

# Bangalow Public School

## Heritage Impact Statement

For FKG Group

May 2021



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# 1. Introduction

## 1.1 Background

Australian Heritage Specialists (AHS) have been commissioned by FKG Group to provide heritage advice and to prepare a Heritage Impact Statement (HIS) for the proposed upgrades to the Bangalow Public School.

The site of Bangalow Public School is listed as an item of heritage significance under Schedule 5 of the *Byron Local Environmental Plan 2014* (LEP) and is also located within a Conservation Area. The school is representative of formal education in Bangalow from 1884 and has special associations with early settler Robert Campbell, who owned the land that was acquired by the Government for the establishment of the school.

Schools Infrastructure New South Wales (SINSW) is proposing to complete an upgrade of the Bangalow Public School. A Master Plan and Concept Design for both schools have been recently completed, with the proposal now considering the completion of design and construction to proceed. At each school, this will include the replacement of existing demountables, the introduction of new permanent teaching places, and upgrade to core facilities where appropriate.

This HIS has therefore been prepared to assess and manage any potential impacts to significant heritage fabric that are being proposed as part of the school's upgrades. The report has been prepared in accordance with the guidelines and principles outlined in the *Australian ICOMOS Burra Charter 1992* (Burra Charter), and the *NSW Assessing Heritage Significance* manual (2001). The report has also been prepared in accordance with the Byron Bay LEP, the *NSW Heritage Act 1977* (Heritage Act), and the *NSW Environmental Planning and Assessment Act 1979* (EPA).

Assuming that the proposed management measures (outlined in Table 13) are correctly implemented, we find that the proposed works are acceptable from a heritage perspective and should be approved.

## 1.2 Study Area

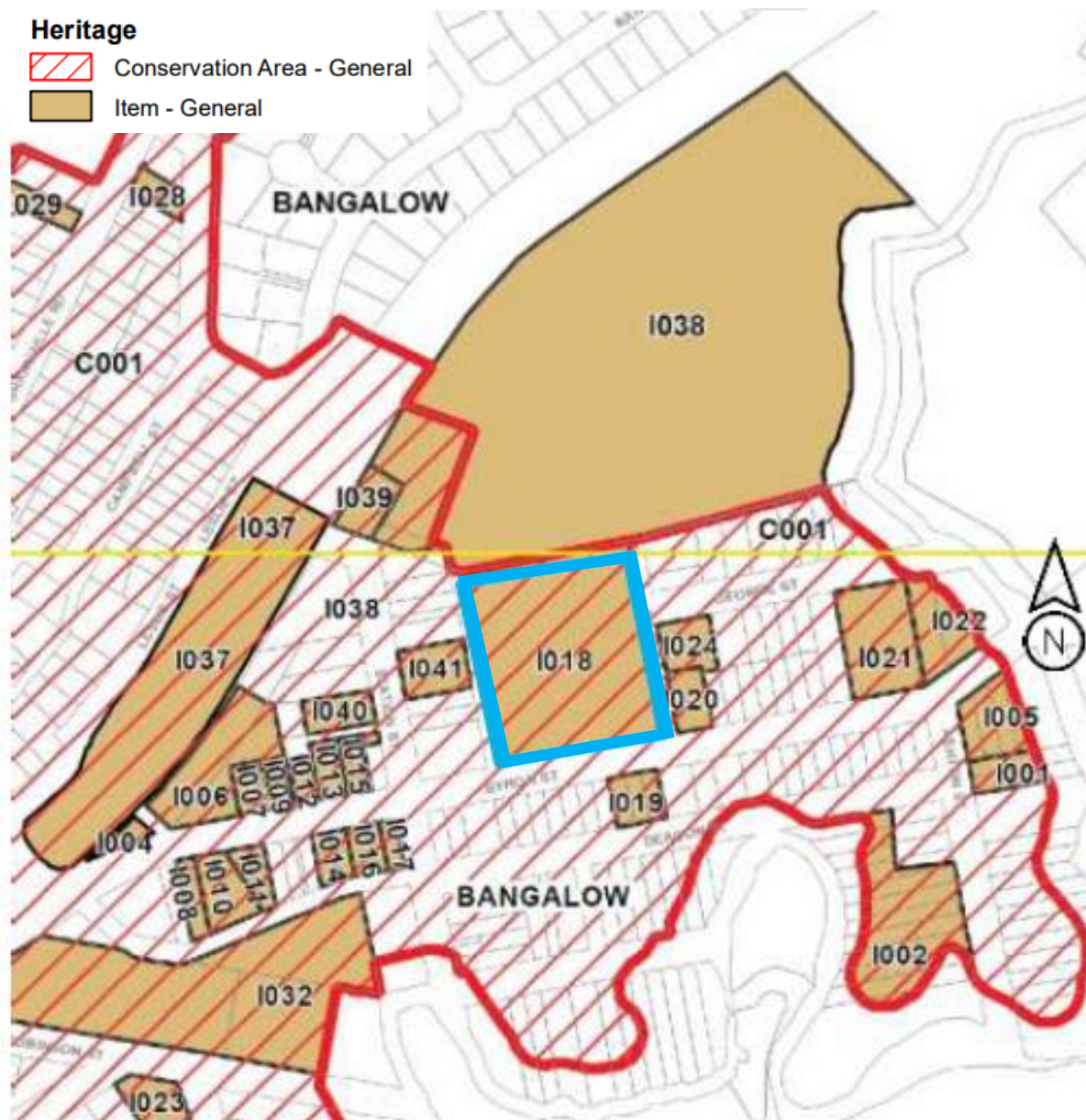
The proposed works are to be conducted solely within the listed curtilage of Bangalow Public School; however, the project area is also located within a Conservation Area (see Figure 2) and in proximity to several other locally listed items of heritage significance (see Table 2).

**Table 1:** Study Area (AHS 2021)

| Item                 | Description  |
|----------------------|--|
| Address              | 45-71 Byron Street, Bangalow, NSW, 249                                 |
| LGA                  | Byron Shire Council (BSC)  |
| Property Description | Lot 1 on DP782555.   |
| Heritage Status      | Item 018, Schedule 5 of the LEP, and C001 'Bangalow Conservation Area' |



**Figure 1:** Location of Study Area [blue] – Bangalow Public School (Byron Shire Council Online Maps, 2021).



**Figure 2:** Location of Study Area [blue] – Bangalow Public School – and adjoining local heritage places within the Conservation Area [red zone] (Byron LEP 2014 – Heritage Map – Sheet HER\_003CBA and Sheet HER\_003CBB).

**Table 2:** Location of heritage places in proximity to the project area (AHS 2021, taken from Byron LEP).

| Item No. | Item Name                  | Property Description                                |
|----------|----------------------------|---|
| C001     | Bangalow Conservation Area | Red in Figure 2 above                               |
| I024     | Presbyterian Manse         | 2 George Street (Lot 18, DP 629994)                 |
| I020     | Presbyterian Church        | 73 Byron Street (Lot 19, DP629994)                  |
| I019     | “Grey’s House”             | 68 Byron Street (Lots 12-14, Section 6, DP 4358)    |
| I041     | Uniting Church             | 17 Station Street (Lot 20, DP 828062)               |
| I038     | Showground                 | Station Street (Lot 1, DP 359227; Lot 1, DP 366810) |

### 1.3 Report Structure

The management of cultural heritage values in any site requires specialist care, attention, and consultation. This HIS therefore describes:

- What is significant about the place (Chapter 2).
- Description of the proposed works and why it is required (Chapter 3).
- Heritage Impact Statement, including management measures to be implemented (Chapter 4).

### 1.4 Existing Reports

The following reports have been utilised for the preparation of this report.

- Bangalow Public School Historic Heritage Due Diligence Assessment (EMM, 2020).
- Bangalow Public School heritage listing (NSW State Heritage Inventory [SHI]).

### 1.5 Dates and Personnel

The AHS Project Team (Ben Gall and Julia Piagno) attended site and undertook investigations on 8 April 2021. This HIS report was drafted in May 2021.

### 1.6 Glossary of Terms

**Table 3:** Glossary of Terms (AHS 2021)

| Abbreviation  | Definition  |
|---------------|---|
| AHS           | Australian Heritage Specialists   |
| BSC           | Byron Shire Council   |
| Burra Charter | ICOMOS Australian Burra Charter for the Conservation of Heritage Places |
| DD            | Due Diligence   |
| EPA           | <i>NSW Environmental Planning and Assessment Act 1979</i>               |
| Heritage Act  | <i>NSW Heritage Act 1977</i>  |
| LEP           | <i>Byron Local Environment Plan 2014</i>                                |
| OEHS          | NSW Office of Environment and Heritage                                  |
| SHI           | NSW State Heritage Inventory  |
| SHR           | NSW State Heritage Register   |
| HIS           | Heritage Impact Statement   |
| SoW           | Scope of Works  |

## 2. Review of Significance

### 2.1 Historical Background

The following is a very brief historical overview of the Bangalow Public School which has largely been taken from the NSW State Heritage Inventory (SHI) and the previous Historic Heritage Due Diligence (DD) Report (EMM, 2020) and historic plans (Appendix C). The previous heritage report was peer reviewed and was found to be of a suitable standard.

#### 2.1.1 Brief History of Bangalow

Bangalow was formerly known as 'Byron Creek' and began its early settlement in c.1881 with the arrival of Thomas Robinson. Prior to this time, it is likely that the area was home to timber getters and cedar cutters (Bangalow Village, 2017).

In the early 1880s, there were a few other new settlements being developed in the region as settlers made their way out of the more established centres of Ballina and Lismore. The predominant early industry in Bangalow was the dairying industry which commenced with Thomas Robinson's selection of land. The timber industry was also a key industry in the area. The first school was established in the town in 1884 and was a provisional school. When the Lismore to Tweed railway reached Byron Creek (later named Granuaille, and then Bangalow) in 1892 Bangalow and the dairying industry began to boom further. A receiving depot at Bangalow channelled much of the dairy produce into the Norco Factory at Byron Bay, via the Tweed Railway (EMM, 2020: 11, SHI, 2014).

Within the township, the Roman Catholic Church opened in 1894, the first bank opened in 1903, and a hospital and courthouse opened by 1909 (SHI, 2014). By the early twentieth century, the township became the centre of the surrounding agricultural farmlands (Bangalow Village, 2017). The township was described as the 'pivot of a big circle of outlying country claimed as the finest dairying country in the world' (SHI, 2014).

In 1924, Norco absorbed the dairy industry output of Bangalow, which had been served since 1912 by the Binna Burra butter factory. But slowly the dairy industry began to decline in Bangalow and was eventually de-regulated in the late 1960s. The timber industry also experienced a decline and was terminated by the 1970s (SHI, 2014).

After the dairy and timber industries declined in the 1960s and 1970s, the Bangalow township then declined in the 1980s with business and essential services withdrawn. However, at this time there was a growing interest in heritage and tourism. The discovery of Bangalow's excellent heritage values then meant that the town has steadily grown into a boutique town with commercial and light industrial activities focussed in large measure on boutique and heritage activities (SHI, 2014).

#### 2.1.2 Bangalow Public School

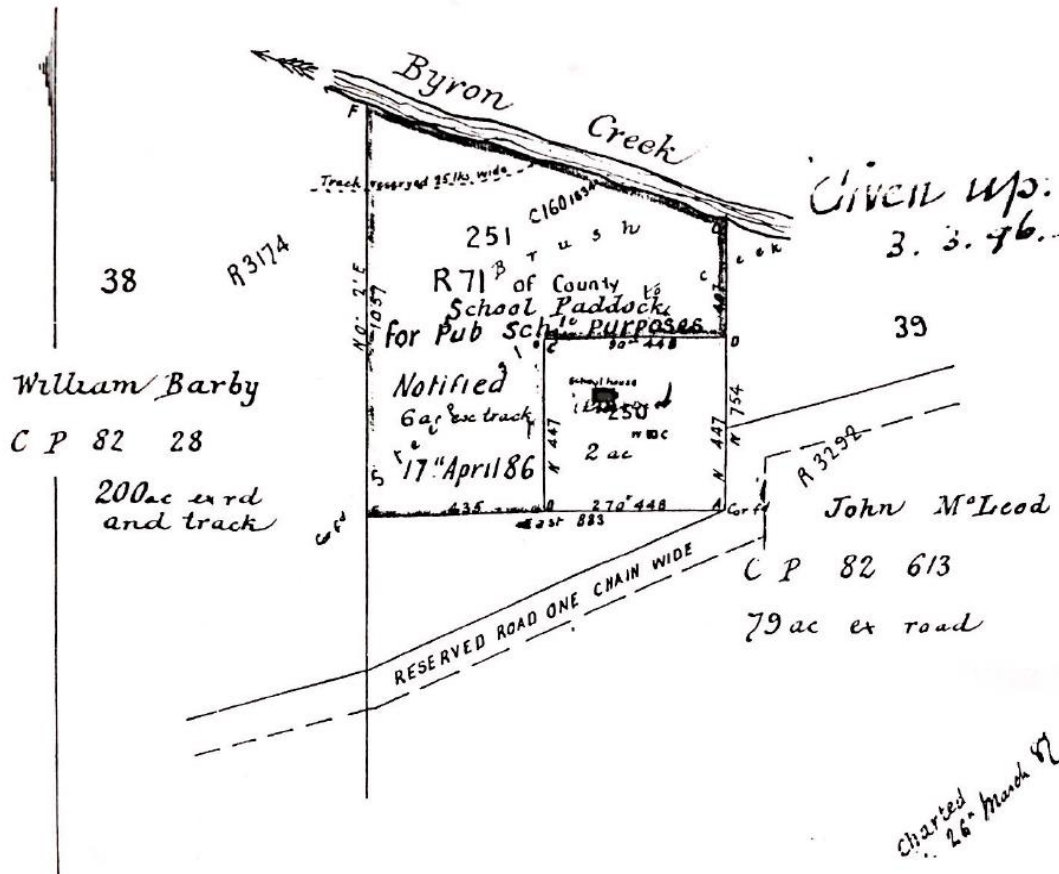
The first school in Bangalow was a provisional school and established in 1884. At this time, it was recognised that the new townships in the region required dedicated educational structures and spaces. Therefore, an application was lodged to the Council of Education for the construction of a provisional school (EMM, 2020: 11).

The provisional school was built on two-acres of Crown Land that was surrounded by a paddock used by students. The school was a simple wooden building and was eventually closed in 1887 due to dropping student numbers and the dismissal of the sole schoolteacher. It had also been noted by the Ballina Public School Board that although the provisional school building was in good condition, the surrounded site was overgrown with vegetation, there was no room for a playground, and the site was exhibiting issues pertaining to visibility, accessibility, and amenities (EMM, 2020: 11).



