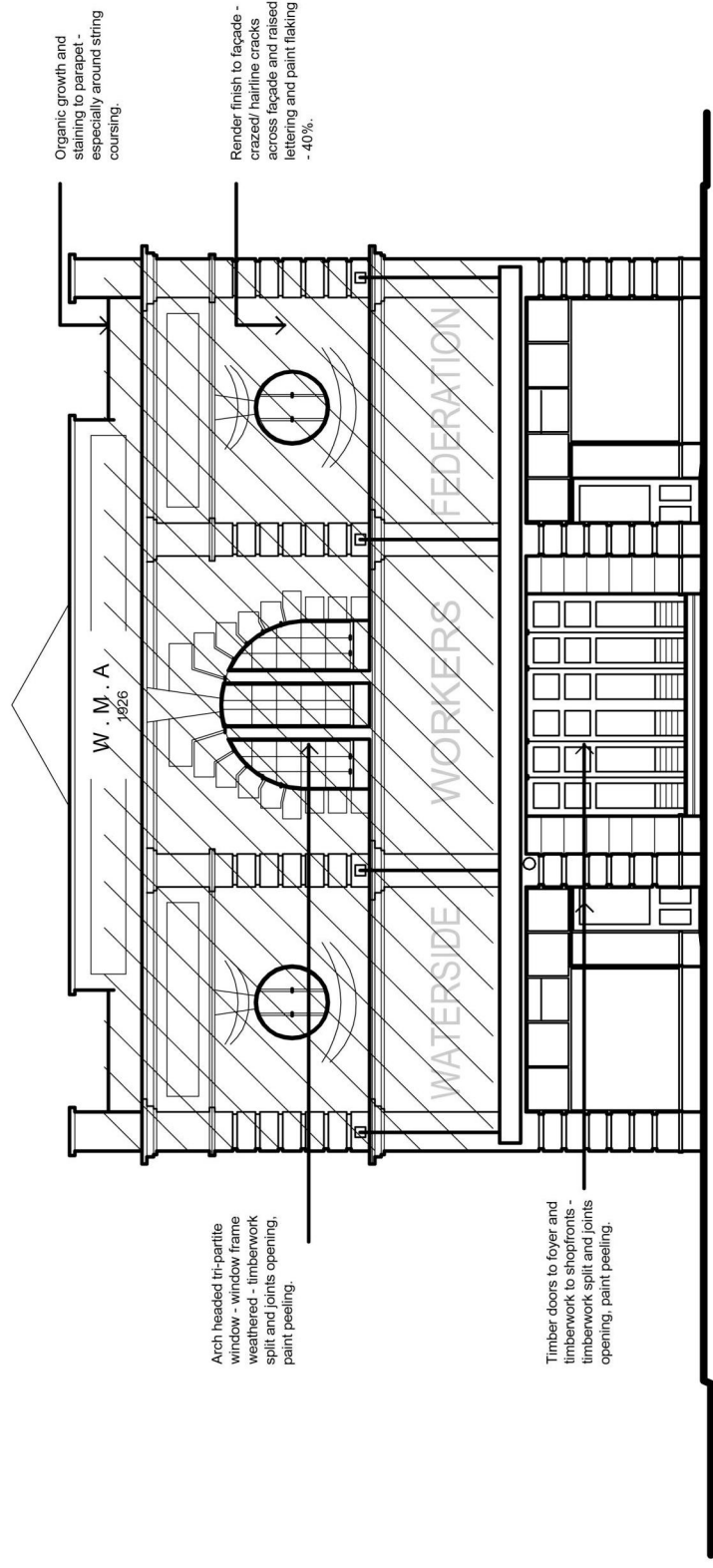
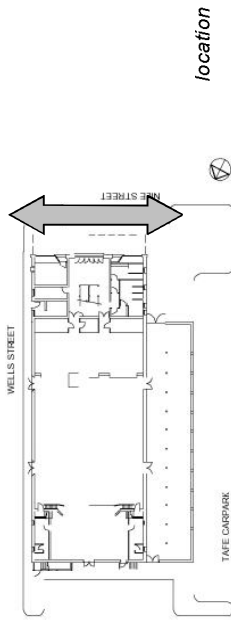
Bi-fold entry doors – note marble steps and tiled plinth



Exterior – South Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	HIGH	MODERATE	MINIMAL	NONE
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL			
ELEMENT: South Facade		HISTORICAL			
		AESTHETIC			
		TECHNICAL			



South Elevation



Exterior – South Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: South Facade	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE		location
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table							

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Rendered masonry – detailed with rusticated quoins to corners, struck ashlar render work, moulded string courses, arch head window trimmed with rusticated quoin work, decorative render garlands, raised render signage 'WMA 1926' and 'Waterside Workers Federation', plinth tiles.	<p>Facade and detailing painted</p> <p>Organic growth and staining to parapet – especially around string coursing.</p>	Maintain all significant fabric in a sound condition.	Clean organic growth off facade on a ½ yearly basis, using biodegradable water, low water pressure and a suitable low toxic fungicide/ mould neutraliser – all to paint manufacturers instructions.		
1930s 2004+		Render finish to facade – crazed/ hairline cracks across facade and raised lettering and paint flaking – 40%.	Maintain all significant fabric in a sound condition – through maintenance of painted finish.	<p>Stabilise any unconsolidated render, re-render where missing/ cracked.</p> <p>Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture.</p> <p>Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis).</p> <p>Then remove existing paint finish.</p> <p>Seal render to wall with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.</p>	immediate	\$13 000 (scaffolding) \$5 000

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: South Facade	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE	
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table						

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Arch headed tri-partite window – timber framed with coloured cathedral glass. 2 x round windows, with leaded coloured glass infill, detailed with the initials 'WMA'. 2 x shopfronts – timber framed, with timber and glass doors and large pane shop windows. Window frame - 'faux bronze' sills and jambs. Coloured cathedral glass panels above shopfront, in framing to match shop window – note vent panel in centre of panels above shopfront. Timber 'bi-fold' entry doors across foyer entry – fold back when needed. Doors are timber in construction, with bevelled glass panel in centre of each leaf.	Maintain feature window. Maintain porthole windows and leaded glass. Maintain significant shop front joinery, linings and glazing. Maintain timber bi-fold doors and framing.			
2004+	Arch headed tri-partite window – window frame weathered – timberwork split and joints opening, paint peeling. East shopfront door – timber boards fixed to frame - covering top part of door. Timber doors to foyer and timberwork to shopfronts - timberwork split and joints opening, paint peeling.	Maintain original timberwork in weathertight condition. Reinstate door opening to original condition. Maintain timberwork in weathertight condition.	Remove flaking paint, fill weathered timber. Prepare and paint timber frame window in nominated interpretive paint colour. Remove later timber boards and make good framing. Remove flaking paint, fill weathered timber. Prepare and paint timber joinery in nominated interpretive paint colours.	immediate medium immediate	\$1 000 \$250 \$2 300
1927	Canopy – steel ties and face plates Marble tread steps to main entry doors, marble thresholds to both shop entries. Tesselated tile porches to both shop entrances – red and black tiling.	Maintain canopy over footpath. Maintain marble thresholds and stair treads and porch paving.	Note: disability access recommendations – marble thresholds and stair treads to remain insitu.	note	

ANALYSIS

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				
	ELEMENT: South Facade	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HISTORICAL	AESTHETIC	
		HIGH	MODERATE	MINIMAL	NONE	

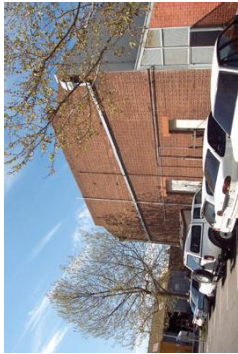
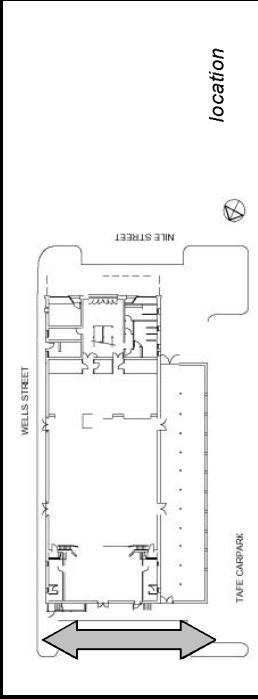
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Pressed metal soffit lining to both shop entrances.	Retain pressed metal soffits.	Prepare and paint soffits.	medium	\$300
c1960?	Canopy re clad. Soffit re clad with galvanised profiled steel decking. Fascia – fascia painted brown. Fluorescent light fittings x 3 fixed to soffit and festoon lights fixed to edge. Paint peeling off canopy fascia.	Maintain canopy cladding in the short term. Prepare and paint as required. Replace as per policy below in 'medium' term.			
2004+	Canopy roof – surface corrosion evident to corrugated roof sheeting. Canopy soffit pitted and soffit and fixings showing signs of surface corrosion. Light fittings corroded.	Prevent corrosion through application of a paint finish. Arrest corrosion to maintain integrity of canopy structure. Replace corroded canopy soffit with lining to complement interpretation of significance of the place. Refer pressed metal soffits of shop porches for reference.	Short term solution – prepare and paint canopy fascia. Replace canopy roof sheeting to match. Remove lighting and soffit and fascia of awning. Fix pressed metal soffit to match pattern of shop porch linings. Replace fascia capping – to match profile as featured in early photograph of facade.	immediate	\$650
	Plinth tiling – cracked tiles under east shopfront, two loose, one missing. Burglar alarm box – corroded.	Maintain significant fabric – plinth tiles. Maintain as required.	Resecure loose tiles to substrate. Replace missing tile to match. Replace when corrosion causes failure of unit.	immediate	\$250
	Coloured glass panels above shopfronts – panels (one per shop) replaced at some time with clear patterned glass. Shopfront framing – tarnished and corroded in sections.	Replace clear patterned glazing to match original - to complement interpretation of significance of the place. Maintain significant fabric – but also 'patina of age'.	Replace clear glass with matching colour cathedral pattern glazing.	medium	\$100
	Marble steps to entrance – cracked in centre – but stable.	Maintain marble steps in situ.	Remove corrosion form metal, using a suitable method to allow localised 'touch up' of faux bronze finish. Clean out crack in marble, fill with mastic to match colour of stone – recessed joint – to minimise water ingress to substrate.	medium	\$250
2004+	Floor level of shops and Hall entry above footpath level	Provide 'main entry' access for people with disabilities, in accordance with the Building Code of Australia. Raise footpath locally – podium – and maintain marble thresholds, treads and paving under.	Note: disability access recommendations – marble thresholds and stair treads to remain in situ underneath.	immediate	\$2 500

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	HIGH	MODERATE	MINIMAL	NONE
<p>Fmr Waterside Workers Federation Hall</p> <p>ELEMENT: North Facade</p>	<p>Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table</p> <p>SOCIAL HISTORICAL AESTHETIC TECHNICAL</p>	<p>■</p>	<p>■</p>	<p>■</p>	<p>■</p>



North facade



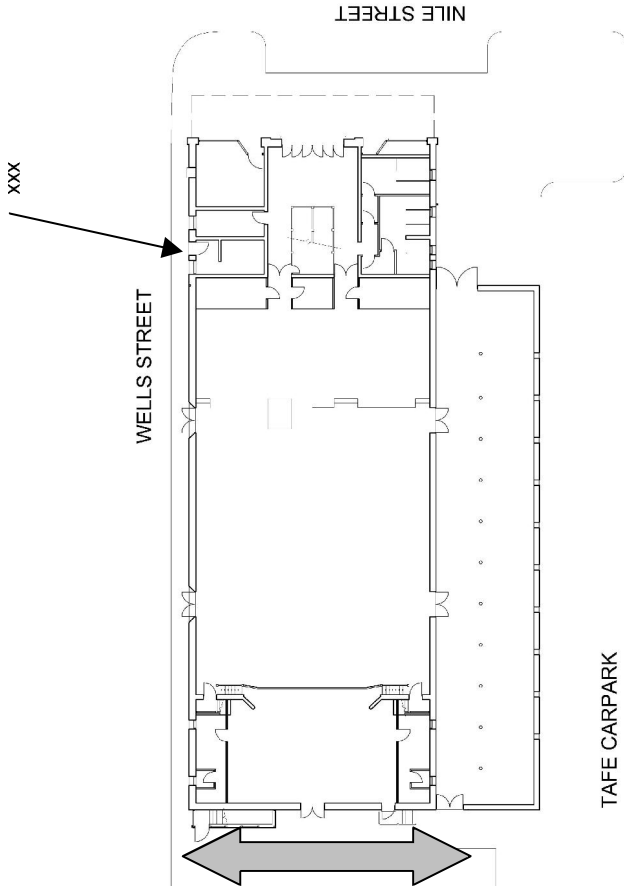
Lean-to structure over stair well to Supper Room



Failure of brickwork – where embedded steel corroding

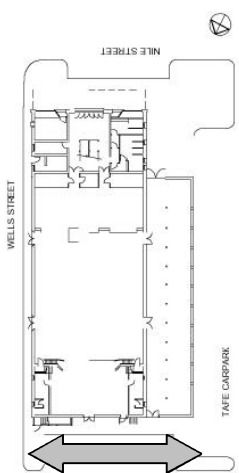


Rear egress door to stage

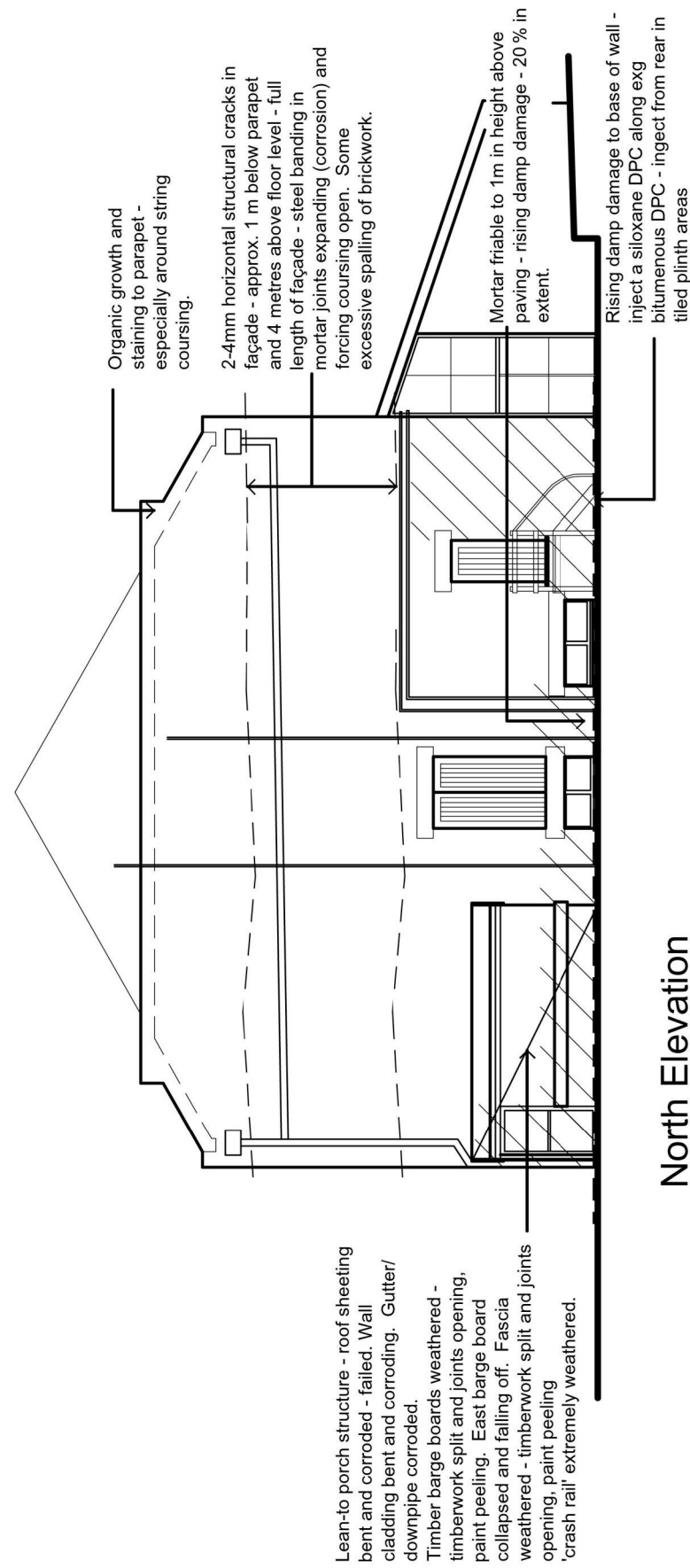


(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: North Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE
	SOCIAL HISTORICAL AESTHETIC TECHNICAL				



location



North Elevation



Exterior – North Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: North Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
		AESTHETIC				
		TECHNICAL				

location

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Face red brick with render finished lintels.		Maintain significant fabric in sound condition	Note		
2004+	Original bitumen DPC exposed above paving level, this facade.	2-4mm horizontal structural cracks in facade – approx. 1 m below parapet and 4 metres above floor level – full length of facade – steel banding in mortar joints expanding (corrosion) and forcing coursing open. Some excessive spalling of brickwork.	Maintain all significant fabric in a sound condition – through maintenance of painted finish.	Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated pointing mortar and replace failed bricks to match. Repoint mortar where affected – use a lime rich mix.	immediate	\$2 000
2004+	Mortar friable to 3m off paving to pointing mortar - west of stage door to edge of building. Mortar friable to 1m in height above paving – rising damp damage – 20% in extent.		Maintain all significant fabric in a sound condition	Remove friable render/ pointing. Repoint/ re-render with a softer, lime based mix.	immediate	\$4 500
	Render finish cracked and beginning to delaminate around door and window heads (structural movement). Render loose to window heads, upper level – render fallen off one head soffit. Window sills – minor cracking – drummy rendered sills.		Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.	Inject a gravity fed siloxane DPC to the full length of the wall, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out. Repoint/ re-render with a softer, lime based mix.	immediate	\$1 000 (see east facade for full cost DPC work)
			After assessment of structural adequacy/ movement of building, rectify cracking to prevent ingress of moisture.	Remove drummy render. Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Re-render where damaged. Seal render with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.	immediate	\$350

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: North Facade	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	NONE MINIMAL MODERATE HIGH	
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table						

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

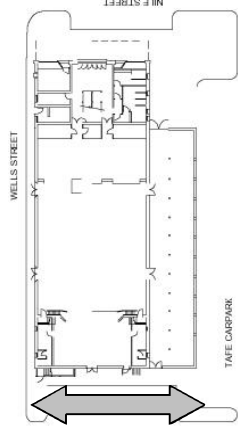
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Timber framed and panelled doors to stage – double doors and stage door.	Face brick wall adjacent landing (to stair to Supper Room) – mortar friable and unconsolidated. Former location of downpipe.	<p>Face brick wall adjacent landing (to stair to Supper Room) – mortar friable and unconsolidated. Former location of downpipe.</p>	Maintain all significant fabric in a sound condition.	Clean organic growth off facade on a ½ yearly basis, using biodegradable water, low water pressure and a suitable low toxic fungicide/ mould neutraliser – all to paint manufacturers instructions.	maintenance	
2004+	Timber framed door and glazed sidelight – to supper room. 2 x windows to basement supper room - glazed	<p>Doors and window frames – timber frames and panelled doors weathered – timberwork split and joints opening, paint peeling. Chain mesh fitted over supper room windows.</p> <p>Loading doors – base of doors extensively weathered – failed at base.</p> <p>Paving against supper room windows raised over time. Metal sill flashings installed previously to deflect water. Flashings now loose, water ingress possible.</p>	<p>Repoint wall to prevent ingress of moisture.</p> <p>Note</p> <p>Note</p> <p>Note</p>	<p>Repoint wall to prevent ingress of moisture.</p> <p>Maintain significant windows and doors.</p> <p>Maintain significant windows and doors.</p> <p>Maintain significant windows and doors.</p>	<p>After installation of siloxane DPC (as above) allow wall to dry out. Remove friable and damp affected pointing mortar. Repoint with a softer, lime based pointing mix.</p> <p>Note</p> <p>Note</p> <p>Note</p>	immediate	\$350
					Remove flaking paint, fill weathered timber. Prepare and paint timberwork in nominated interpretive paint colour. Replace chain mesh covers with steel bar grilles – locate within reveals.	immediate	\$850
					Cut back timberwork where failed due to weathering and replace to match. On remaining doors - remove flaking paint, fill weathered timber. Prepare and paint timberwork in nominated interpretive paint colour.	immediate	\$250
				Resecure flashings to maintain weathertight sills.	Refix flashings to masonry sill. Pack under to ensure sills drain to surface of unit paving, to avoid flooding of sill areas. Mastic seal around perimeter of all sill flashings.	immediate	\$300

