

From [REDACTED] MBE, solo violinist [www.\[REDACTED\]](http://www.[REDACTED])

Email : [REDACTED].com

[REDACTED], Royal Academy of Music, London

To Whom It May Concern

Re Proposed lease to ANAM of South Melbourne Town Hall

I am writing to add my enthusiastic support of the proposal to upgrade South Melbourne Town Hall and provide a long term lease to Australian National Academy of Music.

As a frequent international visitor and solo performer in Australia, and as a long term visiting guest artist with ANAM, with many years of observing cultural 'hubs' around the world, and their potential to transform the community around them, I am delighted to see such an imaginative plan being proposed. It is indeed a golden opportunity to extend the potential of this magnificent building with its very fine acoustics, where I have had the privilege of working and performing many times. ANAM has proved itself the most open hearted, innovative, joyous organisation that transforms the development of young musicians and enriches its audiences. How many times have I said in London, New York, Boston or Basel 'but there is nowhere like ANAM'?

I urge you to seize this moment to make something truly remarkable happen that will be celebrated in Melbourne, envied across Australia, and admired overseas.

[REDACTED]

**SUBMISSION REGARDING THE PROPOSED LEASING OF THE
SOUTH MELBOURNE TOWN HALL**

Resident: [REDACTED]

Address: [REDACTED] Park Street, South Melbourne

Status: Pensioner aged [REDACTED] years

1. It is a disgrace that the City of Port Phillip has not maintained the South Melbourne Town Hall over the years, so that it now requires outside funding to complete necessary restoration and upgrading. To secure this funding, residents are being asked to accept the alienation of their primary community asset. Such a failure needs to be acknowledged by Council before any discussion of a lease.

2. The Customer Service office that operated for years within the Town Hall until recently, is a necessary facility, particularly for older residents. Its abandonment is an abrogation of Council's duty to provide such a service to ratepayers in the South Melbourne area. Provision for a Customer Service office in the Emerald Hill area must be made before the signing of any lease.

SUMMARY: The lease should NOT proceed until:

- Acknowledgement by Port Phillip Council that it has failed to maintain the South Melbourne Town Hall in a satisfactory condition;
- Establishment of a Customer Service office in the Emerald Hill area.

1 January 2023

██████ and ██████
██████
South Melbourne
VICTORIA 3205

Re South Melbourne Town Hall Lease

We fully support Port Phillip City Council's intention to restore and lease the South Melbourne Town Hall to the Australian National Academy of Music (ANAM). We have been residents of Port Phillip since 2016 having lived and rented homes in Albert Park and South Melbourne.

The Town Hall is a magnificent heritage building that is well suited and situated at the heart of the community for dual civic and cultural purposes. We first visited the area to attend an international chamber music competition more than twenty years ago and fell in love with the architecture and the location. We were amazed and inspired to discover a national music academy based in such a facility. As a result of this visit, when we relocated to Melbourne, we made the decision to live in the area and regularly attended events at ANAM until the building was forced to close several years ago.

Having some of Australia's finest young musicians living and learning in the community attracts audiences from all over Melbourne and beyond contributing significantly to the life and character of Emerald Hill and the surrounding areas. Hospitality business owners in the vicinity have commented to us about what a negative impact it has made on them since ANAM was required to move to the Abbotsford Convent. As residents, we miss the vibrancy and colour as we walk through the area.

The proposed principal terms appear fair and reasonable, acknowledging the \$40M capital investment commitment by the Tenant over 50 years that will transform the Town Hall into a superb, state-of-the-art facility unlike any others in Australia. Granting this long-term lease to ANAM will help to ensure that future generations will be able to access and enjoy world-class creative experiences in an iconic and unique place.

We commend this proposal to the Council.

Sincerely
██████
██████ (on behalf of ██████)

LEASE OF SOUTH MELBOURNE TOWN HALL – SUBMISSION TO CITY OF PORT PHILLIP

To whom it may concern: (Attention: [REDACTED], Head of Property Management)

I am pleased to make this submission as a long-term resident and rate payer of the City of Port Phillip, while also noting my particular interests as a member of the South Melbourne Symphony Orchestra and subscriber to the Australian National Academy of Music.

The proposed new lease of the South Melbourne Town Hall (SMTH) under the terms discussed by Council at its December 2022 meeting is a very welcome development. The plan promises to ensure a high-quality renovation of the facilities combined with certainty of suitable utilisation over the long term. Securing the active presence of ANAM in South Melbourne and a continuing close relationship with Council is a very significant “win-win” outcome.

In addition, the proposed arrangements allow for suitable access and use by community and civic groups, although there is clearly further detail to be developed in this regard. The inclusion of “black letter” commitment to support for the South Melbourne Symphony Orchestra is particularly welcome and should re-cement a productive three-party relationship such as has existed in the past.

While keen to support the finalisation of the plans and associated contracts, I would like to raise the following issues for clarification and/or resolution:

1. **Deadline for renovation.** Given the considerable downtime already experienced (notwithstanding the overlap with the lengthy period of COVID-19 restrictions), a timely return to active use for the SMTH must be a priority. Contracts with ANAM, and the Victorian Government if relevant, should impose strict and ambitious deadlines to prevent major delays. A staged re-opening may be appropriate – in addition to the larger staging indicated in the proposal that is dependent on Victorian Government investment. It is not entirely clear how this staging will effect timing and extent of redevelopment and to what extent flexibility between the stages is possible. Clarification of these issues is required together with appropriate contingency plans.

2. **Impact on surrounding area.** The concept of an Emerald Hill Cultural Precinct has long been discussed but only ever very partially realised. The current proposal offers a great opportunity to revive a bigger vision for the precinct. While ANAM's plans do speak to this to some extent, there is some danger that ANAM will exert an overly dominant and not entirely inclusive influence. A concurrent process managed by CoPP with other key stakeholders is required to achieve the best results for all across the wider precinct.
3. **Access for community groups.** Details of community access arrangements need to be articulated early. These should be based on sound agreed principles (including for example, agreed definitions of cultural and civic value, and of the clear distinction between local community and commercial operations) as well as an ongoing transparent and participative joint management process. Given the likelihood of differing views and expectations from various community bodies, I would recommend the establishment of a dedicated community consultation group for the transition which may evolve into an ongoing management or advisory body.
4. **South Melbourne Symphony.** The specific commitments to the South Melbourne Symphony Orchestra (SMSO) are appropriate given the long history of this body and its inherent links with ANAM's mission, as well as its proven value to the CoPP in terms of community cultural participation and in bridging the gap between amateur and professional music making. I would encourage continuing promotion of this relationship as the renewal project continues and ongoing involvement of the SMSO Committee of Management (including SMSO membership of any consultative committee as proposed above.).
5. **South Melbourne Town Hall Cultural Fund.** The initiation of a Cultural Fund is also a welcome development, although it is unclear whether this effective levy on paid attendance events will apply to events other than those directly run by ANAM. It is also not clear whether and how this Fund will be integrated with arrangements for extracting such a benefit from activities in other CoPP venues. I would encourage a more integrated approach even if the specific levy on ANAM is negotiated separately.
6. **State Government contribution.** The public documentation is not entirely clear as to the status of discussions with the recently returned State Labor Government on this matter. Securing early State Government commitment to continue to be engaged – whether as a direct contributor to capital or in other in-kind ways – would seem important. As we saw with the ill-fated St Kilda Triangle/Palais Theatre redevelopment a decade or more ago, failure

