

Jan, feel
free to make any
amendments!
Cathie R.

~ Draft ~

REPORT

on

A. & I. PAVILION

Station Street, Bangalow

Prepared for the

BANGALOW PARK MANAGEMENT COMMITTEE

and the

HERITAGE COUNCIL OF NEW SOUTH WALES

1. A Brief History of Bangalow

Bangalow is one of the more attractive small towns in New South Wales set inland from Byron Bay in hilly country that was formerly a part of the North Coast Big Scrub. Some remnants of the big scrub remain surrounding the town and it is identified by a lush vegetation (caused by high rainfalls) that contributes in part to its considerable charm and attractiveness.

The town itself is relatively small, with a population of around 1,500 people, and has in its town centre an architecturally cohesive group of buildings mainly dating from the turn of the century that have attracted considerable interest because of their heritage qualities.

The community as a whole exhibits a strong interest in its environment and actively works towards the retention of its significant features both architecturally and environmentally and has retained a small town in which considerable pride shows.

Bangalow itself was not developed as a town until soon after 1880 when the first settlers took up land originally with the intention of sugar cane farming. This was not successful and farming soon changed to dairying. Good transport to the coast, which was a relatively short distance, and good coastal ship services meant that this area prospered very quickly and the population expanded accordingly.

By the turn of the century Bangalow was a town of several hundred people and its shopping centre serviced a large farming community. Several major fires swept through the town's commercial centre in the late 1890's and early 1900's resulting in substantial re-building in the then current architectural styles exhibiting traces of Art Nouveau and Edwardian influences, leaving the town with a heritage of solid and ornate buildings.

Most of these remain today and the flavour of the town is very much 'turn of century'.

Much of the town's interest and community life centred around agricultural developments and in 1911 a new Show Pavilion was constructed, this being the A. & I. Pavilion.

Prior to this a single Hall had been located on the Show Ground site together with various other grand stands and show ground display buildings.

The building which is the subject of this report has stood in an almost unaltered condition since 1911 and has remained very much the cultural focal point of Bangalow.

Bangalow continued to develop into the 1920's with prosperous times in dairy farming. In the late 1930's there was another period of considerable re-building in the main street following another major fire which destroyed the Hotel and Banks, and this is predominantly the last of the major building eras of Bangalow until the late 1980's when once again Bangalow became the subject of an increased population growth.

Bangalow is now a part of the Byron Shire and within that Shire offers a pleasing alternative in lifestyle and built environment to other parts of the Shire, and attracts considerable attention from present day settlers vacating the capital cities because of its extraordinarily beautiful location and architectural harmony.

2. A History of this Project to Restore the A. & I. Pavilion
Interest in Bangalow has grown substantially in the last decade. In 1982-83 Byron Shire engaged a Sydney planning firm, Planning Workshop Pty. Ltd., to undertake an L.E.P. Survey of the Byron Shire and Planning Workshop Pty. Ltd. commissioned as a sub-consultant Tim Shellshear, Architect, of Grafton to examine heritage matters within the Shire.

This Survey highlighted Bangalow as a town of considerable historic value and architectural integrity and it was suggested, in the light of the results of this study, that Bangalow be subject to conservation measures including protection and revitalization.

In 1984 the Heritage Council of New South Wales through a National Estate Grant funded a colour scheme study of the main street in which Grafton Architect, Tim Shellshear, prepared a master colour scheme for each of the main street buildings based on their original colours, and in the course of this many architectural details were identified and highlighted and again the concept of restoration of the main street was promoted.

The Colour Scheme Study included amongst its subject buildings the A. & I. Pavilion and this attracted specifically the attention of the New South Wales Heritage Council in relation to further work on this building.

In 1985 the Heritage Council set aside a small grant of around \$7,000 for the exterior painting of this building in order to support painting works being undertaken by other main street property owners, but this grant was ultimately not taken up as it was realized far too much work was involved in the repairs to the building before it could be justified being painted.

During 1987-88 Byron Shire Council engaged a Heritage Advisor, this being again Tim Shellshear, Architect of Grafton, and in the course of this two year period many discussions were held with Mr Neville Newell (now the Federal Member for Richmond) and the committee members of the Park's Management Committee, as well as tenants of the A. & I. Pavilion.

In 1990 the Park Management Committee, with assistance from Tim Shellshear, Architect, decided to apply to the New South Wales Heritage Council under their annual grant applications for money sufficient to restore the exterior of the building, and principally the front wall.