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: North Facade	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Terracotta wall vents – rows placed at 300mm, 1.6 m and 4 m above floor Marble threshold to stage door. Lean-to porch structure over rear external access to basement supper room. Timber frame structure, clad with corrugated iron sheeting. Timber 'crash' rail fixed to exterior, around walls. Stair to basement – timber treads, rendered risers. Side walls of stair rendered in finish.		Maintain wall vents. Maintain marble threshold. Maintain as required. Upgrade to comply with Building Code of Australia.	note note		
1960s?		Timber stair – from stage door to paving. Step down from threshold to landing. Stair 800mm wide, treads 260mm wide, risers 180mm high. Rainwater heads renewed and 2 outlets linked to a common new galv. 250mm x 190mm downpipe.	Maintain as required.	Upgrade stair to steel framed structure when timber finish fails. Design of new stair to Building Code of Australia.	long	excl
1993			Refer ROOF for policy and CONSERVATION ACTION.	Refer ROOF for policy and CONSERVATION ACTION - Increase size of oflow pops to exg rainwater heads to AS 3500.3.2. Provide a minimum 200 x 200mm downpipe (to AS3500.3.2) for each RWH – drained to individual sumps at ground level – paint to match wall behind. Eliminate horizontal downpipes and # of bends in downpipes.	immediate	Refer ROOF
		Service pipework fixed across façade – power, water, sewer vents, fire service.	Minimise service pipework on façade to improve interpretation of setting of the place	Future service pipework to be concealed within wall fabric where possible (chase from interior – except in auditorium) Progressively remove exg services pipework from facades.	medium	note
2004+		Lean-to porch structure – roof sheeting bent and corroded – failed. Wall cladding bent and corroding. Gutter/ downpipe corroded.	Maintain watertight porch and stairwell.	Replace roof sheeting to match original. Replace wall cladding where failed. Replace rainwater goods where failed.	medium	\$3 000

ANALYSIS

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

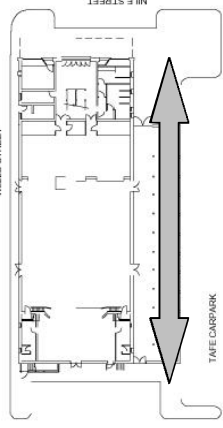
ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				
	ELEMENT: North Facade	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HISTORICAL	AESTHETIC	
		HIGH	MODERATE	MINIMAL	NONE	

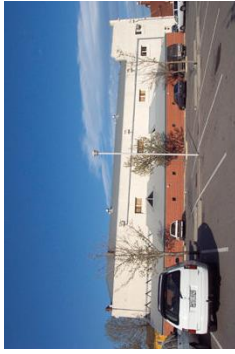
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION ACTION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
	Lean-to porch structure - timber barge boards weathered - timberwork split and joints opening, paint peeling. East barge board collapsed and falling off. Fascia weathered - timberwork split and joints opening, paint peeling	Replace failed timberwork to match.	Maintain structurally sound and watertight porch and stairwell.		immediate	\$1 500
	Crash rail extremely weathered. Metal gates/ doors fitted across upper landing of lean-to structure. Gates corroded.	Treat corrosion to maintain adequacy.	Treat corrosion to maintain adequacy.		immediate	\$1 000
	Stairwell to supper room - render to Hall wall - friable and covered with efflorescence. Outer wall - blistering paint, staining.	After installation of siloxane DPC at plinth level (as above), remove friable and damp affected pointing render. Re-render with a softer, lime based mix and apply silicate paint finish. Monitor on a 12 monthly basis and remove efflorescence on a regular basis.	Re-render wall to prevent ingress of moisture.		immediate	\$3 000
SURROUNDS	1993 Paving - segmental concrete pavers laid across rear area. Pavers finish 20 - 30mm away from facade. Segmental concrete paving does not extend under stair - forms pit for water collection.	Fit sealed joint between paving and wall, to prevent further ingress of water.	Maintain paving, to shed water away from base of building.		immediate	\$800
	2004+ Concrete paved porch at top of stairs from Supper Room - cracked and loose. Redundant pipework in paving.	Pour concrete fill slab under stair, to bring paving level flush with surrounding paving. Remove loose paving slab sections and re-pave. Remove pipework and fill penetrations.	Raise paving locally to avoid pooling of water under stair. Seal paving to prevent ingress of water. Remove redundant pipework to allow clear access up staircase. Upgrade when staircase widened/ rebuilt.		immediate	\$1 300
					medium	\$1 500

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

<p>ITEM Fmr Waterside Workers Federation Hall</p>	<p>HERITAGE VALUE</p>	<p>HIGH</p>	<p>MODERATE</p>	<p>MINIMAL</p>	<p>NONE</p>	 <p>location</p>
<p>ELEMENT: West Facade</p>	<p>Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table</p> <p>SOCIAL HISTORICAL AESTHETIC TECHNICAL</p>	<p>High</p>	<p>Moderate</p>	<p>Minimal</p>	<p>None</p>	



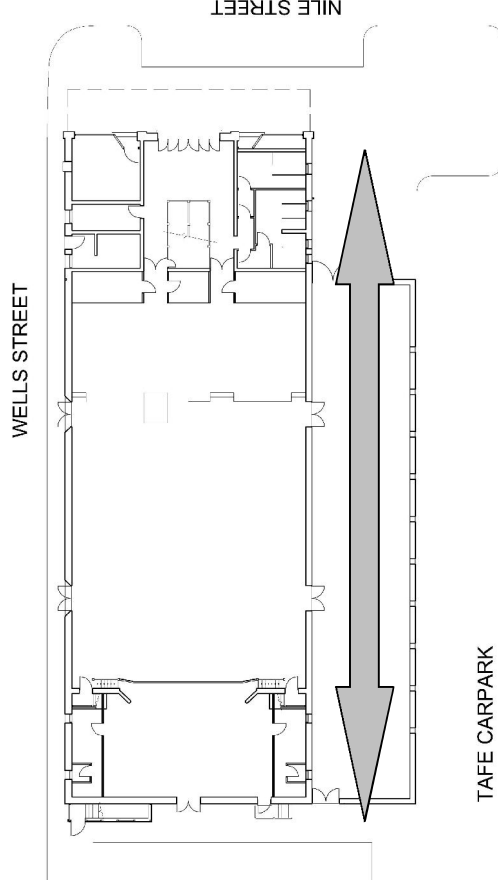
West facade, from carpark



Failed render over toilet windows



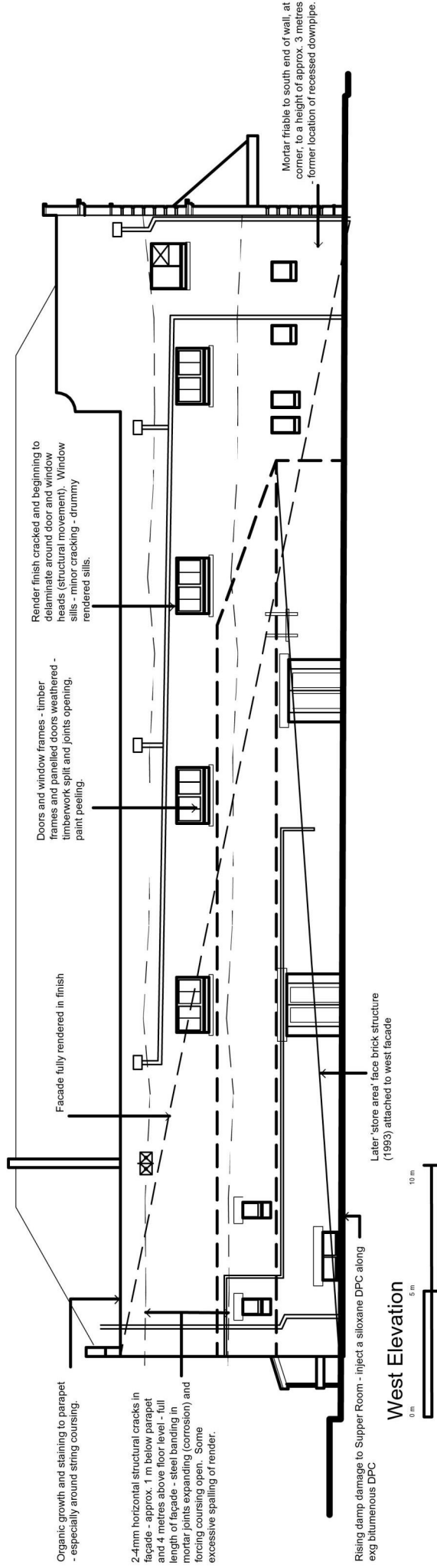
Store structure against wall



Exterior – West Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	HIGH	MODERATE	MINIMAL	NONE	location
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL				
ELEMENT: West Facade		HISTORICAL				
		AESTHETIC				
		TECHNICAL				



Exterior – West Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				<p>SOCIAL HISTORICAL AESTHETIC TECHNICAL</p>	
	ELEMENT: West Facade	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL		

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

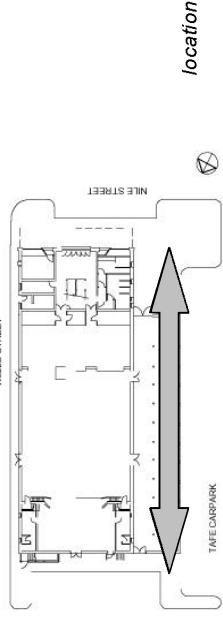
PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Red brick with render finished lintels	All now rendered.			
1993	<p>External wall fully rendered with cement based render – painted white. Window heads, sills and jamb returns also rendered. Render finish rough at base of wall – due to impact damage.</p> <p>Lean-to structure erected across façade, forming storage and performance area. Roof structure fixed to existing masonry wall.</p> <p>The rods and spreader plates fixed through façade at north end, behind proscenium arch (inside) tying east and west facades together.</p>	Maintain as required.			
2004+	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	<p>Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer.</p> <p>Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer.</p> <p>Identify causes of cracking prior to repair works to hall. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity and integrity of hall. Avoid remedial solutions which have a visual impact on the auditorium.</p>	<p>Maintain tie rods, or remove/ upgrade as required by structural engineer's assessment.</p> <p>Engage a structural engineer to assess the long-term structural adequacy of the building.</p>	immediate	<p>\$2 500 (rust inhibitor & regrout only)</p> <p>\$2 500 (bracing – indicative) \$20 000 (scaffolding)</p>

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: West Façade	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	<table border="1"> <tr> <td>HIGH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MODERATE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MINIMAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>NONE</td> <td></td> <td></td> <td></td> </tr> </table>	HIGH				MODERATE				MINIMAL				NONE			
	HIGH																					
MODERATE																						
MINIMAL																						
NONE																						
Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table																						



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

2-4mm horizontal structural cracks in façade – approx. 1 m below parapet and 4 metres above floor level – full length of façade – steel banding in mortar joints expanding (corrosion) and forcing coursing open. Some spalling of brickwork.

Render finish – hairline cracking evident across 30% of façade.

Render control joint formed between 1993 structure and south façade – above toilet windows. Render delaminated below and missing in part, revealing face brickwork and friable mortar under.

PERIOD SIGNIFICANT FABRIC

WALLS
2004+

CONSERVATION ACTION

Maintain all significant fabric in a sound condition – through maintenance of painted finish.

Maintain all significant fabric in a sound condition – through maintenance of painted finish.

Maintain all significant fabric in a watertight condition.

CONSERVATION POLICY

Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture.
 Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis).
 Remove unconsolidated render and replace failed bricks to match.
 Repoint mortar where affected – use a lime rich mix.
 Then remove existing paint finish.
 Seal render to wall with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.

Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis).
 Remove unconsolidated render and replace failed bricks to match.
 Repoint mortar where affected – use a lime rich mix.
 Then remove existing paint finish.
 Seal render to wall with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.

Remove unconsolidated render and repoint mortar where affected – use a lime rich mix. Flush render over break in render surface. Seal all render to wall as per above comment.

CONSERVATION ACTION

immediate

immediate

immediate

ESTIMATE

\$10 000

\$4 500

\$1 200

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				<p>SOCIAL HISTORICAL AESTHETIC TECHNICAL</p>	
	ELEMENT: West Facade	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL		

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

ANALYSIS						
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
		<p>Render finish cracked and beginning to delaminate around door and window heads (structural movement). Render loose to window heads, upper level – render fallen off one head soffit. Window sills – minor cracking – drummy rendered sills.</p> <p>Organic growth evident along parapet (to approx. ½ metre under parapet)</p> <p>Minor corrosion on tie rod bolts.</p> <p>North end of wall – hairline cracks filled with sealant.</p> <p>Steel base to downpipe – substantial corrosion.</p> <p>Potential rising damp damage to external wall.</p>	<p>After assessment of structural adequacy/ movement of building, rectify cracking to prevent ingress of moisture.</p> <p>Maintain all significant fabric in a sound condition.</p> <p>Treat corrosion to maintain integrity.</p> <p>Maintain all significant fabric in a sound condition.</p> <p>Maintain all significant fabric in a watertight condition.</p> <p>Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.</p> <p>Maintain significant windows and doors.</p> <p>Remove windows when no longer required.</p>	<p>Remove drummy render. Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Re-render where damaged. Seal render with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress. Clean organic growth off facade on a ½ yearly basis, using biodegradable water, low water pressure and a suitable low toxic fungicide/ mould neutraliser – all to paint manufacturers instructions. Locally treat corrosion with rust inhibitor. Prepare and paint. Remove later mastic sealant. Re-point with lime rich mortar mix. Replace recessed steel downpipe section. Coat inner faces of replaced downpipe with bituminous coating to minimise future corrosion. Inject a gravity fed siloxane DPC to perimeter wall, along line of plinth – exg bituminous DPC – from inside to avoid damage to plinth tiles. Remove friable render/ pointing, allow wall to dry out. Repoint/ re-render with a softer, lime based mix. Apply mastic joint along DPC, to isolate render. Note</p>	<p>immediate</p> <p>maintenance</p> <p>immediate</p> <p>immediate</p> <p>immediate</p> <p>immediate</p>	<p>\$2 500</p> <p>N/a</p> <p>\$500</p> <p>\$350</p> <p>\$500</p> <p>\$2 000 (refer east facade for full DPC cost)</p> <p>excl</p>
WINDOWS/ DOORS	1927	Timber framed windows with coloured cathedral glass – pivot style sashes – 4 x openings to Hall, 1 x opening to Supper Room. Timber framed doors.				
	1993	New timber framed window formed at south end of office, at gallery level.				

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				
	ELEMENT: West Facade	SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION
		Door leaves replaced/ re-faced. Windows sealed over (inside face).
2004+		Render finish to soffit to 1993 window delaminating
1927	Terracotta wall vents – rows placed at 300mm, 1.6 m and 4 m above floor	
1993	Marble thresholds across doorways	
		Rainwater heads renewed and 3 outlets linked to a common new galv. 250mm x 190mm downpipe. South downpipe replaced (drains ½ of south roof to match others.
		Service pipework fixed across façade – power, water, sewer vents, fire service.
2004+		Doors – flush panels weathered, splitting open, need replacement. Window frames weathered – timberwork split and joints opening, paint peeling.
1993		Paving – segmental concrete pavers – drain away from Hall – flush with floor level of Hall.

ANALYSIS

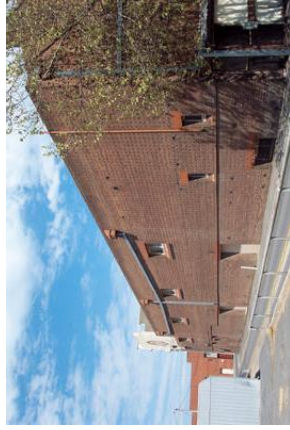
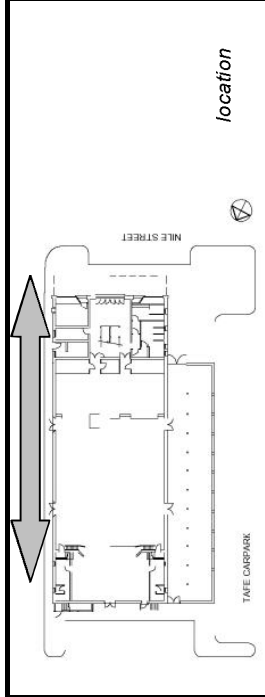
CONSERVATION POLICY

note	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Reinstate windows to interpret significant values of hall.			medium	\$8 000
Maintain fabric in a watertight condition.			immediate	\$500
Maintain wall vents.				
Maintain marble thresholds.				
Refer ROOF for policy and CONSERVATION ACTION.			immediate	\$2 500 (RWH)
Minimise service pipework on façade to improve interpretation of setting of the place			medium	\$1 500
Replace door leaves with solid plank doors – to match north façade.			medium	\$3 000
Maintain original timberwork in watertight condition.			immediate	\$6 500
Maintain paving at present level, to not breach DPC.				

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

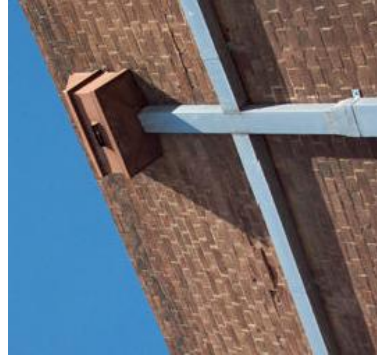
ITEM	HERITAGE VALUE	HIGH	MODERATE	MINIMAL	NONE
<p>Fmr Waterside Workers Federation Hall</p> <p>ELEMENT: East Facade</p>	<p>Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table</p> <p>SOCIAL HISTORICAL AESTHETIC TECHNICAL</p>	<p>■</p>	<p>■</p>	<p>□</p>	<p>□</p>



East façade – along Wells Street



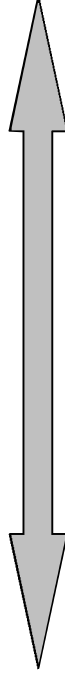
1993 window cut into facade



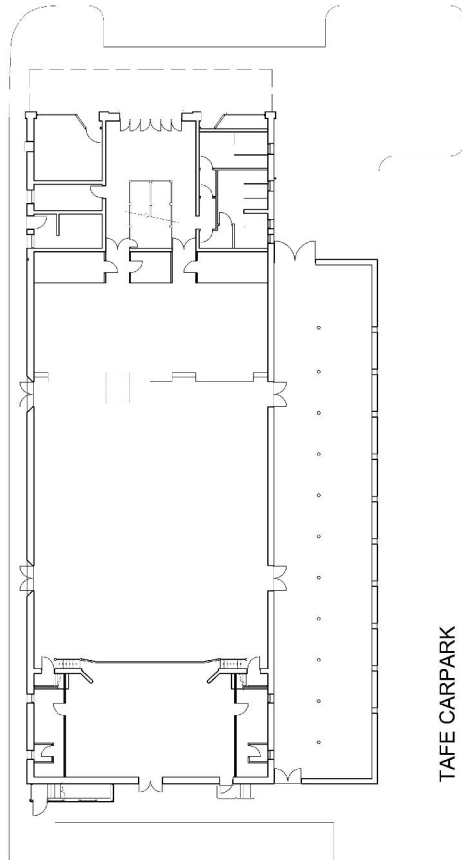
Later (c1930s) rainwater head and (1993) downpipes



Rising damp damage to wall – bituminous DPC at top of floor vent.