to secure a timely solid commitment was a major problem. I would encourage a broad approach to possible forms of State (and indeed Federal) Government contribution, whether this be some kind of co-contribution, agreement to consider funding gaps due to overruns, or support for wide active community engagement.

I hope these comments are helpful and would be happy to expand on any of the points made. I look forward to hearing about further opportunities to be engaged on this important project.

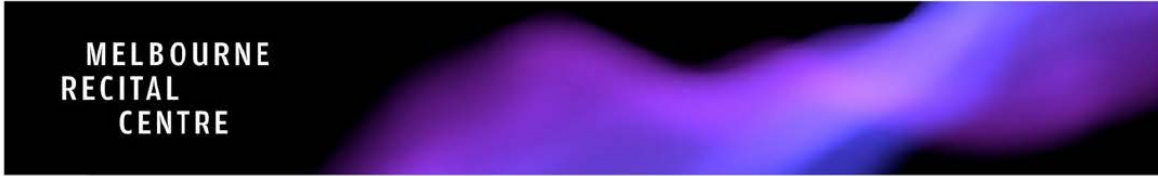
Yours sincerely

[REDACTED]

[REDACTED], St Kilda East

[REDACTED]

[REDACTED]



9 January 2023

Have Your Say online submission portal
Port Phillip City Council

[Redacted]

Re: Intention to Lease South Melbourne Town Hall, 208-220 Bank Street, South Melbourne

[Redacted]

On behalf of Melbourne Recital Centre, I am pleased to support Port Phillip Council's intention to grant a long-term lease to the Australian National Academy of Music (ANAM). This would enable them to develop a state-of-the-art home for their national program based in the South Melbourne Town Hall. We have reviewed their visionary plans and are very excited by them.

We work closely with ANAM as one of our key presenting partners. They provide an outstanding [Redacted] for exceptional emerging artists in Australasia. We are fortunate to [Redacted] forward to their anticipated return to South Melbourne just a few [Redacted] Precinct.

[Redacted] location and a landmark opportunity to place South Melbourne and Port Phillip firmly on the arts and cultural map for generations to come.

As a [Redacted] of the [Redacted] and a long-time resident of [Redacted], I am [Redacted] community.

Please do not hesitate to get in touch with me if you require any further information in support of this proposal.

Yours sincerely

[Redacted signature]

[Redacted name]

Chair

[Redacted]



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[REDACTED]
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albert park. 3206

[REDACTED]
Private Bag 3
P.O. ST KILDA. 3182

Attention: [REDACTED]
Head of Real Estate Portfolio

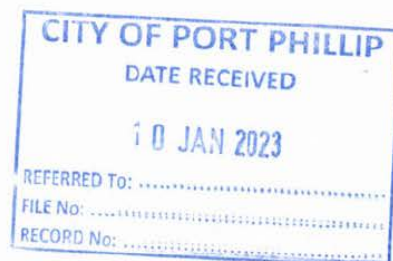
**Re: Notice of Intention to Lease.
South Melbourne Town Hall
208-220 Bank Street.**

I whole heartedly support the granting of a lease of the South Melbourne Town Hall to the Australian National Academy of Music.
This long- term lease will secure ongoing use as a cultural and arts hub, assist in much needed restoration and maintenance of a heritage building which has been sitting idle for many years.

Yours faithfully,

[REDACTED]

Email: [REDACTED]



ppcc/townhall lease. 03-01-23

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 11 January 2023 1:44 PM
To: [REDACTED]
Subject: RE: South Melbourne Town Hall - submission from [REDACTED] - confirmation of receipt

Hello [REDACTED]

I write to acknowledge receipt of your submission.

Thank you for your interest in this proposal.

Regards

[REDACTED]
Acting Manager Property and Assets | Property and Assets
T: 03 9209 6754 | M: 0466 163 302
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

From: [REDACTED]
Sent: Wednesday, 11 January 2023 1:09 PM
To: [REDACTED] <[REDACTED]@portphillip.vic.gov.au>
Subject: South Melbourne Town Hall

⚠ [External Email] Please be cautious before clicking on any links or attachments. ⚠

As I was unable to activate links on your website for 'upload statement' or 'complete survey' I wish to indicate that I oppose the total handover of the South Melbourne Town Hall premises to the Australian National Academy of Music, a private organisation with partial Federal Government funding. Whilst I can see the monetary value of \$550,000 rental et al is appealing to the COPP beans counters, there are other considerations. The Town Hall is a community facility, and should not be the sole preserve of the Australian National Academy of Music. The COPP office in the Town Hall, which regrettably has been closed for some time, should be re-opened and maintained for the convenience of local residents. Parking at the St Kilda Town Hall is an absolute nightmare with limited access for disabled parking, whereas Bank Street is way more accessible.

[REDACTED]

Let the Bells keep Ringing

In October 1961 the famous Spanish classical guitarist Andre Segovia visited Adelaide to play a concert at the Adelaide Town Hall.

Adjacent to the Town Hall in King William Street is the Adelaide GPO who's tower clock chimes on the quarter hour.

So, during the concert, at every 15 minute period, when Segovia heard the GPO chimes begin he would stop, pause and wait until they ceased before starting again.

When, on the hour, the bells chimed longer, he not only stopped and waited but before proceeding he would retune his instrument and then re-commence.

Now I'm not suggesting all classically trained musicians are as [REDACTED] as Segovia was, but I think we need to ensure that ANAM understands that OUR hourly South Melbourne Town Hall clock chimes must stay even if they are heard in the background of a concert from time to time.

As a long-standing South Melbourne resident I love our hourly reminder of time ticking away and as we already have a precedent of chime theft with the reduction of service from 24 hours a day down to a 6am to 10pm period, with no apparent community consultation, we are concerned that a new entity running the Town Hall might tamper with OUR chimes once more.