The high costs of this restoration immediately showed that there was little point in proceeding with this application until a concept plan for the use of the Hall and a determination of its value to the community could be assessed.

Instead of applying for a major grant for repair work a small grant of \$2,000 from the Heritage Council was sought and this was ultimately granted in 1991 on the basis of it being matched dollar for dollar in order to prepare this preliminary architectural report on the Pavilion.

As a result of this report and of master planning undertaken in 1992 an application was made to the Heritage Council for Capital Works Funding, together with the Byron Shire Council, the Ministry for Arts and the Department of Sport and Recreation. To date, that is in May, 1992, funding has been guaranteed from Byron Shire Council and the New South Wales Heritage Council.

3. A History of the Building

Bangalow's history has been recorded as a township in several books to date but details of the individual buildings have been hard to come by.

Curiously, despite the A. & I. Pavilion being virtually the cultural and entertainment centre of Bangalow, few records exist. The building itself was built in 1911 and no details are available as to the architect or designer and the builder. The building was erected as a Show Pavilion with the purpose purely for the showing of agricultural products and uses for the agricultural community.

The building was subsequently altered before World War II and probably in the 1920's to accommodate movie films which were then

sweeping the country and the front wall was altered to provide a first floor gallery, a mezzanine floor internally and a projection room showing film the full length of the main Hall.

Memoirs of local residents who have been in Bangalow for a long time confirm that the Hall has been used for picture shows, balls, skating in the top hall, weddings, bazaars, flower shows and all the other activities that small communities could possibly use a Hall for.

In recent years the Hall has lost its use as a community hall following competition from other venues, such as local service clubs and the availability of everyday transport to residents has meant that people have over recent years favoured the short trip to Lismore or Byron Bay for their entertainment.

The Hall subsequently fell into virtually complete disuse and became a liability to the Park Management Committee. In the last few years the Hall has been occupied by an artist with a studio and gallery and by the Church of England Opportunity Shop who occupy the main hall. No other uses have been currently favoured.

The Hall however has received considerable public attention in the last year, particularly following a Town Planning Study undertaken by an American Professor, Professor Sarnhoff, and students from the University of New South Wales who highlighted the architectural importance to the community of this Hall and its value once again as a cultural centre for the town.

Growing public pressure to use this facility is encouraging and it is now believed that the community has made itself ready for a revitalization of this Hall.

4. Status

The building has been identified in the Byron Shire Local Environment plan as an Item of Environmental Heritage, it is listed by the National Trust as part of the Conservation Area and as a building to be listed individually, and by the Heritage Council of New South Wales as an item worthy of conservation, although at this stage with no specific conservation orders on it.

The building has also been the subject of attention by the Bangalow Pride Committee and is specifically identified in the Henry Sarnhoff Study.

5. Description of Hall

The building is a very substantial Hall for a small country town. The main body of the building measures 21.4 metres wide x 27.6 metres long and contains within it two major halls, each covered by a gabled roof separated by a box gutter. The construction of the Hall is as follows:-

Floors

Timber framed being two levels, the upper hall being approximately 900mm higher than the lower hall. Floors are bare timber but smoothly polished and in good condition.

Walls

The walls are all timber framed clad on both sides with 'Wunderlich' pressed zinc sheeting in various embossed profiles. The most common profile being used is that of a brick pattern and at the front of the building this is mixed with imitation stone work which is applied to the false pilasters at the front. The facing wall to the front of the building has an ornate Edwardian-style parapet covering both gabled roofs and off this projects a single storey verandah in front of the left hand hall, and a first floor balcony off the right hand main hall. To the rear of the building the external wall ends in a double gable taken up into the roof shape. The roof itself is framed in timber framing and is sheeted at the top with corrugated galvanized iron and internally over the main hall with 'Wunderlich' pressed zinc sheeting again, but no ceiling is fitted to the upper of the two halls. To the rear of the main hall is an extension in the form of a single storey skillion-roofed back stage area supported on timber piers and clad in timber with a galvanized iron roof. The front balcony area contains a small ticket office built some time in the 1930's and an enclosure to one end of the verandah used as a store room. Entrance to the Hall is through original double timber doors via steps to the main hall and a ramp to the upper hall.

Windows and lighting to the Hall consist of perimeter high level windows located approximately 4 metres above the floor, then from there up to the underside of the eaves. These are small multi-paned pivoted windows.

The Hall has a strong Edwardian flavour with strong use of decorative elements to the front parapet and with metal panelling to interior wall and ceiling linings, proscenium arched opening and facing to the mezzanine floor. All decorative elements are original and in fact few have been removed from the building in the course of its life.