In 1891, three acres of the current site of the Bangalow Public School was acquired from Robert Campbell's estate. This new site was more central to the township and allowed for a greater number in attendance, due to the greater number of families in the town.

Construction began on the new school building (c.1891) which was measured to be 6.1 by 4.9 metres, was clad with weatherboard, had one door and three windows, and could hold up to 40 students (EMM, 2020: 12).



**Figure 3:** Site of the former provision school (donated by Alan Hulbert for the *Bangalow Public School Centenary [1884-1984]*; from EMM, 2020: 12).

The school soon experienced an increase in enrolment which stemmed from an influx of new families to the township who arrived due to the opening of the Lismore to Tweed railway line. The original school building was therefore modified between 1892 and 1896 to include a wide, partially enclosed verandah and a 4.1m extension to the main structure, to facilitate the increase of pupils (EMM, 2020: 12).

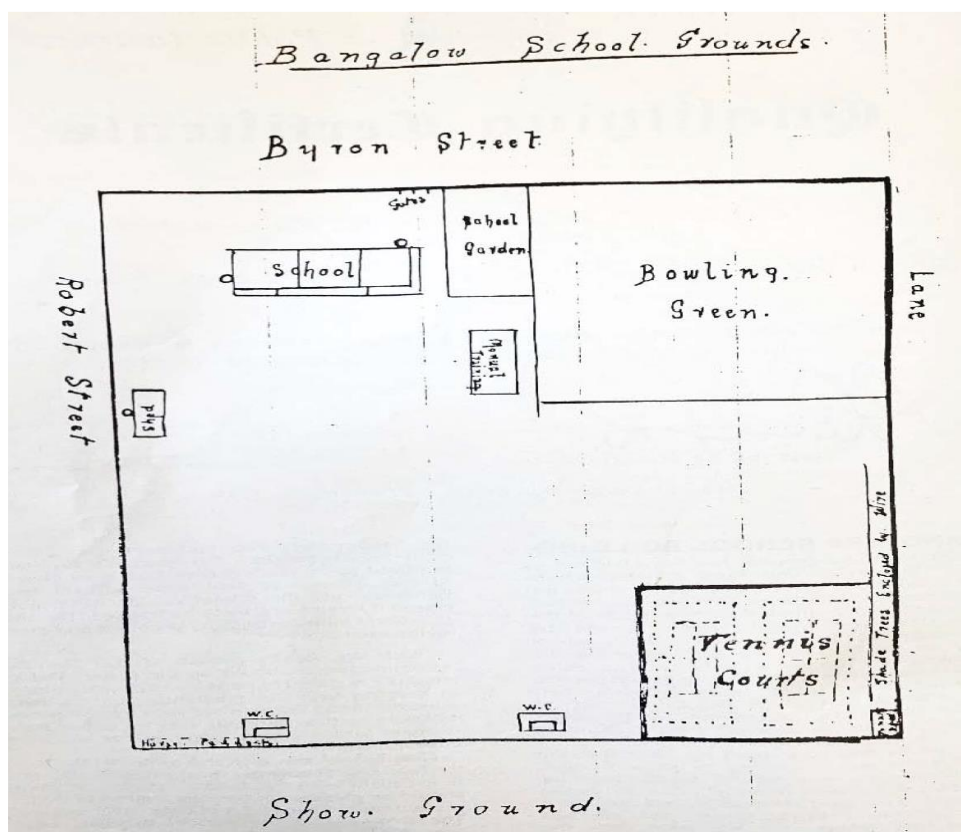
By 1899, the school population was continuing to increase rapidly. The original weatherboard school building soon became inadequate and unsuitable for teaching, and thus a new timber school building was constructed in 1900. This new building included two teaching rooms and a long verandah and could accommodate 110 students. The former, original building was maintained and converted into a shed (EMM, 2020: 13).

In 1906, the school's name changed from 'Byron Creek School' to 'Bangalow School' to reflect the name change of the township. Due to further growth within the township and new enrolment, between 1913 and 1914, a disused classroom from Gays Hill was transported to the site and converted into a manual training building and a third room was added to the c.1900 school building. Two water closets located to the north of the site were also constructed sometime between 1900 and 1910 (EMM, 2020: 13).

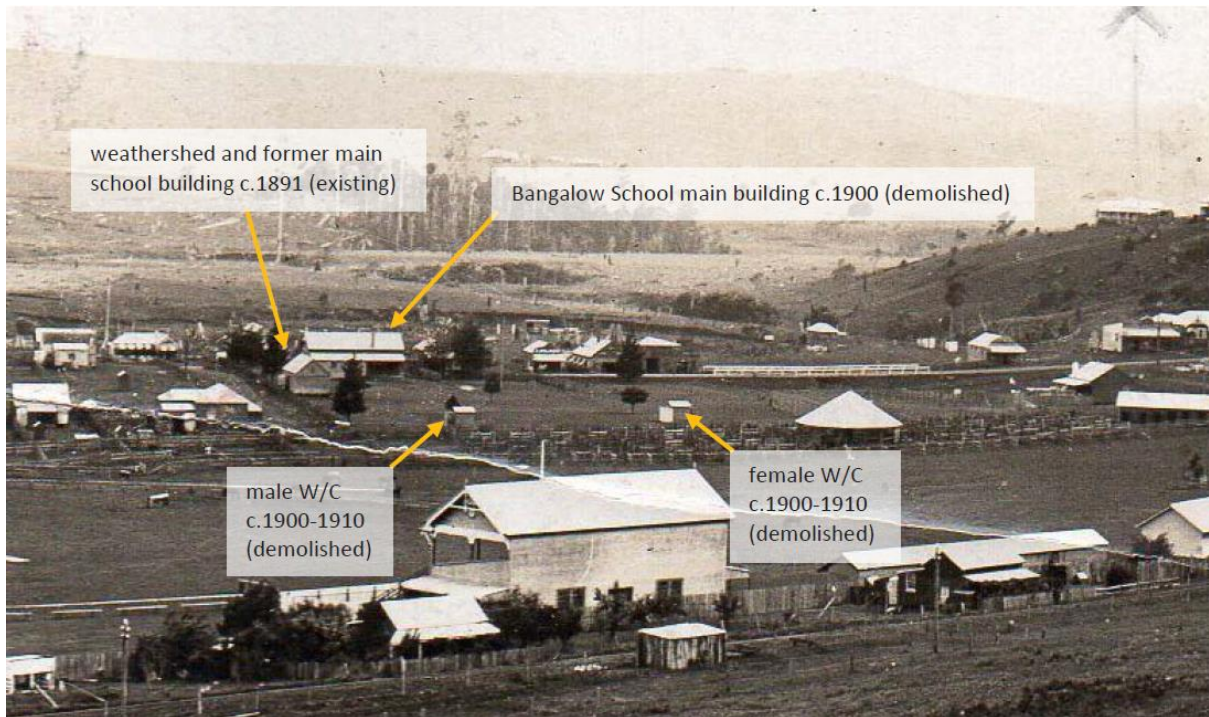




**Figure 4:** C.1900 school building. Photograph taken in c.1908 (donated by Alan Hulbert for the *Bangalow Public School Centenary [1884-1984]*; from EMM, 2020: 13).



**Figure 5:** Bangalow Public School site, c.1921 (donated from Ernie and Phill McNuin for the *Bangalow Public School Centenary [1884-1984]*, from EMM, 2020: 14).

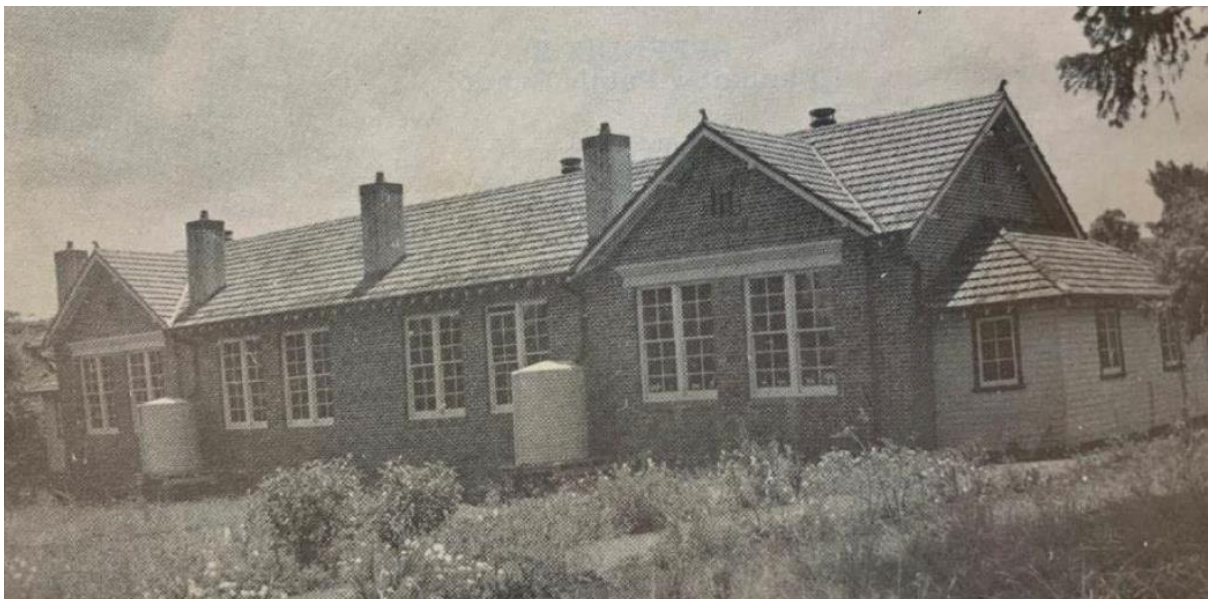


**Figure 6:** Bangalow Public School site, c.1910 (from EMM, 2020: 13).

By 1920, the School site contained three separate buildings, a garden, a bowling green, and some public tennis courts. By 1923, there number of enrolled students was over 160 and the c.1900 timber school building no longer had the capacity to accommodate the number of students. It was said to have been in a 'dilapidated, out of date, and unattractive' state (EMM, 2020: 15).

In 1924, approval was therefore granted for the construction a larger, brick school building. This building was completed in 1925, and at the same time the original c.1900 was demolished. However, the weatherboard shed, and manual training building were both maintained.

The only two buildings to have been maintained into the twenty-first century is the 1925 main school building, and the c.1891 weatherboard shed.



**Figure 7:** 1925 School Building (Block A), 1925 (*Bangalow Public School Centenary [1884-1984]*, from EMM, 2020: 19).





**Figure 8:** 1925 School Building (Block A), northern elevation, 1925 (*Bangalow Public School Centenary [1884-1984]*, taken from EMM, 2020: 20).

### 2.1.3 Historic Timeline

The following are key dates relevant to the Bangalow Public School:

**Table 4:** Key Historical Dates for Bangalow Public School (summarised from EMM, 2020).

| Date      | Description  |
|-----------|--|
| 1884      | The first school in Bangalow was a provisional school established in 1884 and was established on two acres of Crown Land. The first school building was a simple wooden structure.   |
| 1887      | The original school closed in 1887.  |
| 1891      | The current Bangalow Public School site was acquired in 1891 with the land resumed from Robert Campbell. This site was regarded as more accessible and central to the township which allowed for high attendance. The show grounds were developed to the rear of the site from around the same time.   |
| 1896      | The new school was built in 1896 and was made up of timber structures.   |
| 1906      | The school was changed from 'Byron Creek School' to 'Bangalow School' in 1906.   |
| 1920      | By 1920 the Bangalow School site contained three separate buildings and a garden and bowling green were introduced to the south-west corner of the site and two, public tennis courts to the north-west.   |
| 1925      | In 1925, the timber c.1900 timber building was replaced with a more substantial brick building (present Block A). The 1891 weatherboard shed also remains on site (present Block E).   |
| 1955      | Two water closets, tennis courts, and blowing green removed prior to 1955.<br><br>Aerial imagery indicates that prior to 1955, Block D and Block B were introduced to the school, as well as some other structures that have since been removed. (Note: historic aerial imagery is pixelated and in poor resolution, making it difficult to discern exact details and locations of building). [Note: We suggest that Block D dates to the 1950s and not earlier as the DD suggests]. |
| 1984      | School celebrates its Centenary.   |
| 1987-2004 | Block F and block C were constructed at the northern boundary of the site.   |
| 2004-2020 | Block G and Block H, as well as smaller demountables, were added to the north-west of the site.  |

#### 2.1.4 Aerial Timeline

The following aerial timeline has been taken from the previous EMM DD assessment (EMM, 2020: 15).



**Figure 9:** Aerial Image, 1955 (Land Insight & Resources; taken from EMM, 2020: 15).



**Figure 10:** Aerial Image, 1987 (Land Insight & Resources; taken from EMM, 2020: 16).





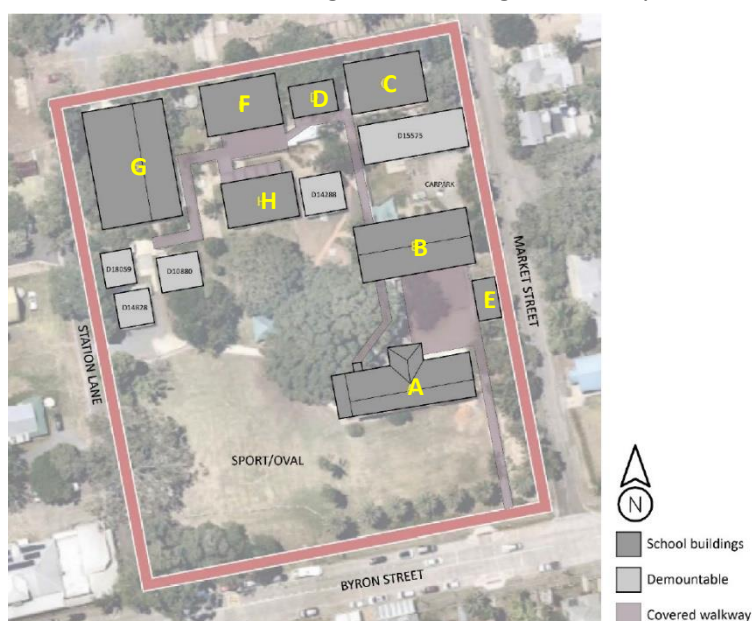
**Figure 11:** Aerial Image, 2012 (Land Insight & Resources; taken from EMM, 2020: 16).