I would like Council to add to its lease conditions with ANAM that the 'on-the-hour' clock chimes continue for the duration of the lease and that the clock is kept 'on time'.

Thank you

[REDACTED]

E: [REDACTED]
M: [REDACTED]
A: [REDACTED] South Melbourne



SOUTH MELBOURNE PHILHARMONIC SOCIETY INC.
Association number A0025607K ABN 89 800 386 464

Response to CoPP “Have Your Say” community survey on the future use of the South Melbourne Town Hall

22 January 2023

1. Do you support the proposed lease of this council owned property to the Australian National Academy of Music (ANAM)?

The South Melbourne Town Hall has been an integral part in the development of the character of the Emerald Hill precinct for around 140 years. This iconic building helps shape the city’s history and has provided a focal point for community gatherings and events both during that time and prior to the construction of building, as the site of the Town Hall was once a significant meeting place, or Ngargee, for the local Yalukit Willam People to conduct ceremony.

The South Melbourne Symphony Orchestra (SMSO) has been based in the Town Hall since its establishment by far-sighted councillors in 1946, where in the 77 years since then it has presented multiple concerts each year with the support of Council.

Since the establishment of ANAM in 1994 as part of prime minister Paul Keating’s “Creative Nation” initiative, SMSO and ANAM have enjoyed a good working relationship which over time has become symbiotic. SMSO has provided continuing concerto performance opportunities for ANAM students and staff, while ANAM in turn has supported SMSO with the provision of staging, orchestral and solo pianos, the harpsichord, extra music stands if required, venue management, lighting and so on. etc. The relationship has extended to the sharing of equipment and instruments on occasions to augment each other’s supplies. It is fair to say that the significant contributions to the local community by SMSO since 1946 have only been enhanced by the presence of ANAM in the area in the last 25+ years.

The Town Hall provides a superb acoustic venue in which to see and hear music performed by local and international musicians in orchestras, solo recitals, chamber groups and competitions.

In line with its historic use as a meeting place by First Nations Peoples, the intent of the ANAM proposal will restore the Town Hall to the iconic building that it once was, enabling its continued use as a meeting place for the enjoyment of music and other performances as well as other uses by “non-musical” community groups.

An ideal outcome for SMSO would be the continuation of the tenancy of both bodies, with SMSO’s conditions being the same as those that existed prior to the closure of the Town Hall



SOUTH MELBOURNE PHILHARMONIC SOCIETY INC.
Association number A0025607K ABN 89 800 386 464

in 2019, allowing both organisations to resume and continue to bring high-quality and accessible music performances to audiences.

The proposal provides a very appropriate and secure long-term solution to the future use and maintenance of the Town Hall. It will result in a high-quality renovation and create a focal point for cultural activity in the area, cementing the relationship between Council and an institution of national significance, bringing increased numbers of visitors and substantial economic benefit. The proposed access requirement for SMSO is particularly welcome. This is critical to the sustainability of this valued community-managed organisation and will strengthen the link between professional and non-professional music-making in Melbourne in general and between ANAM and the SMSO and the Port Phillip community in particular.

SMSO supports the proposed long-term lease of the Town Hall to ANAM. Further, SMSO supports the proposed formalisation of its continued use of the Town Hall via suitable conditions contained within the lease between Council and ANAM. SMSO requests that Council consults with SMSO in relation to such lease conditions and that SMSO is afforded the opportunity to review the conditions prior to finalisation of the lease.

2. *About you / What is your connection to the South Melbourne Town Hall / Are you associated with any community organisation?*

SMSO is one of the oldest community orchestras in Greater Melbourne, established in 1946 with a continuous record of performances in the Town Hall during that time until the closure of the Town Hall in 2019.

SMSO is a non-professional community-based orchestra, managed by a committee of its members.

Four concerts a year have usually been performed in the Town Hall, with about ten rehearsals for each concert. Through the generosity of the Council ANAM, the orchestra had the use for both rehearsals and concerts.

The present Conductor is [REDACTED], who completed [REDACTED] in [REDACTED], and a [REDACTED] in [REDACTED] at the [REDACTED]. From [REDACTED], [REDACTED] was [REDACTED] and has a great deal of experience in conducting orchestras, bands, choirs and musical theatre productions.

SMSO is proud to have collaborated with many outstanding soloists drawn from its own



SOUTH MELBOURNE PHILHARMONIC SOCIETY INC.
Association number A0025607K ABN 89 800 386 464

ranks, the Melbourne Symphony Orchestra, ANAM and the wider Australian musical world. In 2012 we were very fortunate to collaborate with two outstanding Australian musicians [REDACTED] and [REDACTED], who performed the [REDACTED] concerto for Clarinet and Viola with us. At that time [REDACTED] was the [REDACTED] of [REDACTED] and [REDACTED] his immediate predecessor.

Concertos have been performed with instruments from all four orchestral families - strings, woodwind, brass and percussion and have ranged from the Baroque era, through the Classical and Romantic periods and into the twentieth and twenty-first centuries.

The remaining survey questions around age, gender and residential suburb are not relevant for this submission.

In support of ANAM at the South Melbourne Town Hall.

26 Jan 2023.

ANAM is a national treasure. It is the training ground for the most talented of Australia's classical musicians and serves a vital function in generating the next generation of classical musicians. These musicians will work in our state symphony orchestras and some will join symphony orchestras abroad. Some of the students will become renowned soloists on the Australian and international stage and others will become members of esteemed chamber groups. Just imagine the millions of Australians and people in other countries who will gain enormous pleasure listening to these young musicians and their teachers through recorded performances, live performances and in other locations around the world when the graduates of ANAM continue their careers.

I believe many Australian children will also be inspired by ANAM students. I have been an ANAMBassador, attended many concerts at ANAM when it was at the South Melbourne Town Hall. I have performed music with ANAM students and benefitted from teaching from [REDACTED], a former director of ANAM who is one of the world's foremost clarinetists. I subsequently continued lessons with [REDACTED], an ANAM graduate and now [REDACTED] with Orchestra Victoria. I also played in the concert Hall at ANAM a number of times with Corpus Medicorum orchestra who hired the facility and played with some of the ANAM students as soloists. This brought a new audience to ANAM. I will continue to be a strong supporter of ANAM.

The South Melbourne location is central in Melbourne, easily accessible and a beautiful building for ANAM. It will be continue to be ideal for ANAM, particularly when I look at the wonderful plans for the renovations. ANAM will indeed have an extraordinary effect on your municipality which will be elevated into the stratosphere of international academies of music.