The building contains two major halls: the first, presently being used by the Church of England Opportunity Shop, is a flat-floor hall measuring 11.7m x 21.6m to the face of the stage; this main hall has a ceiling height of approximately 7m in the centre sloping down to 5m at the wall. Within this hall is a mezzanine floor built on the southern end of the hall measuring 11.7m wide x 6.2m deep to the face of the mezzanine; this has a sloping floor although there is no seating remaining on this area. This mezzanine floor opens to the south, i.e. over Station Street, to a balcony supported on timber posts measuring 11.7m wide x 3.6m deep.

Within this balcony floor, which has been enclosed by timber boarding and louver windows, is a small projection box having a concrete floor and supported on steel beams and timber posts over the public footpath area and within this projection box remains some original projection equipment. Access to this balcony and the mezzanine floor is via timber steps, one partly within the building with its entry near the upper hall entry and the other via an external timber stair at the front of the building. Both of these stairs are later additions and neither enhances the architectural features of the building.

To the north end of the main hall is a raised stage approximately 1m high measuring 9.5m wide x 5.5m deep with an access passage at floor level down either side. Behind the stage is a back stage area 11.7m x 2.6m with access from either side of the stage, together with a rear access door.

The upper of the two halls which is raised approximately 900mm above the other measures 9.3m wide x 27.2m long. It is unlined internally and the bare roof sheeting shows together with roof structure and wall framing. To the rear, i.e. the north, of this hall is a single toilet facility and to the south is an enclosure underneath the existing gently curving verandah used as a store-room.

The Hall is a very dominant element in the landscape and streetscape of Bangalow; the front parapet wall measuring approximately 9.5m to the average top height x 21.3m wide, and the double gable roof is a substantial feature of the townscape when viewed from the high level residential area, that being the northern approach to town, and when viewed from within the Park Reserve and along Station Street. It remains a building of significant size and architectural interest.

6. Present Condition

As the building presently stands it creates an impression of being in relatively poor condition. This stems from a number of factors all of which are highly visible.

Firstly, there is considerable rust in the 'Wunderlich' embossed zinc sheet and this has taken the form of rust holes appearing through the sheet allowing water to have free access to the timber frame inside and to show as considerable surface disfiguration in the form of the visible rust holes and rust stains which are running down this sheeting. The fact that the timber frame has been enclosed on both sides by the metal sheeting has meant that access, and therefore maintenance, has never been available to preserve the timber frame and the condition of the pressed metal sheeting is of a quite unknown quantity inside the wall structure. Years of neglect about waterproofing matters shows very clearly in the damage to this sheeting and not only is the pressed metal sheeting severely damaged on the front face of

the parapet, but inside the external southern wall at the back of the gallery and on the lower faces of the embossed ceiling panelling together with various centre panels of the ceiling show considerable deterioration. It is assumed from experience from this sheeting on other buildings where it has been used externally that the external face which is painted shows considerable less deterioration than the inside face of the metal which is left bare zinc. It is reasonable at this stage to assume that there will be considerable rust on the back of the sheets which will undoubtedly cause a significant problem when they are removed for maintenance of the timber frame.

Secondly, the timber frame itself by being enclosed within the metal panelling has entrapped water which is entering quite freely. There seems to be considerable areas of dry rot in the timber framing, together with white ant damage as white ants have enjoyed the permanent dark state inside these walls. The extent of the damaged timber is completely unknown and unable to be determined until probably substantial areas of metal panelling have been removed. Some test panels were removed from the southern face of the main hall, i.e. at the back of the mezzanine, and revealed that the timber frame is in extremely poor condition. The pressed metal to the southern face of the building is nailed with galvanized nails to timber boarding, approximately 100mm x 25mm size, fixed to the stud framing. The condition of this boarding is also unknown.

At the southern end of the upper hall where there is no interior lining it is clear that the timber frame is substantially better and the condition of the 100 x 25 boarding appears to be satisfactory, the water not being given the opportunity to seep between the metal sheeting there is considerable less damage.

The roof could not be inspected but as it was re-sheeted in galvanized iron within the last five years it is reasonable to assume that at that point roof joists were carefully inspected and any required work carried out. The junctions of the roof rafters with the wall top plates will certainly be an area of considerable damage, particularly on the southern end, and it is assumed that a high proportion of timber work will have to be replaced in these areas.

The floor appears to be in good condition and the other hall generally is quite sound.

