

Heritage Council Regulatory Committee

John Curtin Hotel (H2426)

27–31 Lygon Street, Carlton, City of Melbourne

‘On the papers’ consideration

Members – Professor Andrew May (Chair), Mr Adrian Finanzio SC, Mr Rueben Berg

DETERMINATION OF THE HERITAGE COUNCIL

Inclusion in the Victorian Heritage Register – After considering the Executive Director’s recommendation and all submissions received, and conducting a site inspection of the John Curtin Hotel, the Heritage Council has determined, pursuant to section 49(1)(a) of the *Heritage Act 2017*, that the John Curtin Hotel, located at 27–31 Lygon Street, Carlton, City of Melbourne, is of State-level cultural heritage significance and is to be included in the Victorian Heritage Register.

This determination was made, with the consent of all the parties, without the need for oral presentations.

Professor Andrew May (Chair)
Mr Adrian Finanzio SC
Mr Rueben Berg

Decision Date – 31 March 2023

ACKNOWLEDGEMENT

As a peak heritage body, we acknowledge the Traditional Owners of the Country that we call Victoria, as the original custodians of Victoria's land and waters, and acknowledge the importance and significance of Aboriginal cultural heritage in Victoria. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of Aboriginal culture and traditional practices.

HEARING SUBMISSIONS

EXECUTIVE DIRECTOR, HERITAGE VICTORIA

A written hearing submission was received from the Executive Director, Heritage Victoria ('the Executive Director').

CITY OF MELBOURNE

A written hearing submission was received from the City of Melbourne ('CoM').

NATIONAL TRUST OF VICTORIA

A written hearing submission prepared by Maddi Moore, Acting Manager, Advocacy, was received from the National Trust of Victoria ('the National Trust').

VICTORIAN TRADES HALL COUNCIL

A written hearing submission prepared by Dr Colin Long was received from the Victorian Trades Hall Council ('VTHC').

INTRODUCTION/BACKGROUND

NOMINATIONS AND RECOMMENDATION OF THE EXECUTIVE DIRECTOR

1. On 18 March 2022, the Executive Director accepted two nominations to include the John Curtin Hotel at 27–31 Lygon Street, Carlton, City of Melbourne (‘the Place’), in the Register.
2. On 19 July 2022, the Executive Director recommended that the Place be included in the Register pursuant to section 37(1)(a) of the *Heritage Act 2017* (‘the Act’).

PROCESS FOLLOWING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR

3. After the Recommendation was received, notice was published on Friday 22 July 2022 in accordance with section 41 of the Act, for a period of 60 days.
4. During the public advertisement of the Recommendation, ten (10) submissions were received pursuant to section 44 of the Act (‘the section 44 submissions’) in relation to the Place. Eight (8) submissions supported the Recommendation, and two (2) submissions did not support the Recommendation.¹ One of the submissions in support of the Recommendation attached supporting material from a further one-hundred and one (101) individuals. Both objecting submissions requested that a hearing be conducted.
5. Pursuant to section 46 of the Act, a hearing was scheduled and a Heritage Council Regulatory Committee (‘the Committee’) was duly constituted to consider the Recommendation and submissions received in response.

CONSIDERATION OF THE RECOMMENDATION AND SUBMISSIONS RECEIVED

6. On 11 October 2022, section 44 submitters were invited to submit a ‘*Heritage Council Form B – Registration Hearing Participation Form*’ (‘Form B’) by 8 November 2022 advising of their intention to participate in a hearing. Five (5) Form B forms were received.
7. On 28 November 2022, all prospective hearing participants were advised that a registration hearing in relation to the Place had been scheduled for 20 February 2023 and was to be conducted by way of videoconference using *Microsoft Teams* (‘the Hearing’). Written submissions were invited, and further information was provided about the Hearing.
8. On 19 September 2022, a submission was made on behalf of YY Property Pty Ltd the owners of the Place (‘the Owners’) concerning the substance of the Recommendation and requesting a hearing in relation to the submission. On 20 January 2023, Stamford Lawyers acting for the Owners advised that their client intended to withdraw from the Hearing, first by telephone to the Heritage Council Secretariat (‘Secretariat’) and then subsequently in writing received by the Secretariat on 24 January 2023.
9. Following receipt of the Owner’s withdrawal from the Hearing, there were no remaining parties to the proceeding who had had requested a hearing pursuant to section 46 of the Act.²