When ANAM previously occupied the South Melbourne Town Hall, it enlivened the local community and stimulated the local economy. ANAM at the South Melbourne Town Hall was definitely a standout arts venue in Melbourne. It was so intimate an experience for the audience and performers and this aspect will be enhanced when I look at the diagrams of the future concert space. This is quite different from the major concert halls of Melbourne.

ANAM at the South Melbourne Town Hall also complements the University of Melbourne Conservatorium and Southbank arts precinct and will also complement the Monash University Zelman Cowen School of music. I think there will be a lot of cross-fertilisation between ANAM and these two universities. I was also pleased to see in your plans, the emphasis on building relationships with First Nations People, their culture and music.

I do hope the City of Port Phillip will continue to support ANAM.

[REDACTED]

[REDACTED]

[REDACTED] AC, OBE
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Tel: [REDACTED]
Email: [REDACTED]

To Councillors of City of Port Phillip

I strongly urge Port Phillip Council to agree to the return of ANAM to the South Melbourne Town Hall. I am writing as a member of the Port Phillip community, having lived in [REDACTED] [REDACTED] for many years. I have strong memories of school experiences attending Symphony concerts at the SMTH where my interest in and love of classical music was kindled. The SMTH clearly has a tradition of association with fine music. The prospect of its restoration as advocated by ANAM will not only preserve its musical heritage, but will also preserve its architectural and aesthetic value whilst enhancing its practical and accessibility features.

During ANAM's previous tenancy of the Town Hall premises, I was a regular patron, not just of the major concerts but also of the numerous daytime activities such as master-classes, student assessment finals and competitions, and other performances, often featuring world renowned artists. Since their move to Collingwood, I have not attended a single ANAM performance. The South Melbourne venue has enormous advantages in terms of accessible public transport. I have met friends from as far as the outer eastern and northern suburbs at SMTH events.

ANAM has been a priceless asset to the Port Phillip Community. I used to mix with ANAM students at local shops and the market, see them and chat to them on trams, and generally mix with them as part of the local community. Then, in later years, their names would crop up as international stars – usually returning to Melbourne to display their talents after overseas engagements or further study.

The name of Port Phillip was indelibly linked to their progression to international success.

The presence of ANAM in our local community (prior to their departure) stimulated local business, evident then in the growth of small bars, restaurants and cafes, as well as other retail outlets in the Clarendon St precinct. That locale no longer holds the appeal for those seeking hospitality or a vibrant shopping area.

The restoration of the SMTH and provision of additional amenities is something we residents of Port Phillip can eagerly look forward to. Careful planning has gone into this, and it cannot fail to be an enormous benefit not just to music-lovers but to the broader community.

I strongly support the the lease of the SMTH to ANAM.

[REDACTED]
[REDACTED]
[REDACTED]

Tele [REDACTED]

27 Jan 2023

Re: Restoration and renewal of the South Melbourne Town Hall

Dear Port Phillip Council

I am a long-time supporter of the Australian National Academy of Music (ANAM) - as a long term audience member (subscriber) and as a [REDACTED].

I am contacting you to let you know of my unqualified support the restoration and renewal of the South Melbourne Town Hall to ensure ANAM has a future home at this venue. I strongly support the negotiated Lease terms, which include: preserving the building's heritage character, ensuring that the Town Hall remains open and accessible to all, providing office accommodation for cultural organisations and creating state-of-the-art public entertainment and event facilities.

The South Melbourne Town Hall is the most wonderful , beautiful and inspiring venue for the ANAM Musicians and their world-renowned visiting musicians, as well as for their adoring and loyal audiences. And I do mean adoring. I would say that ANAM concerts are the most exciting concerts in Melbourne -- for many reasons.

Some of these reasons are: The ANAM students are very talented, the best in Australia and New Zealand, and they have such passion and enthusiasm; the visiting and resident Faculty are passionate about education and music; the feeling of being part of the ANAM family; and most importantly too the quality and beauty and heritage features of the South Melbourne Town Hall.

ANAM is the premier performance training organisation in Australia. Many of the visiting artists/faculty say it is the best in the world - and unique in the way it teaches and trains our future musicians.

I believe the Port Philip community should be proud to offer this institution a home - and this should be celebrated by the State of Victoria as well. The ANAM students benefit from the rich musical and cultural life in Melbourne and close to the Arts precinct. It is also a drawing card for the wonderful first-rate international musicians that train the students for intensely productive periods. The alumni of ANAM fill the positions in the Melbourne Symphony orchestra, Melbourne Chamber Orchestra, Orchestra Victoria and many other musical groups.

In addition, having ANAM in South Melbourne adds much to the cultural commercial life of the neighbourhood. The students inspire local primary school children (I wish I could have been inspired like too!), and me and my friends regularly eat and drink in the neighbouring cafes and restaurants before or after concerts and recitals. It would be unlikely we would go there otherwise, as I live in the northern suburbs.

I am writing to say that I strongly support restoration and renewal of the South Melbourne Town Hall as outlined in the negotiated lease. I intend to continue being a [REDACTED] [REDACTED] I will look forward to subscribing, supporting, dining and shopping in South Melbourne for many years to come.

Yours sincerely

[REDACTED]

[REDACTED]

Statement in support of upgrading South Melbourne Town Hall and providing a long-term lease to the Australian National Academy of Music

29th January 2023

To Whom it May Concern

I am writing in support of the proposal. As a local resident who is also a professional [REDACTED], I believe I can bring particular insights into this issue.

I've been a professional [REDACTED], [REDACTED], and [REDACTED] for my entire career (around [REDACTED] years). I've also lived in Port Phillip for [REDACTED] years.

As part of my work, and as part of my life-long passion for the arts and arts education, I have been a regular visitor to the Australian National Academy of Music (ANAM). Every year, I have attended numerous ANAM concerts and events at South Melbourne Town Hall, plus ANAM educational and community events around their South Melbourne home-base.

I have visited and worked professionally in [REDACTED] and [REDACTED] around [REDACTED], and in [REDACTED]. Nothing I have seen in my travels comes close to the unique cultural and community treasure that is ANAM. The calibre of students, staff, and programs is simply outstanding in every way. The visionary program run by staff at ANAM is widely acknowledged as one of the best in the world. Current and past students and staff make a massive contribution to the arts industry in Australia and internationally.

At the local level, South Melbourne benefits from the addition of thousands of customers every year to local restaurants, businesses, and venues.