Although poor resolution, the aerial photography suggests that the two water closets to the rear / north of the site, as well as the tennis courts and bowling green, were removed before 1955 (EMM, 2020: 15). The aerial imagery also indicates that various school buildings were added and removed over the years, with the 1925 and c.1891 buildings remaining intact. From 1987 to 2004, two school blocks (known as Block F and block C) were constructed at the northern boundary of the site. By 2020, buildings known as Block G and Block H, as well as smaller demountables, were added to the north-west of the site (conclusions taken from EMM, 2020: 15).

## 2.2 Physical Description

### 2.2.1 Overview

The following Physical Description is a brief description of key heritage buildings at Bangalow Public School, with school buildings of no heritage value only mentioned briefly.



**Figure 12:** Bangalow Public School plan, indicating location of existing structures (Image by EMM, 2020).



AHS attended a site inspection on 8 April 2021. This site inspection was used to verify the assessment and conclusions of the previous EMM reports, as well as undertake a brief fabric inspection to confirm heritage requirements for the Design Development.

AHS perused the entire school site and undertook a brief visual inspection of the trees/plantings and the buildings proposed for demolition or upgrade. Emphasis was placed on Block A as the key heritage building being proposed for upgrade. Demountables and contemporary buildings, located to the northern half of the school site, were inspected briefly and regarded to have no heritage value.

Building D is a former toilet block which has been previously reported as being a potentially significant building from a heritage perspective. Our review finds the building was constructed in a post-World War Two period (c.1950s) and has been substantially altered from a toilet block to a store and office in recent times. As such, it is not considered to be a significant building from a heritage perspective and holds little to no heritage value.

Although Block E is a significant building from a heritage perspective, there are currently no proposed works for this building and therefore no in-depth visual inspection was undertaken.

### 2.2.2 Block A

Block A, located to the south-east of the site, is predominantly viewed from Byron Street and is a prominent structure along this streetscape. Block A is the early 1925 brick school building. It is rectangular in plan with a terracotta gabled roof with transverse gables and chimneys. It remains largely intact with original brickwork, multi-pane double hung windows (with associated lintels and sills), vents, and picture rails. In between the gables are decorative slots.

There are two, original timber chamferboard skillions to the east and west, however the western portion has alluminium framed windows as opposed to the original timber framed windows.



**Figure 13:** Block A, the early 1925 school building (AHS, 2021).

The rear / northern façade has an enclosed verandah and a central, brick extrusion. The steps to the verandah have an enclosed walkway which connects to Block A's roof. The verandah was originally an open verandah with covered roof but was then enclosed with timber boards (made to match the eastern and western extrusions) and has had aluminium framed windows installed.

The northern elevation has also had an accessibility ramp installed and think walkway canopies that cannot to the external roof and walls. The central brick extrusion contains a separate terracotta tiled roof, timber windows, and a single, large sandstone block incorporated between the face brickwork.



**Figure 14:** Block A, rear enclosed verandah (AHS, 2021).

Internally, the 1925 building remains substantially intact with details such as picture rails, dado rails, decorative moulds, windows (and associated architraves and windowsills), fanlights above doors, vents, and brickwork all retained.

While the original masonry walls remain intact, new infill walls have also been constructed over the years to create divided classroom spaces. The fireplaces have been covered over but are believed to remain. Some original cupboards remain as well.

The internal spaces are otherwise that of contemporary classrooms with a contemporary fitout.

The internal spaces are entered from the covered walkway and staircase to the north-west, or from the accessibility ramp to the north-east. The original, brick central extrusion is divided into two spaces, while the rest of Block A is divided into three classroom spaces. The western extrusion, which also connects into the enclosed verandah, is also used as a teaching space, while the eastern extrusion is utilised predominantly as storage.

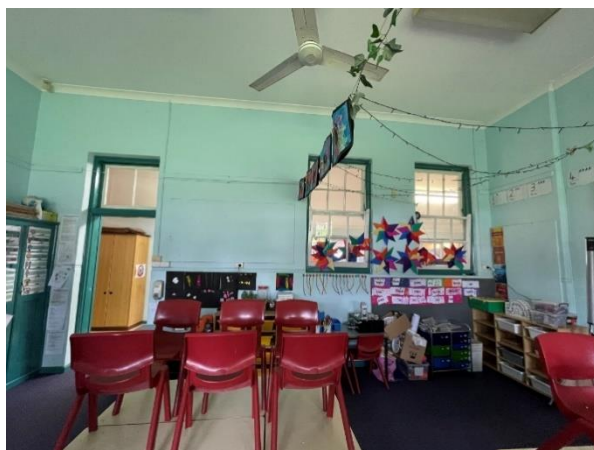


**Figure 15:** Original windows to the rear / northern verandah – proposed for alteration to accommodate new reception counter. (AHS, 2021).





**Figure 16:** Central classroom facing east (AHS, 2021).



**Figure 17:** Central classroom facing the verandah (AHS, 2021).

## 2.3 Significance of the Place

The Bangalow Public School is locally listed on the NSW State Heritage Inventory (SHI) and is item number 1018 on Schedule 5 within the *Byron Shire Local Environmental Plan 2014* (LEP). The NSW SHI states the following about Bangalow Public School:

*The public school is an important institution in the township [Bangalow] and representative of formal education in the town from 1884, when a provisional school was established, ten years before that the arrival of the railway and prior to the substantial development of the town.*

*The site, which was acquired from Robert Campbell in 1892, is associated with commercial activity from the earliest period of development in the town.*

**Table 5:** NSW SHI – Statement of Significance for Bangalow Public School

| Criteria                                 | Statement of Significance  |
|--|--|
| Criteria A<br>[Historical Significance]  | The site is associated with early pioneering settlement and with the prominent local businessman, Robert Campbell, who owned the land that was acquired by the Government for educated purposes.                               |
| Criteria B<br>[Associative Significance] | [The school] is associated with the prominent local businessman, Robert Campbell who owned the land that was acquired by the Government for education purposes.  |
| Criteria C<br>[Aesthetic Significance]   | The school site at Bangalow occupied a well-treed sit adjoining the showground. Together the two sites, with their mature trees and green lawns, add to the tropical green character of the town.                              |
| Criteria D<br>[Social Significance]      | [The school] shows evidence of priorities of early settlement and the importance of education in the farming district. The school has been associated with the community of Bangalow since 1884 and with this site since 1892. |
| Criteria G<br>[Representativeness]       | [The school] is representative of established schools in NSW towns.  |

Bangalow Public School is also located within the Bangalow Conservation Area. According to the Byron Development Control Plan 2014, the Bangalow Conservation Area is:

*A rare, largely intact early 20th century village built in a picturesque setting of green hills and subtropical vegetation with a main street of high-quality public and commercial buildings grouped on both sides and an unusually steep sloping street.*

*The village area has a high concentration of quality dwellings, public buildings, streets, back lanes, street trees and landscaping, which taken together illustrate an identifiable pattern of domestic, industrial, and commercial settlement in Bangalow by early pioneering settlers, and a pattern of development of civic infrastructure.*

**Table 6:** NSW SHI – Statement of Significance for the Bangalow Conservation Area

| Criteria                                 | Statement of Significance  |
|--|--|
| Criteria A<br>[Historical Significance]  | Shows evidence of early settlement of Bangalow by pioneers, including a pattern of settlement characteristic of new settlers in a largely undisturbed landscape which came to be known as The Big Scrub, and whose European settlers depended on a now locally defunct mode of transport.  |
| Criteria B<br>[Associative Significance] | Is associated with a group of early settlers and civic officials of Bangalow and the Shire, including police, Shire Councillors, Court officials, teachers, doctors, and nurses, as well as business and tradespersons.  |
| Criteria C<br>[Aesthetic Significance]   | Bangalow is a picturesque township in a green valley setting. The main street, which is the focus of the town, is unusually steep with verandahed premises on both sides. The top end is dominated by the large Roman Catholic Church on the hill and at the other end the picturesque Anglican Church at the end of Byron Street closes the vista.  |
| Criteria D<br>[Social Significance]      | Shows evidence of priorities of early settlement (food and shelter, law, health, public order, recreation), as well as features of early domestic and civic design.  |
| Criteria F<br>[Rarity]                   | Provides evidence of a domestic way of life now defunct. Dwellings are of various styles and standards, indicative of social status, and these pre-date by several decades' current domestic architecture. Lot sizes as a group indicate a lifestyle in which value was placed on the ability to be self-supporting (space to maintain vegetable patches and/or market gardens, and domestic animals such as milch cows and fowls, which are now a rare feature of urban settlement).                |
| Criteria G<br>[Representativeness]       | Is notable for its location, the centre of the township, its size, and the fact that the group is identified with a particular period of settlement.   |
| Integrity/Intactness                     | The quality and cohesion of the built environment in this area is variable, but the group still retains a character (such as in traditional plot sizes and setbacks, gabling styles, building materials such as corrugated sheet metal, horizontal weatherboards, timber framed window joinery and low fences, as well as brick and stone construction, setbacks on all four sides of new or existing buildings and extensions, and scale and bulk), identifiable with early settlement of Bangalow. |

AHS were also given an archive document from the NSW Department of Education (DoE) which details the listing of Bangalow Public School (SHI 4640519) under S170 of the NSW *Heritage Act 1977*. According to this listing, Bangalow Public School is significant for the following:

- The early 1925 brick school building is an important element of the Byron Street streetscape.
- The row of established palm trees are an important element of the Byron Street streetscape.
- Block E is also mentioned as having significance. Note: The DoE report indicates that this weatherboard building was a 1912 construction. Our assessment of historical imagery, and the EMM report find this date is incorrect and that the building was likely constructed in 1891.

The DoE document also displays numerous images of school buildings that were taken c.2009. These images show the buildings painted in different colours to present. A review of this listing concludes that the images displayed are simply general photographs of the Bangalow Public School buildings and do not indicate specific heritage significant buildings.

### 2.3.1 Hierarchy of Significant Elements

Bangalow Public School is comprised of a number of discrete elements. Not all elements of a heritage place will contribute equally to its cultural heritage significance. Different components make a different relative contribution. These elements are graded with relative levels of significance according to the extent in which they demonstrate and contribute to the significance of the place as defined within the statement of significance provided in the heritage citation.

Best practice initiatives to assess relative levels of significance generally operated under a tiered system for State heritage places. The hierarchy of significant elements guided by the following criteria:

**Table 7:** Criteria for hierarchy of significance (AHS 2021).

| Grading     | Description  |
|-------------|--|
| Exceptional | Rare or outstanding element, exhibiting a high degree of intactness or other such quality(s) and is interpretable to a high degree, although alteration or degradation may be evident.           |
| High        | Featuring a high degree of original or early fabric or demonstrative of a key part of the place's significance, with a degree of alteration which does not unduly detract from that significance |
| Moderate    | Altered or modified elements. Elements with some heritage value which contribute to the overall significance of the place.   |
| Low         | Difficult or unable to be interpreted, not an important function, subject to high alteration, potentially detracting from the significance of the place.   |
| None        | The element does not contribute to or detract from the significance of the place.  |
| Intrusive   | Damaging the site's overall significance, an aspect of the site's significance and/or significant fabric.  |

As identified in previous listings and heritage assessments (EMM 2020), Buildings A and E, as well as the row of palms along Byron Street, and the Camphor Laurel trees located centrally in the school grounds (to the north/rear of Block A) are the remaining significant heritage elements at Bangalow Public School.

There has been some conjecture around the potential heritage significance of Building D, however AHS's inspection indicated that this building is 1950s construction that has had subsequent upgrades and conversions and is now largely utilised as store and office space.

The following table summarises the significance assessment of each building generally, with Block A detailed further in Table 9.

#### Assessment of Buildings

**Table 8:** Heritage Significant Buildings at Bangalow Public School (AHS, 2021)

| Building/Block | Significance Conclusions   |
|----------------|--|
| Block A        | High Significance (1925 school building).                                      |
| Block B        | No heritage value.   |
| Block C        | No heritage value.   |
| Block D        | No heritage value (c.1950s construction with subsequent upgrades/conversions). |
| Block E        | High Significance (c.1891 school building).                                    |
| Block F        | No heritage value.   |
| Block G        | No heritage value.   |
| Block H        | No heritage value.   |
| Demountables   | No heritage value.   |



Building A is the only significant heritage building at Bangalow Public School that is being proposed for upgrade and modification. Therefore, it is only Building A that has a more detailed breakdown and assessment of significant elements, provided in the following Hierarchy of Significant Elements Table.