¹ Three objecting submissions were received; however one submission was reclassified as being in support of the Recommendation. From the substance of the submission, it was believed that the submitter made an error using the prefilled options on HCV Hub.

² Verdunt Pty Ltd, the previous owner of the Place, was one of the two remaining objecting submitters who requested a hearing. They did not submit a Form B indicating that they did not wish to participate in a hearing.

10. On 27 January 2023, the Secretariat wrote to all hearing participants asking for their views as to whether the hearing should, in all the circumstances, be conducted on the papers (i.e. without the need for a public hearing) by 10 February 2023.
11. All hearing participants agreed that a public hearing was not necessary.
12. The Committee confirmed that the hearing in respect of the Executive Director's Recommendation and submissions received in relation to it would be conducted on the papers. Cancellation of the public hearing scheduled for 20 February 2023 was communicated to interested parties and prospective participants by letter dated 14 February 2023.
13. Notwithstanding that YY Property Pty Ltd withdrew from the hearing, the Committee has nonetheless considered the substance of their submission made in writing and finds that the submissions made would not lead this Committee to reach a different conclusion on the significance of the Place than that ultimately reached by the Executive Director.

THE PLACE

14. On 19 July 2022, the Executive Director made a recommendation ('the Recommendation') to the Heritage Council pursuant to Part 3, Division 3, of the Act that the Place, should be included in the Victorian Heritage Register ('the Register').
15. The Place is described on page 4 of the Recommendation as follows:

Location

The John Curtin Hotel, 27-31 Lygon Street, Carlton is a public house (pub) located at the southwest corner of Lygon and Earl Streets in Carlton, at the southern end of Lygon Street, near Melbourne's CBD. It is located in close proximity to Victorian Trades Hall on the opposite side of Lygon Street and is adjacent to RMIT University buildings. The site extends west to an unnamed laneway, and slopes slightly up from the west boundary to Lygon Street.

Description

The John Curtin Hotel is a two-storey building of brick construction, built to the site boundaries. A low-pitched gable roof clad in long-run steel is concealed behind a parapet. The walls are roughcast-rendered at the first floor with smooth-rendered details at the parapet capping, dentils, window sills and architraves, and a string moulding at the first-floor plate level. The ground floor walls are of red face brick with bluestone sills. The brick and render detailing of the principal (Lygon Street) elevation extends to the north (Earl Street) elevation. The secondary north (Earl Street) elevation is less elaborately detailed than that to Lygon Street but continues the dentiled parapet coping and roughcast render to the first floor. The ground floor brick walls on the Earl Street elevation have been overpainted. The corner entrance is articulated with semicircular arched openings with bluestone impost facing both Lygon and Earls Streets to the ground floor with a raised parapet and tripartite windows at first floor. An entrance at the southern end of the Lygon Street elevation is detailed in the same manner.

The rear (west) elevation has been substantially rebuilt in a layered face brick. A 'ghost sign' of unknown origin reading 'CURTIN HOTEL VICTORIA BITTER' is painted on the red bricks at the northern end of the west elevation.

A copper-clad French door is located at the southern end of the east elevation, and the main (corner) entry and side (north) entry retain timber raised-and-fielded French doors. A service entrance at the rear is accessible via the unnamed laneway.

First floor windows are vertically proportioned timber sash windows with the upper sashes divided into six small panes and a single larger pane to the bottom sash. Ground floor windows have later timber joinery set within segmental arched openings. The cellar hatch is accessed by an opening in the northern elevation.