As a local resident, I am also very appreciative of the wonderful accessibility of the music-making at ANAM to the people of Port Phillip. Every year ANAM provides many free and low-cost concerts and master-classes, plus community outreach projects in local schools and community venues.

I was shocked to hear about the major collapse of the ceiling in the South Melbourne Town Hall some years ago. Everybody who visits this glorious building can see that it is aging, and lacks many of the modern facilities that one would expect in a world-class arts, training, and community facility. However, the ceiling collapse was a huge wake-up call - the building urgently needs major work to bring it up to the standards needed for regular public events, and daily classes and rehearsals.

I have looked in detail at ANAM's proposal for a building program to bring South Melbourne Town Hall into the 21st Century. This proposal provides a once-in-a-generation opportunity to properly upgrade the building for an exciting future ahead. The restored, upgraded building would provide facilities and opportunities to match the wonderful standard of arts work that takes place there.

The proposal includes excellent opportunities for local community involvement in our beautiful Town Hall, and exciting new spaces and facilities (both musical and non-musical) for locals to use and enjoy.

As a [REDACTED], [REDACTED], and [REDACTED], I strongly recommend that you support the lease proposal from Australian National Academy of Music for South Melbourne Town Hall. Our local community, our young artists, and our international role as arts and arts education leaders, will be enhanced by the improved facilities and the outstanding cultural stewardship provided by ANAM.

Yours sincerely,

[REDACTED]
[REDACTED],
[REDACTED], VIC [REDACTED]
[REDACTED]
[REDACTED]

Submission on the Notice of intention to Lease the South Melbourne Town Hall to ANAM

First, I make some comments directed at the specific claims made regarding the stated intentions of the lease and, secondly, I offer some general observations on why I believe Council should not proceed with the lease.

As a preliminary, but fundamental issue I note that no lease presently exists. It is possible that some submitters concerns may be alleviated when the proposed lease is drafted and tabled.

According to Council's communication of 22 December 2022 the Lease is intended to:

Secure the Town Hall as a cultural hub

A definition of cultural hub is a "A clustering of cultural venues such as museums, galleries and performance spaces with secondary attractions including food and retail."

There are many descriptions of what is a 'cultural hub' but I argue key is the notion of place where people can come and share.

By chance I came across this passage:

Habitat for the Arts, the brainchild of a Baker and his partner Marianne Garrah, is a cultural hub and part of the trend in community spaces and studios for fine art practice, exhibition and performance in buildings where you may not expect to find them. Habitat for the Arts leases space in the recently expanded Jasper Library and Cultural Centre, which also houses the Jasper Artists Guild and municipal council chambers. It's a prime example of how a new or regenerated building can transform into a cultural hub, offering a fresh type of space to arts and culture organizations that may not otherwise have access to it. <https://www.cbc.ca/arts/how-small-town-cultural-hubs-are-creating-a-sense-of-community-away-from-big-urban-centres-1.5286628>

I am not suggesting Jasper Canada's good fortune can be extrapolated across the globe and imposed in South Melbourne, but it does suggest that a different perspective can bring varied outcomes.

I submit that the proposed lease essentially gives one entity dominant control and occupation of the Town Hall with only COPP guaranteed access for limited civic events.

Moreover, this dominant control potentially stretches for 50 years. Given this: what provision is there for community input? I understand that Council and employees of Council will involve themselves in whatever oversight is required. However professional and competent as they may be, or not, their interests are not necessarily those of the community. Who will advocate for the local community.

Support its restoration, renewal and maintenance

I understand there are issues, often with significant financial impost, in bringing heritage buildings into line with contemporary standards. These issues are not insurmountable otherwise we would have witnessed heritage buildings worldwide being razed. Clearly inventive architects, designers, engineers, builders and so on can manage these issues.

Perhaps the Town Hall could be re-purposed as a community hub concentrating various community based services at that locale, attracting others of a similar disposition and providing gathering spaces for community organisations and, if the development included catering facilities then these could be utilised, in part as a social enterprise, training locals, improving their chances of securing employment in industry as well as meeting a well-identified need in the City of Port Philip for meals/food parcels and material support. Maybe some ANAMs philanthropic funders local and international may be attracted to such a proposal.

Herein lies a problem for Council, if either the promised government funds and/or matching philanthropic funds do not eventuate, particularly after some internal works are commenced what adequate recompense will there be for Council and ratepayers. **Is this an insurable risk?**

Over time boost use and visitation

On my observation proponents of proposals such as ANAM's point to, for example, flow on financial benefits. Most of these claims are nothing more than rank boosterism, accentuating the positives, then ignoring the costs.

Extrapolation, modelling, projections may in some cases have some knowledge foundation but are mostly the proponents' hoped-for best possible outcomes.

General comments

I do not know if the claims made by ANAM and various supporters as to its educational or performance standing are accurate or not. I am not in a position to pass judgment or offer an opinion. Nor, am I in a position to know whether or not the funding from the state government and the multiple offerings of philanthropists to match in one instance and, in another, to generate a group of philanthropists are well founded or fantasy. It is impossible to test the integrity of these claims.

More confidently I can assert the proposal as it stands has two specific deficiencies. The first is the 'commitment' "to maintain the ASSIST office at the Town Hall or in the immediate neighbourhood". The immediate qualification suggests my scepticism is warranted. The second is the even looser commitment to make provision for community organisations. . Mr Nick Bailey on a commercial tv news on 9 December 2022 assuring the journalist that there would be public access stated that the Town Hall would be open to the public as we will have a roof top bar. Such a commitment may be reassuring to roof top bar goers but I think little comfort for those in our community living in poverty struggling to put food on the table, clothes on their back or a roof over their head and there are many in our community in that position.

As I have stated in earlier submissions the presence of the Assist Office at the Town Hall is paramount. Without it the essence of local government is missing. I am pleased there appears a definitive commitment to the Town Hall being used for Council meetings and citizenship ceremonies.

I admit that technology and I are not friends. Once I thought I was alone on this score, but the more pervasive technology has become particularly in our interactions with government, commonwealth, state and local the more I appreciate others hanker for more human contact. I am speculating that new disciplines for academics will open up for treating and correcting a communal malaise caused by frustration, anger and despondency caused by the tyranny of technology.

For those in the community whose existence centres on technology I imagine the desire for a physical manifestation of Council is fanciful. But for me it is crucial.

I do not believe we require the development of the emerald hill precinct as an arts precinct. Within a kilometre of Emerald Hill there are major performance, exhibition, educational spaces which house premier facilities. That precinct is undergoing massive change which will deliver:

Development Victoria is delivering the transformation of the Melbourne Arts Precinct, Australia's largest cultural infrastructure project, on behalf of Melbourne Arts Precinct Corporation.