**Table 9:** Hierarchy of Significant Elements – Block A at Bangalow Public School (AHS 2021).

| Location | Element                      | Grading | Comments  |
|----------|------------------------------|---------|---|
| External | Design                       | High    | The building remains in its original rectangular plan. This rectangular design is therefore of high significance and is key to maintaining the historical interpretation of the school.   |
|          | Roof                         | High    | The gabled roof design, with transverse gables, and terracotta roof tiles, are all of high significance as they are original design features of the building.   |
|          | Brickwork                    | High    | The building retains its original brickwork. The brickwork is therefore of high significance.   |
|          | Chimneys                     | High    | The original chimneys remain intact along the southern side of the roof. They are of high significance.   |
|          | Windows                      | High    | The multi-pane double hung windows, and multi-pane timber windows across the building, including any associated lintels and windowsills, are original design features and therefore of high significance.   |
|          | Extrusions                   | High    | The eastern, western, and central northern extrusions are of high significance as original / early spaces.  |
|          | Northern Verandah            | High    | The existence of the northern verandah in its current location is of high significance as the verandah is an original design feature. However, elements relating to its enclosure, such as the timber boards and aluminium windows, are regarded as having no heritage value. |
|          | Covered Walkways             | None    | The covered walkways around Block A, some of which connect to the northern elevation of the building, are contemporary features which are regarded as having no heritage value.   |
|          | Air Conditioning Units       | None    | The air conditioning units along the southern elevation have no heritage value. Future works should seek to cover these units or find an alternative location as they have a slight visual impact on the building from Byron Street.  |
|          | Paint Scheme                 | None    | The current paint scheme for the building, including window frames, lintels, and timber elements, is of no significance. Further historical investigation into original or early paint schemes should be undertaken prior to the repainting of the building.                  |
|          | Accessibility Ramp and Door  | None    | The accessibility ramp and door is of no heritage value.  |
| Internal | Windows                      | High    | The windows that remain internally along the enclosed verandah, including associated brick windowsills, and rendered lintels, are regarded as having high significance as they are original elements of the building.   |
|          | Vents                        | High    | Original vents that remain in place, particularly in the central northern extrusion, are of high significance.  |
|          | Picture Rails and Dado Rails | High    | Remnant picture rails and dado rails or dado moulds, are original design features and therefore regarded as having high significance (noting that some of these have been impacted from internal layout changes over the years).  |
|          | Fireplace                    | High    | The original fireplaces that have been covered over are of high significance.   |
|          | Walls                        | High    | Original brick walls that have been rendered over internally are of high significance   |

| Location         | Element                      | Grading | Comments   |
|------------------|------------------------------|---------|--|
| Internal (Cont.) | Infill Walls                 | None    | The infill walls between each room are more contemporary additions to the school building and are therefore of no heritage value.  |
|                  | Ceiling                      | None    | The current ceilings are contemporary, what look to be plasterboard ceilings, with contemporary cornicing. They are of no significance.  |
|                  | Aluminium Windows (Verandah) | None    | The aluminium sliding windows within the enclosed verandah are not original design features of the building and therefore hold no heritage value.  |
|                  | Flooring                     | None    | The contemporary carpet is of no significance. It is currently unknown if original flooring exists underneath. Should it be found that originally flooring remains intact, this flooring is regarded to be of high significance. |
|                  | Verandah Flooring            | None    | The verandah flooring is a more contemporary floor and is of no heritage value.  |
|                  | Fitout                       | None    | The contemporary fitout of the classrooms is of no heritage value.   |

### Assessment of Broader Site

**Table 10:** Significant elements of the Broader Site, Bangalow Public School (AHS, 2021)

| Building/Block        | Significance Conclusions  |
|-----------------------|---|
| Byron Street Palms    | The row of palms along Byron Street are of high significance.   |
| Camphor Laurel Trees  | The camphor laurel trees located just north of Block A are of high significance.  |
| Byron Street Viewshed | High significance. The view from Byron Street is the primary view of Block A.   |
| Market Lane Viewshed  | Moderate Significance. The view from Market Lane provides some key views to Block E, however these views are slightly obscured by fencing and vegetation. |
| Station Lane          | Moderate Significance. The view from Market Lane provides some key views to Block A, however these views are slightly obscured by fencing and vegetation. |

### 3. Project Description

#### 3.1 Reason for Proposed Works

Schools Infrastructure New South Wales (SINSW) is proposing to complete an upgrade of the Bangalow Public School. A Master Plan and Concept Design for both schools have been recently completed, with the proposal now considering the completion of design and construction to proceed. At each school, this will include the replacement of existing demountables, the introduction of new permanent teaching places, and upgrade to core facilities where appropriate.

#### 3.2 Proposed Scope of Works

The proposed works and upgrades to Bangalow Public School generally includes the following:

- Minor upgrades to Block A (heritage).
- Internal upgrades to Block F and H (non-heritage).
- Construction of a new Teaching Building. (non-heritage).

As Block A is the only building of heritage significance, the proposed works have been outlined in more detail as follows:

- A new entry vestibule with new reception counter (resulting in the partial alteration of two original window openings including the lowering of windowsills).
  - Brick windowsills will be lowered to facilitate the required height for the reception counter to be accessed. The bricks removed will be salvaged and stored on site (likely in the subfloor) and associated archival recording.
  - The lower window will remain in-situ or above the current opening (fixed above in an open like position) for future safe keeping and for interpretive purposes.
  - The upper window sash will remain intact and in-situ.
  - The safe keeping of these elements (likely on the ceiling space) and associated archival recording, allows for their future re-construction should it be required, resulting in these proposed works largely being reversible and meeting *Burra Charter* initiatives.
- The widening of door from DDA access into entry vestibule – required for accessibility compliance.
- Demolition of infill wall/door in Room 3.
- New walls / partitioning in Room 2 to create a sick bay, Principal / Meeting room and printing room.
- New walls / partitioning in Room 3 to create a double office and security store.
- New infill wall between Room 3 and 4 to create a new staff room in Room 4.
- Demolition of door and wall at western end of enclosed verandah to provide access to new shower and toilet, to be constructed in the western corner of the enclosed verandah.
- New staff room annexe to the western extrusion with access through Room 4 staff room.

Block F and H are more contemporary buildings that are not regarded to hold and heritage significance. The proposed internal modifications to these buildings are therefore accepted from a heritage perspective and are not assessed in detail here.

The new Teaching Building is proposed to be constructed to the north west of A Block (adjoining Station Lane). The building is required to provide the school with upgraded teaching facilities and includes the upgrade of associated landscape and pathways.

Please see over for existing, demolition, and proposed plans which provide further detail to the Scope of Works. A full, detailed drawing package provided by Williams Architects is attached in Appendix B.



25/05/2021 4:35:09 PM

AMENDMENT SCHEDULE

| ISS | DATE       | DESCRIPTION   | BY |
|-----|------------|---------------|----|
| 1   | 23.04.2021 | DA SUBMISSION | DS |
| 2   | 29.04.2021 | DA SUBMISSION | DS |
| 3   | 17.05.2021 | DA SUBMISSION | TF |
| 4   | 25.05.2021 | DA SUBMISSION | TF |

CLIENT



NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved. Perspectives are for illustration purposes only. **IF IN DOUBT, ASK.**

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PROJECT

BANGALOW PUBLIC SCHOOL

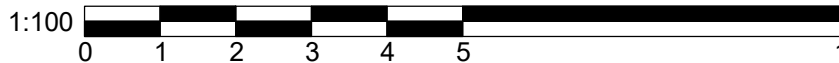
DRAWING TITLE  
SITE PLAN

LOCATION PLAN

| DATE       | SCALE @ A1 | DRAWN |
|------------|------------|-------|
| 25.05.2021 | 1 : 500    | DS    |

DRAWING  
**BAN - A - X - 0130\_4**

PRELIMINARY





| AMENDMENT SCHEDULE |            |               |    |  |
|--------------------|------------|---------------|----|--|
| ISS                | DATE       | DESCRIPTION   | BY |  |
| 1                  | 23.04.2021 | DA SUBMISSION | DS |  |
| 2                  | 29.04.2021 | DA SUBMISSION | DS |  |
| 3                  | 10.05.2021 | DA SUBMISSION | TF |  |
| 4                  | 17.05.2021 | DA SUBMISSION | TF |  |
| 5                  | 25.05.2021 | DA SUBMISSION | TF |  |

LEGEND

- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
- NO WORKS
- PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT

REMOVE DEMOUNTABLE BUILDING

PROPOSED BUILDING FOOTPRINT SHOWN HATCHED

REMOVE AND RELOCATE EXISTING PLAY EQUIPMENT

REMOVE EXISTING TIMBER BUILDING

REMOVE DEMOUNTABLE BUILDING

DEMOLISH EXISTING WALKWAYS AND CANOPIES

CLIENT



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PROJECT

BANGALOW PUBLIC SCHOOL

DRAWING TITLE  
SITE PLAN

EXISTING & DEMOLITION

DATE SCALE @ A1 DRAWN  
25.05.2021 1 : 250 DS

DRAWING  
BAN - A - X - 0131\_5

PRELIMINARY

1:100 0 1 2 3 4 5 10



## AMENDMENT SCHEDULE

| ISS | DATE       | DESCRIPTION   | BY |
|-----|------------|---------------|----|
| 1   | 23.04.2021 | DA SUBMISSION | DS |
| 2   | 29.04.2021 | DA SUBMISSION | DS |
| 3   | 10.05.2021 | DA SUBMISSION | TF |
| 4   | 17.05.2021 | DA SUBMISSION | TF |
| 5   | 25.05.2021 | DA SUBMISSION | TF |

## LEGEND

- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
- NO WORKS
- PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT

REFER TO CIVIL AND HYDRAULIC DRAWING FOR DRAIN DETAILS

NEW COVERED WALKWAYS

NEW DECK AND SEATING AREA UNDER EXISTING TREES

NEW COVERED WALKWAYS

GATE

GATE

GATE

CLIENT

NSW Education  
GOVERNMENT School Infrastructure

FKG GROUP

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PROJECT

BANGALOW PUBLIC SCHOOL

DRAWING TITLE  
SITE PLAN

PROPOSED - GROUND LEVEL

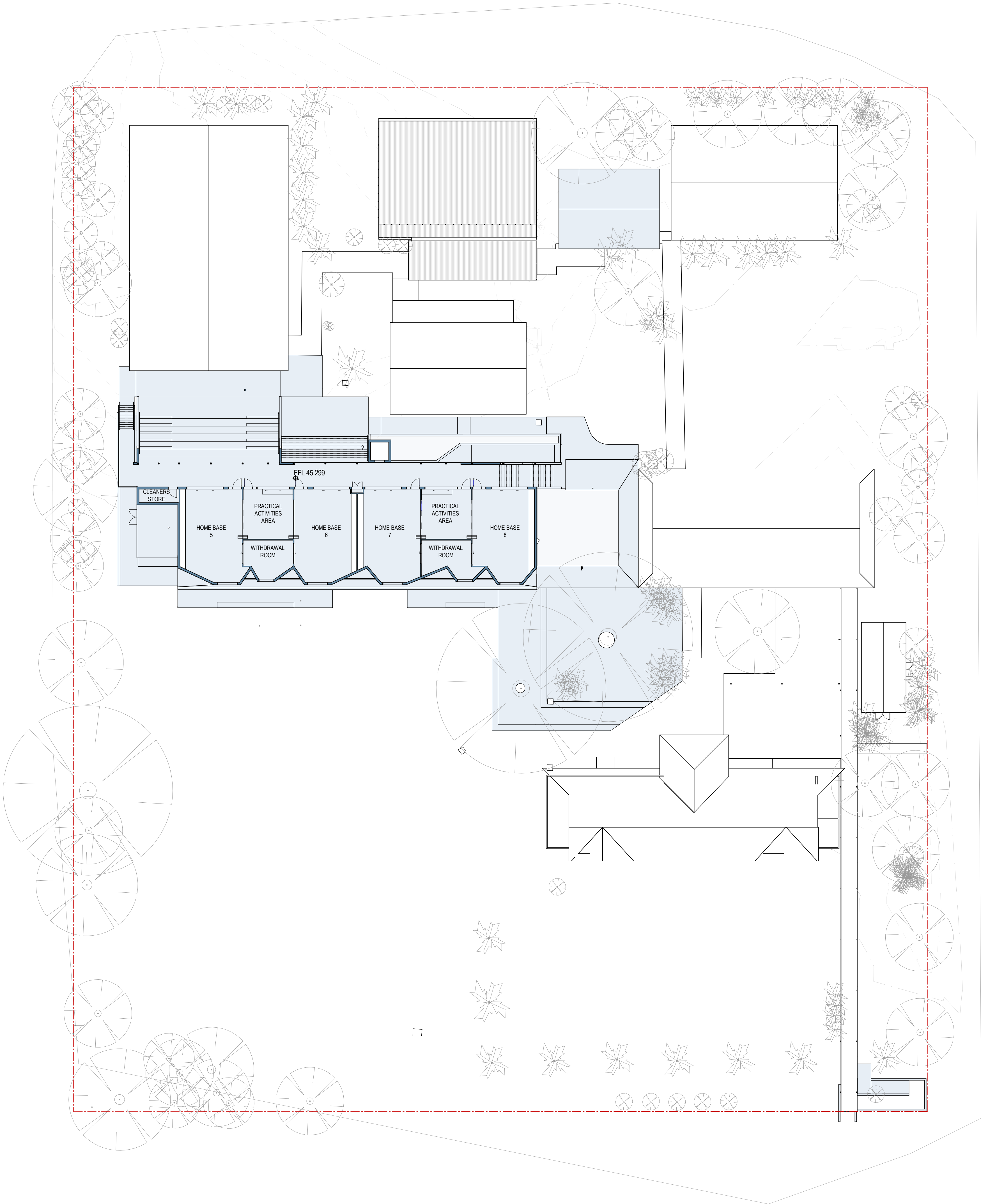
DATE 25.05.2021 SCALE @ A1 1 : 250 DRAWN DS

DRAWING  
BAN - A - X - 0132\_51:100  
0 1 2 3 4 5 10



LEGEND

- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
- NO WORKS
- PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT



AMENDMENT SCHEDULE

| ISS | DATE       | DESCRIPTION   | BY |
|-----|------------|---------------|----|
| 1   | 23.04.2021 | DA SUBMISSION | DS |
| 2   | 29.04.2021 | DA SUBMISSION | DS |
| 3   | 17.05.2021 | DA SUBMISSION | TF |
| 4   | 25.05.2021 | DA SUBMISSION | TF |

CLIENT



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PROJECT

BANGALOW PUBLIC SCHOOL

DRAWING TITLE  
SITE PLAN

PROPOSED - LEVEL 01

|            |            |       |
|------------|------------|-------|
| DATE       | SCALE @ A1 | DRAWN |
| 25.05.2021 | 1 : 250    | DS    |

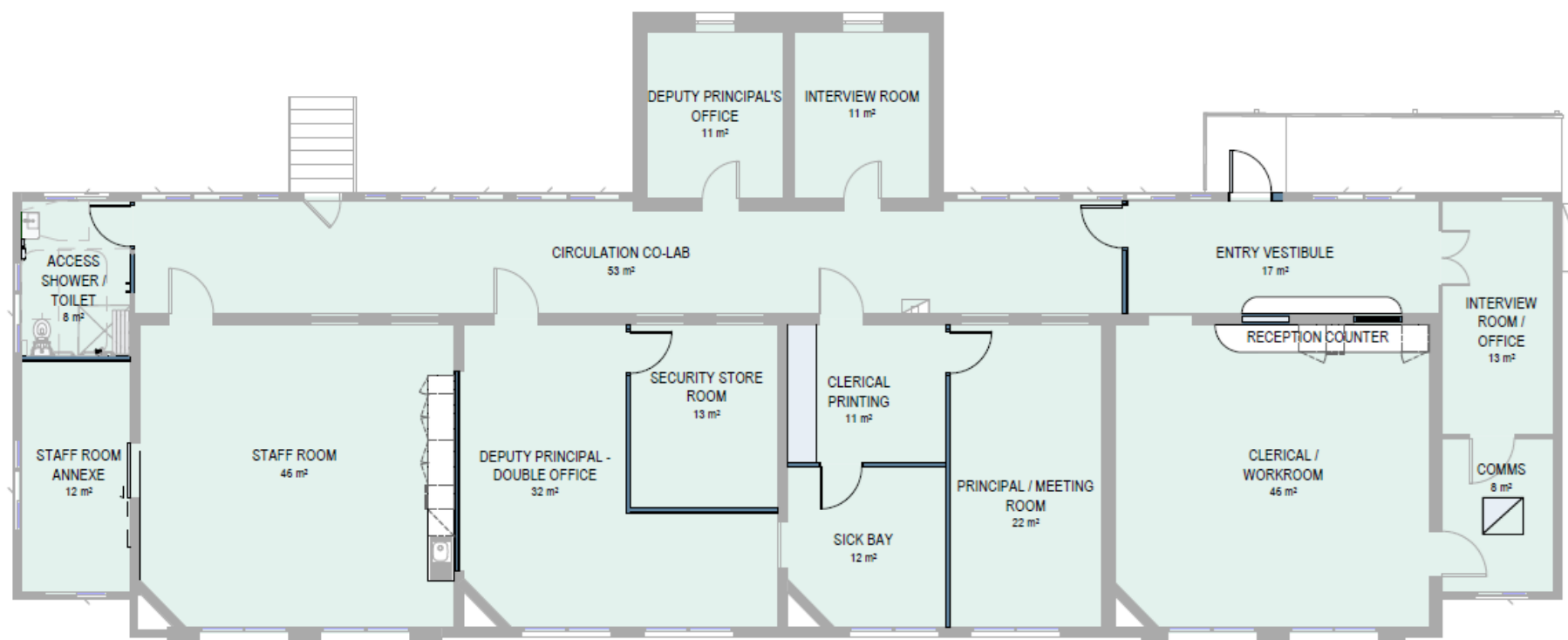
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BAN - A - X - 0133\_4