Externally, several signs of various age and design identify the hotel and John Curtin Hotel's name and beer brands, most notably a large illuminated sign mounted on the roof over the main entry corner.

Internally, the ground floor contains a bar area to the north, with dining room in the southern portion of the building and a commercial kitchen and patron facilities located to the west. The first floor now houses an open plan live music venue with bar and patron facilities. The interiors have been altered over time, with pub and live music fit-out from various periods evident on both the ground and first floors. The general arrangement of the main bar and the separate dining room to the south appears to remain substantially in its original configuration. The majority of the internal plasterwork within the bar and dining room has been removed, exposing the brickwork.

The ground floor bar is of panelled timber with inset mirrors to the pelmet. Two decorative stained-glass windows of more recent origin are installed in a lightwell on the southern boundary, depicting views to the Working Mens' College (now RMIT University) on La Trobe Street and the main entry portico of Victorian Trades Hall. The interior retains beer advertising signage including hand painted menu chalk boards which read "John Curtin Hotel". The interior is now extensively decorated with band and live performance posters.'

16. The Recommendation sets out the basis of claimed significance for those administering the Act and participating in its processes, and provides a starting point for this Committee's consideration.

PRELIMINARY, PROCEDURAL AND OTHER MATTERS

CONFLICTS OF INTEREST

17. The Chair invited Committee members to consider whether written declarations or otherwise were required to be made in relation to any matters that may potentially give rise to an actual or apprehended conflict of interest. All members were satisfied that there were no relevant conflicts of interests and made no such declarations.

FUTURE USE, MAINTENANCE AND DEVELOPMENT OF THE PLACE

18. It is not the role of the Committee to consider future proposals or to pre-empt any decisions regarding future permits under the Act. Pursuant to section 49(1) of the Act, the role of the Committee is to determine whether or not the Place, or part of it, is of State-level cultural heritage significance and is, or is not, to be included in the Register.

PROCESS FOLLOWING RECEIPT OF SUBMISSIONS IN RELATION TO THE PLACE

SITE INSPECTION

19. On 24 February 2023, the Committee undertook a site inspection of publicly and some non-publicly accessible areas of the Place. Access to the Place was facilitated by staff of the hotel. No submissions were sought, made, or received at the time of the site inspection. The Committee was also accompanied by the Heritage Council Hearings Manager.

ISSUES

20. The following section is not intended to be a complete record of submissions that were made to the Committee. It is a summary of what the Committee considers to be the key issues, followed by an explanation of the Committee's findings.
21. The Committee had regard to the assessment framework and steps in *The Victorian Heritage Register Criteria and Threshold Guidelines* (updated by the Heritage Council on 3 December 2020) ('the Guidelines') in reaching its findings. Any reference to 'the Guidelines', 'steps 1 and 2' or 'threshold for inclusion' refers to the Guidelines. (See **Attachment 1**).

SUMMARY OF ISSUES

22. The Executive Director recommended that the Place be included in the Register as a place of State-level cultural heritage significance in relation to Criteria A and G. The proposed extent of registration for the Place included: all of the place shown hatched on **Attachment 2**, being Diagram 2426 encompassing 'all of Lot 1 on Title Plan 534713U.' Pursuant to section 38 of the Act, the Executive Director recommended categories of works or activities for inclusion with the registration which may be carried out in relation to the Place for which a permit under Section 5 of the Act is not required ('permit exemptions').
23. All submissions from hearing participants were generally supportive of the Executive Director's Recommendation. CoM suggested that in addition to Criteria A and G, Criterion E might also support the inclusion of the Place in the Register, though noted fairly that its experts had only considered the criterion in the context of local-level significance. The National Trust and VTHC both supported inclusion under Criteria A and G, but submitted that Criterion H could also be met at the State level. These matters are considered further below.