<https://www.development.vic.gov.au/projects/melbourne-arts-precinct>

Finally, I am disturbed by the prospect of this Council placing the South Melbourne Town Hall for potentially the next 50 years leaving it outside community control. By that stage my [redacted] would be [redacted] years old and possibly may not remember [redacted] [redacted] bush dances at the Town Hall way back when and it would appear [redacted] and [redacted] children [redacted] [redacted] would not have the chance of replicating [redacted] experience if ANAM's proposal is accepted: sentimental tosh, maybe. Sometimes sentiment and reason can sit comfortably side by side.

[redacted]

From: [REDACTED]
Subject: RE: Submission from Save Albert Park
Date: Monday, 30 January 2023 9:50:00 AM

Received. Thank you, [REDACTED]

[REDACTED]
Acting Executive Manager Property and Assets | Property and Assets
T: [REDACTED] | M: [REDACTED]
St Kilda Town Hall | 99a Carlisle Street, St Kilda, Victoria 3182

From: [REDACTED]
Sent: Monday, 30 January 2023 9:49 AM
To: [REDACTED]@portphillip.vic.gov.au>
Subject: Submission from Save Albert Park

 [External Email] Please be cautious before clicking on any links or attachments. 

Lease of South Melbourne Town Hall

Submission from Save Albert Park Inc.

January 30, 2023

To: [REDACTED], City of Port Phillip.

Save Albert Park (SAP) understands that should ANAM be granted a long term lease of the South Melbourne Town Hall, it intends to redevelop the 'Community Hub' section of the building (comprising the Council's former 'Assist' office, a large meeting room and offices for community groups) into a high class hospitality venue.

SAP contends that ANAM's need for a such a venue does not justify the elimination of the Community Hub, and that the interests of the residents of the City of Port Phillip would be best served by the retention of the Community Hub in its current location, with direct access by doors off Fishley Street. This will serve to maintain the Council's connection to the building and demonstrate the aim to provide services to the community, particularly by means of the Assist office.

SAP has occupied one of the community group offices in the Community Hub from 2009 until September 2020 and greatly appreciated the excellent facilities provided, including the use of the meeting room.

SAP's campaign, to rid Albert Park of Formula 1 motor racing, which is aligned with the long established policy of the City of Port Phillip, was much assisted by having a centre for committee and members meetings, and storage of files. SAP's campaign continues, but the loss of access to our office is much missed.

SAP understands the Council's position on the future of the South Melbourne Town Hall and its negotiations with ANAM, but believes it should not totally lose its connection to the building.

With a large sign, 'AUSTRALIAN NATIONAL ACADEMY OF MUSIC' across its historic pillars, the South Melbourne Town Hall could cease to be a source of civic pride.

██████████, President, for the Council of Save Albert Park Inc.
Tel. ██████████ email ██████████

Submission relating to the proposed lease of the South Melbourne Town Hall

I have read the document entitled "Meeting of the Port Phillip City Council 7 December 2022" and would like to make the following comments on the proposal.

COMMERCIAL and FINANCIAL

I am worried about the low level of risk management in the current proposal.

Under no circumstances should a 50-year term be agreed even if the "financial consideration improves". I think that even a 35-year lease exposes the Council (and the community) to significant financial danger and also to unforeseen conditions many years into the future. Large commercial leases in Australia are mostly for 10 years with additional 5 or 10 year extensions up to 30 years.

I think that Council (and the community) should have a written guarantee that ANAM has succeeded in obtaining the \$20.5 million before any agreement is made a) on the conditions of the lease and definitely b) before commencement of the works.

- What happens if works commence but ANAM fails to raise the whole amount?
- What happens if works commence, but costs increase to such a level that they cannot be completed?

The 15-year extension of the lease depends on an extra \$19.5 million capital investment in the first 20 years.

- How will this be calculated?
- Will the value be adjusted for inflation or will the amount spent be much less?
- \$19.5 million will be worth \$14.5 million in 10 years (3% inflation)
- \$19.5 million will be worth \$10.5 million in 20 years (3% inflation)

Proposed rental of \$550,000 per annum may be abated by \$300,000!!

This means that actual rent could be as low as \$200,000 - a ridiculously low amount considering the proposal to take over the entire Town Hall.

I don't see any mention of rent increase with inflation, which means at the end of 35 years we could be paying ANAM to use our Town Hall!

The abatement amounts appear very large e.g. \$100,000 for Community access measures.

From which year are the baselines for the performance measures?

How will they be defined and how will they be calculated e.g. Will community access measures count visitors?

SOCIAL/COMMUNITY

I strongly object to the lease being over the entire Town Hall building.

The Town Hall belongs to the community but the proposed lease will give ANAM complete control of who, when, why and how the community accesses the Town Hall. Regardless of

discount rates, free memberships etc, the fact remains that the community will only have access for specific uses on the dates and times ANAM chooses. This has been a problem in the past.

"It is assumed that COPP will continue to operate an ASSIST customer service counter in the building or in the immediate neighbourhood".

- This is quite unclear - will the lease include the current ASSIST counter or not? It will do nothing to assuage the fears of residents who are concerned about Council services.

If the lease includes all the spaces in the Town Hall previously used by residents, South Melbourne will lose a number of valuable community resources - several meeting rooms, a community hub, theatrette, community group offices etc.

Finally, I wish to strongly object to the proposed lease. Since ANAM first moved into the Town Hall, our community has seen our access to that magnificent building progressively chipped away until now we are faced with a complete takeover.

In addition, the terms of the proposed lease do not appear to give the building the value it deserves - from the insulting \$1 per year rent in 1996 (and years after) to the current proposal at a bargain price.

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I strongly object to the lease proposed City of Port Phillip Council (CoPP) for the South Melbourne Town Hall (SMTH).

CoPP should:

- 1) Maintain the existing control and use of the west wing of the South Melbourne Town Hall for civic and community use.
- 2) Maintain the community hub and therefore the community groups in that hub in South Melbourne Town Hall.
- 3) Not to extend the existing lease with ANAM and maintain its current term.
- 4) Use South Melbourne Town Hall for the Council's community and civic activities in South Melbourne.

Note: a 500+ petition with the four above points was sent to Council , and presented at Council meeting 18 March 2020 when the proposed leased was considered as an agenda item. However in a recent check on the Council website, it is not in the Council meeting minutes in April or subsequent months meetings. I will resend a copy I have separately, as these petitioners should be considered with respect to the proposed lease.