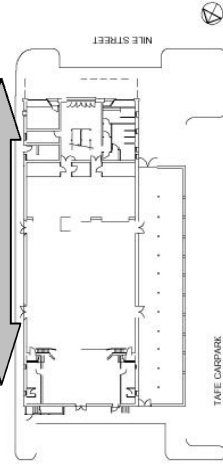


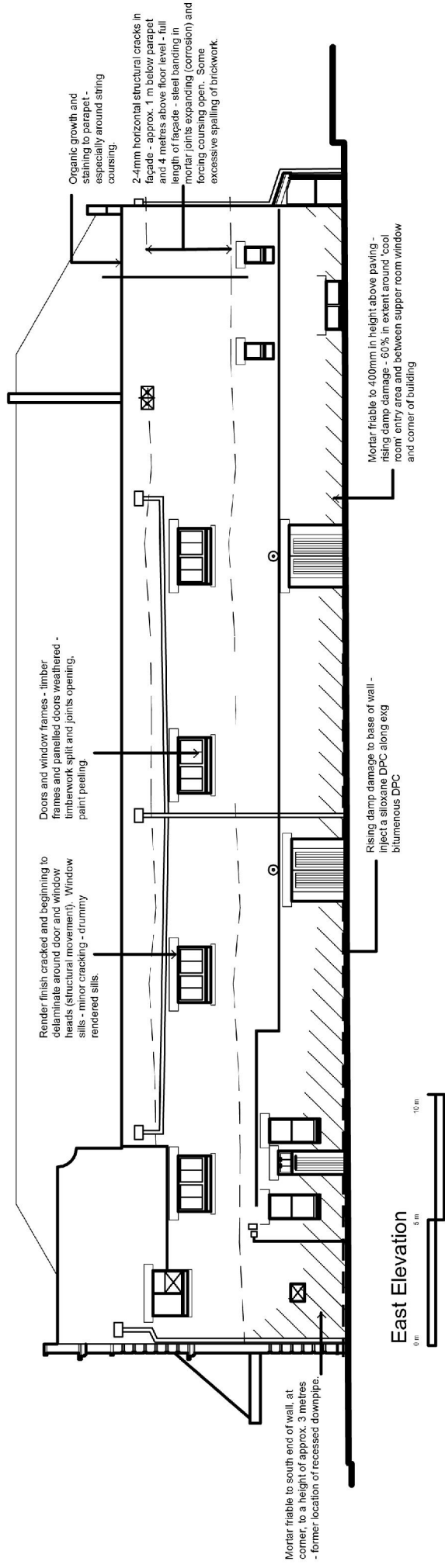
WELLS STREET



Exterior – East Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: East Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE	 location
SOCIAL HISTORICAL AESTHETIC TECHNICAL						



Exterior – East Facade

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	Fmr Waterside Workers Federation Hall	HERITAGE VALUE				
	ELEMENT: East Facade	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HISTORICAL	AESTHETIC	
		HIGH	MODERATE	MINIMAL	NONE	

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Face red brick with render finished lintels	Rainwater heads replaced – now with overflow spouts.	Maintain significant fabric in sound condition			
1930s?			Refer ROOF Policy for details.			
1970s?	'WWF' mural painted on wall, upper parapet	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	Maintain significant fabric in sound condition			
2004+			Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to hall. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity and integrity of hall. Avoid remedial solutions which have a visual impact on the auditorium.	Engage a structural engineer to assess the long-term structural adequacy of the building.	immediate	contingency
CONSERVATION ACTION						
	2-4mm horizontal structural cracks in façade – approx. 1 m below parapet and 4 metres above floor level – full length of façade – steel banding in mortar joints expanding (corrosion) and forcing coursing open. Some spalling of brickwork.		Maintain all significant fabric in a sound condition.	Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated pointing mortar and replace failed bricks to match. Repoint mortar where affected – use a lime rich mix.	immediate	\$10 000 \$6 000 (mobile scaffold)
	Mortar friable to 400mm in height above paving – rising damp damage – 60% in extent around 'cool room' entry area and between supper room window and corner of building		Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.	Inject a gravity fed siloxane DPC to the full length of the wall, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out. Repoint/ re-render with a softer, lime based mix.	immediate	\$13 000 (all DPC injection) \$2 000

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: East Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table							
	SOCIAL	HISTORICAL	AESTHETIC	TECHNICAL	HIGH	MODERATE	MINIMAL	NONE

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
		<p>Mortar friable to south end of wall, at corner, to a height of approx. 3 metres – former location of recessed downpipe.</p> <p>Render finish cracked and beginning to delaminate around door and window heads (structural movement). Window sills – minor cracking – drummy rendered sills.</p>	<p>Repoint wall to prevent ingress of moisture.</p> <p>After assessment of structural adequacy/ movement of building, rectify cracking to prevent ingress of moisture.</p>	<p>After installation of siloxane DPC (as above) allow wall to dry out. Remove friable and damp affected pointing mortar. Repoint with a softer, lime based pointing mix.</p> <p>Remove drummy render. Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture.</p> <p>Re-render where damaged.</p> <p>Seal render with silicate based mineral paint system - Keim Grob filler/Granital paint system – or equal to allow masonry to breathe, but seal against water ingress.</p>	<p>immediate</p> <p>immediate</p>	<p>\$500</p> <p>\$2 500</p>
		<p>Organic growth evident along parapet (to approx. ½ metre under)</p>	<p>Maintain all significant fabric in a sound condition.</p>	<p>Clean organic growth off façade on a ½ yearly basis, using biodegradable water, low water pressure and a suitable low toxic fungicide/ mould neutraliser – all to paint manufacturers instructions.</p>	<p>maintenance</p>	<p>N/a</p>
		<p>Original bituminous DPC exposed above paving level.</p>	<p>Maintain paving at present level, to not breach DPC.</p>	<p>Note</p>		
WINDOWS/ DOORS	1927 Timber framed windows with coloured cathedral glass – pivot style sashes – 4 x openings to Hall, 1 x opening to Supper Room. 2 x openings onto stage, 2 x openings to office and 'cool room'. Timber framed doors to Hall and 'cool room'.		<p>Maintain significant windows and doors.</p>	<p>Note</p>		
CONSERVATION ACTION						

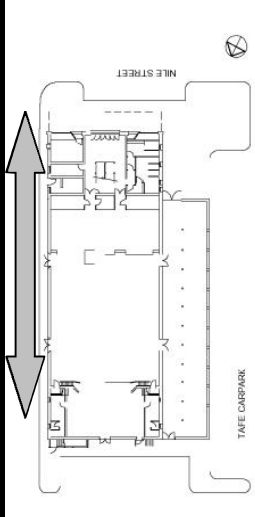
ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: East Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				NONE MINIMAL MODERATE HIGH		
	SOCIAL						
	HISTORICAL						
	AESTHETIC						
	TECHNICAL						

ANALYSIS	PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY			CONSERVATION ACTION	PRIORITY	ESTIMATE	
				Remove windows when no longer required.	note	Reinstate windows to allow interpretation of the significant values of the hall.				
FEATURES	1993		New timber framed window formed at south end, for office, at gallery level. Door leaves form Hall replaced/ re-faced. Upper level windows to Hall sealed over (inside face).	Remove windows when no longer required.	note	Reinstate windows to allow interpretation of the significant values of the hall.	Remove windows and replace with brickwork to match	long	\$8 000	
	2004+		Doors and window frames – timber frames and panelled doors weathered – timberwork split and joints opening, paint peeling. Chain mesh fitted over supper room window.	Maintain original timberwork in weathertight condition.			Remove flaking paint, fill weathered timber. Prepare and paint timberwork in nominated interpretive paint colour. Replace chain mesh covers with steel bar grilles – locate within reveals.	immediate	\$6 500	
	1927	Terracotta wall vents – rows placed at 300mm, 1.6 m and 4 m above floor Marble thresholds across south Hall doorway		Maintain wall vents. Maintain marble threshold.				note		
	1927+		Tie rods and spreader plates fixed through facade at north end, behind proscenium arch (inside) tying east and west facades together. A/c unit fitted to shop/office – wall opening formed.	Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Remove later a/c unit to wall, to improve interpretation of setting of the place.		Maintain tie rods, or remove/ upgrade as required by structural engineer's assessment.	immediate	\$2 500 (rust inhibitor and regROUT only)		
	C1970s		Rainwater heads renewed and 3 outlets linked to a common new galv. 250mm x 190mm downpipe. South downpipe replaced (drains 1/2 of south roof to match others).	Refer ROOF for policy and CONSERVATION ACTION.		Refer ROOF for policy and CONSERVATION ACTION - Increase size of oflow pops to exg rainwater heads to AS 3500.3.2. Provide a minimum 200 x 200mm downpipe (to AS3500.3.2) for each RWH – drained to individual sumps at ground level – paint to match wall behind. Eliminate horizontal downpipes and # of bends in downpipes.	medium	\$500		
	1993							immediate	\$2 500 RWH	

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall ELEMENT: East Facade	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	MODERATE	NONE	
		HISTORICAL			
		AESTHETIC			
		TECHNICAL			

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

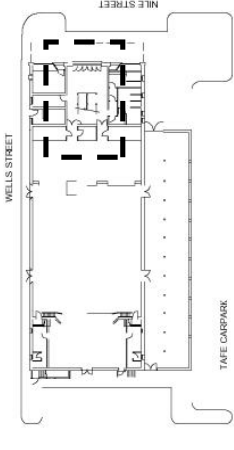
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION
		Service pipework fixed across facade – power, water, sewer vents, fire service.
2004+		Minor corrosion on tie rod bolts. Doors – flush panels weathered, splitting open, need replacement. Reinforced concrete threshold across northern Hall door (marble threshold removed at some stage) Marble threshold to south Hall door – split through centre, but stable. A/c unit in wall – casing corroded. Downpipe – south end – render detailing to be 'made good' where former brackets removed – leaving fixing holes. Plinth tiles loose – need re-fixing to wall. Capping tiles this corner chipped – but sound.
SURROUNDS	1993	Paving – bitumen paving – drains away from Hall

CONSERVATION ACTION

CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Minimise service pipework on facade to improve interpretation of setting of the place	Future service pipework to be concealed within wall fabric where possible (chase from interior – except in auditorium) Progressively remove exg services pipework from facades.	medium	\$1 500
Treat corrosion to maintain integrity.	Locally treat corrosion with rust inhibitor. Prepare and paint.	immediate	\$500
Replace door leaves with solid plank doors – to match those on north facade.	Replace doors with solid timber plank doors. Upgrade door hardware as required.	medium	\$4 000
Maintain as required.	Note		
Maintain marble threshold insitu.	Clean out crack in marble, fill with mastic to match colour of stone – recessed joint – to minimise water ingress to substrate.	medium	\$100
Treat corrosion in short term – remove – medium term.	Apply rust inhibitor and prepare and paint.	immediate	\$100
Re-render to prevent moisture entry into substrate.	Apply render to match rusticated detailing to quoin – to fill recess for former gutter brackets.	immediate	\$350
Maintain significant fabric – plinth tiles.	Resecure loose tiles back to substrate. Replace missing tile with tiles to match.	immediate	\$350
Maintain paving at present level, to not breach DPC.	Note		

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 01 Use: Foyer	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE
SOCIAL HISTORICAL AESTHETIC TECHNICAL					



Looking north at stair, auditorium beyond



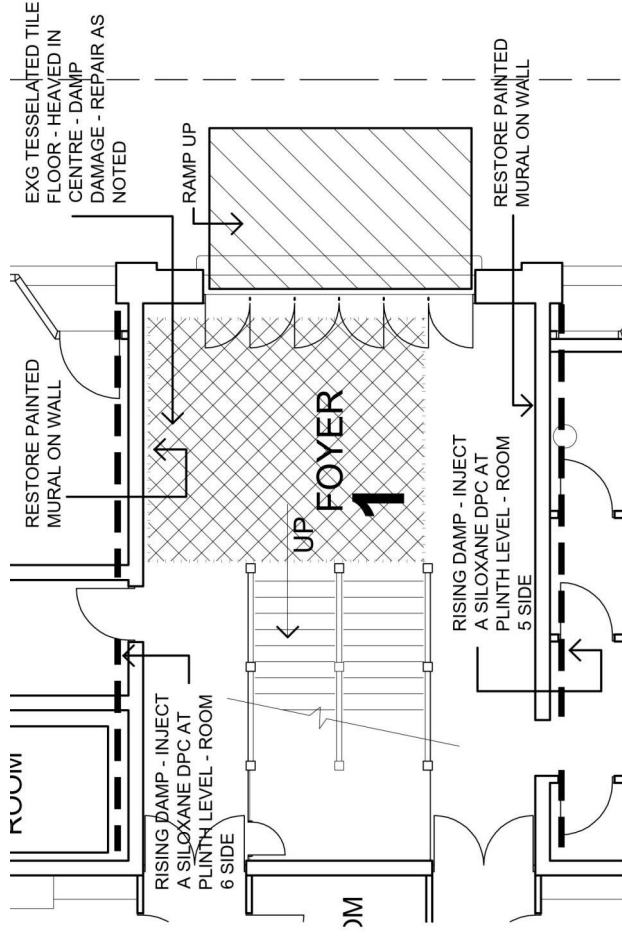
Stained ceiling – possible water damage – note 'abstracted trees' decorating the cornice



Painted wall mural 'lake scene'



Crack – door to store (east side)



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	<table border="1"> <tr> <td>HIGH</td> <td>MODERATE</td> <td>MINIMAL</td> <td>NONE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>				HIGH	MODERATE	MINIMAL	NONE													
HIGH	MODERATE	MINIMAL	NONE																			
Fmr Waterside Workers Federation Hall Room: 01 Use: Foyer	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table SOCIAL HISTORICAL AESTHETIC TECHNICAL																					

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

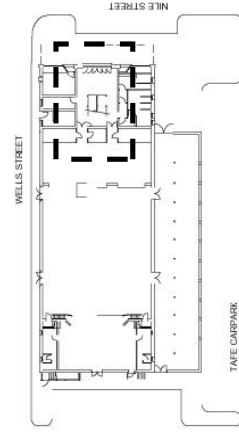
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Plaster board panels, trimmed with moulded plaster cornices and battens. Decorative plaster ornamentation (floral) surrounding central coffered plaster dome. Cornice detailed with plaster 'abstract tree' decoration. Plaster leaf ornamentation applied to ceiling battens and panels.		Maintain ceiling lining.	Repaint as per interpretive paint colour POLICY.	medium	\$2 500
1960+		Light fittings fixed to ceiling – oyster style to lowered sections of ceiling, circular fluorescent fitting on dome. Early light fittings removed at some time. Ceiling painted over during this period.	Upgrade light fittings to reflect early fittings (photo record)	Remove current fittings and replace with fittings to match pendant fittings in early photograph of foyer.	medium	\$2 000
2004+		Extensive staining/ soiling to ceiling. Paint flaking off ceiling. Some detailing recently repainted in colours - green and brown, or left same colour as ceiling. Ceiling sagged in south west corner but still structurally sound.	Repair existing ceiling fabric. Identify cause of staining and rectify.	Investigate ceiling space to ascertain cause of soiling/ staining. Rectify cause. Seal ceiling lining and repaint in interpretative colour scheme.	medium	\$1 500
			Maintain ceiling lining to support interpretation of the values of the place.	Resecure ceiling lining to framing (don't attempt to remove sag – will break). Seal and repaint in interpretative colour scheme.	medium	Inc.
1927	Plastered masonry walls, lined to 1.8 metres with glazed tiles. Framed plaster panels for murals. Painted murals depicting 'natural lake' scenes – on east and west walls.	Lower panel section of ceiling in front of doors to Hall, both sides, sagging (movement) with panels dropped, cornice split and trims detached.	Resecure to substrate to maintain significant fabric.	Resecure ceiling to timber framing behind. Resecure plaster trims, fill gaps and repaint in interpretative colour scheme.	immediate	\$500
By 1993		Surface mounted conduits, cables, power points, light switches.	Maintain walls, tiling and murals.	Note		
			Minimise services on face of walls, to improve interpretation of the values of the place	Future services to be concealed within wall fabric where possible (chase from rooms either side of Foyer) Progressively remove later services from walls.	medium	\$750 (chasing)

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 01 Use: Foyer	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
		AESTHETIC				
		TECHNICAL				



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
By 1993 2004+		Walls repainted. The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	Repaint walls and detailing when required. (but not murals) Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to auditorium. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity and integrity of hall. Avoid remedial solutions which have a visual impact on the auditorium. Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue. Restore mural where damaged to maintain integrity. Make good tiling to maintain integrity of wall treatment. Maintain floor finish.		Seal and repaint walls and detailing in an interpretative colour scheme. Engage a structural engineer to assess the long-term structural adequacy of the building.	medium immediate	\$3 500 Inc.
		Structural crack in wall, from cornice to door head to room 4 and room 5. Crack 4 -6mm wide and plaster lifting off walls. Scratches in painted mural – west side.			Rake out cracks and replaster wall flush, to match.	immediate	\$500
		Wall tiling – cut through – south-west corner at top.			Engage a suitably qualified 'art restorer' to remove scratch in painting work. Replace (to match) broken/ out tiles – where fixture now removed.	medium medium	\$1 000 \$250
		Floor heaving in centre/ east side, adjacent staircase. Floor drummy under. Several tiles have been reset, but at lower level (trip hazard now). Tiling has dropped at base of staircase.			Investigate cause of heaving of floor. If caused by rising damp (most probable) and damp continues, lift floor and isolate to prevent further damage to building fabric.	medium	\$7 000

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

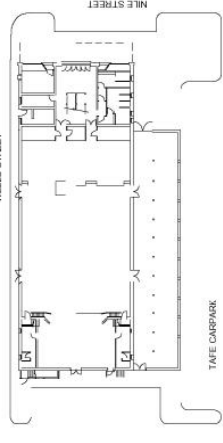
ITEM Fmr Waterside Workers Federation Hall Room: 01 Use: Foyer	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	NONE MINIMAL MODERATE HIGH		location
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table							

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
FITTINGS	1927 Architraves to all openings, door leaves to Hall, entry, room 8, door hardware to Hall doors and room 8, marble thresholds to entry, Hall doors, and rooms 8 and 16. Leaded coloured cathedral glass to doors to Hall. Recess and bracket for fire hose reel.	- If caused by structural heave alone (rotating side walls) leave floor in situ and support. Maintain significant fittings.	Investigate cause – if structural heave: remove selected tiles in affected area, inject epoxy filler into cavity to fill all voids. Replace tiles. Repaint as per interpretive paint colour POLICY.	medium	Inc.
	2004+ Oak timber staircase, posts and balustrades. Note 'tulip' and 'spade' ornament detailing on posts and balusters.	Maintain significant fittings.	Replace runner with carpet or linoleum runner if needed.		
	Floor runner removed from staircase. Western entry doors to Hall – leaded glass damaged – glass broken – has been taped up and boarded over. Later hardware. Eastern entry doors to Hall – glass replaced, no lead work, has been boarded over. Later hardware. Door leaf to room 16 removed. Ticket box structure removed at some time. Door leafs to auditorium (room 2) painted. All architraves painted.	Reinstate glazing to match to doors, to allow interpretation of the significant values of the auditorium. Reinstate original glazing to doors, to allow interpretation of the significant values of the auditorium. Reinstate door leaf when required. Reinstate if required in the future, based on early photograph. Reinstate early colour scheme.	Replace broken panes of glass to match original cathedral glass. Remove cladding over glazing to doors and fit 'blackout' blinds if blackout required. Remove later glazing. Fit leaded frame and cathedral glass to match west doors. Remove cladding over glazing to doors and fit 'blackout' blinds if blackout required. Fit door leaf to match doorway on opposite side of Foyer. Reconstruct ticket box in oak timber – refer original photograph. Strip paint finish and repolish oak timberwork.	medium medium long long medium	\$300 \$500 \$1 000