The third item is the balcony facing Station Street. This has been disused for a long period and the untidiness of the external stair to it, and the method of enclosure of this balcony with boarding and glass louvers, appears shabby and detracts from the integrity of the building. Within this balcony is a projection room having no further use and it is indeed of a most precarious nature having an extremely heavy concrete floor within it which is supported only on the two timber posts at the front of the

building. This clearly is a dangerous item and should be demolished as it serves no further purpose.

The electrical services to the building are dated and no longer adequate for the demands of a public hall and these being largely surface mounted the service will need to be replaced, both by an upgraded and more aesthetic system.

Plumbing and Drainage services to the building are virtually non-existent.

7. Alterations from Original

Although the building appears to be highly original, there are in fact a number of changes that have taken place and these are scheduled as follows:-

1. The original shallow curved single storey verandah with its curved pediments has been altered by having both arch pediments removed; the right hand removed and raised one floor to become the roof of the two storey balcony; and of course the balcony off the mezzanine is a complete addition occurring probably in the late 1920's. The creation of this balcony removed from the original facade the row of high-light windows running across the face of the building, together with some of the smaller details such as the A. & I. Society sign on the front.
2. The creation of the mezzanine floor within the theatre itself appears to be an addition carried out to suite the installation of the movie theatre equipment, probably also in the late 1920's.
3. Construction of the projection box off this balcony is a later addition and appears perhaps to be dating from the 1940's or 1950's.
4. A ticket office with curved walls having a slight 1930's streamline look has been constructed between the entry doors and this served originally as a Kiosk and Ticket Office. It is also unsympathetic to the details of the original building.
5. The louvered gambrel vents located along the side of the main roof up towards the ridge have been removed and this part of the roof sheeted over flush with the rest of the roof.
6. The front windows have been removed from the southern face of the building.
7. The front entry doors have been altered to have various steps and ramps attached to them and the details of the original doors have been altered.

8. Additions have been made to the rear of the building in the form of the skillion-roofed extension behind the stage and the toilet and wash basin block off the rear of the upper hall.
9. The enclosure to the western end of the front curved balcony to create a store room has been added.
10. Colour schemes have been completely altered from their original composition.

None of these alterations appear to have enhanced the architectural integrity of the original building and they could all be simply removed and the original details reinstated to the building.

8. A Proposal for Revitalization

In 1991 the Bangalow Park Management Committee undertook a survey in the town to see if there was interest in the Hall being used by community groups. Numerous local people responded in answer to the Park Management request and this was backed up by information gained earlier in the year by the Henry Sarnhoff survey team of University students who conducted public meetings held in the Bangalow Bowling Club to determine if there was public interest in this building.

The community showed interest in the following areas:-

1. **Cultural uses**
For live theatre, concerts, art shows and films.
2. **Civic uses**
For public assemblies, public meetings, weddings, balls, dances, antique auctions and other community functions such as service groups meeting place.
3. **Show functions**
Covering show exhibits at show exhibition time, and indoor markets particularly in bad weather.
4. **Sporting events**
Various indoor sporting activities such as indoor bowls, badminton, aerobics classes, etc., particularly the non-aggressive, less violent sports which are not likely to cause damage to the building.

The proposal therefore and the basis of this study into the building was to see if these activities could be accommodated within the building and at what cost.

It was assumed by the Committee that the broader the range of activities that could be held within the Hall the more successful would their fundraising campaign be to re-establish the Hall as a viable community facility.

In addition it is recognized by not only the Management Committee but by the town as a whole, that if the Hall is restored as a quality building offering a high level of amenities and facilities then quality functions and forms of entertainment will be attracted to Bangalow, and this is seen as a great asset in the quality of life in this area.

9. Community Support

Following direct appeals by the Bangalow Park Management Committee four local organizations wrote letters of support, these being the Returned Services League of Australia, the Garden Club of Australia, the Bangalow Pony Club and Lodge Bangalow No. 250. Copies of these letters of support are attached at the rear of this report.

Community support is a difficult thing to assess. The response of only four letters and a reasonable number of verbal responses indicates clearly some support but is not indicative of the entire community's wishes. It seems clear that the drive in the community to have community meeting places is nothing compared to what it was in the days when these public halls were built (largely by community endeavour driven by a strong wish to provide these meeting places) and community expectation now appears much more that these facilities will be provided for them so until they are it is difficult to gauge what the usage of the Hall will be.

The other two halls in the area offering public venues are a hall restored by the Catholic Church in about 1989 which provides a comfortable small hall that could cater for a large number of small local functions but which remains largely unused; and the Bowling Club which is a substantial meeting area space but being a licensed premises it is difficult to use this space for under drinking age activities.