CRITERION A – IMPORTANCE TO THE COURSE, OR PATTERN, OF VICTORIA'S CULTURAL HISTORY

Summary of submissions and evidence

24. In assessing the Place in relation to Criterion A, the Executive Director concluded that the Place satisfied Criterion A as it 'has a clear and long-term association with the history of trade unions and the labour movement in Victoria' as evidenced through the fabric of the Place as well as the original and ongoing use of the Place, as well as its physical relationship to Trades Hall, which is also well documented in primary and secondary sources. The Executive Director submitted that the Place has been an important venue for working-class politics and

activism in Victoria for over 100 years, and its associations with the labour movement in Victoria are likely to be of State-level cultural heritage significance.

25. The Executive Director acknowledged that the Place has been a popular and important live music venue in recent decades – hosting a number of local, interstate and international artists – but was not of the view that this association was sufficient to warrant inclusion in the Register. The Executive Director submitted that the Place was not constructed specifically for live music or performance purposes, and as such does not allow this association to be understood through design or architecture. The Executive Director submitted that there are a large number of live music venues of this kind remaining and that this example is not elevated above the rest, sufficient to warrant inclusion in the Register for this reason.
26. CoM supported inclusion under Criterion A on the basis of its ‘long and important association with the trade union movement, reflecting the precinct proximity to Trades Hall’.
27. The National Trust supported the Executive Director’s assessment that the Place reaches the threshold for State-level significance under Criterion A, for its association with the trade union and labour movement in Victoria. It agreed that the Place allows an association with the labour movement to be better understood than most places with the same association, the association existing since its establishment in 1860, evident both externally and internally in the physical fabric of the Place.
28. VTHC also support the Executive Director’s recommendation that Criterion A is likely to be satisfied for the association of the Place with the trade union and the labour movement, which they consider is well documented in the Recommendation.

Discussion and conclusion

29. The Committee appreciates that the Place is and has been a popular and important live music venue for a number of decades, but agrees with the conclusion and reasons of the Executive Director that this association does not warrant inclusion in the Register.
30. The Committee agrees with Executive Director that the Place meets Criterion A and is historically significant for its close association, since its establishment, with the trade union and labour movement in Victoria and as an important venue for working-class politics and activism in Victoria for over 100 years.
31. The Committee accepts the analysis of the Executive Director and is satisfied based on the information before it that **the Place satisfies** the relevant State-level threshold in relation to **Criterion A**.

CRITERION G – STRONG OR SPECIAL ASSOCIATION WITH A PARTICULAR PRESENT-DAY COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS

Summary of submissions and evidence

32. In assessing the Place in relation to Criterion G, the Executive Director submitted that Criterion G is likely satisfied at a State-level because the labour movement and trade unionism has played a fundamental role in shaping the working lives of Victorian (and Australian) society. In reaching that conclusion, the Executive

Director submitted that the Place has provided one of the principal venues for unionists to gather and disseminate ideas for over a century, through to the present day; and that the activities of the trade unions and the labour movement have clearly exerted an influence across the broader Victorian community and this social and political movement has clearly made a strong and influential contribution to Victoria's identity.

33. CoM submitted that the Place has an 'enduring association with the Labour movement, including the Trade union movement and the Labor party, together with the ongoing hotel operation and more recent use as a live music venue, suggest the hotel is also of social value', but noted that it had made no detailed investigation of the State significance of the Place.
34. The National Trust supported the Executive Director's assessment that the Place meets the threshold for State significance under Criterion G because of its strong and enduring association with the Victorian trade unions and labour movement community, and because it had been a meeting place for both local and visiting members of the labour movement, such that its significance resonates beyond the local community to the broader movement.
35. The National Trust also suggested that the Statement of Significance under Criterion G should recognise the John Curtin Hotel as a live music venue, as part of its development and ongoing association with activism in Victoria and as a key meeting place for the dissemination of ideas of left-wing politics. It submitted that the diversification of the John Curtin Hotel to accommodate live music in the 1980s, and the resulting establishment of a regular fortnightly event to spotlight Indigenous bands, is evidence of how the place assisted to break down racial barriers at a time when many venues restricted access on the basis of race.
36. In response, the Executive Director acknowledged that the Place has played a role in Melbourne's live music scene, including emerging Indigenous artists in the 1980's, but the Executive Director's is of the view that the Place's role as a live music venue is one which is shared by numerous other venues across Melbourne, and consequently does not reach the State-level threshold.
37. The VTHC supports the Executive Director's recommendation that Criterion G is satisfied at the State-level, noting in addition that the significance of the Place lies in the continuing living connection to the trade union movement which has endured for over 100 years.