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 02 Use: Auditorium	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE
SOCIAL HISTORICAL AESTHETIC TECHNICAL					



Auditorium – 2004 – with rigging and concealed windows



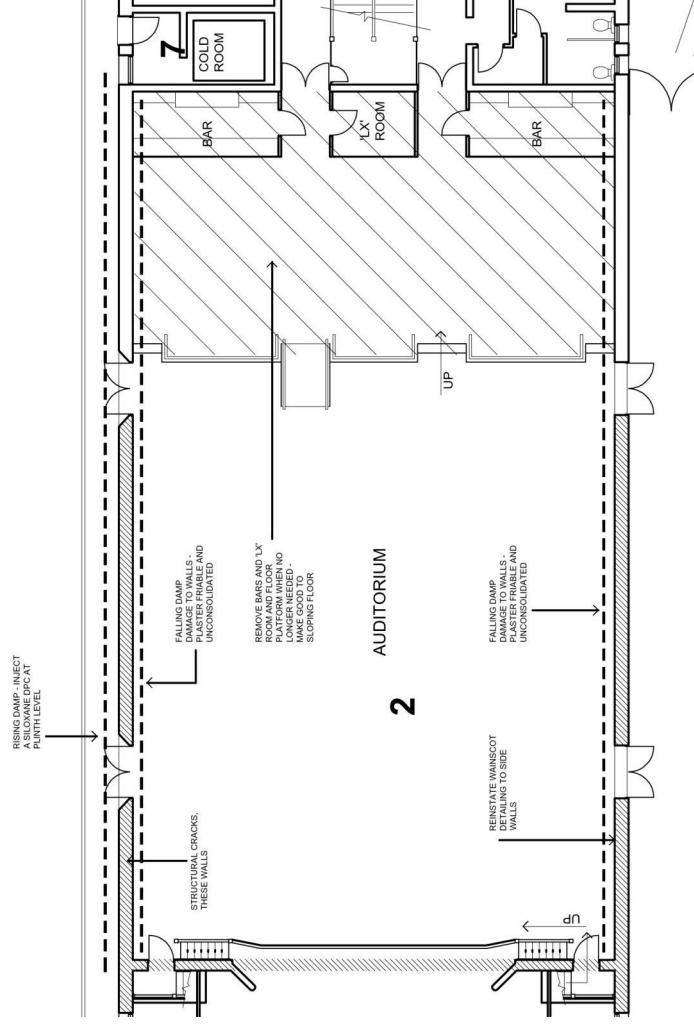
Timber wainscot top rail – 'faux' timber wainscot panels under removed



Later (1960s) bar under upper gallery undercroft

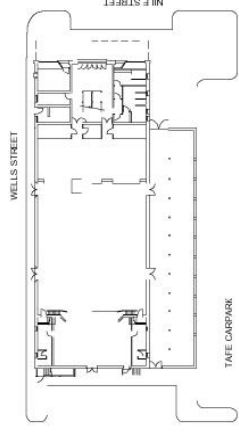


Typical failure of plaster – at cornice level, with corroded conduit behind



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	<table border="1"> <tr> <td>HIGH</td> <td>MODERATE</td> <td>MINIMAL</td> <td>NONE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>				HIGH	MODERATE	MINIMAL	NONE													<i>location</i>
HIGH	MODERATE	MINIMAL	NONE																			
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL																				
Room: 02		HISTORICAL																				
Use: Auditorium		AESTHETIC																				
		TECHNICAL																				



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING	Plaster board panels (flat and sloping sections) trimmed with moulded plaster cornices and battens. Ceiling lining curves to walls. Decorative plaster ornamentation (floral) surrounding 6 x coffered plaster domes. Plaster lattice vent panels fixed along centre of ceiling. Bottom of roof trusses exposed, tie rods exposed.		Maintain ceiling lining.	Repaint as per interpretive paint colour POLICY.		\$9,000 (inc. mobile scaffold)
1927	Plaster board panels (flat and sloping sections) trimmed with moulded plaster cornices and battens. Ceiling lining curves to walls. Decorative plaster ornamentation (floral) surrounding 6 x coffered plaster domes. Plaster lattice vent panels fixed along centre of ceiling. Bottom of roof trusses exposed, tie rods exposed.					
1960+	U/side of seat gallery ceiling – plaster board panels, trimmed with moulded plaster battens and decorative trims (floral motifs).	Ceiling painted				
1993	U/side of seat gallery ceiling – trims cut through to accommodate partition walls for serveries and Bio-box. Penetrations made to ceiling for support brackets for lighting trusses - for performances in Auditorium.		Reinstate ceiling battens when bar structures removed in future.	Replace removed sections of ceiling battens with plaster battens to match. Paint finish.	long	Excl.
2004+	Moderate staining/ soiling to ceiling – predominantly along wall junctions (box gutter over). Paint flaking off ceiling along wall junctions – predominantly west side. Minor damage east side.		Maintain fixing points.	Trim around existing ceiling penetrations to reinstate ceiling detail.	medium	\$800
	Plaster cornice failed/ friable (20 metres approx.) due to water damage. Some missing.		Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Seal any staining to plaster sheeting. Prepare and paint to interpretive colour scheme POLICY.	medium	Incl.
			Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Replace decayed/ missing sections of plaster cornice to match. Prepare and paint to interpretive colour scheme POLICY.	medium	\$1,500
CONSERVATION ACTION						

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 02 Use: Auditorium	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table							
	SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE	location		

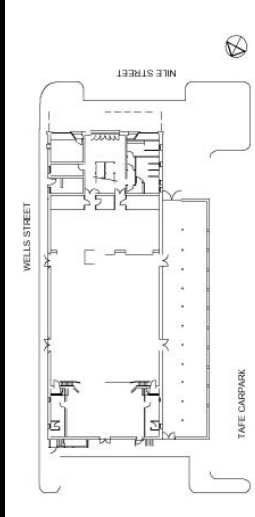
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Plastered solid masonry walls, with expressed masonry pilasters above wainscot rail (supporting roof trusses). Timber wainscot rail at 2 metres. Framed plaster panels for murals. Windows and doors located along east and west walls, between pilasters. Balcony of gallery seating to south end. Front is detailed with plaster panels to match wall panels, with timber top rail. Proscenium arch opening – dressed with plaster detailing to sides (rope and floral detailing) and topped with a decorative entablature of dentils, cornice & imitation tile roof.	Plaster ceiling panel missing south-west corner of the room.	Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building. Maintain plaster wall finish.	Wait for walls and ceiling lining to dry out after roof rectification works Replace missing section of plaster sheeting to match. Prepare and paint to interpretive colour scheme POLICY. Repaint to interpretive colour scheme POLICY.	medium medium	\$400 \$10 500
1960+	Timber chair rail fixed to perimeter wall.		Remove prior to reinstatement of wainscot work to walls.	Note	medium	\$3 500
1966+	Servery bars and LX box built into space under upper gallery at rear of auditorium. Timber wainscot rail cut back clear of rooms. External walls reclad with timber sheeting. Interior repainted. Painted imitation timber wainscot panelling between floor and wainscot rail painted over. Timber head rails removed over doorways. Original wall murals painted over – and subsequently damaged through ingress of water in wall.		Remove when no longer required, to reveal walls and underside of gallery and support interpretation of the values of the place. Relocate honour boards on-site. Reinstate painted wainscot and also timber rails over door ways and at rear (refer early photographs). Undertake suitable paint stripping to confirm extent of remaining murals – current investigations confirm most damaged beyond repair.	Remove joinery, fittings and fixtures. Repair floorboards, reinstate wainscot rail and wall treatment to walls. Reproduce painted finish, based on early photographs and paint scrape investigations. Apply to interpretive colour scheme POLICY. Apply sealant to remaining (exposed) murals. Reproduce murals only if a detailed photograph is found. Consider commissioning interpretations of murals on new wall panels, fixed over former murals (left intact underneath).	long medium medium	Excl. Incl. \$50 000

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 02 Use: Auditorium	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
		AESTHETIC				
		TECHNICAL				



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

By 1993	Surface mounted conduits, cables, power points, light switches, light fittings, fire hydrants.	Minimise services on face of walls, to improve interpretation of the values of the place	Future services to be concealed within wall fabric where possible (chase under mural panels – not through panels) Progressively remove later services from walls.	medium	\$3 000
2004+	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to auditorium. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity and integrity of auditorium. Avoid remedial solutions which have a visual impact on the auditorium.	Engage a structural engineer to assess the long-term structural adequacy of the building.	immediate	contingency
	Extensive water damage to walls – predominantly west wall (70% affected), east wall (30% affected – localised roof leaks). Metal conduits and metal coursing straps in wall corroded, (some now visible) causing failure of plaster finish. Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter. Steel lintels evident in wall panels without doors/windows – corroded and plaster failed. (possibly built in for future door openings.	Maintain all significant wall fabric in a sound condition – eliminate falling damp from building.	Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Remove exposed sections of metal services conduits. Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and replace failed bricks to match. Apply a poultice render to assist drawing out of wall salts and moisture. Replaster where affected – use a lime rich mix. Prepare and paint to interpretive colour scheme POLICY.	immediate	\$17 500

CONSERVATION ACTION					

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	<table border="1"> <tr> <td>HIGH</td> <td>MODERATE</td> <td>MINIMAL</td> <td>NONE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	HIGH	MODERATE	MINIMAL	NONE													
HIGH	MODERATE	MINIMAL	NONE																
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL HISTORICAL AESTHETIC TECHNICAL																	
Room: 02																			
Use: Auditorium																			

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
		Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.	Rake out cracks and replaster wall flush, to match.	immediate	\$1 000
		Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.	Rake out cracks and replaster wall flush, to match.	immediate	\$1 000
		Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.	Rake out cracks and replaster wall flush, to match.	immediate	\$1 000
		Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.	Rake out cracks and replaster wall flush, to match.	immediate	\$1 000
		Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.	Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix.	immediate	Inc.
		Maintain polished floor boards and orchestra pit detailing.			
ANALYSIS		CONSERVATION ACTION			
		2-4mm structural crack – south wall, east side, from ½ way up proscenium arch up to corner – continues horizontally along east wall			
		2-4mm structural crack – south wall, west side, from ½ way up proscenium arch up to corner – continues horizontally along west wall			
		5-7mm structural crack – west wall, above windows, (metal coursing strap) opened horizontally along wall from northern most pilaster to at least southern-most exit doors, this façade – metal coursing strap exposed.			
		4-6mm structural crack – east wall, above windows, (metal coursing strap) opened horizontally along wall from southern-most exit doors to balcony, this façade			
		Rising damp evident in north-east corner – floor drops locally and wall plaster dummy to ½ metre in height.			
FLOOR	1927 Jarrah floorboards, polished – flat to most of auditorium, sloping between southern exit door and doors to foyer, with timber quad around perimeter of room. Remnants of orchestra pit remain – concealed by later floor boards. Light fitting roses remain under stage edge. Wall colour under stage – similar to Solver, 'Tobacco'.				

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 02 Use: Auditorium	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL		

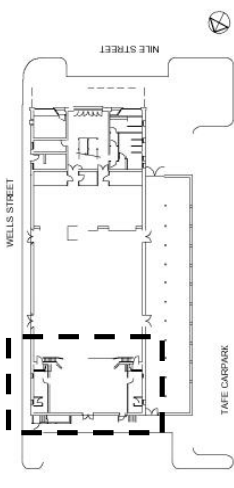
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION
1960+		Orchestra pit enclosed – approx. 600mm below floor.
2004+		Flat (pine) timber floor built over sloping floor at south end of Auditorium, with steps and balustrading across change in level. Ramps installed between new floor and Foyer – finished with vinyl tiles (asbestos backed?) Floor to bar at west end – sheet vinyl floor covering. Sub floor inspection hatch cut in floor boards in several locations.
FITTINGS	Architraves to all openings, door leaves to Foyer and supper room, door hardware to supper room doors, marble thresholds to entry, exit doors. Leaded coloured cathedral glass to doors to Foyer and west door to supper room. Stairs to stage – Oak timber staircases, posts and balustrades. Note 'spade' ornament detailing on posts and balusters. Windows – high level.	
1993+		Windows to Auditorium and glazed parts of doors boarded over to exclude light. All double doors to outside – door leaves replaced. New hardware to double doors to outside. Door leaves to exterior – east side – weathered, with lining failing.
2004+		

CONSERVATION ACTION

CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Reinstate original orchestra pit to enhance the interpretive value of the place.	Remove floor boards over pit to reveal, trim out perimeter, polish exg floor boards, paint exg walls and skirting.	long	Excl.
Maintain as required. Remove when no longer required, to reveal sloping floor, to enhance the interpretive values of the place.	Remove later flat floor structure. Remove asbestos backed vinyl tiles to entry ramps. Make good sloping timber floor and polish.	long	Excl.
Future white ant inspections to be undertaken using video endoscope, through small floor penetrations only. Maintain significant fittings.	Annual inspections suggested. Repaint as per interpretive paint colour POLICY.	medium	\$900
Maintain significant fittings.	Repaint as per interpretive paint colour POLICY.	medium	\$700
Maintain significant fittings.	Repaint as per interpretive paint colour POLICY.	medium	\$600
Reinstate glazed openings in doors and windows, to allow interpretation of the significant values of the auditorium. Note	Remove cladding over glazing to doors and fit 'blackout' blinds if blackout required.	medium	Incl.
Replace door leaves with solid plank doors – to match those at the rear of the stage.	Replace doors with solid timber plank doors. Upgrade door hardware as required.	medium	Incl.

(Fmr) Waterside Workers Federation Hall Conservation Plan

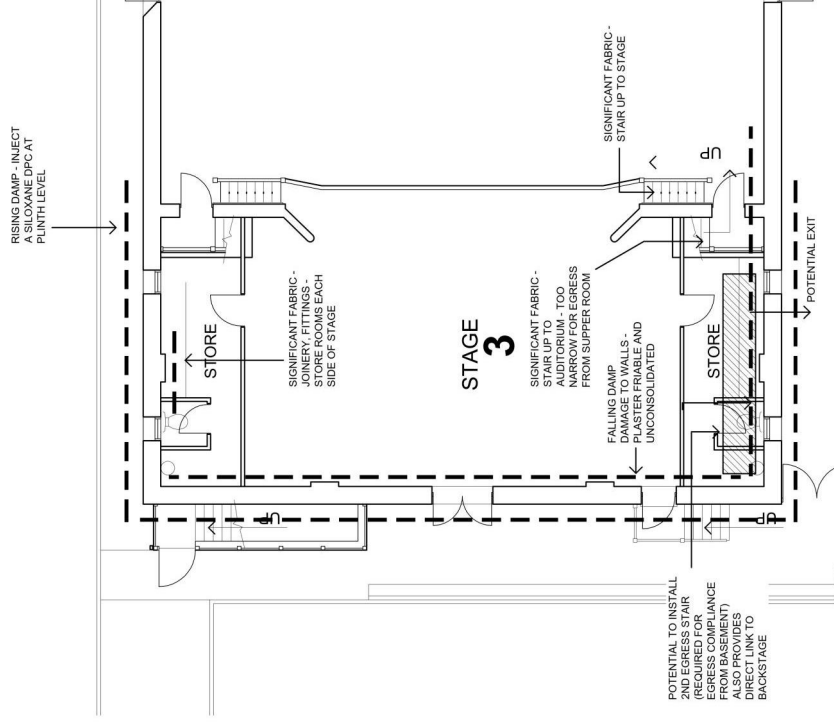
ITEM Fmr Waterside Workers Federation Hall Room: 03 Use: Stage	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE
			location			



Stair to stage



West store room – damp affected wall



Proscenium arch detail

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 03 Use: Stage	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE	
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table						

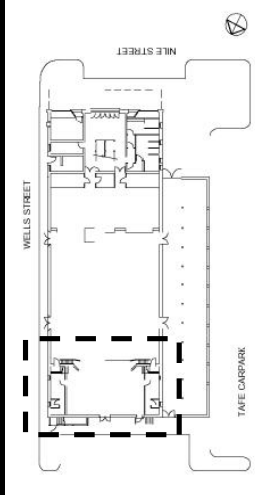
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING	1927 Stage area: U/side of roof sheathing and roof framing exposed over stage. West store room: Plaster board panels trimmed with moulded plaster cornices and battens. East store room: Plaster board panels trimmed with moulded plaster cornices and battens.	Ceiling painted to store rooms. Roof re-sheated – roof framing remains. No insulation fitted.	Maintain ceiling linings.	Repaint as per interpretive paint colour POLICY.		
	1960+ 1993	Stage area: in sound condition. Roof leaks along north wall, along box gutter. West store room: ceiling removed over toilet and basin area – collapsed in past. Remainder of ceiling extensively water damaged (falling damp) with flaking paint, stains, sheathing loose and cornices falling off/ friable.	Note. Fit acoustic blanket sheathing to the underside of the roof sheathing if required. Repair roof leaks to prevent further damage to wall fabric. Repair roof leaks to prevent further damage to wall and ceiling fabric.	Note. Refer ROOF assessment POLICY.	Immediate	Incl.
	2004+	East store room: minor peeling paint. Minimal water damage. Cornice split away from east wall.	Repair roof leaks to prevent further damage to wall and ceiling fabric.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Replace decayed/ missing sections of plaster lining and cornice to match. Prepare and paint to interpretive colour scheme POLICY.	medium	\$1 200
WALLS	1927 Stage area: painted face brickwork. West store room: painted plaster masonry walls to exterior, lightweight plaster wall between room and stage and enclosing toilet. East store room: painted plaster masonry walls to exterior, lightweight plaster wall between room and stage and enclosing toilet.		Repair roof leaks to prevent further damage to wall and ceiling fabric.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Prepare and paint to interpretive colour scheme POLICY.	medium	\$250
CONSERVATION ACTION						

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE					
Fmr Waterside Workers Federation Hall	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
Room: 03		HISTORICAL				
Use: Stage		AESTHETIC				
		TECHNICAL				

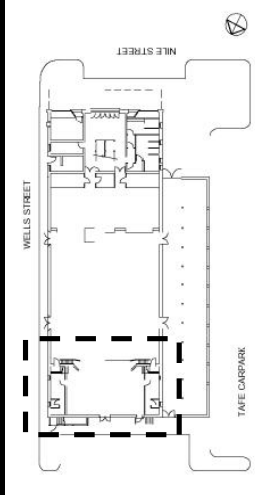


ANALYSIS

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
	Proscenium arch opening – square opening dressed with plaster detailing to sides (rope and floral detailing), and topped with a decorative entablature of dentils, cornice and imitation tile roofing.	Surface mounted conduits, cables, power points, light switches, light fittings, fire hydrants.	<p>Future services to be concealed from view from auditorium (may be surface mounted behind stage)</p> <p>Progressively remove later services from walls.</p>	<p>Minimise services on face of walls where viewed from auditorium, to improve interpretation of the values of the place</p>	<p>Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis).</p> <p>Remove unconsolidated and water damaged plaster and mortar and replace failed bricks to match. Apply a poultice render if required to assist drawing out of wall salts and moisture. Repoint brickwork where affected – use a lime rich mix.</p> <p>Prepare and paint to interpretive colour scheme POLICY.</p>	long	Excl.
By 1993			<p>Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out.</p> <p>Repoint/ re-plaster with a softer, lime based mix.</p>	<p>Repair roof leaks to prevent further damage to wall and ceiling fabric.</p> <p>Repair wall fabric to maintain structural integrity of building.</p>	<p>Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out.</p> <p>Repoint/ re-plaster with a softer, lime based mix.</p>	medium	\$4 500
2004+		<p>Stage area: Extensive water damage to walls – predominantly west wall (50% affected), east wall (20% affected), north wall (30% affected). Metal conduits and metal coursing straps in wall corroded, (some now visible) causing failure of plaster finish. Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter.</p>	<p>Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.</p>	<p>Repair roof leaks to prevent further damage to wall and ceiling fabric.</p> <p>Repair wall fabric to maintain structural integrity of building.</p>	<p>Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove friable render/ pointing, allow wall to dry out.</p> <p>Repoint/ re-plaster with a softer, lime based mix.</p>	medium	Incl.