It is quite possible that at the moment there in fact not a very strong demand for this Hall and that its true value may not be utilized until the public recognize once again that they are able to use it and develop interests suitable to the space.

The restoration of the Hall does not of course depend entirely on public support as other factors, such as its heritage value, must be taken into account.

10. Master Plan Description

An assessment of the activities that could take place in this Hall, if it was suitably equipped, have been taken into account in the planning and a suggested master plan is attached which shows a possible solution to the internal replanning of this Hall. The plan has been presented to the Park Management Committee on two occasions and has received their support. It is anticipated that further refinements would take place to this plan as each stage becomes a reality, by having achieved the

necessary funding, and the functions are able to be looked at in greater detail.

The master plan as drawn incorporates the following alterations to the building:-

1. The external facade facing Station Street is restored to its original form, i.e. with a single storey curved roof verandah recreated by the removal of the two storey balcony from the front of the building. All other details, such as the windows across the front and the restoration of metal sheeting and structural work, would be undertaken as well and the building returned entirely to its original appearance and detail.
2. The entry doors, and particularly the ramps and steps to them, have been revised to make wheelchair entry to comply with present community requirements, and to enhance the facade of the building.
3. A new foyer has been constructed to avoid the present unsatisfactory arrangement walking straight from the outside into the Hall and this has been created by taking a portion of the upper hall and creating an entry foyer that in its own right may be closed off and used as a separate space, perhaps for minor exhibitions. Off the new foyer is a new set of stairs linking the two floor levels together and providing an entry into the Hall itself, from which ticket sales may be carried out, and which provides an internal access from the Hall to the new toilet facilities. The foyer is separated from the rest of the pavilion by an operable wall that allows the spaces to be divided into two.
4. Provisions have been made for male, female and handicapped toilet facilities in accordance with the requirements of present Ordinances. These are constructed within the existing pavilion space and would be finished to a high standard. As there is substantial head room in this pavilion, space over the toilets has been used for a store with a steep stair access from the pavilion.
5. The existing stage to the north end of the main hall has been altered by including the side passages into the stage area and by widening the wings and projecting the stage forward into the hall by 1 metre and providing a flight of steps at either side. This greatly increases the useability of the stage and provides wings essential for theatrical performance.

6. A new kitchen is to be provided, again as part of the existing upper hall, which will have a good quality food preparation area for use by local functions and theatre. This kitchen will open direct into the back stage lobby area and into the pavilion such that there is back access to the kitchen for delivery of goods. The kitchen is an essential requirement for providing facilities for many of the civic uses such as wedding receptions, balls and dances.

11. Requirements for Upgrading

1. Fire Prevention

The Fire Exit requirements for the Hall have been calculated on a theoretical number of occupants given standard seating arrangements. The main floor area of 250 sq.m. calculates out (using standard seating patterns) to hold approximately 280 people, and the gallery (if used) has an area of 72 sq.m., again calculating out to 80 people on standard seating arrangements.

The use of the gallery for public seating is uneconomical at this stage in that two separate fire exits are required and in addition the mezzanine floor structure would have to be fire rated in its own right. The costs involved in this are not warranted given the seating capacity of the ground floor as it stands, and in addition the provision of two alternate exits will continue to detract from the architectural integrity of the building. Nevertheless the gallery can be used if these requirements are met.

Ordinance 70 of the Local Government Act requires that for the ground floor, containing a seating capacity of 280 people, two fire exits would be required having a total width of 3,060mm. The existing two side doors and southern door at the entry provide more than this required width and therefore meet the requirements of Ordinance 70.

Each pair of exit doors will require panic bolts to the standards required by the Board of Fire Commissioners and, as these are already installed, it is only necessary to see that they are brought to good condition.

In addition 'Exit' signs will be required to provide safety exit illumination in the event of power failure.

The upper hall has not been calculated as a seating area as this is unlikely to occur. Nevertheless, based on the same calculation of seated audience (even if this was used as a seating auditorium) there is already sufficient exit width in this upper floor to cater for the numbers for the width required.

The Hall is obviously a highly flammable building in the event of fire and it would be wise to include fire hose reels at two points within the Hall, one near the front and one near the back stage area.

In relation to the fire rating of the gallery, this presents special problems as not only are two fire exits required but they should be able to lead the pedestrians from that first floor space to the ground floor in a fire isolated corridor. This is, as mentioned before, an expensive and aesthetically difficult problem to handle and one that is essentially out of character with the building. The gallery itself needs to be fire rated to the underside of the gallery structure including timber posts and beams.