PRELIMINARY

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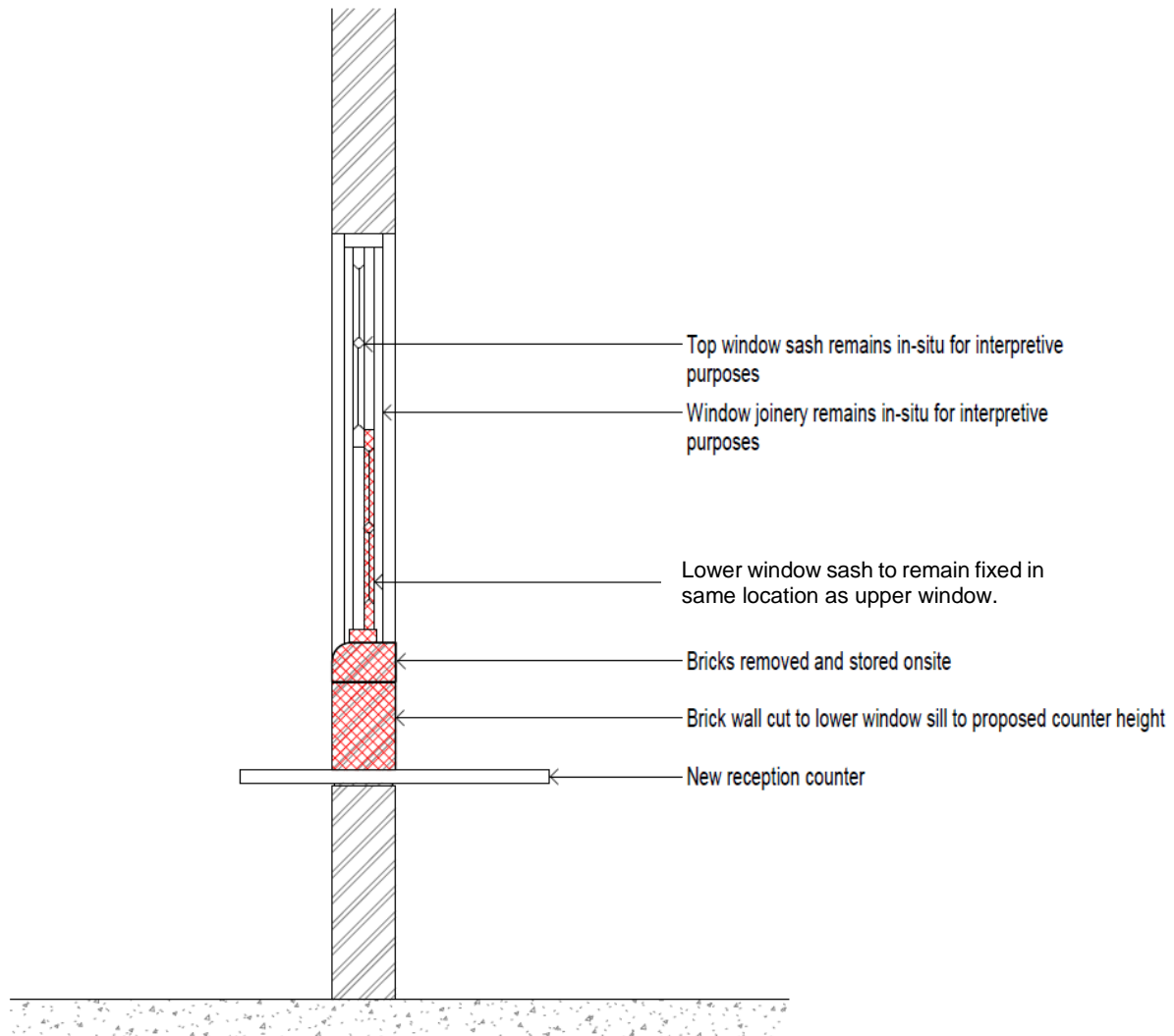


**Figure 18:** Existing and demolition plan for Block A (Williams Architects, 2021).



**Figure 19:** Proposed plan for Block A (Williams Architects, 2021).





**Figure 20:** Sash window modification section detail for new reception counter (Williams Architects, 2021).

As indicated and abovementioned, the existing sash window will have the bottom window left in-situ with the above window sash, and the brick sill will be lowered, to facilitate the new reception counter. The windows and associated joinery will remain in-situ for interpretation. Salvaged will be protected and stored on-site. The storage of these elements allows for their future re-installation should it be required, resulting in these proposed works largely being reversible and meeting *Burra Charter* initiatives.

## 4. Heritage Impact and Management

### 4.1 Overall Guidance

Bangalow Public School is an individual, locally listed heritage place located within an identified Conservation Area listed in the NSW SHI and Schedule 5 of the Byron LEP. The school is representative of formal education in Bangalow from 1884 and has special associations with early settler Robert Campbell, who owned the land that was acquired by the Government for the establishment of the school.

#### 4.1.1 Conservation Approach

The Bangalow Public School is one place within a city and environ which is of a high significance Bangalow community and Byron Shire.

The overall approach developed by the Project is in accordance with the *Burra Charter*. The key conservation principals considered by the Project are:

- Places of cultural significance should be conserved for present and future generations.
- A place's significance should be retained.
- Conservation must form part of the place's management framework.
- Respect existing fabric, uses, associations, and meanings.
- Fabric may define spaces and views which form part of the significance of the place.
- Visual setting, including views to and from a place, or along a cultural route, contributes to its cultural significance and distinctive character.
- Use qualified and experienced personnel.
- Do as much as necessary but as little as possible.

## 4.2 Impact Assessment

This impact assessment responds directly to the significance elements of Block A within the Bangalow Public School, as the only building with heritage significance that is proposed for upgrade, as well as the potential for the new Teaching Building to impact upon the overall site values, including landscape and amenity. This impact assessment should be read in conjunction with Proposed Scope of Work (Chapter 3). The assessment of the degree of impact made by the proposed works utilises the *ICOMOS Guidance on Heritage Impact Assessment for Cultural Work Heritage Properties*. The grading system for assessing the magnitude of impact to built heritage and historic landscapes:

**Table 11:** ICOMOS Guide for Assessing Magnitude of Impact (Built and Landscape).

| Impact Grading               | Built Heritage   | Historic Landscape Attributes  | Intangible Cultural Heritage or Associations  |
|------------------------------|--|--|---|
| <b>Major</b>                 | Changes to key historic building elements that contribute to the outstanding universal value such that the resource (place) is totally altered. Comprehensive changes to the setting.    | Changes to most or all key historic landscape elements, parcels, or component extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character and loss of outstanding universal value. | Major changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.      |
| <b>Moderate</b>              | Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified | Change to many key historic landscape elements, parcels, or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.     | Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.                        |
| <b>Minor</b>                 | Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.                      | Change to few key historic landscape elements, parcels, or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.           | Changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.            |
| <b>Negligible</b>            | Slight changes to historic building elements or setting that hardly affect it.   | Very minor changes to key historic landscape elements, parcels, or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.                 | Very minor changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation. |
| <b>No Impact / No Change</b> | No impact / no change to heritage fabric or setting.   | No impact or change to heritage elements, parcels, or components; no visual or audible changes; no changes in amenity or community factors.  | No change   |



**Table 12:** Impact Assessment – Bexhill Public School (AHS 2021).

| Proposed Work   | Heritage Impact Grading | Impact Assessment  |
|---|-------------------------|--|
| <u>A Block</u>  |                         |  |
| Widening of entrance door from north-east accessibility ramp                                  | No Impact               | The widening of the entrance door into the entry vestibule from the accessibility ramp on the north-east is regarded as having no impact to heritage fabric or the heritage significance of the place.   |
| New entry vestibule with new reception counter (including the lowering of brick windowsills). | Minor Impact            | <p>The addition of a new wall and door to create the entry vestibule will not have any impact upon significant heritage fabric. However, the construction of a new reception counter in the location of existing pair of original double-hung sash windows will have an impact to significant heritage fabric.</p> <p>The brick windowsills will be removed for the two windows to facilitate a lower opening for the reception counter. Due to the bricks being salvaged and stored on-site, this is regarded as a minor impact due to the proposed works being reversible (meaning the window can be reconstructed if required).</p> <p>The window sashes will remain intact, with the lower sash being permanently locked in the open position with the upper sash. This allows the windows to be interpreted, as well as ensuring heritage fabric remains in place for potential future window reconstruction should it ever be required.</p> <p>The reversibility of these works meets <i>Burra Charter</i> initiatives and therefore only constitutes as a minor impact to heritage fabric and significance on this basis, compared with the earlier option which proposed their removal entirely.</p> |
| New doorway from Room 4 into the new staff room annexe.                                       | Minor Impact            | The window that is being removed to facilitate the new doorway into the new staffroom annexe is not of heritage significance. However, the construction of a new doorway will have an impact to original heritage brickwork. As with the new reception counter (abovementioned), the bricks will be salvaged and store on-site, allowing for future reconstruction if desired. The new doorway is therefore regarded as a minor impact. Furthermore, the doorway is required to facilitate connectivity to the western extrusion and staff annex, as the western corner of the enclosed verandah will be an accessible bathroom. The construction of a new staff room annexe will have no additional impacts to heritage fabric.   |
| Demolition of infill wall in Room 3.  | No Impact               | The infill wall in Room 3 is a contemporary wall of no heritage value. Its removal therefore has no impact upon heritage fabric or significance.   |

| Proposed Work   | Impact Grading | Impact Assessment  |
|---|----------------|--|
| New walls in Room 2 and 3.  | No Impact      | The new walls to create new spaces within the existing rooms will not have any impact upon significant heritage fabric. Furthermore, these changes to the site are reversible in nature.   |
| New infill wall between Room 3 and 4.   | No Impact      | The new infill wall to create a new staff room will not have any impact upon significant heritage fabric. Furthermore, these changes to the site are reversible in nature.   |
| New access shower and toilet to the western corner of the enclosed verandah.    | No Impact      | The enclosed verandah has undergone modification and change over the years, including its enclosure and the installation of aluminium sliding windows. The location of the new access shower and toilet is therefore considered appropriate from a heritage perspective and will not have any impact upon significant heritage fabric.   |
| <b>Block F and H</b>  |                |  |
| Proposed upgrades (incl. demolition)  | No Impact      | Block F and H are more contemporary buildings that do not hold any heritage value. The buildings' demolition therefore has no impact to the school's heritage significance.  |
| <b>New Teaching Building</b>  |                |  |
| Proposed new Teaching Building impact upon key heritage buildings (Block A & E) | No Impact      | The proposed new Teaching Building has been sensitively located within the site to ensure that there is no direct impact upon A Block and E Block, as well as the associated landscape and amenity values which are associated with the historic development of the school. The new School Building is also necessary for the school to maintain its overall capability as a public school and provides a number of functions for future viability of the school.              |
| Byron Street Palms  | No Impact      | The proposed new building does not impact upon the palms.  |
| Camphor Laurel Trees  | No Impact      | The proposed new building is in proximity to the Camphor Laurel Trees, but has been sited to ensure that no new work impacts upon the Tree Protection Zones (TPZ).   |
| Byron Street Viewshed   | No Impact      | The new building has been developed to ensure that A Block and the associated historic landscape and settlement characteristics remain uninterrupted, including the views to and from A Block from Byron Street, the Byron Street Palms and the adjoining 'former lawn' and 'former bowling green' in this proximity.  |
| Market Lane Viewshed  | No Impact      | No works are proposed in this vicinity.  |
| Station Lane  | Minor          | The new building is in proximity to Station Lane, and whilst there will be visual change, the new Teaching Building does not directly or indirectly impact upon key heritage values (noting Station Lane is not a primary element or view shed). The view from Market Lane provides some key views to Block A, however these views are currently obscured by fencing and vegetation. The changes are suggested to promote only limited change to historic landscape character. |

(Please see over).

### 4.3 Heritage Management

The following management measures are recommended for the proposed works at Bangalow Public School, with focus predominantly on Block A which is the only building of heritage significance that is being proposed for upgrade.

#### 4.3.1 Management Measures

The following guidelines and measures (Table 13) have been developed for Bangalow Public School and should be followed throughout the proposed works in order to meet the overall conservation objectives required by the Project. Recommended measures required to mitigate activities and potential impacts are highlighted in **Bold**.