Discussion and conclusion

38. The Committee notes the submissions from the VTHC and National Trust in relation to the Place's role as a live music venue and alternative experimental space from the late 20th Century to the present day, and acknowledges the significant degree of community appreciation for the Place's contribution to the live music and arts scene. It also notes material in the Recommendation which refers to recent online submissions responding to the Trade Hall Council's call for support for the Place and identified a number of key themes of the submissions. Notably sixty-four (64.2%) percent related to the current association of the Place with live music and the arts scene.³ However, the Committee agrees with the Executive Director's position that the Place does not allow these associations to

³ Page 21 of the Recommendation.

be better understood than other venues across Victoria with the same association.

39. The Committee accepts that Criterion G is likely satisfied at a State-level for the reasons set out by the Executive Director in the Recommendation, and supported by all hearing participants, including the enduring association of the Place with the labour movement and trade unionism, its fundamental role in shaping the working lives of Victorian (and Australian) society and as one of the principal venues for unionists to gather and disseminate ideas, for over a century.
40. The Committee finds, on the basis of the information before it, that **Criterion G is satisfied** at the State-level for the reasons set out by the Executive Director in the Recommendation.

CRITERION H – SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN VICTORIA’S HISTORY.

Summary of submissions and evidence

41. In assessing the Place in relation to Criterion H, the Executive Director found that the John Curtin Hotel does have a direct association with Bob Hawke as his ‘watering hole’ (which is well documented in both primary and secondary sources), but the link to his private life or to his achievements as President of the Australian Council of Trade Unions (‘ACTU’) is not as clear as the link to his family residence or the former ACTU headquarters.
42. Similarly, the Executive Director submitted that the association of the Builders Laborers’ Federation (‘BLF’) and Norm Gallagher with the Place, while being short-lived (but well documented), does not directly relate to the BLF’s significant contributions to the preservation of Victoria’s historic environment, Gallagher’s own achievements in the Victorian heritage movement, or his work in representing the interests of building workers. It is for these reasons that the Executive Director submitted that Criterion H is not likely satisfied.
43. The National Trust disagreed with the Executive Director’s assessment that the Place does not reach the threshold for State significance under Criterion H on the basis of direct documented association with Australia’s 23rd Prime Minister, Bob Hawke. The National Trust submitted that there are no places in the Register included for their association with Bob Hawke, and that the Place clearly links to his achievements as a President of the ACTU as well as demonstrating the importance as a place where he formed relationships in the trade union movement.
44. The VTHC also disagrees with the Executive Director’s assessment and submits that the test for State significance is made out for this criterion for its association with significant individuals, including former Prime Minister Bob Hawke whose private residence could be considered less important than public places (like the John Curtin Hotel) where his union and political life played out.

Discussion and conclusion

45. The Committee notes the submissions in relation to the associations of the Place with Bob Hawke and Normal Gallagher, but accepts the position of the Executive Director that the association with the Place and these individuals was limited.

46. On the basis of the information before it, for the reasons set out by the Executive Director in the recommendation, the Committee finds that **Criterion H is not satisfied at the State level** in relation to the Place.

EXTENT OF REGISTRATION

Summary of submissions and evidence

47. There was no dispute about the extent of registration described in the Recommendation.
48. The Executive Director's recommended extent of registration is defined by the title of the land upon which John Curtin Hotel stands and includes all the interior and exterior structures and fixtures. This is the standard approach taken for the registration of places in built-up areas.