The Council vacated the SMTH and no longer provides any of the services locally it once did, nor with the proposed leased is their any proposal by council or returning those services, including the Assist Centre. The lack of foresight by CoPP of what will obviously be a need for council services delivered in South Melbourne in future, is astounding and continues in the same vein of the mistakes made by the Victorian State Government with regards school facilities in the arwa! It is clear that the former light industrial areas of South Melbourne will change and be a mix of residential and commercial offices in the long run, that is what both CoPP and the State Government plan. Is the assumption you will not need to provide any face to face services, no general public spaces for meeting or community groups?

Additionally South Melbourne, post code 3205, is unusual in Port Phillip, as it is on the CBD fringe, has a concentrated mix of commercial, retail, residential both low rise and high rise, public and private housing. It also contains the largest number of disadvantage households in Port Phillip. And yet the CoPP will remove with no replacement, these facilities which it had in SMTH:

- Community hub, with meeting room and local community groups offices,
- Theatrette
- Multipurpose room
- Council Assist Centre

No other part of Port Phillip would be treated this way, where numerous public spaces are lost with no proposal to replace them. No other town hall in Port Phillip will have so limited in general public access for civic and general community use. The CoPP seems not to care that it is reducing community meeting spaces, yet the population is growing in the catchment around SMTH.

CoPP often refers to community and public access, but the access that is envisioned in the lease, is predicated on money for entry and elite arts, not the basics and perhaps for CoPP “mundane” community uses, such as clubs, and local organisations’ meetings.

CoPP lack of concern for the general public, residents and ratepayers, leads me to believe that South Melbourne would best be served as part of another council, such as the City of Melbourne.

Council implies that this lease saves the rate payers money. But based on the Council’s website CoPP is budgeting \$16 million before ANAM spends money on the on the Town Hall. The amount ANAM is planning on spending on SMTH, is not broken out between changes actually needed and those done to suit their plans, so the assumption is that nearly all is to suit ANAM! The Council is writing off the two million plus dollars spent on the community hub. Plus the Council will eventually provide more offices for staff (in St Kilda?), rather than using the SMTH. Plus eventually Council services and meeting public spaces will be provided in South Melbourne, again at CoPP expense.

Besides the leasing aspects, the public consultation is seriously flawed.

- 1) The public consultation on the lease in the January holidays.
- 2) It appears letters notifying the proposed lease sent only to some residents in South Melbourne post code 3205, not all of former City of South Melbourne? The entire City of South Melbourne funded the building, development and maintenance of SMTH prior to amalgamation.
- 3) Even in the South Melbourne postcode not all residents received a notice eg in Fishley St report never having received a letter.
- 4) CoPP put more effort in communicating directly with residents about FOGO bins, than the proposed lease of the town hall.
- 5) There is a lack of clarity about CoPP expenditure in the lease notification letter, Council’s website and the December 2022 report about the outlays Council itself is committing to.
- 6) ANAM clearly was prepared for a publicity campaign for the lease, based on the terms term in CoPP report, disadvantaging any opposition to CoPP endorsement of the proposed lease. Examples are: a) advertising on footpaths around the SMTH using same methods as CoPP normally uses b) a flyer distributed with both ANAM and CoPP logos making many claims with respect to the SMTH and proposed lease c) sandwich boards and representatives of ANAM (who claimed to a local residents that ANAM was “saving the Council money” and “all renovations were going to be paid by ANAM”). Has ANAM or representative permission from CoPP for this advertising and use of CoPP Phillip logo? If so, how can CoPP in good faith claim to assess the feedback on the proposed lease objectively, as it would appear to be an advocate for it and thus pre-judged the issue?

Regards,

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SOUTH MELBOURNE PHILHARMONIC SOCIETY INC.

Association number A0025607K ABN 89 800 386 464

**Response to CoPP community survey
on the proposal to grant ANAM a long-term lease of the South
Melbourne Town Hall**

21st January 2023

The South Melbourne Symphony Orchestra supports the proposal to grant the Australian National Academy of Music a long term lease on the South Melbourne Town Hall, with its included condition that the SMSO returns to the Town Hall with its previous rehearsal and performance schedules and storage arrangements.

The return of ANAM to the Town Hall will once again create in this municipality a major anchor point for classical music on Melbourne's cultural axis, in a superb acoustic venue in which residents and non residents alike are able to see and hear classical music performed by local and international musicians in orchestras, solo recitals and chamber groups.

The long term lease should enable ANAM to plan for the long term, secure in the knowledge that it will once again be able to put down roots and establish itself in the Port Phillip community for some decades to come. Apart from the economic activity which the year round presence of members of the ANAM student, teaching staff and operational support bodies will generate in the Emerald Hill precinct, the local and wider Port Phillip community will have opportunities to engage with both students at the beginning of their exacting careers and established performers in the prime of theirs. Such opportunities will arise not only through formal performance attendance but also through more informal encounters, and could be a not insignificant contribution to piercing the mystical aura which sometimes seems to surround classical music. The more established classical music becomes in mainstream society, the more "normal" it seems and consequently the more valued as an activity.

We would also expect that the return of ANAM could bring in its train the return of other associated music events which formerly took place in the Town Hall, such as various 3MBS concerts, the 3MBS Marathons and the Melbourne International Chamber Music Competition.

The lease requirement of the associated return of the South Melbourne Symphony Orchestra – one of the oldest community orchestras in Greater Melbourne – to the Town Hall is very welcome and will also provide multiple benefits to the community directly, as well as another avenue of community engagement for the Australian National Academy of Music. We see it as important that SMSO's access and interests are included in any plans and lease agreement, so that the Orchestra is clearly



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incorporated as an ongoing key community stakeholder and beneficiary of the new arrangement, with its core use of the facility for regular rehearsals and performances returning to the previous in kind arrangements.

Most music performances in Melbourne and other places are those by community groups such as SMSO. This has been true for centuries – Mozart, Beethoven and Schubert for example all played the viola not in professional orchestras but with groups of friends. Composers such as Benjamin Britten and Gustav Holst were focussed on ensuring that they engaged with community groups – orchestras, choirs, wind bands, school orchestras etc – as they recognised the role such groups play in the musical world and society as a whole. Several of the works of these composers were written especially for particular amateur ensembles and this interaction continues to the present day: in 2018 Stefan Cassomenos was commissioned to write ‘Dixit Dominus’ by the Royal Melbourne Philharmonic Society while in 2019 Graham Ford was commissioned to write ‘Big Bang’ (a memorial to the late Richard Gill) by the Southern Highlands Symphony Orchestra – his local community orchestra.