It appears at this stage that the gallery would be best off being used purely for a storage space with a single access created from the foyer area. Essentially this gallery is a low priority area in terms of cost expense and, whilst it should not be removed as it is very much a part of the historic value of the Hall, it should not be used for public seating.

2. **Amenities**

The provision of new toilet facilities is essential in order to operate the Hall as a public hall and the requirements of the Theatres and Public Halls Act, which are now included in Ordinance 70, must be adhered to. This sets out that for women one closet and hand basin is required for each 75 persons, and for men one closet for each 250 men, one urinal for each 100 men or part thereof and one hand basin for every 150 men. As the calculated number is 250 persons or greater the requirements are as follows:-

For males - one w.c., three urinal units, one hand basin
For women - four w.c.'s and two hand basins

In addition, a separate handicapped amenity has been provided containing a w.c. and hand basin to meet the requirements of Ordinance 70 for access for the disabled. The requirements of the Theatres & Public Halls Act call for a separate male and female toilet for back stage areas and these are provided at the rear of the upper pavilion where they are easily accessible from the change rooms.

3. **Access for the Disabled**

Current building Laws require a wheelchair access to and from the Hall and the reorganization of the front steps and entries to the building provides for wheelchair access to both upper and lower halls.

The provision of a ramp within the Hall to cover the difference between the two floor levels and provide internal access by wheelchair from the main hall to the handicapped toilet would require a ramp approximately 7.5 metres long and as this is not easily accommodated in the planning of the Hall, the handicapped access from the Hall to the disabled toilet must unfortunately be out through one set of external doors and in through another.

4. **Heritage Requirements**

Although there are no specific Heritage Orders on this building, the fact that it is listed in the Local Environment Plan as an item of environmental heritage requires that all due care be shown in any work carried out on it and therefore there is a duty to ensure that any work carried out respects and enhances the historic qualities of the building, and also that no work is carried out which is out of character and unsympathetic to the original concept and detailing of this Hall.

The requirements of the Local Environment Plan for Byron Shire Council state that Council should take into account heritage matters when considering an application to restore this Hall and this must duly be undertaken by the Council's Heritage Advisor or the Heritage Council Officers in Sydney.

12. Stage Development

The lack of sufficient funding to carry out the whole of the desired works in one go dictates that the redevelopment of the Hall must be carried out in a number of stages. The estimated figure of \$265,000 is well in excess of likely funding in the near future and a realistic series of stages has been devised that will achieve significant goals and create continuous public interest and involvement in the project.

Stage I inevitably must cover restoration and repairs to the building. It is essential to get the building back into a healthy structural condition and one that is attractive to the community at large, and specifically one that attracts potential users of the Hall.

The restoration works to be undertaken in the first stage will consist of the restoration of the exterior face of the building and verandah, revised entries, the replacement of damaged pressed metal sheeting and timber frame work, revisions to the entry doors, steps and ramps, repairs to internal joinery and the complete re-painting of the Hall externally and the interior of the main hall. This should result in the building having a most significant improvement in its appearance and one which I have no doubt will attract considerable attention to the building, not only locally but on a state-wide basis, and this we hope will generate sufficient community interest to facilitate the fund raising for the next stages.

It is anticipated that the completion of the first stage of restoration and enhancement of the building will use up all available funds at this stage.

Stage II

To create facilities to enable the Hall to have a broader public use this will consist of the construction of the new foyer and toilet facilities and improvements to the exits and other issues relating to fire and health safety.

The provision of these amenities will immediately make the Hall an attractive proposition for civic uses and it is hoped that the Hall will again be the focal point for local balls, weddings, dinners and dances.

Stage III

Will consist of the upgrading of the stage by the widening of the wings, the extension of the front stage and the provision of change rooms and stage toilets and a kitchen at the rear of the Hall.

These improvements are aimed at a more specific cultural use and are of a lower priority than those under Stage II, but nevertheless will attract considerable prestige to the Hall in that it will be a suitable venue for both local and travelling theatre, music concerts and other forms of entertainment.

Stage IV

Consists of the exterior upgrading of the site which will consist mainly of landscaping and paving to the end of Station Street to create a civic forecourt in the front of the Hall.