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 03 Use: Stage	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL
	NONE	MINIMAL	MODERATE	HIGH	
Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table					



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

West store room: Extensive falling damp water damage to walls – predominantly west and north wall (70% affected). Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter.

East store room: Friable plaster and flaking paint to base of walls – impact damage. Minor falling damp water damage to north wall (30% affected). Friable plaster and flaking paint to wall, where damaged by water ingress from box gutter.

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	PRIORITY	ESTIMATE
FLOOR	All areas: pine floor boards. Jarrah floor boards to store platforms over store rooms.	West store room: Extensive falling damp water damage to walls – predominantly west and north wall (70% affected). Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and mortar and replace failed bricks to match. Apply a poultice render if required to assist drawing out of wall salts and moisture. Remove friable and damp affected pointing mortar. Replaster with a softer, lime based mix. Prepare and paint to interpretive colour scheme POLICY.		medium	Incl.
		East store room: Friable plaster and flaking paint to base of walls – impact damage. Minor falling damp water damage to north wall (30% affected). Friable plaster and flaking paint to wall, where damaged by water ingress from box gutter.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and mortar and replace failed bricks to match. Apply a poultice render if required to assist drawing out of wall salts and moisture. Remove friable and damp affected pointing mortar. Replaster with a softer, lime based mix. Prepare and paint to interpretive colour scheme POLICY.		medium	Incl.
		Narrow jarrah floor boards laid to centre section of stage floor. Pine floor boards polished in stage area only. East store room: Loose laid carpet fitted over floor. West store room: linoleum sheet finish to toilet and basin area. Floor boards remain unpolished in rest of room.	Note. Note. Note.	Maintain polished floor boards. Maintain polished floor boards. Replace floor finishes as required.	Maint. Maint. Maint.	N/a N/a N/a

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

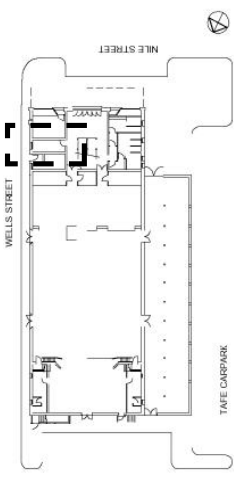
ITEM Fmr Waterside Workers Federation Hall Room: 03 Use: Stage	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

CONSERVATION POLICY PRIORITY ESTIMATE

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE	
ANALYSIS FITTINGS 1927	East and West store rooms: architraves to door openings, door leaves to store rooms and door hardware to doors. Toilet door leafs and frames. Timber framed windows and architraves. Timber quad skirtings.	Maintain significant fittings.	Repaint as per interpretive paint colour POLICY.	medium	\$1 500	
	Starts to stage - Oregon/ oak timber staircases, posts and balustrades. Note 'spade' ornament detailing on posts and balusters.	Maintain significant fittings.	Repaint as per interpretive paint colour POLICY.	medium	Incl.	
	Ledged and braced timber doors – stage door and loading door (2 leaves) and surrounding architraves.	Maintain significant fittings.	Repaint as per interpretive paint colour POLICY. Refer also NORTH FACADE POLICY.	medium	\$350	
	Winch rods and rigging (in part).	Maintain as required.	Repaint as per interpretive paint colour POLICY.	medium	\$100	
	Timber joinery, east side, housing distribution board. Note asbestos sheet lined.	Maintain significant fabric.	Repaint as per interpretive paint colour POLICY.	medium	\$350	
	West store room: cupboard unit concealing stair to Supper Room under, topped with zinc sheeting, bench/shelving with zinc sheeting benchtop, hand basin	Maintain significant fabric.	hand basin – decommission – floor not drained. Repaint as per interpretive paint colour POLICY.	medium	\$350	
	East store room: cupboard unit concealing stair to Supper Room under, topped with zinc sheeting, bench/shelving with zinc sheeting benchtop, timber joinery cupboard, toilet and hand basin, coat hook rack (wall mounted)	Maintain significant fabric.	Toilet and hand basin – decommission – floor not drained. Repaint as per interpretive paint colour POLICY.	medium	\$350	
	2004+	West Store room: toilet removed	Note.			

(Fmr) Waterside Workers Federation Hall Conservation Plan

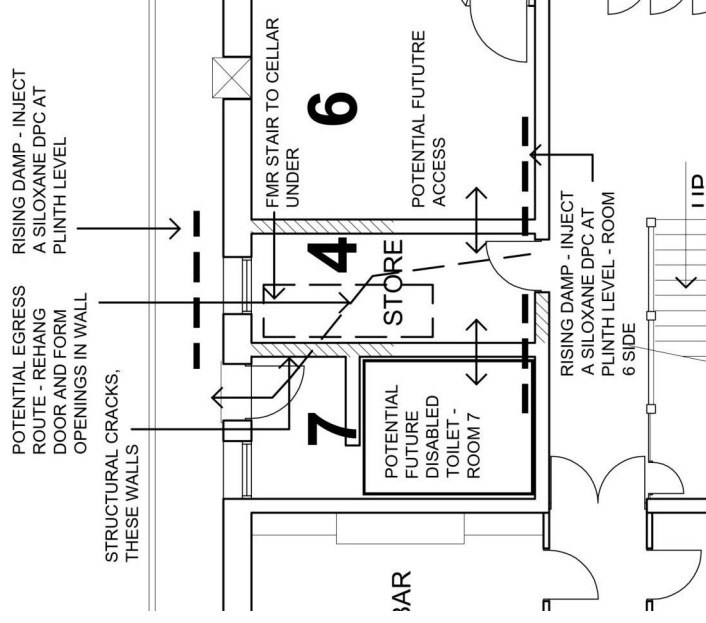
ITEM Fmr Waterside Workers Federation Hall Room: 04 Use: Store Room (orig. Manager's Office)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH MODERATE MINIMAL NONE	 <p style="text-align: right;"><i>location</i></p>
--	---	-------------------------------------	---



View, looking east



Cracking, south wall



Door to room, from Foyer

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	<table border="1"> <tr> <td>HIGH</td> <td>MODERATE</td> <td>MINIMAL</td> <td>NONE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	HIGH	MODERATE	MINIMAL	NONE													
HIGH	MODERATE	MINIMAL	NONE																
Fmr Waterside Workers Federation Hall	SOCIAL HISTORICAL AESTHETIC TECHNICAL			location															
Room: 04	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table																		
Use: Store Room (orig. Manager's Office)																			

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

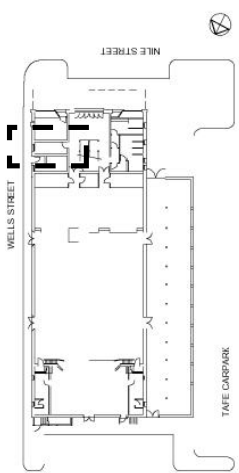
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING						
1927	Raked plaster board panels trimmed with moulded plaster cornices and battens.					
1993		Ceiling painted.				
2004+		Paint peeling/ flaking to ceiling – 10%.	Repair dilapidated ceiling finish.	Remove flaking paint and fill gaps/splits between battens. Repaint as per interpretive paint colour POLICY.	medium	\$200
WALLS						
1927	Painted plaster masonry walls.					
By 1993		Walls replastered at some time to repair cracks.	Maintain plaster wall finish.	Repaint as required.		
2004+		Minor rising damp damage, external wall – approx. 0.3 metres high. Dummy plaster to wall.	Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.	Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove later 'hard plaster' finish and any friable render/ pointing, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix.	medium	\$150
		The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to room. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity.	Engage a structural engineer to assess the long-term structural adequacy of the building.	immediate	Incl.

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 04 Use: Store Room (orig. Manager's Office)	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL
	HIGH	MODERATE	MINIMAL	NONE	
Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table					



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION
1927 2004+	Unfinished pine floor boards	5 – 7mm structural crack – to both south and north walls, from east wall corner diagonally down to ½ way across room both sides. Crack joined along east wall – gap between cornice and east wall – 5 to 7mm wide.
1927	Door, window, architraves and hardware – cathedral glass to door glazing. Timber quad skirtings. Marble threshold to doorway.	2 – 4mm structural crack – west wall, from cornice, down wall corner, across to door head.
2004+		Stair to 'cellar' removed at some time beforehand and floor extended over void.
2004+		Later light fitting fixed to ceiling, later power points, light switches, services piping, cabling and conduits – fixed to surface of wall. Staircase to 'cellar' removed at some time.

CONSERVATION POLICY

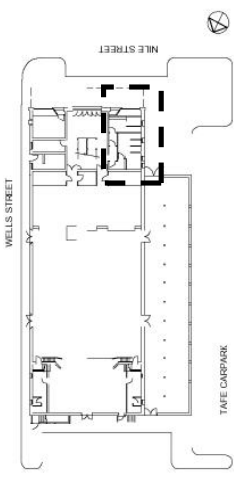
HIGH	Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.
MODERATE	Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.
MINIMAL	Note. Finish in future as required.
NONE	Maintain significant fittings.
HIGH	Minimise services on face of walls, to improve interpretation of the values of the place
MODERATE	Investigate whether cellar remains under floor.

CONSERVATION ACTION

HIGH	Rake out cracks and replaster wall flush, to match.	immediate	\$300
MODERATE	Rake out cracks and replaster wall flush, to match.	immediate	\$150
MINIMAL	Repaint as per interpretive paint colour POLICY.	medium	\$350
NONE	Future services to be concealed within wall fabric where possible Progressively remove later services from walls.	medium	note
HIGH	Investigate whether cellar remains under floor.	Long.	Excl.

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 05 Use: Toilets (orig. Shop & Female Toilet)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH MODERATE MINIMAL NONE	 <p>location</p>
---	---	-------------------------------------	---



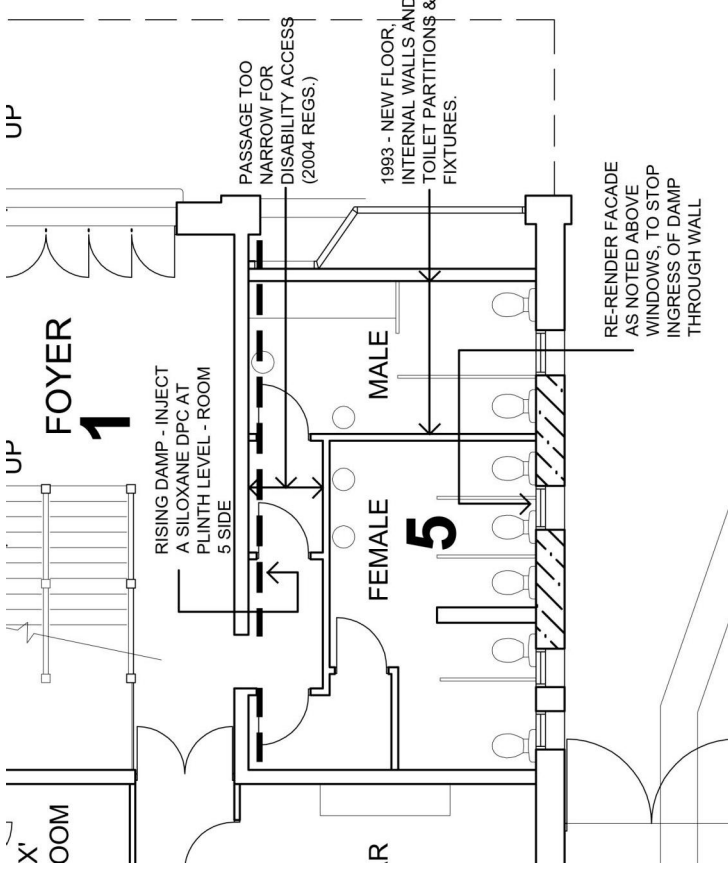
Female toilets



Male toilets

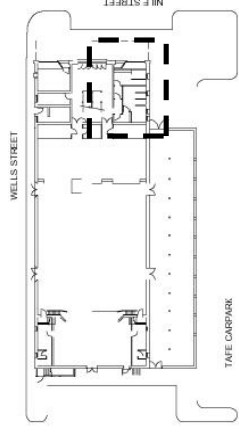


Rising damp in wall – foyer other side



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 05 Use: Toilets (orig. Shop & Female Toilet)	HERITAGE VALUE	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	AESTHETIC				
		TECHNICAL				



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

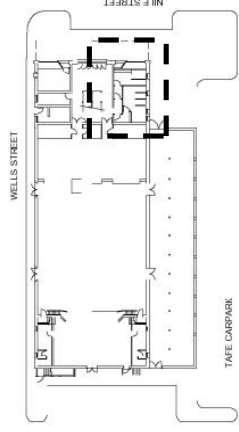
PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING	1927 N/a				
	1993 Flush plasterboard, with covered plasterboard cornices.				
	2004+ N/a	Maintain as required.			
WALLS	1927 Painted plaster masonry walls.	Maintain plaster wall finish.	Repaint as required.	long long	Excl. Excl.
	1993 Existing masonry walls replastered. New masonry walls erected, plaster finish. Wall tiles fixed to walls – between 1.2m and 1.8m in height.				
	2004+ New walls – locations and door access does not comply with 2004 Building Code of Australia clearances required for disability access. Rising damp damage, 1.5m high along west wall (abutting Foyer) – Friable and delaminating plaster to wall – other (foyer) side sealed with tiles. Some toilet skirting tiles beginning to fall off west wall.	Upgrade toilets as required, within the space of the former toilet/ shop, to comply with the Building Code of Australia.	Consider incorporation of compliant unisex toilet within room (5), or elsewhere in building.	medium	\$15 000
	Falling damp damage – west wall – above windows – friable plaster, blistering paintwork from ceiling to 1.8 m off floor (see missing render, external face of wall, same position)	Maintain all significant fabric in a sound condition – through the insertion of a siloxane DPC at the base of the wall, behind skirting tiles.	Inject a gravity fed siloxane DPC to the wall between the toilets and Foyer (inject toilets side to avoid damage to Foyer wall tiles). Remove later 'hard plaster' finish and any friable render/ pointing to toilet wall, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix. Conceal base with skirting tiles (toilet side).	immediate	\$1 000 (internal)
		Maintain all significant wall fabric in a sound condition – eliminate falling damp from building. (refer missing render, external face of wall, same position WEST FAÇADE assessment POLICY)	Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and replace failed bricks to match. Apply a poultice render to assist drawing out of wall salts and moisture. Re-plaster where affected, sealing control joint and exposed brick externally and re-surfacing damaged plaster internally – use a lime rich mix. Prepare and paint to interpretive colour scheme POLICY.	immediate	Incl. \$1 500 (plaster)

ANALYSIS

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 05 Use: Toilets (orig. Shop & Female Toilet)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE

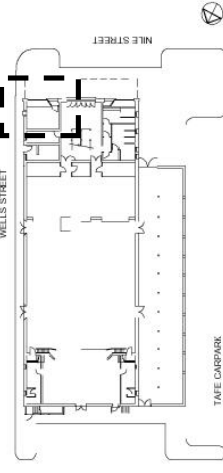


ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

ANALYSIS		PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
FLOOR	1927	N/a		New reinforced concrete floor slab, with tile finish. Floor level of shop raised to match Foyer.				
	1993			N/a				
FITTINGS	2004+							
	1927		Doorway architraves and marble threshold. Note nom. 20mm step between Foyer and toilets. Windows x 2 in Female Toilet.					
	1993 - 2004+			Door removed, wall removed. Later light fittings, later power points, light switches, services piping, cabling and conduits – fixed to surface of wall. Toilet partitions, toilet suites, handbasins. Glass replaced to one of original windows. 2 x windows – one in Male and one in Female toilet.	Maintain as required. Maintain significant fittings. Locally address step in threshold. Maintain as required.	Repaint as per interpretive paint colour POLICY.	medium	\$1 000

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 06 Use: Office (originally Shop)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH	MODERATE	MINIMAL	NONE
SOCIAL HISTORICAL AESTHETIC TECHNICAL					location 



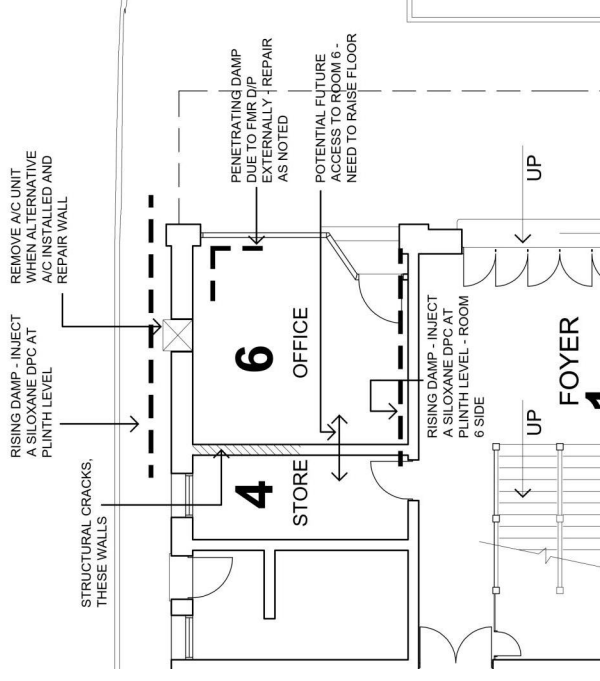
Shop (fmr) towards window



Penetrating damp – south-east cnr



Falling damp – south-east cnr



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 06 Use: Office (originally Shop)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
		AESTHETIC				
		TECHNICAL				

location

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING	1927 N/a	Flush plaster, no cornices.	Maintain significant ceiling lining.	Repaint as per interpretive paint colour POLICY.	medium	\$300
	1993 Repainted.		Note			
	2004+ N/a		Maintain plaster wall finish.	Repaint as per interpretive paint colour POLICY.	medium	\$1 000
WALLS	1927 Painted plaster masonry walls.		Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to room. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity.	Engage a structural engineer to assess the long-term structural adequacy of the building.	immediate	Incl.
	2004+	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?				
		2 –4mm structural crack – from ceiling (at beam) diagonally down to ½ way across north wall		Rake out cracks and replaster wall flush, to match.	immediate	\$150
		Rising damp damage –up pillar and part of west wall (abutting Foyer) – Friable and delaminating plaster to wall – other (foyer) side sealed with tiles – extent 20%.		Inject a gravity fed siloxane DPC to the wall between the office and Foyer (inject office side to avoid damage to Foyer wall tiles). Remove later 'hard plaster' finish and any friable render/ pointing to office wall, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix. Conceal base with skirting (office side).	immediate	\$500

CONSERVATION ACTION

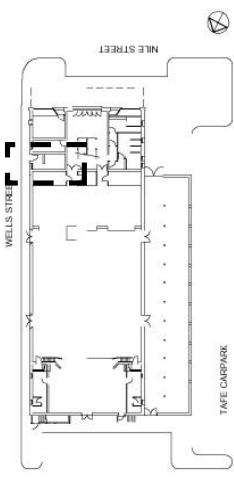
(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 06 Use: Office (originally Shop)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				SOCIAL HISTORICAL AESTHETIC TECHNICAL		HIGH	MODERATE	MINIMAL	NONE

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CONSERVATION ACTION						
		Rising damp damage – south east corner of room, from floor to ceiling – friable/ delaminating plaster, blistering paintwork (probably due to a former leaking downpipe externally)	Maintain all significant wall fabric in a sound condition – eliminate falling damp from building. Cause of damp probably already eliminated – leaking downpipe.	Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Ensure recent downpipe fully sealed from roof to sump, to prevent any future leakage of storm water. Remove unconsolidated and water damaged plaster and replace failed bricks to match. Apply a poultice render to assist drawing out of wall salts and moisture. Replaster where affected – use a lime rich mix. Prepare and paint to interpretive colour scheme POLICY.	immediate	\$1 000
FLOOR	1927 1993 2004+	Timber floor boards. Vinyl floor covering over floor boards. Floor bowed/ heaved across entry and drops towards east wall (possibly due to rising damp damage)	Maintain significant fabric. Note. Stabilise floor structure to prevent further deterioration.	Inspect subfloor to confirm cause of dropped floor. Restump as required and refix existing floor boards.	immediate	\$1 500
FITTINGS	1927 1950+ 2004+	Shopfront window and door, architraves and marble threshold. Cathedral glass panels over shop window and integral vent panel. Joinery unit – sink and service counter. Wall mounted air conditioner in east wall. Wall heater, later light fitting, power points, light switches, services piping, cabling and conduits – fixed to surface of walls. Shopfront window – display shelf in window area removed.	Maintain significant fittings. Maintain as required.	Repaint as per interpretive paint colour POLICY.	medium	Incl.
			Note.			