**Table 13:** Guidelines and mitigation measures for the Project (AHS 2021).

| Guideline  | Details  |
|--|--|
| <b>Brief Photographic Recording</b>                          | A <b>Brief Photographic Recording</b> , particularly of the windows proposed for removal, should be undertaken prior to the commencement of work and kept on record at the Bangalow Public School  |
| <b>Salvage and Storage of Significant Fabric</b>             | <b>Salvage and securely store significant fabric</b> , such as bricks and windows, that will be removed to facilitate the new reception area and new staff spaces will be stored on-site, likely in the subfloor or ceiling space. This ensures that the proposed works are completely reversible, and that should the windows need to be reinstated in the future, this can be achieved. Items for storage should be tagged as 'Heritage Item – Do not Remove' with appropriate marking / tags. |
| <b>Protection of Significance Fabric during Construction</b> | Prior to demolition and construction works commencing, ensure <b>significant fabric in the vicinity of proposed works is protected</b> , such as the hoarding of any windows, windowsills, brick walls, dado rails or picture rails, etc.  |
| <b>Training</b>  | <b>Awareness Training</b> should be programmed for all contractors that are involved with the proposed work undertaken on the site, to ensure that all parties are aware of the conditions in which the works must be completed and the measures in place to protect and conserve the heritage significance of the site.   |
| <b>Ongoing Advice</b>  | <b>Ongoing advice</b> from suitably qualified heritage professionals who are experienced with the management of historic buildings should be engaged during project activities.  |

#### 4.3.2 Heritage Impact Statement

The Bangalow Public School, particularly Block A, is of heritage value and requires careful supervision to ensure the integrity of its heritage values are appropriately maintained for future generations.

Assessment of the proposed works against the significant elements of the place has been completed. The assessment finds:

- The overall significance of the place will not be negatively impacted by these proposed works.
- The works are necessary to enhance the long-term use of Block A as a school facility, and to ensure adequate staff spaces are available.
- The new Teaching Building has been appropriately developed, which seeks to minimise impact upon built heritage elements and associated setting.
- No elements of Exceptional/high heritage significance will be substantially/majorly impacted by these proposed works.
- Those elements of high significance, such as windows, that are being impacted, have had appropriate heritage mitigation measures (i.e., salvage and on-site storage) put in place to ensure their protection.

As such, the proposed works to the place are supported from a heritage perspective and should be approved.





## References

EMM. *Bangalow Public School Historical Heritage Due Diligence Assessment*. 2020.

EMM. *Bangalow Public School Aboriginal Heritage Due Diligence Assessment*. 2020.

NSW State Heritage Inventory. Bangalow Public School heritage listing.

Office of Environment and Heritage. *Guidelines for Preparing a Review of Environmental Factors*. 2016.

The Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter), 1999.

## Appendices

### Appendix A – Heritage Citations

# Bangalow Public School

## Item details

**Name of item:**

Bangalow Public School

**Type of item:**

Complex / Group

**Group/Collection:**

Education

**Primary address:**

45-71 Byron Street, Bangalow, NSW 2479

**Parish:**

Byron

**County:**

Rous

**Local govt. area:**

Byron

**Hectares (approx):**

1.214

## Boundary:

See curtilage map

**All addresses**

| Street Address     | Suburb/town | LGA   | Parish | County | Type            |
|--------------------|-------------|-------|--------|--------|-----------------|
| 45-71 Byron Street | Bangalow    | Byron | Byron  | Rous   | Primary Address |

## Owner/s

| Organisation Name       | Owner Category   | Date Ownership Updated |
|-------------------------|------------------|------------------------|
| Department of Education | State Government |                        |

## Listings

| Heritage Listing  | Listing Title | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|---|---------------|----------------|--------------|----------------|--------------|
| Heritage Act - s.170 NSW State agency heritage register |               |                | 04 Dec 19    |                |              |

## References, internet links & images

None

Note: internet links may be to web pages, documents or images.

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# Bangalow Public School

## Item details

**Name of item:**

Bangalow Public School

**Primary address:**

45-71 Byron Street, Bangalow, NSW 2479

**Local govt. area:**

Byron

**All addresses**

| Street Address     | Suburb/town | LGA   | Parish | County | Type            |
|--------------------|-------------|-------|--------|--------|-----------------|
| 45-71 Byron Street | Bangalow    | Byron |        |        | Primary Address |

## Statement of significance:

The public school is an important institution in the township and representative of formal education in the town from 1884, when a provisional school was established, ten years before the arrival of the railway and prior to the substantial development of the town. The site, which was acquired from Robert Campbell in 1892, is associated with commercial activity from the earliest period of development in the town.

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).*

## Description

**Construction years:**

1925-

**Physical description:**

The main school building is constructed in red brick with Marseilles Patter terra cotta tiled roofs. The plain brickwork is relieved with cement stucco details over the large multi-pane double hung windows.

The roof form is a steep gable with transverse gable at the south end. The brickwork under the gables features decorative vertical slots with soldier course cills and lintols. Cement stuccoed chimneys are plain with single terra cotta chimney pots.

Access to the classrooms is via a partially-enclosed verandah on the western side.

**Physical condition and/or****Archaeological potential:**

Sound

**Modifications and dates:**

Various additions from circa 1945 to present.

**Current use:**

School

**Former use:**

School

## History

**Historical notes:**

Bangalow developed substantially after the construction of the Lismore to Tweed Railway, which reached Byron Creek (later named Granuaille then Bangalow) in 1892. The name of Bangalow derives from the name of the palm that was abundant in the rainforest of the area.

The town is connected strongly with the dairying industry, which commenced with the first selection by Thomas Robinson in 1881. A receiving depot at Bangalow channelled much of the dairy produce into the Norco Factory at Byron Bay, via the Tweed Railway, and thence to Australian and European markets via the port at Byron Bay. Bangalow flourished as a village during the last decade of the Nineteenth Century and the first decades of the Twentieth Century.

The Roman Catholic Church was opened in 1894. The first bank was opened in 1903. A hospital opened in 1909 and a court house opened in 1909. By 1912 it had four churches, three banks and a thriving township. The place was described then as 'the pivot of a big circle of outlying country claimed as the finest dairying country in the world. The first school was established in the town in 1884, when a provisional school was built, almost ten years before the arrival of the railway.

The growth in dairying was greatly facilitated by the formation of cooperatives, of which NORCO at Byron Bay was an outstanding example. In 1924 NORCO absorbed the dairy industry output of Bangalow, which had been served since 1912 by the Binna Burra butter factory. The Dairying industry in Bangalow declined when the dairying industry was de-regulated in the late 1960s.

Bangalow also served a timber industry which remained viable until the 1970s although the decline was a long one. The industry was killed off in the 1970s following forestry blockades which ultimately led to the creation of National Parks and exclusion of the forestry industry.

In the 1980s the township of Bangalow declined as business declined and essential services were withdrawn. At this time there was a growing interest in heritage and tourism and the discovery of Bangalow's excellent heritage values. Since that time the place has grown steadily into a boutique town with commercial and light industrial activities focussed in large measure on boutique and heritage activities. It is now a must-visit place on the Northern NSW tourism map.

The school site was acquired in 1892 when the growing enrolments made the original school inadequate and by which time the status of the school had changed from provisional to public. The new school site was resumed from Robert Campbell. The new school was built in 1896. In 1907 the name was changed from Byron Creek to Bangalow. In 1925 the original timber buildings were replaced with brick buildings.

## Assessment of significance



**SHR Criteria a)**

[Historical significance]

The site is associated with early pioneering settlement and with the prominent local businessman, Robert Campbell who owned the land that was acquired by the Government for education purposes.

**SHR Criteria b)**

[Associative significance]

Is associated with the prominent local businessman, Robert Campbell who owned the land that was acquired by the Government for education purposes.

**SHR Criteria c)**

[Aesthetic significance]

SHR criteria X

The school site at Bangalow occupies a well treed site adjoining the showground. Together the two sites, with their mature shade trees and green lawns, add to the tropical green character of the town.

**SHR Criteria d)**

[Social significance]

Shows evidence of priorities of early settlement and the importance of education in the farming district. The school has been associated with the community of Bangalow since 1884 and with this site since 1892.

**SHR Criteria g)**

[Representativeness]

Is representative of established schools in NSW towns.

**Integrity/Intactness:**

High.

**Assessment criteria:**

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Recommended management:

Recommend listing as an item of local heritage significance.

## Listings

| Heritage Listing         | Listing Title                       | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|--------------------------|-------------------------------------|----------------|--------------|----------------|--------------|
| Local Environmental Plan | Byron Local Environmental Plan 2014 | 1018           | 21 Jul 14    |                |              |
| Heritage study           |                                     |                |              |                |              |

## Study details

| Title                                      | Year | Number | Author                      | Inspected by | Guidelines used |
|--|------|--------|-----------------------------|--------------|-----------------|
| Byron Shire Community Based Heritage Study | 2005 | 4.12   | Donald Ellsmore and Ian Fox | D. Ellsmore  | Yes             |

# References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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## **Appendix B – Drawing Package (Williams Architects, 2021).**



25/05/2021 4:35:09 PM

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| 1                  | 23.04.2021 | DA SUBMISSION |  | DS |
| 2                  | 29.04.2021 | DA SUBMISSION |  | DS |
| 3                  | 17.05.2021 | DA SUBMISSION |  | TF |
| 4                  | 25.05.2021 | DA SUBMISSION |  | TF |

CLIENT



Education  
School Infrastructure



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PROJECT

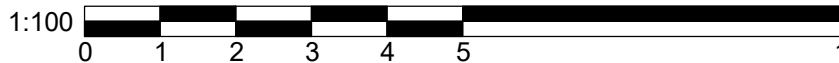
**BANGALOW PUBLIC SCHOOL**

DRAWING TITLE

**SITE PLAN**

LOCATION PLAN

| DATE                        | SCALE @ A1 | DRAWN |
|-----------------------------|------------|-------|
| 25.05.2021                  | 1 : 500    | DS    |
| DRAWING                     |            |       |
| <b>BAN - A - X - 0130_4</b> |            |       |



PRELIMINARY



| AMENDMENT SCHEDULE |            |               |    |  |
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| 2                  | 29.04.2021 | DA SUBMISSION | DS |  |
| 3                  | 10.05.2021 | DA SUBMISSION | TF |  |
| 4                  | 17.05.2021 | DA SUBMISSION | TF |  |
| 5                  | 25.05.2021 | DA SUBMISSION | TF |  |

- LEGEND
- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
  - NO WORKS
  - PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT

REMOVE DEMOUNTABLE BUILDING

PROPOSED BUILDING FOOTPRINT SHOWN HATCHED

REMOVE AND RELOCATE EXISTING PLAY EQUIPMENT

REMOVE EXISTING TIMBER BUILDING

REMOVE DEMOUNTABLE BUILDING

DEMOLISH EXISTING WALKWAYS AND CANOPIES

CLIENT



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PROJECT

BANGALOW PUBLIC SCHOOL  
DRAWING TITLE  
SITE PLAN

EXISTING & DEMOLITION

DATE 25.05.2021 SCALE @ A1 1 : 250 DRAWN DS

DRAWING **BAN - A - X - 0131\_5**

PRELIMINARY

1:100 0 1 2 3 4 5 10



LEGEND

- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
- NO WORKS
- PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT

REFER TO CIVIL AND HYDRAULIC DRAWING FOR DRAIN DETAILS

NEW COVERED WALKWAYS

NEW DECK AND SEATING AREA UNDER EXISTING TREES

AMENDMENT SCHEDULE

| ISS | DATE       | DESCRIPTION   | BY |
|-----|------------|---------------|----|
| 1   | 23.04.2021 | DA SUBMISSION | DS |
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| 4   | 17.05.2021 | DA SUBMISSION | TF |
| 5   | 25.05.2021 | DA SUBMISSION | TF |

NEW COVERED WALKWAYS

GATE

GATE

STORE  
PROGRAMS  
FFL 47.980

1:100  
0 1 2 3 4 5 10

CLIENT



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PROJECT

BANGALOW PUBLIC SCHOOL  
DRAWING TITLE  
SITE PLAN

PROPOSED - GROUND LEVEL

DATE 25.05.2021 SCALE @ A1 1 : 250 DRAWN DS

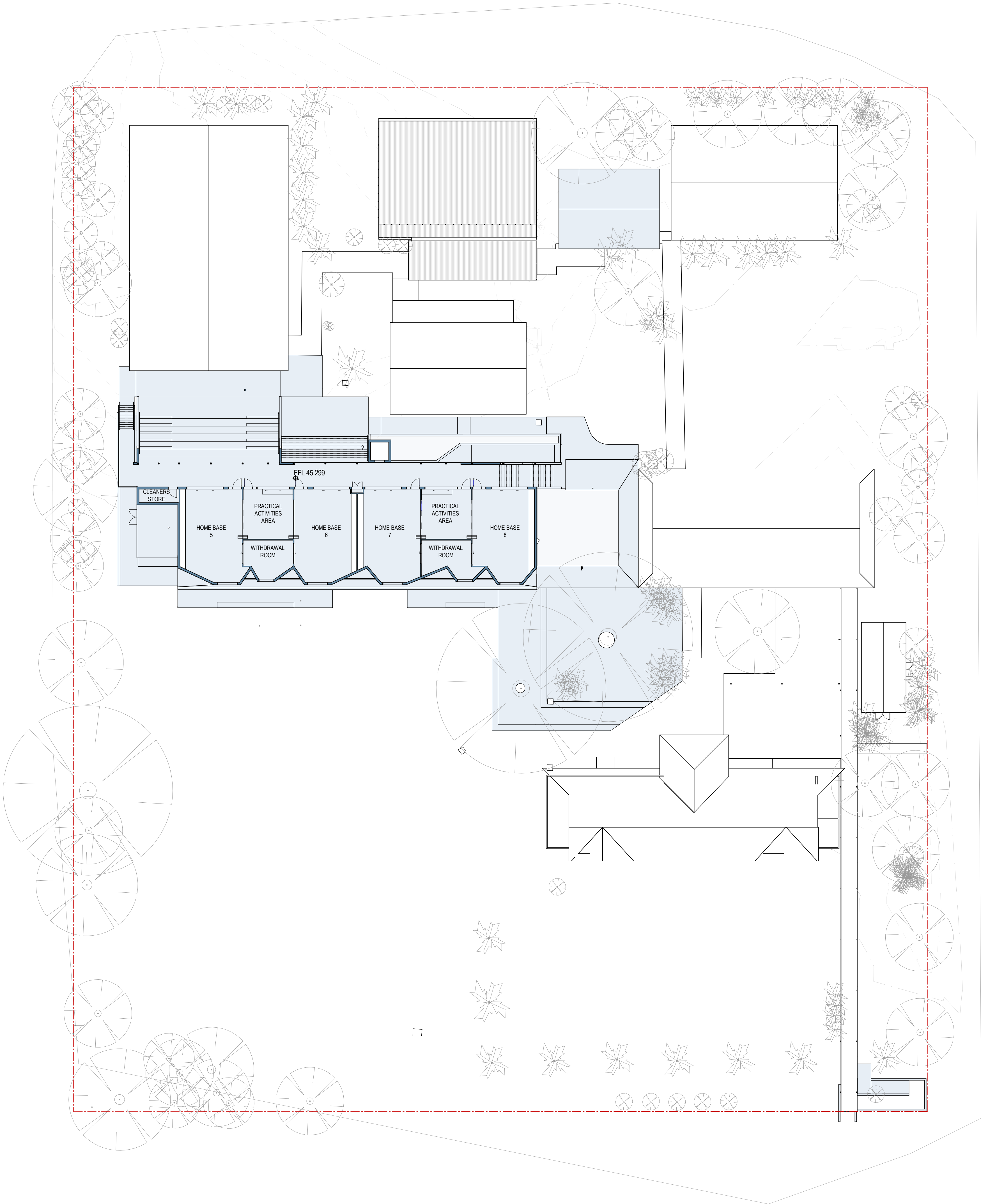
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BAN - A - X - 0132\_5