13. Cost Estimates

Stage I

The nature of Stage 1, being the restoration of the structure of the building, remains an extremely difficult area to estimate accurately and it is unlikely that any real accuracy in this estimation can be obtained until the walls are opened up and the true condition of the timber frame examined. In this respect it will be most difficult to get a fixed cost from any tradesmen in this area and some components, such as the removal of metal and replacement of timber, may have to be conducted on a cost plus arrangement with the builder. Other components however can be priced on a fixed cost by builders and in this respect the risk can be minimized to the unseen areas.

Stage I consists of the following work items and the budget figures against these have been in fact balanced to relate to the available funding. In other words they are budget figures defining the limit of expenditure on those items, but there is of course flexibility within the range of items and it may be possible that voluntary work by the Committee or civic groups on

one or more items may result in savings necessary to balance other items where cost is more unpredictable:

- i. Clean up vegetation and rubbish surrounding the Hall to give clear access for restoration work; preliminary establishment costs, Council fees, etc. \$1,000
- ii. Demolish existing first floor balcony, including the concrete floor and the projection box, the front timber steps, ticket office, store room and the external component of the stairs to the mezzanine floor; from this demolition the curved roof and rafters and other original details are to be kept for reinstatement as a single storey verandah \$4,000
- iii. Reconstruct single storey verandah in accordance with early photographs having two curved entry hoods; reposition timber posts as necessary; repair original post bases \$5,000
- iv. Making good of timber entry doors, joinery and highlights \$3,000
- v. Construct new steps and ramps to front entry doors as shown on the plan in brick and concrete \$5,000
- vi. Reconstruct window openings and hinged windows across the front and immediate returns to the side as shown on early photographs; 14 windows allowed for \$5,000
- vii. Remove pressed metal panelling to the front face of the building; reproduce panels where they are rusted and no longer useful (or missing); treat remaining panels for rust where they can be saved; repair timber framing; replace timber panelling \$20,000
- viii. Reinstatement original lettering in crest at front of building \$500
- ix. Remove interior 'Wunderlich' pressed metal linings as necessary to main hall, particularly to the south end over the mezzanine floor at the junction of ceiling and walls; treat metal as for exterior work; replacing timber work as necessary \$7,500
- x. Repairs to internal joinery to main hall, particularly around entry area and door and window joinery \$3,000
- xi. Minor alterations to electrical service \$2,000

xii. Repainting of exterior in original colours	\$12,000
xiii. Repainting of interior main hall in original colours	\$6,000
xiv. Architectural fees for documentation of building work and inspection of work as it proceeds and authorizing of all work and payments	\$6,000
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TOTAL FOR STAGE ONE	\$80,000

Stage II

This covers the following works and budget costs:-

i. Preliminary establishment costs, Council fees, etc.	\$1,000
ii. Revised stair to gallery floor from the new foyer so that the whole staircase is located internally	\$3,000
iii. Create new steps leading down from the upper foyer level to the main hall; including handrail around low balcony and new doors entering into main hall	\$2,500
iv. New concertina style doors separating foyer from pavilion space enabling two separate functions to operate within the Hall at one time	\$5,000
v. Construction of new toilets being male, female and handicapped toilets on new compressed flooring with tile finishes and false ceiling over the top and high quality fittings	\$36,000
vi. Creation of platform storage over the top of new toilets and construction of dividing wall separating upper foyer space from upper pavilion space	\$7,500
vii. Architectural fees for detail design, preparation of working drawings and specification, and inspection of the works as they proceed	\$5,000
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ESTIMATED FIGURE FOR STAGE II	\$60,000

Stage III

This covers the following items of work and budget costs:

i. Preliminary establishment costs, Council fees, etc.	\$1,000
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ii.	Alterations to stage in the form of extended stage to the front; creation of side steps to this extended front; removal of side walls to create wider wings and raising of floor level that was previously passage way; and general repairs and upgrading of proscenium arch and joinery details	\$8,000
iii.	Creation of back stage area and amenities; rebuilding of existing back stage area to bring it up to a high standard; construction of new lobby area to the same line as the present back stage area; construction of male and female change rooms, of kitchen space, male and female toilets and of mezzanine floor over the top for storage or use as a back stage lounge; approximately 100 sq.m. of revised space at \$500 per sq.m.	\$50,000
iv.	Stage equipment including curtains, stage lighting and electrical upgrading	\$25,000
v.	Kitchen facilities in the form of laminex-style benches and simple cooking and cooling equipment	\$4,000
vi.	Architectural fees for the detail design work; preparation of working drawings and specifications; and inspection of the works	\$7,000
TOTAL ESTIMATED FOR STAGE III		\$95,000

Stage IV - External Enhancement

This would cover principally brick paving of the Station Street area to the front of the Hall in an area approximately 450 sq.m., provision of seats and other public amenities, and for planting in a landscape style suitable to the age and proportions of the building.