In addition, wider implications are now seen to exist: the neurological benefits of creative activities such as learning a language or playing a musical instrument are now seen as important components in retarding the onset of cognitive decline, making the community music making process of even greater value to society in general and the Port Phillip community in particular.

A 2012 survey by the Music Council of Australia concluded that there were approximately 130 community and youth orchestras and choirs in Australia. Many have withered and died over the years – in Melbourne for example the Kew Philharmonic Orchestra, South Melbourne Philharmonic Choir and Strathmore Symphony Orchestra are no more. SMSO has remained based in the Emerald Hill Arts Precinct since its establishment by far sighted councillors in 1946, where in the 73 years since then until the temporary closure of the South Melbourne Town Hall at the end of 2019 it presented multiple concerts each year in with the support of the Council and has been for many years well regarded in the wider Melbourne musical scene for the quality of its performances.

The Orchestra and ANAM have forged a very good and relationship over the years, to the point where each organisation has borrowed the other’s equipment on



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occasions. In addition, SMSO has been delighted to provide concerto opportunities for ANAM students in the last few years, our audiences have been privileged to hear outstanding performances of the Mozart Piano Concerto no 22, the Mozart Piano Concerto no 25, the Beethoven Piano Concerto no 2, the Beethoven Piano Concerto no 4, the Chopin Piano Concerto no 1, the Mendelssohn Concerto for Two Pianos in E, the Rachmaninov Piano Concerto no 2, The Lark Ascending by Vaughan Williams, the Mozart Oboe Concerto, the Beethoven Violin Concerto, the Tchaikovsky Violin Concerto and the Spring concerto from Vivaldi's Four Seasons. Such performances provide these high level performers invaluable performance experience and exposure, while simultaneously allowing the local community to see and hear the next generation of household names in the classical music world.

At \$20/15 per ticket frozen at this level since 2011 these performances are within the reach of most members of the Port Phillip community. Of course, without the generous and unwavering support of the City of Port Phillip in the in kind provision of the main SMTH auditorium for rehearsals and performances and an under stage storage room which doubles as our music library, such accessibility would not be possible and would threaten the viability of the Orchestra itself. This would be a great loss to the Port Phillip community in particular and to the Melbourne music world in general.

Even with the two organisations temporarily based out of the Port Phillip area these collaborations continue and ANAM soloists will appear in 2023; the first concert features the Beethoven Emperor Piano Concerto, while later in the year we have programmed the Bach Double Violin Concerto and the Richard Strauss Horn Concerto no 1. Three former Directors of ANAM have also appeared with SMSO as concerto soloists. In turn, the provision by ANAM of staging, orchestral and solo pianos, the harpsichord, extra stands if required, venue management, lighting etc supports SMSO and by extension the Port Phillip community.

Naturally, all stakeholders desire a high quality outcome of the redevelopment but timeliness is also crucial, especially given the already extended closure, so that a schedule which prioritises timely reopening of the main auditorium and which minimises the risk of lengthy delays would be welcomed by all parties.

This proposal and the likely timescale of the Hall remediation and reconfiguration work now makes it even more imperative that interim support to enable SMSO to



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sustain its operations is provided as outlined in the detailed proposal to Council of 6 August 2022 by our President, [REDACTED] until the time when this wonderful community vision is brought to fruition. We look forward to progressing discussions on this very soon so that SMSO's future can be assured in parallel with the ANAM agreement.

The engagement of a national institution such as ANAM, focussed on developing and showcasing high level classical music practitioners with a community orchestra domiciled in the same building can only strengthen the connections of both organisations with the Port Phillip community, to the ultimate benefit of all.



29 January 2023

Dear City of Port Phillip,

Re: Feedback on Proposed Lease of South Melbourne Town Hall

The Clarendon & Coventry Streets Business Association (CCSBA) is working for the collective benefit of our precinct by advocating and facilitating activities to improve visitation and economic activity and collaborating with key stakeholders including Port Phillip City Council, the State Government and Community groups to realise this vision.

The Australian National Academy of Music (ANAM) has been located in the South Melbourne Town Hall for 25 years. Notwithstanding ANAM, South Melbourne has a historical affiliation with the music industry: -

HISTORICALLY

- The South Melbourne Symphony Orchestra (an amateur orchestra) is one of Melbourne's oldest community orchestras, with a continuous record of performing in the South Melbourne Town Hall since its formation in 1946.
- Armstrong's Studios, in Bank St, was arguably the #1 independent recording studio in Australasia in its time. The studio operated under different banners from 1965 - 2006.

IN MORE RECENT TIMES:-

- JMC Academy, Australia's Leading Creative Industries Institution, is situated in Bank Street South Melbourne
- Southern Cross Austerio, home to Triple M radio and other stations, is in Moray Street South Melbourne
- Nova Entertainment, home to Nova FM, is in Clarendon Street South Melbourne

CCSBA AND ANAM

The CCSBA has engaged with ANAM to discuss their aspirations with the proposed 50-year lease of the South Melbourne Town Hall.

Nick Bailey, General Manager of ANAM, attended the CCSBA's December 2022 committee meeting and we also took the opportunity to meet with Nick at the Town Hall, have a site tour and further discuss the leasing proposal and importantly ANAM's proposed community engagement and support.

By ANAM's own admission, historically, they were not always very good with community engagement and support and tended to be insular focused. It is critical therefore, that in their proposed 50-year lease plan their said commitment to the community is genuine and is a requirement of the lease.

Experience South Melbourne
ABN 77 184 344 971
experiencesouthmelbourne.com.au
facebook.com/clarendoncoventry
instagram.com/experiencesouthmelbourne



To further cement the intent of ANAM's Community commitments, CCSBA proposes that ANAM become an active member of the business community by:-

1. Becoming a financial member of the Business Association,
2. Once re-established in South Melbourne, ANAM to have a representative on the CCSBA Committee
3. Support the CCSBA in economic activation events (as relevant), thus supporting the business community
4. Specifically, allow access for festivals/functions/events in the front of the Town Hall, grass area and car parks situated in front of the Town Hall
5. Allow the CCSBA to occasionally hold meetings in the Town Hall, particularly AGM's, and,
6. in refurbishment allowances of the Town Hall, to seriously consider structural avenues for reducing wind flows in front of the Town Hall to allow for better use of this forecourt.

The cultural artistic history of music is important to South Melbourne, something the CCSBA is keen to support and continue to cultivate. As such we are keen to support the 50-year lease with ANAM on condition they meet their commitments to community for the duration of the new Lease.

Yours sincerely,

on behalf of the Clarendon & Coventry Streets Business Association


President

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