PRELIMINARY



LEGEND

- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
- NO WORKS
- PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT



AMENDMENT SCHEDULE

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PROJECT

BANGALOW PUBLIC SCHOOL

DRAWING TITLE  
SITE PLAN

PROPOSED - LEVEL 01

|            |            |       |
|------------|------------|-------|
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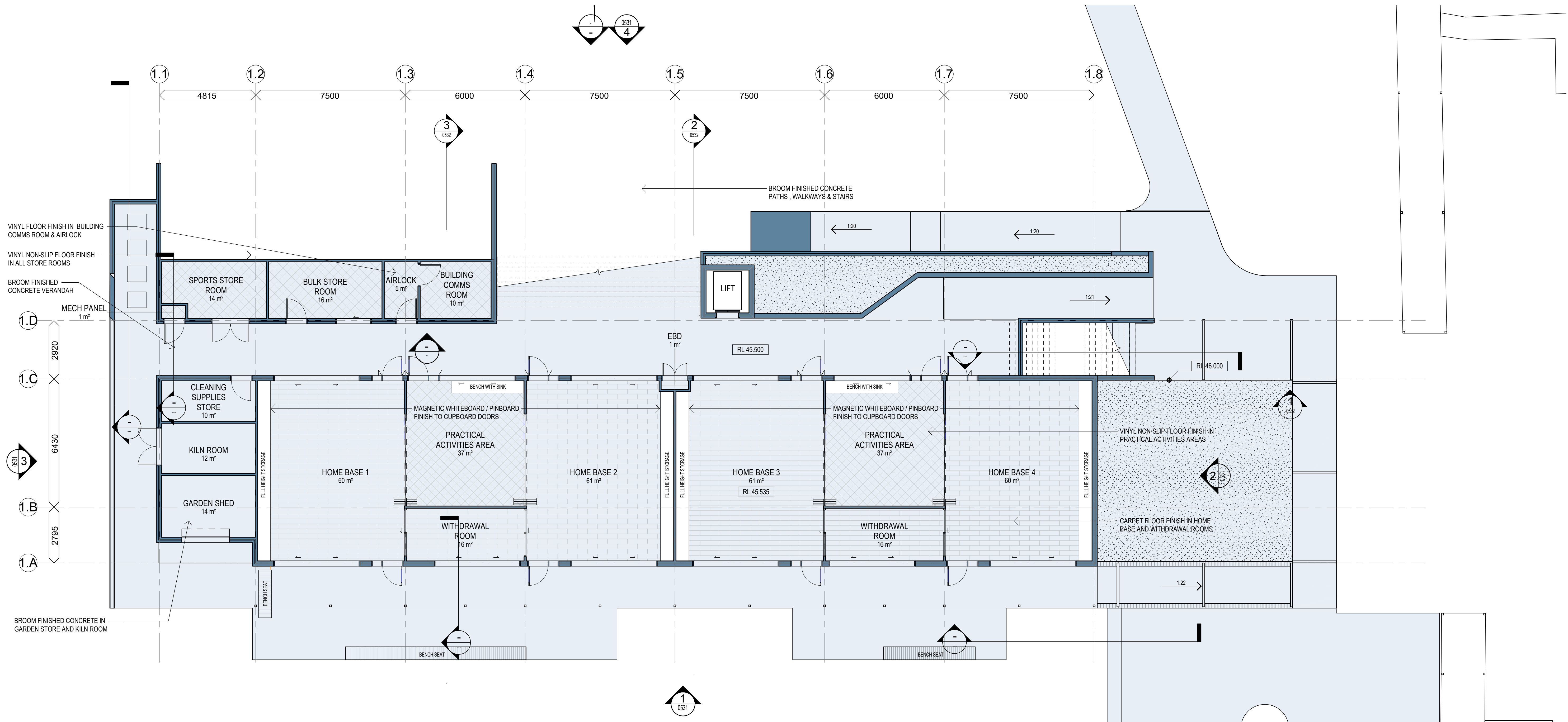
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PRELIMINARY



| AMENDMENT SCHEDULE |            |               |    |
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| 2                  | 20.05.2021 | DA SUBMISSION | DS |
| 3                  | 25.05.2021 | DA SUBMISSION | TF |



1 GROUND FLOOR PLAN  
1 : 100

| Accommodation Schedule - Ground |              |       |
|---------------------------------|--------------|-------|
| Room Name                       | EFSG Room ID | Area  |
| HOME BASE 1                     | PS401.01     | 60 m² |
| HOME BASE 2                     | PS401.01     | 61 m² |
| HOME BASE 3                     | PS401.01     | 61 m² |
| HOME BASE 4                     | PS401.01     | 60 m² |
| WITHDRAWAL ROOM                 | PS401.22     | 16 m² |
| WITHDRAWAL ROOM                 | PS401.22     | 16 m² |
| PRACTICAL ACTIVITIES AREA       | PS401.32     | 37 m² |
| PRACTICAL ACTIVITIES AREA       | PS401.32     | 37 m² |
| BUILDING COMMS ROOM             | PS501.22     | 10 m² |
| SPORTS STORE ROOM               | PS503.32     | 14 m² |
| KILN ROOM                       | PS506.01     | 12 m² |
| GARDEN SHED                     | PS605.01     | 14 m² |
| BULK STORE ROOM                 | PS605.11     | 16 m² |
| CLEANING SUPPLIES STORE         | PS605.21     | 10 m² |
| EBD                             | PS611.02     | 1 m²  |
| AIRLOCK                         |              | 5 m²  |
| LIFT                            |              | 5 m²  |
| MECH PANEL                      |              | 1 m²  |



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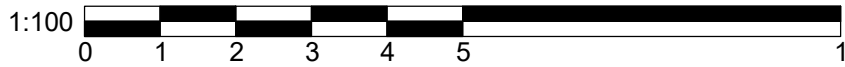
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BANGALOW PUBLIC SCHOOL  
BUILDING 1 - HOME BASE UNIT

PROPOSED GROUND FLOOR PLAN

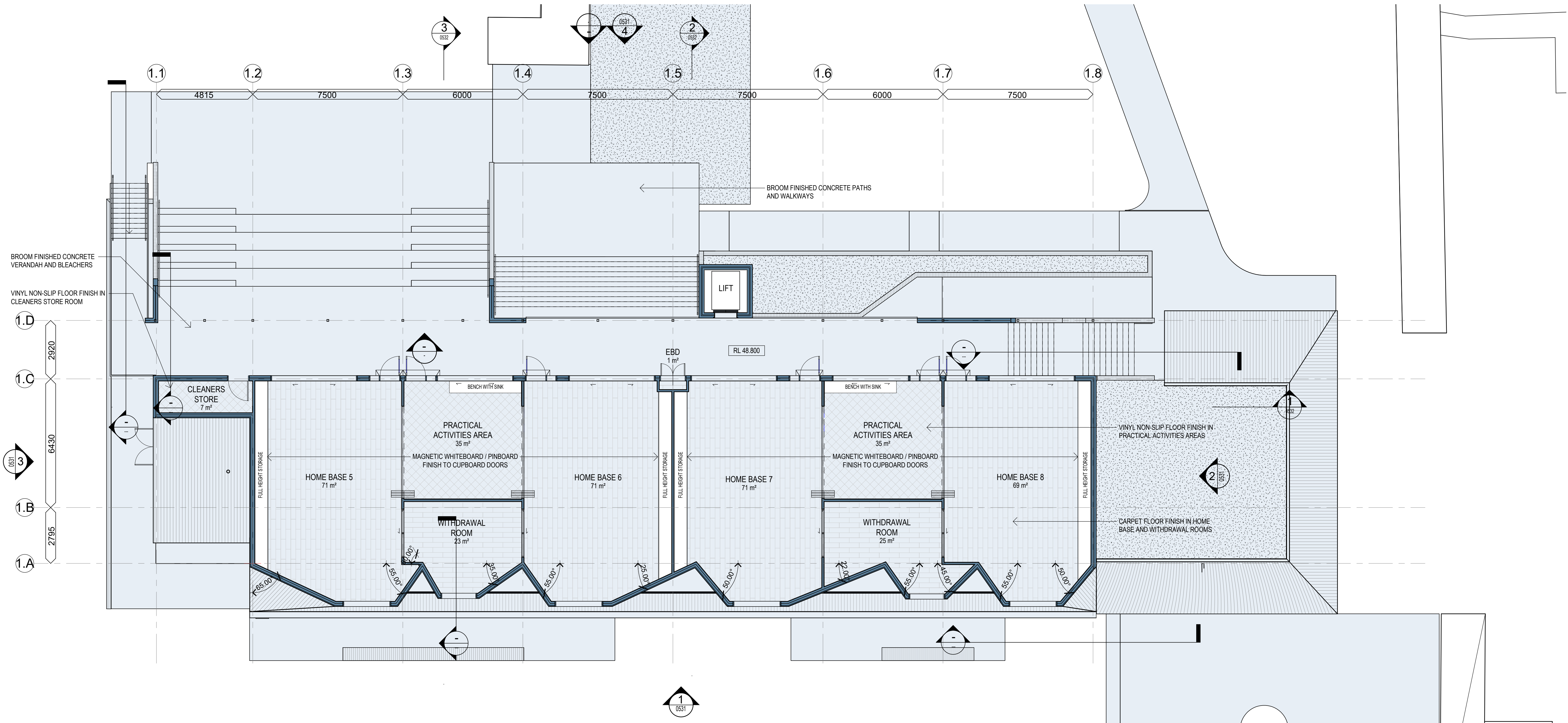
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DRAWING BAN - A - 1 - 0231\_3





| AMENDMENT SCHEDULE |            |               |    |
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| ISS                | DATE       | DESCRIPTION   | BY |
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| 2                  | 20.05.2021 | DA SUBMISSION | DS |
| 3                  | 25.05.2021 | DA SUBMISSION | TF |



1 LEVEL 1 FLOOR PLAN  
1 : 100

| Accommodation Schedule - Level 1 |              |       |
|----------------------------------|--------------|-------|
| Room Name                        | EFSG Room ID | Area  |
| HOME BASE 5                      | PS401.01     | 71 m² |
| HOME BASE 6                      | PS401.01     | 71 m² |
| HOME BASE 7                      | PS401.01     | 71 m² |
| HOME BASE 8                      | PS401.01     | 69 m² |
| WITHDRAWAL ROOM                  | PS401.22     | 23 m² |
| WITHDRAWAL ROOM                  | PS401.22     | 25 m² |
| PRACTICAL ACTIVITIES AREA        | PS401.32     | 35 m² |
| PRACTICAL ACTIVITIES AREA        | PS401.32     | 35 m² |
| CLEANERS STORE                   | PS605.31     | 7 m²  |
| EBD                              | PS611.02     | 1 m²  |

CLIENT

**NSW** Education  
GOVERNMENT School Infrastructure

**FKG** GROUP

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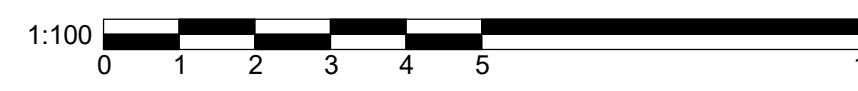
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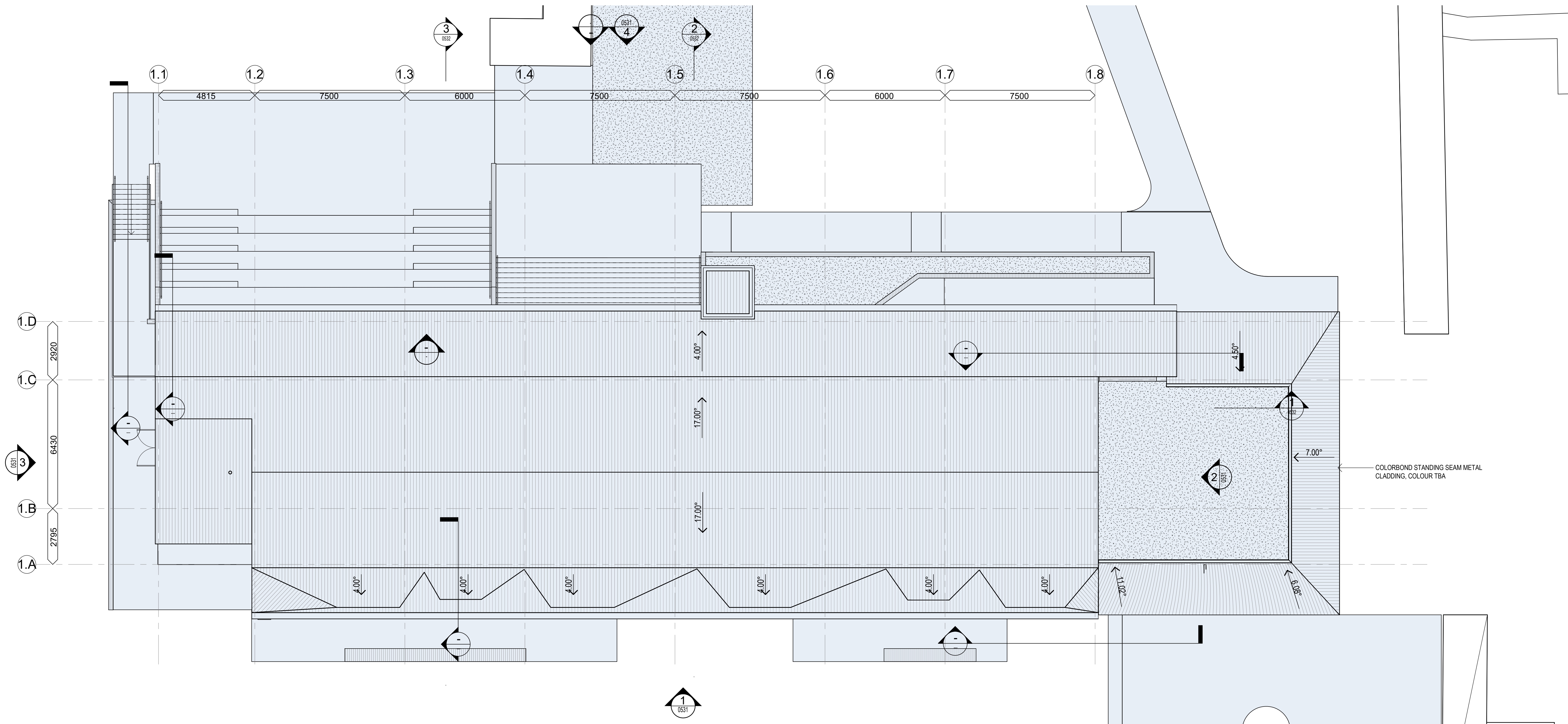
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DRAWING TITLE  
BUILDING 1 - HOME BASE UNIT