Discussion and conclusion

49. The Committee agrees with the extent of registration for the Place as Recommended by the Executive Director. The Committee records its determination in **Attachment 2**.

CATEGORIES OF WORKS OR ACTIVITIES FOR INCLUSION WITH THE REGISTRATION WHICH MAY BE CARRIED OUT IN RELATION TO THE PLACE FOR WHICH A PERMIT UNDER SECTION 5 OF THE ACT IS NOT REQUIRED ('PERMIT EXEMPTIONS')

Summary of submissions and evidence

50. The Owner, in their submission made in accordance with section 44 of the Act responding to the Recommendation and opposing the scope of exemptions listed therein, submitted that the Place requires urgent renovation and maintenance works.
51. The Executive Director acknowledged that repairs and maintenance of any building are important because ongoing maintenance is the most important way of protecting heritage places. The Executive Director submitted that the suite of heritage permit exemptions that he proposed would assist the owner and lessee to undertake 'like for like' repairs and maintenance without the need for further approval under the Act. The Executive Director also submitted that permit exemptions available for specific works can be sought under section 92(3) of the Act for the purposes of renovation works to the Place.
52. The National Trust supported the proposed permit policy, general conditions and specific permit exemptions as proposed by the Executive Director and submitted that the specific permit exemptions listed in the Recommendation are appropriate, provided that they are carried out in a manner which does not harm the cultural heritage significance of the Place.

Discussion and conclusion

53. As the Owner chose not to participate in the hearing and by letter formally withdrew from the process, there was no dispute between the remaining hearing participants on proposed permit conditions and the proceeding progressed without a natural contradictor. Consequently, the Committee lacked the benefit of

opposing hearing submissions, particularly as they might have related to the appropriateness (or otherwise) of recommended permit exemptions.

54. Having conducted a site inspection of the Place, the Committee appreciates firsthand the condition of the Place. The Committee notes that it is considerably run-down and that significant works are likely to be required to improve, among other things, public safety of patrons of the venue. The Committee also notes that, from the material and from its inspection, very little of the interior is original fabric or unmodified and is concerned to ensure that the need for renovation works is not held up by permit processes concerned with changes to fabric which do not contribute to the significance of the Place.
55. The Committee considers that the Executive Director's recommended permit exemptions are appropriately broad, giving the owner sufficient latitude to undertake important renovation and internal works which are unlikely to adversely affect the overall cultural significance of the Place.
56. The Committee agrees with the Executive Director that any change to the exterior of the building would have the potential to adversely impact heritage features and is appropriate that they are subject to the permit process.
57. The categories of works and activities that may be carried out in relation to the Place without the need for a permit under the Act are listed in **Attachment 3**.

CONCLUSION

58. After considering the Executive Director's recommendation and all submissions received, and after conducting a hearing 'on the papers' into the matter, the Heritage Council has determined, pursuant to sections 49(1)(a) of the *Heritage Act 2017*, that the John Curtin Hotel at 27–31 Lygon Street, Carlton, is of cultural heritage significance to the State of Victoria and is to be included in the Heritage Register as a Registered Place.

ATTACHMENT 1

HERITAGE COUNCIL CRITERIA FOR ASSESSMENT OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE

CRITERION A	Importance to the course, or pattern, of Victoria's cultural history
CRITERION B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
CRITERION C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
CRITERION D	Importance in demonstrating the principal characteristics of a class of cultural places or environments.
CRITERION E	Importance in exhibiting particular aesthetic characteristics.
CRITERION F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
CRITERION G	Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.
CRITERION H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