(Fmr) Waterside Workers Federation Hall Conservation Plan

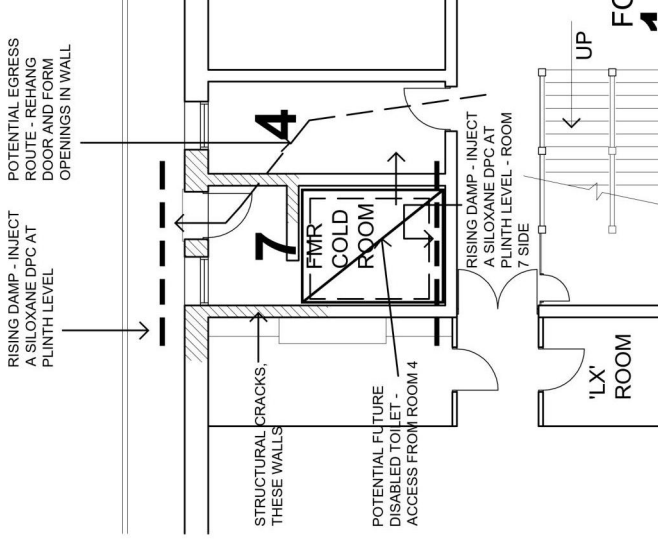
ITEM Fmr Waterside Workers Federation Hall Room: 07 Use: Store Room (orig. Male Toilet)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HIGH MODERATE MINIMAL NONE	 <p>location</p>
---	---	-------------------------------------	---



Window – with vent fan in upper sash



Structural crack – south wall (north same)



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE	<table border="1"> <tr> <td>HIGH</td> <td>MODERATE</td> <td>MINIMAL</td> <td>NONE</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				HIGH	MODERATE	MINIMAL	NONE																	location
HIGH	MODERATE	MINIMAL	NONE																							
Fmr Waterside Workers Federation Hall Room: 07 Use: Store Room (orig. Male Toilet)	SOCIAL HISTORICAL AESTHETIC TECHNICAL	<p>Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table</p>																								

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

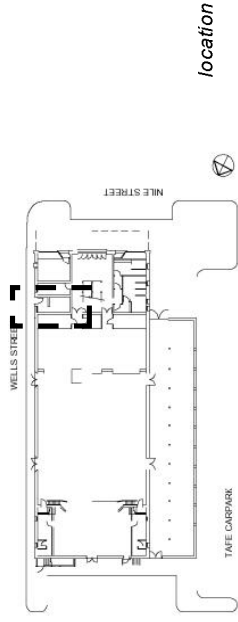
PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Raked plaster board panels trimmed with moulded plaster cornices and battens.		Maintain ceiling linings.	note		
1993 2004+		Ceiling painted. Paint peeling/ flaking to ceiling – 20%.	Repair dilapidated ceiling finish.	Remove flaking paint and fill gaps/splits between battens. Repaint as per interpretive paint colour POLICY. Repaint as required.	medium	\$150
1927 2004+	Painted plaster masonry walls.	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped? Wall plaster patch repaired on several occasions. Impact damage to base of walls. Minor rising damp damage, external wall – approx. 0.3 metres high. Drummy plaster to wall. 5 – 7mm structural crack – to both south and north walls, from east wall corner diagonally down to ½ way across room both sides. Crack joined along east wall – gap between cornice and east wall – 5 to 7mm wide. Wall penetration formed in north wall, for passing ice into adjacent bar area in 1960s?	Maintain plaster wall finish. Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to room. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity. Repair to maintain remaining integrity of wall finish.	Engage a structural engineer to assess the long-term structural adequacy of the building. Replaster where missing.	immediate	Incl.
			Maintain all significant fabric in a sound condition – through the renewal of the exg bituminous DPC.	Inject a gravity fed siloxane DPC to perimeter walls, along line of plinth – exg bituminous DPC. Remove any friable render/ pointing, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix.	medium	\$750
			Stabilise wall crack and monitor movement over a 12 month period. Consult a structural engineer for a strategy should movement continue.	Rake out cracks and replaster wall flush, to match.	immediate	\$250
			Maintain as required.	Brick in opening when no longer required.	long	Excl.

CONSERVATION ACTION

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 07 Use: Store Room (orig. Male Toilet)	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL
	HIGH	MODERATE	MINIMAL	NONE	
Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table					



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

ANALYSIS	PERIOD	SIGNIFICANT FABRIC	Rising damp damage, 1.5m high along west wall (abutting Foyer) – Friable and delaminating plaster to wall – other (foyer) side sealed with tiles.
			Metal sheets laid on floor, over floor boards, between door and Cold Room. Probably to keep floor dry and cover worn floor boards.
			Toilet fixtures removed. Cold room installed within room. Glass to fanlight over door removed for (now removed) a/c unit. Mesh fixed over opening at some time. Glass to upper sash of window removed – timber panel installed with exhaust fan fitted in centre.
			Later light fittings fixed to ceiling, later power points, light switches, services piping, cabling and conduits – fixed to surface of wall.
			Unfinished pine floor boards – where visible.
Door, window, architraves and hardware. Cathedral glass to window sash. Timber quad skirtings. Marble threshold to doorway.	1927 2004+ 1927 1960s+	1927 2004+	

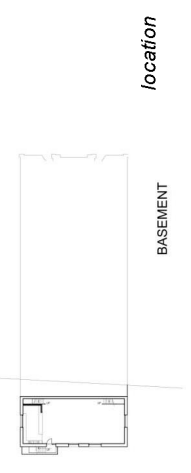
CONSERVATION POLICY

Maintain all significant fabric in a sound condition – through the insertion of a siloxane DPC at the base of the wall, behind skirting.	Replace as required.	Inject a gravity fed siloxane DPC to the wall between the store room and Foyer (inject store room side to avoid damage to Foyer wall tiles). Remove later 'hard plaster' finish and any friable render/ pointing to store room wall, allow wall to dry out. Repoint/ re-plaster with a softer, lime based mix. Conceal base with skirting (store room side).	immediate	\$300
Remove sheets and make good floor, to prevent further damage to floor.	Remove sheets and make good floor, to prevent further damage to floor.	Remove metal sheeting and damaged floorboards. Replace with sheet flooring.	long	Excl.
Maintain significant fittings.	Maintain significant fittings.	Note.	medium	\$250
Removal of cold room acceptable.	Removal of cold room acceptable.	Note.	medium	\$300
Reinstate glazing to enhance interpretive value of building.	Reinstate glazing to enhance interpretive value of building.	Remove later mesh. Reglaze fanlight to match adjacent cathedral glass glazing.	medium	\$300
Reinstate glazing to enhance interpretive value of building.	Reinstate glazing to enhance interpretive value of building.	Remove later timber panel and fan. Reglaze window sash to match adjacent cathedral glass glazing – complete with timber mullions.	medium	Incl.
Note.	Note.	Note.	medium	Incl.

CONSERVATION ACTION

CONSERVATION ACTION				
Rising damp damage, 1.5m high along west wall (abutting Foyer) – Friable and delaminating plaster to wall – other (foyer) side sealed with tiles.	Metal sheets laid on floor, over floor boards, between door and Cold Room. Probably to keep floor dry and cover worn floor boards.	Toilet fixtures removed. Cold room installed within room. Glass to fanlight over door removed for (now removed) a/c unit. Mesh fixed over opening at some time. Glass to upper sash of window removed – timber panel installed with exhaust fan fitted in centre.	Later light fittings fixed to ceiling, later power points, light switches, services piping, cabling and conduits – fixed to surface of wall.	Unfinished pine floor boards – where visible.
Door, window, architraves and hardware. Cathedral glass to window sash. Timber quad skirtings. Marble threshold to doorway.	1927 2004+ 1927 1960s+	1927 2004+	immediate	\$300

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 08 Use: Supper Room	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table		SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE	 location BASEMENT



Supper room, from Kitchen



Signage on door to Auditorium



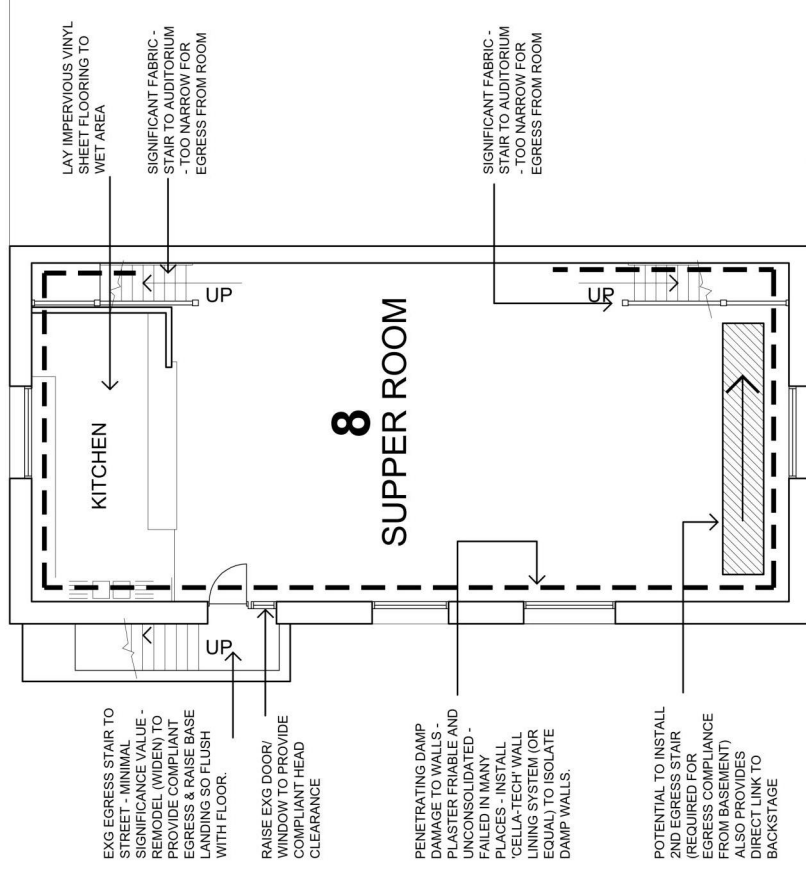
Efflorescent salt action on wall



Fire egress stair to street



Kitchen



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 08 Use: Supper Room	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE	location

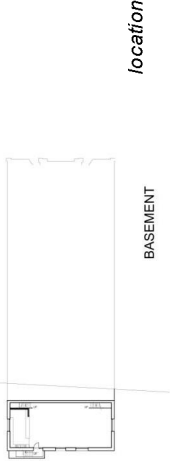
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Plaster board panels trimmed with moulded plaster cornices and battens.		Maintain ceiling lining.	Repaint as per interpretive paint colour POLICY.	medium	\$1 500
1993		Ceiling painted.	Note.			
2004+		Ceiling stained and undulating in sections. Water damage may be from leaking plumbing above. Junction of stair (x2) ceiling and main ceiling – trims fallen off and sheeting sagging. Headroom over 2 x stairs between Supper Room and Hall 1.8 metres maximum - clearance does not comply with Building Code of Australia	Repair existing ceiling fabric. Identify cause of staining and rectify. Resecure ceiling to substrate to maintain significant fabric. Modify locally to allow for head clearance to BCA requirements.	Investigate ceiling space to ascertain cause of soiling/ staining. Rectify cause. Seal ceiling lining and repaint in interpretative colour scheme. Resecure ceiling to timber framing behind. Modify locally to provide head clearance and fix replacement plaster trims, fill gaps and repaint in interpretative colour scheme.	medium	\$2 500
1927	Painted plaster masonry walls.		Maintain plaster wall finish.	Repaint as required.		
By 1993		Walls replastered (grey cement) at some time to about 1.5 metres in height.	Note.			
2004+		Rising damp damage, all perimeter walls – approx. 1.5 metres high. Drummy and friable plaster and flaking paint to walls. Note efflorescence on plaster and delaminating plaster in sections. Walls under stairs original in finish – plaster entirely decayed west side, 30% decay, east side.	Manage dampness in walls from inside room. Can not be eliminated unless perimeter walls fully excavated and tanked (prohibitive inner wall lining to make room habitable and functional). See note above.	Install 'CELLA-TECH' wall system – or equal – to perimeter of Supper Room – a plaster membrane wall secured to the surface of the existing walls – to stabilise penetrating damp and provide a sound wall surface. See note above.	immediate	\$31 000
1927 – 1960?	Jarrah floor boards to Supper Room and unfinished pine floor boards to Kitchen – all laid on timber bearers (kitchen) and bearers and joists (Supper Room), with concrete slab under.		Maintain floor lining.			

ANALYSIS

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 08 Use: Supper Room	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE	 location

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
2004+	Stairs to Hall – 2 x oregon/ oak timber staircases, posts and balustrades – width 720mm, risers 165mm, treads 260mm. Note: wall and ceiling around stair can be opened so access can be gained from Hall (stair landing) to East and West Store Rooms. Doors, architraves and hardware to doors to Hall – note leaded cathedral glass with 'Supper Room' writing west door. Timber quad skirtings. Kitchen joinery – tongue & groove board face, later laminate benchtop. Windows and window/ door to north, west and east facades. Architraves and sills to openings. External access stair – outside Supper Room door, north façade.	Unclear whether jarrah floorboards recent – step down to outside and to under staircases – may have been laid over an earlier floor. Also, kitchen floor finished with different floor boards, supported by different bearer system. Floor bounces in centre of room. Kitchen floorboards not polished. Minor step up to kitchen from Supper Room.	Pack floor in centre to eliminate bounce.	Stabilise current floor structure.	Pack floor in centre to eliminate bounce.	medium	\$750
1927	Stairs to Hall – 2 x oregon/ oak timber staircases, posts and balustrades – width 720mm, risers 165mm, treads 260mm. Note: wall and ceiling around stair can be opened so access can be gained from Hall (stair landing) to East and West Store Rooms. Doors, architraves and hardware to doors to Hall – note leaded cathedral glass with 'Supper Room' writing west door. Timber quad skirtings. Kitchen joinery – tongue & groove board face, later laminate benchtop. Windows and window/ door to north, west and east facades. Architraves and sills to openings. External access stair – outside Supper Room door, north façade.	Unclear whether jarrah floorboards recent – step down to outside and to under staircases – may have been laid over an earlier floor. Also, kitchen floor finished with different floor boards, supported by different bearer system. Floor bounces in centre of room. Kitchen floorboards not polished. Minor step up to kitchen from Supper Room.	Lay seamed linoleum/ vinyl sheet flooring over exg floor, with suitable underlay. Fit hazard threshold at junction of kitchen and Supper Room floor.	Provide impervious floor surface to kitchen. (Food Act)	Lay seamed linoleum/ vinyl sheet flooring over exg floor, with suitable underlay. Fit hazard threshold at junction of kitchen and Supper Room floor.	immediate	\$8 000
			Maintain significant fittings.	Maintain significant fittings.	Repaint as per interpretive paint colour POLICY. West door to Supper Room - Remove cladding over glazing to doors and fit 'blackout' blinds if blackout required	medium	\$700
			Stair insufficient for egress from Supper room – too narrow and two stairs required (Building Code of Australia).	Stair insufficient for egress from Supper room – too narrow and two stairs required (Building Code of Australia).	Reconstruct stair to provide compliant egress for Supper Room. (see FITTINGS 2004+ below)	immediate	\$5 000
C1960?		East stair to Hall – balustrading has been clad over with sheathing, to close off end of kitchen.	Re-expose original balustrade, to enhance interpretive value of place.	Re-expose original balustrade, to enhance interpretive value of place.	Remove cladding and repair remaining balusters. Reinstall balusters if missing.	medium	\$500

ANALYSIS

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

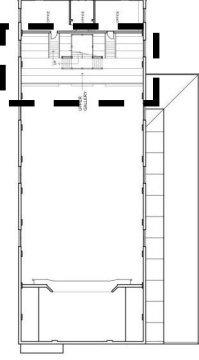
ITEM Fmr Waterside Workers Federation Hall Room: 08 Use: Supper Room	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	MODERATE	NONE	
		HISTORICAL	MINIMAL		
		AESTHETIC			
		TECHNICAL			

ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1993	Timber chair rail and ballet 'bar' fixed around perimeter wall. East door to Supper Room – glazed section boarded over – no glass.	Maintain as required.	Note. Remove later glazing. Fit leaded frame and cathedral glass to match west doors. Remove cladding over glazing to doors and fit 'blackout' blinds if blackout required.	medium	\$800
2004+	Later light fittings fixed to ceiling, later power points, light switches, services, cabling and conduits – fixed to surface of wall. . Glazing to door sidelight – removed and boarded over. External access stair – outside Supper Room door, north facade - 200mm step down from Supper Room floor, door head clearance 1.8 metres. No drain to landing outside, timber treads and rendered risers to stair (well worn) up to street level. Stair dimensions: risers 175mm, treads 255mm, width 900mm.	Reinstate original glazing to doors, to allow interpretation of the significant values of the auditorium. Minimise services on face of walls, to improve interpretation of the values of the place See below. Egress from Supper Room does not comply with Building Code of Australia. 2 exits are required and this exit is too narrow and head clearance and step down is non-compliant.	Future services to be concealed within wall fabric where possible Progressively remove later services from walls.	medium	\$1 500
CONSERVATION ACTION			Relocate door frame flush with current floor and remodel external stair to suit width and levels of BCA.	immediate	Incl.