BUDGET FIGURE \$30,000

TOTAL ESTIMATED COSTS FOR ALL STAGES OF THE WORK \$265,000

14. Fund Raising

The budget figure shown above of \$265,000 represents a sum that is very difficult for the Bangalow Park Management Committee to ever raise from their own resources. The Committee of course has a minimal income from Park activities and has at this stage a very small bank account, less than \$10,000, from which it operates all aspects of the Bangalow Park.

To enable this restoration work to be undertaken it is first necessary to examine all avenues of grants made by the Government towards projects like this and in this respect a number of grant applications have already been made, two of which have already been successful.

The applications made to date are as follows:-

1. **Byron Shire Council**

An appeal was made in November, 1991 for costs to be included in the Council Budgets for 1992 towards costs of upgrading of this Hall as a Community Centre. No specific figure was requested but Council has allocated the sum of \$50,000 towards this project to be expended in the 1992-93 year.

2. **The Heritage Council of New South Wales**

The Heritage Council was approached in its annual applications for Capital Works Funding for a grant on a dollar-for-dollar basis to further assist and in this respect the Heritage Council has announced, informally at this stage, that \$30,000 is to be allocated in the 1992-93 Grant Allocations and this is matched already by the grant given by Council.

To date therefore \$80,000 is assured which will cover items required under Stage I - the restoration of the Hall fabric.

3. A grant was applied for from the New South Wales Ministry for the Arts in its 1992 Grant Allocations; and also to the Sport & Recreation Department (a Federal Body) in its 1992 Grant Allocations, and as yet neither of these two have responded.

Informal discussions with both parties before the grants were lodged indicated a high probability of further funding, although it is not anticipated that these will be large sums and probably not exceeding \$30,000 between them.

The shortfall is therefore quite considerable being in the order of \$170,000 and short of waiting for another application next year to the same departments for further allocations of funds, it will be necessary for the Park Management Committee to undertake fundraising on its own behalf. This is of course a substantial amount of money and unlikely to be raised by simple local endeavours. Nevertheless it is not known what the community response will be until the pressure is put on them.

The Committee can undertake a number of endeavours to either reduce construction costs or raise funds and these may be as follows:-

1. By direct involvement in the building process, undertaking whatever works it can do on a voluntary basis and these may include items such as demolition work, painting work, cleaning up and generally relieving the builder of as many menial tasks as possible.
2. These same involvements may be undertaken by local service groups such as Rotary, Lions, Apex, etc. although as these organizations are invariably hard hit when it comes to community functions their involvement should be welcome but not relied upon.
3. Fundraising by local endeavour and this may take the form of holding balls, sales, raffles, etc. but it must be realized of course that these are hard work and produce generally only small amounts of money.
4. Possibly the most effective way of further fundraising is to continue to lobby Government Departments and see that any available offerings of Grants are taken up and that Departments that have already shown an involvement, such as the Heritage Council, be kept informed of progress and whenever possible new applications made for additional funding if the works are covered by their interests.

15. Conclusion

Investigation into the building fabric reveals that it is easily restored, although various components of the work such as the rust in metal present construction problems not normally faced by the building industry.

It is difficult to estimate accurately the costs of such components of work but as restoration work of these elements has been carried out in other parts of the State and I have had involvement in a number of these, I feel confident that the budget figure given should form a realistic maximum to that component of work.

The basic Hall structure is sound and the Hall remains an eminently useable and attractive building for community uses. The building can clearly be demonstrated to be of significance in terms of the Burra Charter as it complies with the following requirements:-

1. The building exhibits a high degree of technical ability in its use of pressed metal panelling and of creative excellence in the sense of grandeur and civic pride that go into it.
2. Secondly it demonstrates a way of life and custom and in particular agriculture interest that was of paramount importance to this district at the time it was built.

3. The building has significance in that its place in the landscape and townscape is of considerable importance in Bangalow; it exhibits a unity and cohesion in its use of materials, form and scale; and it is generally enhanced by its position at the end of Station Street and at the head of the Bangalow Park.

I have no doubt that the building is of great architectural importance to the town and the area and in fact has the potential in restored form to be one of the major landmark buildings on the north coast.

I foresee its influence to spread far beyond Bangalow when restored to its original condition and I believe it will form a focus of considerable attention by architectural historians and persons generally interested and aware of their environment and heritage.