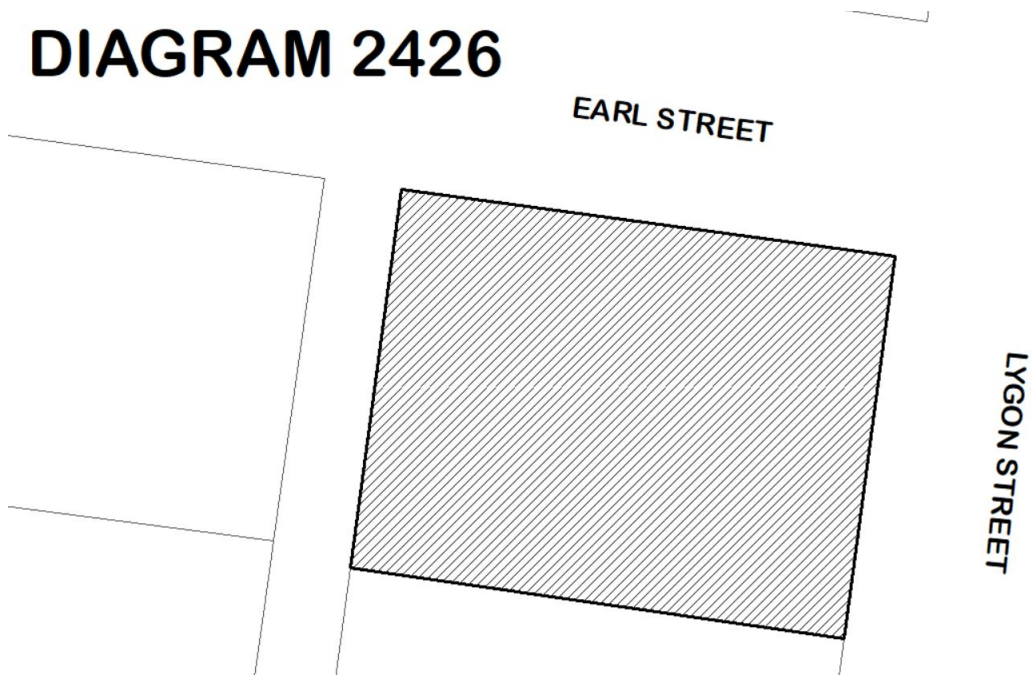
These were updated by the Heritage Council at its meeting on 3 December 2020 and replace the previous criteria adopted by the Heritage Council on 6 December 2012

ATTACHMENT 2

EXTENT OF REGISTRATION

All of the place shown outlined on Diagram 2426 encompassing all of Lot 1 on Title Plan 534713U.

DIAGRAM 2426



ATTACHMENT 3

CATEGORIES OF WORKS OR ACTIVITIES WHICH MAY BE CARRIED OUT IN RELATION TO THE PLACE FOR WHICH A PERMIT IS NOT REQUIRED PURSUANT TO SECTION 49(3) OF THE *HERITAGE ACT 2017* ('PERMIT EXEMPTIONS')

Permit Exemptions

The following permit exemptions are not considered to cause harm to the cultural heritage significance of the John Curtin Hotel.

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance. • Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or the introduction of additional infrastructure.
- Repair to, or removal of non-original items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external surfaces in the same colour provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are earlier hand-painted signs.
- Cleaning including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Events

- The installation and/or erection of temporary elements associated with short term events, including music events, providing the installation does not fix into or alter the main bar or the dining room leadlight panels and minimises external fixings. This includes:
 - Temporary stages, seating, lighting, sound systems and the like.
 - Temporary security fencing or surveillance systems.
 - Temporary promotional banners and signage.

Interiors

All works to maintain or upgrade existing bathrooms, kitchens, and back-of-houses facilities, including installing new appliances, re-tiling, repainting previously painted surfaces and the like.

- All works to the first-floor level that do not impact on the structure or external presentation of the building.
- Removal or replacement of carpets and flexible floor coverings, window furnishings, and wall coverings.
- Installation, removal or replacement of light fixtures, tracks and the like.
- Installation, removal or replacement of existing electrical wiring, light switches, power outlets, security systems, speakers and sound systems.
- Installation, removal or replacement of smoke and fire detectors, alarms and the like.
- Installation, removal or replacement of existing heating and cooling systems provided that the central plant is concealed (both internally and externally), and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.