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 09 Use: Upper Gallery (storage)	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	NONE MINIMAL MODERATE HIGH	 location
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table						



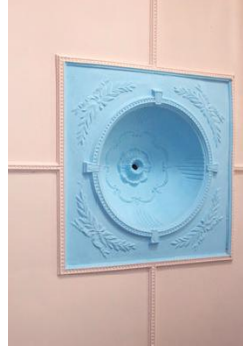
Upper gallery, with curtain to isolate from auditorium



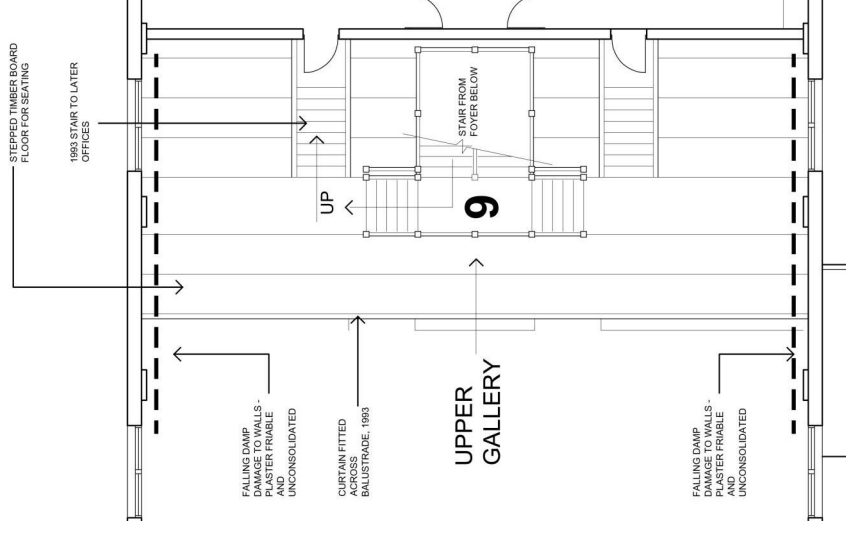
Stair well to Foyer below



Stair (1993) to offices above



Ceiling rose detail



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 09 Use: Upper Gallery (storage)	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH	MODERATE	MINIMAL	NONE	

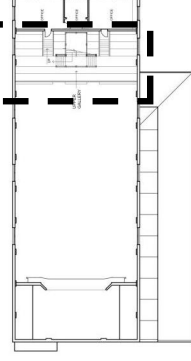
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
1927	Plaster board panels (flat and sloping sections) trimmed with moulded plaster cornices and battens. Ceiling lining curves to walls. Decorative plaster ornamentation (floral) surrounding coffered plaster domes. Plaster lattice vent panels fixed along centre of ceiling. Bottom of roof trusses exposed, tie rods exposed.	Ceiling painted. Moderate staining/ soiling to ceiling – predominantly along wall junctions (box gutter over). Paint flaking off ceiling along wall junctions – predominantly east side. Minor damage west side.	Maintain ceiling lining.	Repaint as per interpretive paint colour POLICY.	Medium.	Incl.
1960-2004+		Plaster cornice failed/ friable due to water damage. Some missing. Plaster ceiling panel missing north-west corner of the room.	Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building. Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Seal any staining to plaster sheeting. Prepare and paint to interpretive colour scheme POLICY. Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Replace decayed/ missing sections of plaster cornice to match. Prepare and paint to interpretive colour scheme POLICY.	medium	Incl. \$600
1927	Plastered solid masonry walls, divided into sections above ground floor dado rail, with expressed masonry pilasters above rail (supporting roof trusses). Framed plaster panels for murals.		Maintain plaster wall finish.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Replace missing section of plaster sheeting to match. Prepare and paint to interpretive colour scheme POLICY. Repaint to interpretive colour scheme POLICY.	medium	\$350 \$700

ANALYSIS

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM	HERITAGE VALUE				
Fmr Waterside Workers Federation Hall		HIGH	MODERATE	MINIMAL	NONE
Room: 09	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL			
Use: Upper Gallery (storage)		HISTORICAL			
		AESTHETIC			
		TECHNICAL			



location

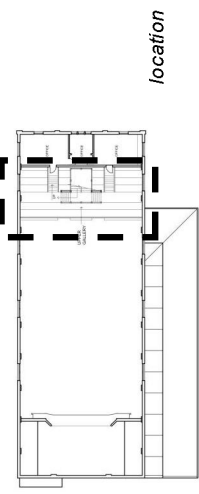
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	CONSERVATION ACTION
1960+	Interior repainted. Wall murals painted over.	
By 1993	Surface mounted conduits, cables, power points, light switches, light fittings, fire hydrants.	
2004+	The east and west walls of the building appear to be rotating outwards - may have been occurring over 70 years/ or less, also may have stopped?	

ANALYSIS

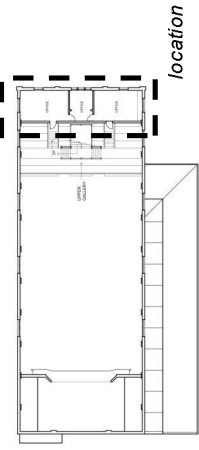
CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
Reinstate painted murals to panels – interpretive artwork – as actual details not evident. Seal face of mural panels (to protect remnants under – where not damaged by moisture) prior to repainting.	Refer to interpretive colour scheme POLICY.	medium	\$5 000
Minimise services on face of walls, to improve interpretation of the values of the place	Future services to be concealed within wall fabric where possible (chase under mural panels – not through panels) Progressively remove later services from walls.	medium	\$1 000
Assess need to stabilise structural movement of building to ensure significant fabric of the place maintained. Seek the advice of a structural engineer. Identify causes of cracking prior to repair works to auditorium. Remedial structural works (if any) only to be undertaken with due consideration of conservation policy – assess for resistance to seismic activity and integrity of auditorium. Avoid remedial solutions which have a visual impact on the auditorium.	Engage a structural engineer to assess the long-term structural adequacy of the building.	immediate	Incl.

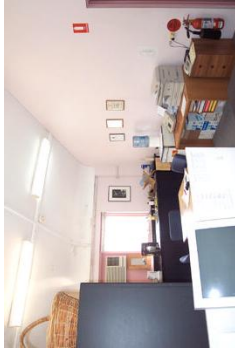
(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 09 Use: Upper Gallery (storage)	HERITAGE VALUE				SOCIAL HISTORICAL AESTHETIC TECHNICAL	HIGH MODERATE MINIMAL NONE	
	Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table						

ANALYSIS		PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION ACTION	CONSERVATION POLICY	PRIORITY	ESTIMATE	
FLOOR	1927	Pine timber floor boards lining stepped floor (for raked seating)	Extensive water damage to walls – predominantly west wall (70% affected), east wall (30% affected – localised roof leaks). Metal conduits and metal coursing straps in wall corroded, (some now visible) causing failure of plaster finish. Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter.	Partition walls built across south side, to form offices.	Treat any corroded steelwork in masonry (where accessible) with rust inhibitor and encapsulate steelwork to exclude future moisture. Remove exposed sections of metal services conduits. Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and replace failed bricks to match. Apply a poultice render to assist drawing out of wall salts and moisture. Replaster where affected – use a lime rich mix. Prepare and paint to interpretive colour scheme POLICY.	Maintain all significant wall fabric in a sound condition – eliminate falling damp from building.	immediate	\$3 000	
	1960?				Note.	Note.	Maint.	N/a	
	1993					Note.	Note.		
	2004+					Note.	Note.		
FITTINGS	1927	Architraves to all window openings. Oak timber staircase to Foyer. Note 'spade' and 'tulip' ornament detailing on posts and balusters, (solid and open sections) Timber framed pivot windows located along east and west walls, between pilasters.			Maintain as required. Remove if office area removed in future. Oil finish for future maintenance.	Prepare and paint to interpretive colour scheme POLICY	Maint.	N/a	
	1993+				Maintain fittings.	Prepare and paint to interpretive colour scheme POLICY	medium	\$300	
					Maintain significant fittings.	Repaint as per interpretive paint colour POLICY.	medium	Incl.	
					Note.	Note.			
					Note.	Note.			

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 10 Use: Office	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table		HIGH	MODERATE	MINIMAL	NONE	 location
	SOCIAL HISTORICAL AESTHETIC TECHNICAL						



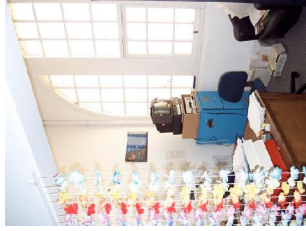
Office area – note auditorium ceiling intact, but cornice water damaged



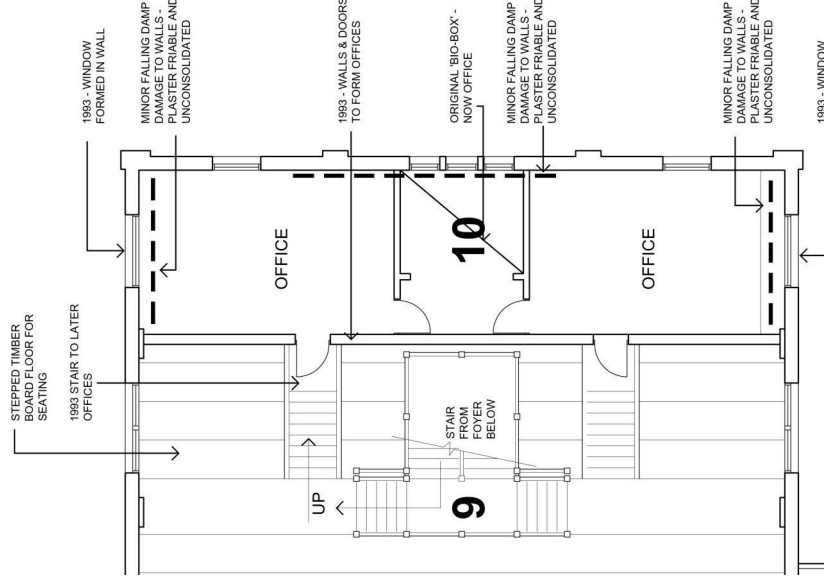
Office area – note struck dado in wall, following rake of seating



'WMA' leaded glass to porthole window

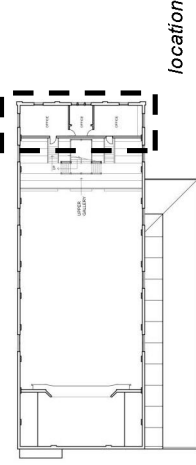


Former bio-box – front wall removed – now an office



(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 10 Use: Office	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	SOCIAL	HIGH	MODERATE	MINIMAL	NONE
		HISTORICAL				
		AESTHETIC				
		TECHNICAL				



location

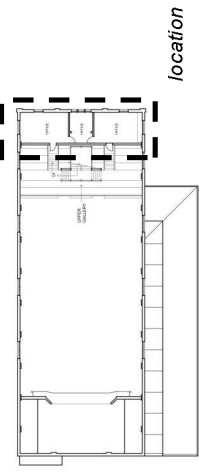
ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
CEILING	1927 Plaster board panels (flat and sloping sections) trimmed with moulded plaster cornices and battens. Ceiling lining curves to walls. Decorative plaster ornamentation (floral). Bottom of roof trusses exposed, tie rods exposed.	Flush plasterboard ceiling with plasterboard cornices fitted to former 'bio-box' room. Moderate staining/ soiling to ceiling – predominantly along wall junctions (box gutter over). Paint flaking off ceiling along wall junctions – predominantly west side. Minor damage east side and south side.	Maintain ceiling lining.	Repaint as per interpretive paint colour POLICY.	medium	\$500
	1993		Note.			
	2004+		Repair ceiling lining once roof rectification works complete and moisture removed/ dried out of walls of building.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Seal any staining to plaster sheeting. Prepare and paint to interpretive colour scheme POLICY.	medium	Incl.
			Repair cornice failed/ friable due to water damage. Some missing.	Wait for walls and ceiling lining to dry out after roof rectification works (measure moisture content on monthly basis). Replace decayed/ missing sections of plaster cornice to match. Prepare and paint to interpretive colour scheme POLICY.	medium	\$400
WALLS	1927 Plastered solid masonry walls.		Maintain plaster wall finish.	Repaint as required.	medium	\$900
FLOOR	1993	Plasterboard clad partition walls built across north end of room, and between bio-box wall and new partition wall. North face of bio-box room wall removed.	Note.			

CONSERVATION ACTION

(Fmr) Waterside Workers Federation Hall Conservation Plan

ITEM Fmr Waterside Workers Federation Hall Room: 10 Use: Office	HERITAGE VALUE Refer 5.0 Discussion of Cultural Significance for details regarding the Heritage Value table	HERITAGE VALUE				location
		SOCIAL	HISTORICAL	AESTHETIC	TECHNICAL	
		HIGH	MODERATE	MINIMAL	NONE	



ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION

2004+	Extensive water damage to walls – predominantly west wall (30% affected), east wall (20% affected). Friable plaster and flaking paint to walls, where damaged by water ingress from box gutter.				
1927	Pine timber floor boards lining stepped floor (for raked seating) – now concealed.				
1993	Floor fitted across gallery – lightweight, framed off original stepped floor.				
2004+	Carpet finish.				
1927	Timber framed window (round head) to biobox room, with cathedral coloured glass panes.				
1993+	2 x porthole windows with leaded glass panels, featuring 'WMA' in glazing.				
2004+	Timber framed windows formed in west and east walls. Bench and sink unit, west wall. All doors – steel framed, with flush panel door leafs. Surface mounted conduits, cables, power points, light switches, lights. Render sills of porthole windows – hairline cracking and localised delamination of plaster. Timber framed window to biobox room – timberwork weathered, paint flaking. Timber framed window to biobox room - 3 glass panes replaced				

ANALYSIS

PERIOD	SIGNIFICANT FABRIC	ALTERATIONS / NON SIGNIFICANT FABRIC/ DILAPIDATION	CONSERVATION POLICY	CONSERVATION ACTION	PRIORITY	ESTIMATE
			Maintain all significant wall fabric in a sound condition – eliminate falling damp from building.	Wait for walls to dry out after roof rectification works (measure moisture content on monthly basis). Remove unconsolidated and water damaged plaster and replace failed bricks to match. Apply a poultice render to assist drawing out of wall salts and moisture. Replaster where affected – use a lime rich mix. Prepare and paint to interpretive colour scheme POLICY.	immediate	\$800
			Note.			
			Note.			
			Note.			
			Maintain significant fittings.	Prepare and paint to interpretive colour scheme POLICY	medium	\$350
			Maintain significant fittings.	Prepare and paint to interpretive colour scheme POLICY	medium	\$700
			Note.			
			Note.			
			Note.			
			Note.			
			Stabilise plaster to maintain integrity of window.	Mastic seal sill of window externally. Remove unconsolidated plaster. Fill cracks and Replaster where affected.	immediate	\$500
			Maintain original timberwork in weathertight condition.	Remove flaking paint, fill weathere timber. Prepare and paint to interpretive colour scheme POLICY	immediate	Incl.
			Replace later glazing to maintain interpretive value of window.	Replace glass with matching coloured cathedral glass.	medium	\$350

CONSERVATION ACTION

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7.3 Conservation Policy – Decorative Finishes

Policy:

Prepare and paint building (interior and exterior) using an interpretive colour scheme, to support the interpretation of the heritage values of the place.

A paint scrape investigation was undertaken to determine the initial paint finishes/ decoration present when the building was opened in 1927. Historical evidence suggests that the original scheme continued to be maintained until the 1960s. Therefore, this scheme is considered the most significant – in the interpretation of the heritage values of the place. The original paint scheme included:

Exterior

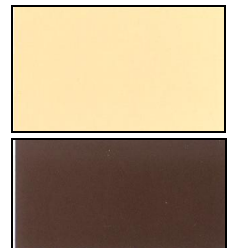
- Face render and decorative render – a light stone colour (probably a lime based wash finish)
- timberwork – dark brown (gloss)

Interior

- ceilings – off white, with deep green and dark brown highlights. Ceiling coffers painted in a similar colour to the walls
- walls – crème/ beige, with white trims around panels/ murals. Painted murals to foyer and auditorium. Painted faux timber grained wainscot panels to auditorium and upper gallery. Use of deep green/ brown highlights and white around proscenium arch.
- Fittings – all timberwork was initially stained in appearance.
- Floor – waxed and polished timber.

Interpretive paint colour scheme




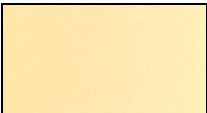




Exterior – render (inc. decoration)	Keim Granital Silicate based paint - 9253, or 9294, or 9096 or similar
Exterior – timber paintwork	Solver <i>Tobacco</i> 8541 (gloss)



Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Interior

– Ceiling	Solver <i>Broken White</i> 8500 (flat)	
– Ceiling floral trims & stripes in coffers	Solver <i>Mid Earth</i> 8531 (flat)	
	Solver <i>Green Grey</i> 8560 (flat)	
– Ceiling coffers	Solver <i>Rich Cream</i> 8524 (flat)	
– Walls	Solver <i>Rich Cream</i> 8524 (flat)	
– Walls – faux timber wainscot	Grained timber paintwork to match 'oak' (refer stair)	
– Walls – painted scenic murals	Reveal remaining murals using appropriate paint stripping methods - seal over with protective coating. Do not reinstate over unless detailed photographs sourced. Interpretive murals could be mounted (on board) over original murals – contemporary in design.	
– Timberwork in general	Clear finished – oil based (gloss)	
– Plaster trims around mural panels, around proscenium and other detailing	Solver <i>Broken White</i> 8500 (flat)	
– Supper room ceiling	Solver <i>Broken White</i> 8500 ½ strength (flat)	
– Supper room walls	Solver <i>Broken White</i> 8500 (low sheen)	
– Floors (in general)	Polished timber – oil based finish only.	

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7.4 Conservation Policy – Future Use

Policy:

Upgrade the building's facilities to suit the requirements of the tenant – Vitalstatistix Theatre Company. Any upgrade works are to be undertaken with due consideration to the <i>Conservation Policy</i> of this report.
--

This report supports the long term use of the building by the current tenant as a performance space. The building is socially/ historically significant as a performance/ social venue established by the PAWMA. Minimal alteration of significant fabric is required to continue to use the building as a performance venue, thus the integrity and interpretation value of the place is not diminished, but maintained.

Requirements of tenant: Vitalstatistix Theatre Company

Vitalstatistix are to sign a further 10 year lease for the premises. They have indicated that they are considering the following future development of the place:

- use as a performance space on a more regular basis – BCA issues may need to be addressed as the place is used on a regular basis by the public – the advice of a Building Certifier should be sought.
- auditorium – acoustics are poor, heating/ cooling to be considered – absorbent acoustic panels could be fixed in the former mural locations on walls and curtains hung in strategic locations in the auditorium – the advice of an acoustic engineer should be sought. Portable gas heating, or radiant panel heaters (concealed above the ceiling) may provide warmth within the auditorium. Mechanical cooling systems could be mounted within the roof space, with ducts pointing into the auditorium, though the original lattice ceiling panels. The advice of a mechanical engineer should be sought.
- supper room to be used more frequently as a rehearsal room - BCA issues may need to be addressed as the place is used on a regular basis by the public – the advice of a Building Certifier should be sought.
- more office and work space required – consider adaptation of the remaining shop, store room and cool room for administration purposes, with access through the existing store door to the Foyer.
- egress and disability (DDA) issues to be considered – refer BUILDING CODE OF AUSTRALIA POLICY.

These requirements have been considered only where they relate to the heritage values of the building and are incorporated into the *Policy recommendations* of this document.

It is recommended that a Master Plan be commissioned to fully explore the future needs and statutory requirements of the place.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

Requirements of DFEEST

(Dept. for Further Education, Employment, Science & Technology)

DFEEST are the current landlord for the building, as it is (now) incorporated on the Douglas Mawson Institute of TAFE Campus land title. DFEEST confirm that upgrade works – toilets, new roof and offices were incorporated when the TAFE College was developed on the site in 1993.

DFEEST are currently responsible for the building – as it is located (now) on DFEEST land. The Department indicated that conservation or upgrade works would have to be resourced by additional funding applications/ grants from Government.

Requirements of (ARTS) SA Asset Services

(ARTS) SA currently manage the building and are responsible for future maintenance and upgrade works. They have indicated that they wish to consider rectification works only after the completion of a costed Conservation Management Plan and Master Plan for the building.

7.5 Conservation Policy – Statutory Issues

7.5.1 City of Port Adelaide/ Enfield Development Plan (2004)

Policy:

Any development of the Waterside Workers Federation Hall (fmr), is subject to the Objectives and Principles of Development Control of the City of Port Adelaide/Enfield Development Plan (2004).
--

The Waterside Workers Federation Hall is located within the *McLaren's Wharf Policy Area – PA27* -, as identified in the City of Port Adelaide/ Enfield Development Plan (2004). The site is listed as a *State Heritage Place* in the Development Plan. The Hall occupies the whole of the site (assumed) and is surrounded by the Douglas Mawson Institute of TAFE. There is limited scope to add floor area to the building, as its footprint covers the site. There may be future development proposals for the adjacent TAFE carpark site.

PL27 – McLaren's Wharf Policy Area

In summary, the Objectives and Principles of the *McLaren's Wharf Policy Area – PA27* include:

Activities: leisure, recreational, cultural, tourism potential. Industrial and office activities are discouraged.

Urban Design:

- *street alignment:* new development should be sited to abut street boundaries along Nile Street.
- *scale:* future development along Nile Street should be a minimum of 2 storeys in height – to a maximum of four storeys. (PA27 Concept Plan)
- *heritage:* the place is listed as a State Heritage Place. Any development work requires the approval of Heritage officers of the City of Port Adelaide/ Enfield and the State Heritage Branch.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

The Policy Area *Objectives and Principles* should inform decisions regarding any potential future development of the TAFE land adjacent the Hall. Refer to 7.3 *Conservation Policy* for a summary. The Conservation Policy recommendations proposed for the place incorporate the relevant City of Port Adelaide/Enfield Development Plan Objectives and Principles.

7.6 Heritage listing of the Place

Policy:

It is proposed that the Waterside Workers Federation Hall (fmr), Port Adelaide, remain listed as a Place of State Heritage Value, including identified features of heritage significance within the Place.

Waterside Workers Federation Hall (fmr), Port Adelaide as a State Heritage Place

- including:

- the Hall building
- significant views – east & west along Nile Street/ Wells Street

- excluding:

- recent masonry shed structure abutting the west side (1993)

Policy:

State Heritage Register – South Australia

The Waterside Workers Federation Hall (fmr) is entered on the State Heritage Register. It is recommended that the place remain entered on the Register, as is of state wide significance.

Future development of the place is subject to the approval of The Heritage Branch (Development Act/ Heritage Act 1993). Approval will also be necessary from DAIS Building Management Heritage Unit – the management authority responsible for State Government assets.

7.6.1 Development Approval – State Heritage Places

Policy:

Any future development work to the Waterside Workers Federation Hall and its surrounding heritage curtilage is subject to the approval of the appropriate statutory authority – in this case the City of Port Adelaide/ Enfield Council and also the Heritage Branch, of the SA Department of Heritage and Environment.

Any work which requires construction, alteration, demolition or upgrading of any of the existing fabric of the place requires development assessment approval. Work can be defined as construction, landscaping, demolition, re roofing, painting etc... as outlined in the City of Port Adelaide/ Enfield Development Plan.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7.6.2 Building Code of Australia

Policy:

All future work within and around the Waterside Workers Federation Hall is subject to Building Rules assessment, to comply with the Building Code of Australia and current DDA requirements.

Issues noted below may only require attention at the time of lodgement of a Development Application for a 'reasonable' scope of work to the building. This can be confirmed by a licenced Building Certifier prior to a development application being submitted. It is recommended that a Master Plan be commissioned to fully explore the current statutory requirements of the place.

Issues for consideration include (but are not limited to)

- upgrade of services for protection against fire (alarms, sprinklers etc...) the stage area is > 200 metres² in area (actually 220m²) - dispensation should be sought as the area difference is marginal. Otherwise, a fire sprinkler system is recommended as the least interventionist solution to the significant fabric of the place.
- provision of suitable egress from the building
 - from the upper gallery – two separate exits required if > 50 people accommodated, one exit if not. It is suggested that the upper gallery be used for storage and office use only (no public access) and that a new exit be incorporated through the former 'cold room' direct to the street. The existing main entry 'bi-fold' doors are significant fabric but swing inwards and are each too narrow in width – for use as a compliant fire exit. It is not recommended that the doors be modified to swing outwards, as this would compromise the significant fabric of the place.
 - the basement Supper Room – two exits are required from a basement in a 'public use' building. The existing external stair is too narrow and door head height too low – they are of 'moderate' significance and could be modified. The stairs to the Auditorium are too narrow and can not be considered a fire exit from the room. Modification of these stairs is not recommended as they are significant fabric. A second fire isolated stair could be incorporated at the west end of the room, linking the stage above and exiting outside.
- seismic strengthening upgrade of the existing building facades (if deemed necessary by a structural engineer)
- access for people with disabilities through the principal entry to the building and common use areas – auditorium, bar and offices. A podium ramp could be incorporated across the main entry to the building, for equitable access. The stair would remain, but be protected under the ramp. Additional office meeting areas should be established on the ground floor, to avoid the necessity of the installation of a passenger lift to access the upper floor office/meeting areas.
- annual protection against attack from white ant infestation
- facilities for people with disabilities (toilets, signage, tactile markers) The current disabled toilet facilities complied when installed in 1993. The

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

passages to the toilets do not comply with current (2004) standards. It is recommended that a separate access toilet facility be incorporated in the 'cold room', with access off the adjacent room opening to the Foyer, rather than the costly exercise of rebuilding the current toilet facilities.

All future development work on site should comply with the requirements for access and equity for people with disabilities, as detailed in the Building Code of Australia (BCA) – 2002, but also with due regard to the cultural significance of the Place and listed conservation policy. It should also be noted that the Federal Disability Discrimination Act, 1993 may also apply, subject to a claim being raised.

7.6.3 Building Services

Policy:

Incorporation of airconditioning, cabling and plumbing services is to be undertaken in a low intervention, reversible manner.

Air conditioning units should be removed from external walls and windows. Integrated, split system air conditioning units should be considered for smaller rooms, to minimise intrusion of ductwork.

Cabling should be chased where noted on the enclosed data sheets for each room.

7.7 Conservation Policy – Management & Resources

7.7.1 Funding opportunities

State Heritage funding assistance:

'State Heritage Places' grants are available to assist in the conservation of privately owned places entered in the State Heritage Register or located within State Heritage Areas. The WWF Hall is a Crown property and is not eligible for funding assistance.

DAIS Heritage Services

Funding may be available from DAIS Heritage Unit for conservation works to State Government owned heritage (State) properties.

7.7.2 Future Management of the Site

Policy:

A costed *Conservation Management Plan* has been prepared, prioritising works and associated costs, for capital and maintenance works funding and implementation of the building and setting of the place. Refer to the enclosed data sheets and 7.3 *Conservation Policy – Conservation Actions & Future Development* for a summary.

DAIS Building Management and DFEEST are responsible for the management of works to the Waterside Workers Federation Hall and should be guided by the recommendations of this document.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

7.7.3 Interpretation/ Community Value

Policy:

<p>The Waterside Workers Federation Hall is of historic/ social significance to the local and state-wide community and therefore retention and enhancement of the cultural value is recommended. Interpretation opportunities for the public should be encouraged.</p>
--

Public Access

Public access to the Hall – for performances, events and activities – will provide an opportunity for the public to appreciate the heritage values of the place.

Public Interpretation

Vitalstatistix have previously produced shows based on the activities of the Waterside Workers Federation. This was a successful initiative – adding value to the meaning of the place and involving former WWF members in interpreting the activities which occurred within the Association and the building itself.

Future productions could build upon this initiative.

The interpretation of the significance of the Waterside Workers Federation Hall could also be enhanced through the development of interpretive panels. Details of the former Association, the use and activities undertaken in the Hall and display of period photographs would provide background as to the heritage value of the place.

Contemporary wall murals could also be produced, to replace the 'lost' murals in the Auditorium, depicting the history and significance of the place.

The Hall could be linked as a part of a 'heritage walking trail' through Port Adelaide.

Draft - Grieve Gillett Pty Ltd, Tuesday, 5th Oct. 2004

Final Copy, Grieve Gillett Pty Ltd, 9 Nov. 2004

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

8 References

Apperby, Irving & Reynolds – Identifying Australian Architecture, Angus & Robertson, 1998

Beasley, Margo Wharfies – A History of the Waterside Workers' Federation of Australia, Halstead Press, 1996

Curnow, El Shall We Strike Bachelor of Arts Honours Thesis, University of Adelaide, 1958

Directory of South Australia Sand & McDougall, 1927-1973

Interviews with Rex Munn (former WWF official), Marcia Munn (former WWF Women's Committee official) and Keith Ridgeway (former Seamen's Union official)

Lands Titles Office Records Certificates of Title 1416/56, 1120/70 and 786/8 and associated Transfers, Applications, Mortgages etc

Port Adelaide Working Mens Association Book

Powell, GT Uncertain Frontiers – a study of the Waterside Workers' Federation in South Australia 1917-1922 Bachelor of Arts Honours Thesis, University of Adelaide, 1966

Shipping & Ports Journal March 1989

South Australian Register 20 August 1872

The Advertiser 26 November 1960

Vevers, Chris The Maritime Labor Council of Port Adelaide, 1886-1892 Flinders Journal of History and Politics, Vol 12

Walker, Dylan – Adelaide's Silent Nights, Aust. National Film and Sound Archive.

Waterside Workers Federation Hall (fmr) Conservation Plan

Nile Street, Port Adelaide

9 Appendix

Rider Hunt Adelaide –Estimate Summary and discussion

Report from 'Tech-Dry' Pty Ltd – dampness in walls of WWF Hall.

GRIEVE GILLETT Document Receipt			
1 0 NOV 2004			
SG		PG	
Action			
File			

Rider Hunt Adelaide Pty Ltd
Property and Construction Consultants
ABN 96 008 129 324

Level 4, 63 Pirie Street
Adelaide SA 5000
Australia

Tel: +61 8 8100 1200
Fax: +61 8 8100 1288
Email: rha@riderhunt.com.au
Web: www.riderhunt.com.au

10 November 2004

Grieve Gillett
7-11 Moger Lane
ADELAIDE SA 5000

Attention: Mr M Queale

Dear Sir,

WATERSIDE WORKERS FEDERATION HALL
CONSERVATION MANAGEMENT PLAN

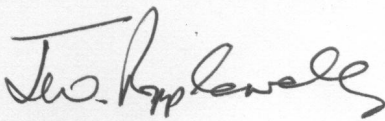
We enclose one copy of your detailed documentation with our Order of Cost Estimates shown against each item, together with our Basis of Estimate Notes.

We do not believe that the work can be procured under a fixed firm price contract, and have priced our Order of Cost Estimate accordingly.

Note that as per our discussions, we have not included either routine maintenance items or long term items. Also note the list of exclusions shown on our Basis of Estimate.

If you require any further information please do not hesitate to contact us.

Yours faithfully



John Popplewell
RIDER HUNT

Encl.

Waterside Workers Federation Hall Conservation Management Plan

Summary Order of Cost Estimates

·	Roof	\$134,000	
○	Preliminaries	\$13,500	
○	Contingencies @ 20%	<u>\$29,500</u>	\$177,000
·	South Facade	\$51,000	
○	Preliminaries	\$5,000	
○	Contingencies @ 20%	<u>\$11,000</u>	\$67,000
·	North Facade	\$21,700	
○	Preliminaries	\$2,200	
○	Contingencies @ 20%	<u>\$5,100</u>	\$29,000
·	West Facade	\$68,550	
○	Preliminaries	\$6,850	
○	Contingencies @ 20%	<u>\$15,600</u>	\$91,000
·	East Facade	\$50,400	
○	Preliminaries	\$5,100	
○	Contingencies @ 20%	<u>\$11,500</u>	\$67,000
·	Foyer	\$22,800	
○	Preliminaries	\$2,200	
○	Contingencies @ 20%	<u>\$5,000</u>	\$30,000
·	Auditorium	\$54,550	
○	Preliminaries	\$5,450	
○	Contingencies @ 20%	<u>\$12,000</u>	\$72,000
·	Stage	\$8,600	
○	Preliminaries	\$1,000	
○	Contingencies @ 20%	<u>\$2,400</u>	\$12,000
·	Store Room (Original Manager's Office)	\$1,150	
○	Preliminaries	\$150	
○	Contingencies @ 20%	<u>\$300</u>	\$1,600
·	Toilets	\$18,500	
○	Preliminaries	\$2,000	
○	Contingencies @ 20%	<u>\$4,500</u>	\$25,000

Waterside Workers Federation Hall Conservation Management Plan

Summary Order of Cost Estimates

• Office (Original Shop)	\$4,450	
○ Preliminaries	\$450	
○ Contingencies @ 20%	<u>\$1,100</u>	\$6,000
• Store Room (Original Male WC)	\$2,250	
○ Preliminaries	\$250	
○ Contingencies @ 20%	<u>\$500</u>	\$3,000
• Supper Room	\$52,750	
○ Preliminaries	\$5,250	
○ Contingencies @ 20%	<u>\$12,000</u>	\$70,000
• Upper Gallery	\$10,950	
○ Preliminaries	\$1,050	
○ Contingencies @ 20%	<u>\$2,000</u>	\$14,000
• Office	\$4,500	
○ Preliminaries	\$500	
○ Contingencies @ 20%	<u>\$1,100</u>	\$6,000
		<hr/>
	Total	\$670,600

Waterside Workers Federation Hall Conservation Management Plan

Order of Cost Estimates

Basis of Estimate

The order of cost estimates are based on the following:

- Description of the scope of works as contained in the Grieve Gillett Reports for each facility
- Review of photographs contained in the Grieve Gillett report and additional site photographs

Procurement Method

In many instances the scope of conservation works cannot be accurately defined, and this may only become evident after exposing or uncovering fundamental defects or problems. A typical example of this could be the extent of rising damp, cracking in masonry, drummy render etc. In addition the work by its nature is piece meal and occurring in numerous isolated areas. Also numerous trades may be involved in the one area, again frequently in piece meal work.

For this reason the work is not suited for procurement by a lump sum contract, but rather as is more likely to be undertaken, on a "do and charge basis" utilising predetermined hourly or unit rates for selected works.

Tender Requirements

An element of competition is crucial in controlling the costs, and where possible unit rates should be obtained for the work.

- Rates for linear metres of chemical injection
- Square metre rates for removal and replacement of drummy render
- Square metre rates for painting with individual rates for different paint systems and types
- Hourly rates for categories of labour ie bricklayer/mason, plasterer, painter, plumber etc
- Hourly rates for items of plant hire ie mobile scaffolds and cherrypickers at cost per day etc

In many instances the items of work are specialised. An example would be the remedial works to stained glass windows. Quotations will need to be obtained and reviewed in detail with the specialist contractor. As the nature of the conservation work is difficult to define in scope, specialised in its nature, and with constraints involved in the procurement of the work, we would suggest a contingency of 20% be allowed on all works. While it is not certain that this contingency sum would be expended in all areas, we believe that it is an appropriate buffer to cover the inevitable "scope creep" that will occur.

The following have been specifically excluded from our order of cost estimates:

- GST (Goods and Services Tax)
- Professional Fees, inclusive of specialist examinations and testing as required
- Routine maintenance work - includes cleaning of gutters, windows, periodic painting, replacement of globes, washer valves and the like
- Escalation costs beyond January 2005
- Works outside of the scope clearly defined within the conservation plans in each area.
- Long term conservation work which typically is not remedial in its nature but rather involves the replacement of elements of the building to an original "heritage" configuration.

ACE
WATERPROOFING
PROPRIETARY LIMITED
"Proudly South Australian"

Tech-Dry[®]
STOP RISING SALT DAMP
30 YR GUARANTEE

SA
DRIVES THE DAMP
OUT OF YOUR WALLS
30 YR GUARANTEE

CELLA-TECH
THE SOLUTION FOR
CELLAR WALLS
12 YR GUARANTEE

ACE
STONEMASON AND
PLASTERING DIVISION

Solutions for Damp

26 OCT 2004

Grieve Gillette Architects - Att Michael Queale
7 - 11 Moger Lane
Adelaide 5000

fax: 82323625

25/10/2004

Re Waterside Workers Hall - Nile St Pt Adelaide 126305

Michael,

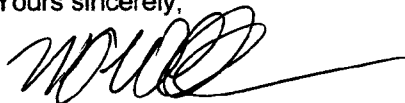
As requested, herewith the report on Moisture Readings at the above address, as well as our Quotation for a new Tech-Dry Gravity Fed Dampcourse to areas as discussed on site on Friday 22nd inst., plus a price for the application of Cella-Tech membrane to those walls in supper room, which are surrounded by back-fill externally.

The Tech-Dry Dampcourse is applied using our unique Sheathed Gravity Feed system, guaranteeing a blanket saturation through the full width of the wall. Treated walls should be left for a dry-out period of at least 6 months, upon which time any follow up replastering/repair can be undertaken by others.

To apply the Cella-Tech membrane, we will need all fixtures, power points etc. on wall removed prior to application. After application the new membrane cannot be punctured in any way. Some adjustment may need to be made to skirtings and cornices etc. by you as Cella-Tech membrane can bring out wall by up to 45 mm.

Please do not hesitate to contact undersigned with any further queries.

Yours sincerely,



Neil Williams

Solutions for Damp

Grieve Gillette Architects - Att Michael Queale
7 - 11 Moger Lane
Adelaide 5000

fax: 82323625

25/10/2004

Ref: 126305_2

Re Waterside Workers Hall - 11 Nile St Pt Adelaide
Results of Moisture Meter Tests, using Tramex Moisture Encounter

1st Floor:

Office Eastern Side

Effects of water damage present on wall, particularly at top.
However, these areas registered DRY on Moisture Meter, except for small area in front corner which gave intermittent readings.

Office Front Centre

MM readings DRY; very little damage present.

Office Western Side

MM readings intermittent, mostly DRY; water damage present.

Storage Area Western Side

MM readings very wet; wide spread water damage.

Storage Area Eastern Side

MM readings DRY; wide spread water damage.

Ground Floor:

Auditorium Eastern Side

Water damage on walls have confined to area directly opposite box gutters on External walls and affects area from height of box guttering down to timber ledge.
MM readings for these areas: DRY.

Auditorium Western Side

Widespread water damage above timber ledge in area between bar and stage.
MM readings for area between exit door and bar were HIGH just above timber ledge, but DRY above this.
For area between exit door and stage, MM readings were HIGH in most areas.

Solutions for Damp

25/10/2004
Ref: 126305_2/2

Conclusions:

The presence of water damage on walls when MM readings are dry leads us to 2 possible conclusions:

- 1) The damage is from a previous problem, which has now been rectified and wall has dried out.
- 2) The problem is seasonal and only affects the wall during or after the wetter parts of the year or when rainfall is particularly high.

Areas where water damage is present and MM readings are high would indicate an ongoing problem. However, the presence of salts in the wall may affect our reading. Salts being hygroscopic may draw in moisture from the atmosphere onto the surface of the wall and as a result the MM will give us a damp reading.

Yours sincerely,



Neil Williams