PROPOSED LEVEL 1 FLOOR PLAN  
DATE 25.05.2021 SCALE @ A1 1 : 100 DRAWN WA  
DRAWING **BAN - A - 1 - 0232\_3**



AMENDMENT SCHEDULE

| ISS | DATE       | DESCRIPTION   | BY |
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| 3   | 25.05.2021 | DA SUBMISSION | TF |



1 ROOF PLAN  
1 : 100

CLIENT



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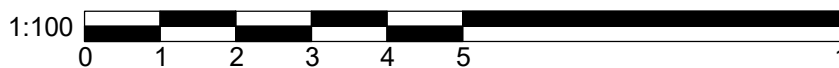
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BANGALOW PUBLIC SCHOOL  
BUILDING 1 - HOME BASE UNIT

PROPOSED ROOF PLAN

DATE 25.05.2021 SCALE @ A1 1 : 100 DRAWN WA

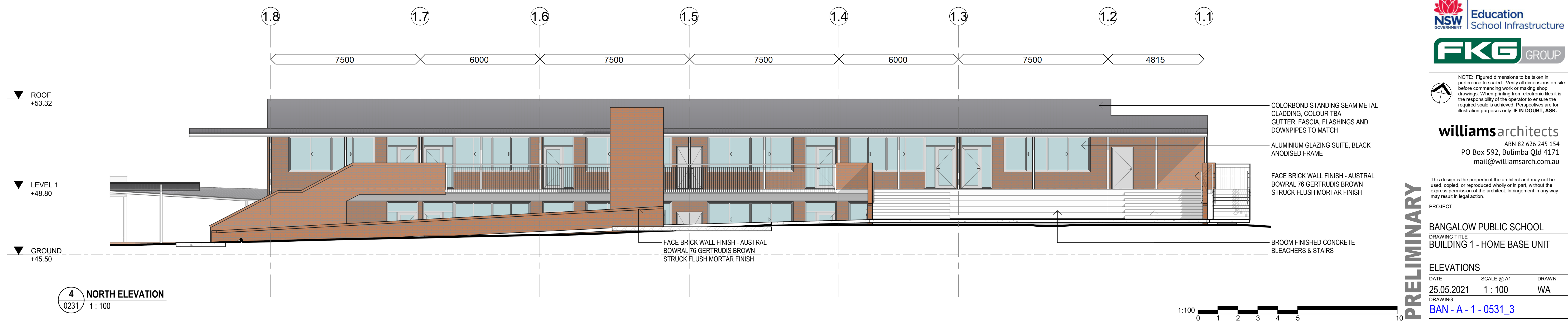
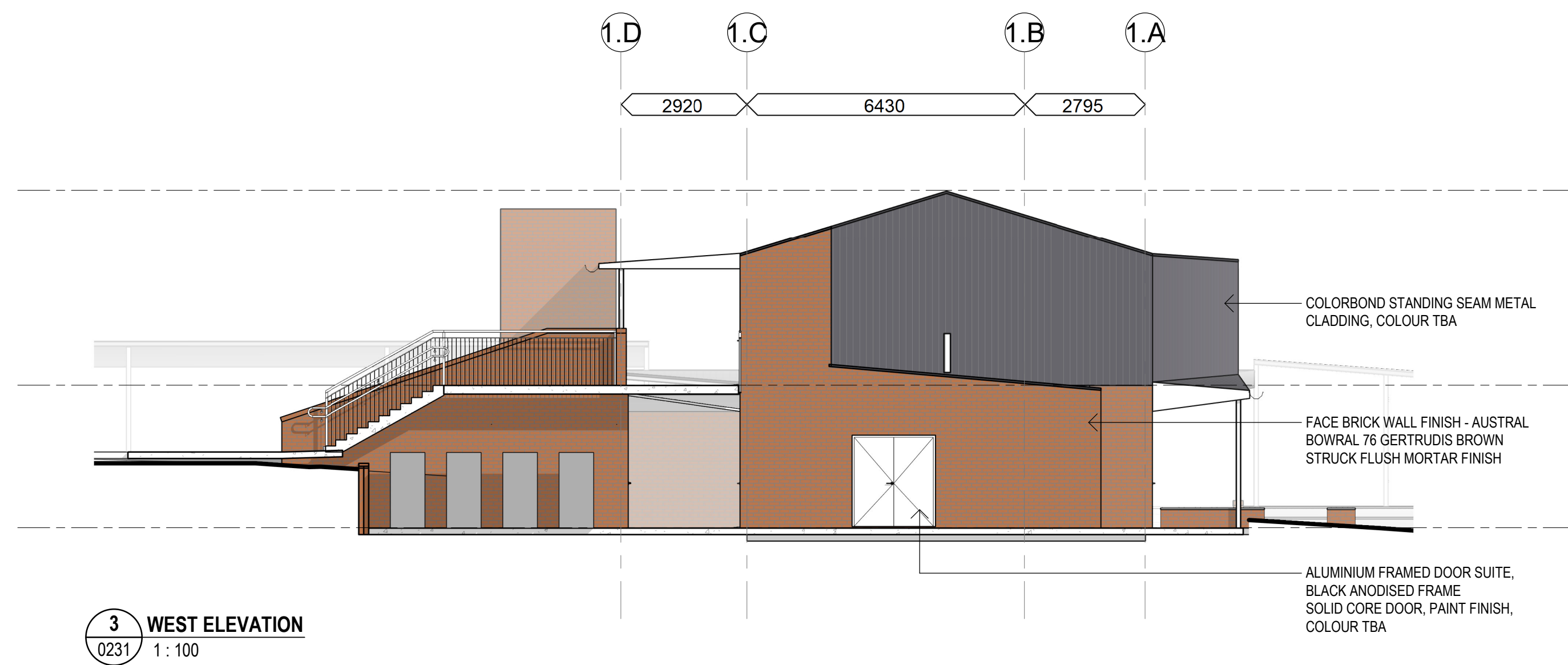
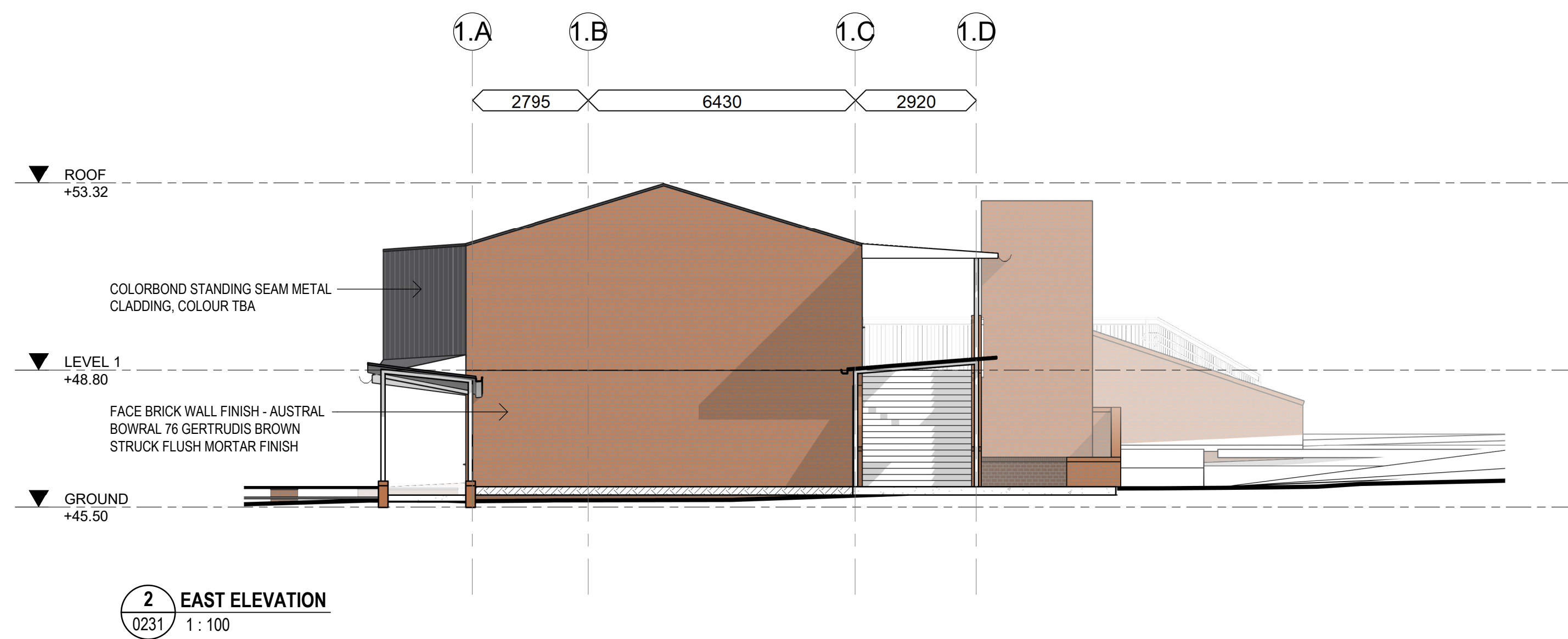
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PRELIMINARY



| AMENDMENT SCHEDULE |            |               |  |    |
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| 3                  | 25.05.2021 | DA SUBMISSION |  | TF |



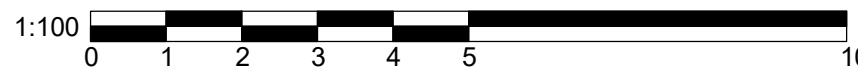
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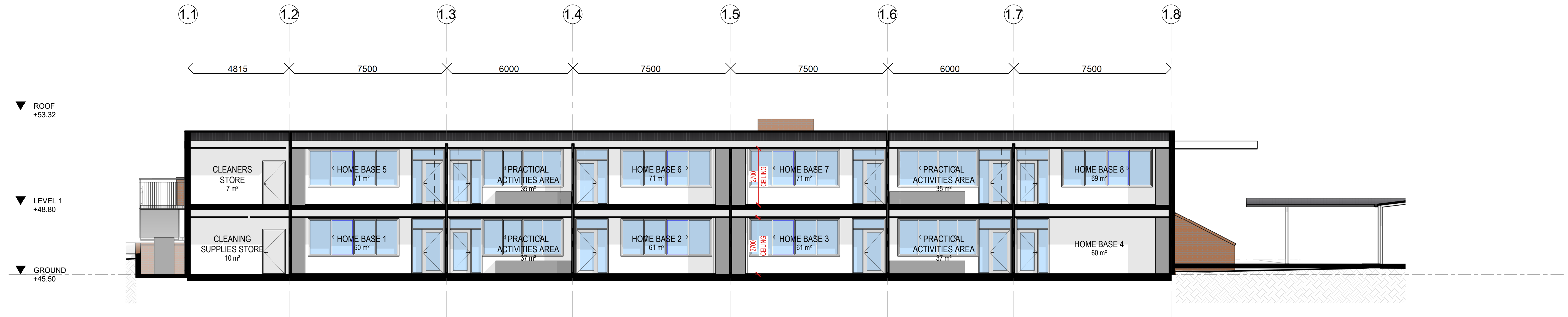
PROJECT  
**BANGALOW PUBLIC SCHOOL**  
DRAWING TITLE  
**BUILDING 1 - HOME BASE UNIT**  
ELEVATIONS  
DATE 25.05.2021 SCALE @ A1 1:100 DRAWN WA  
DRAWING **BAN - A - 1 - 0531\_3**

PRELIMINARY

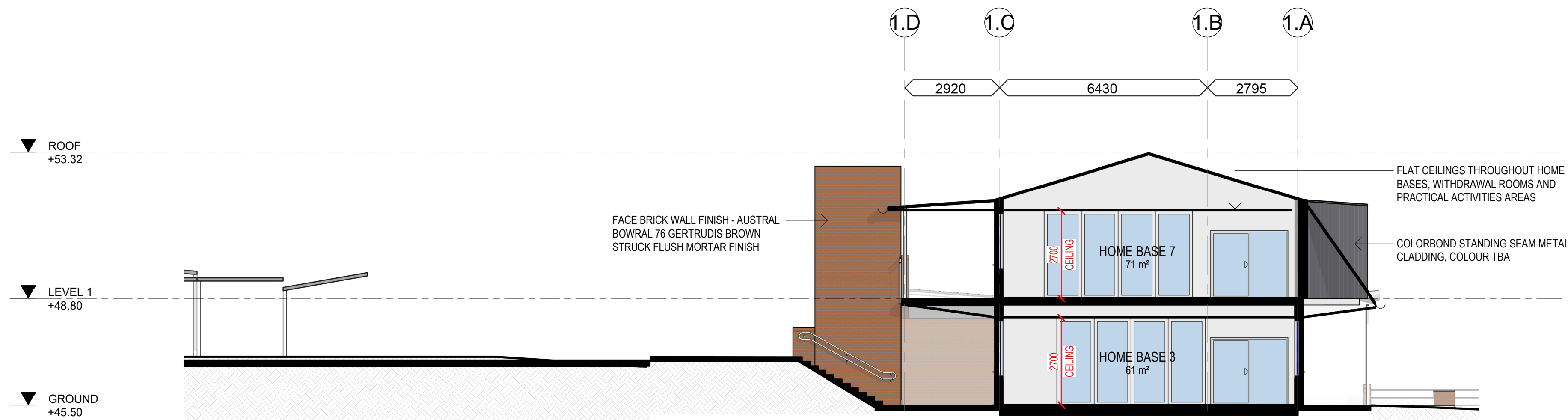




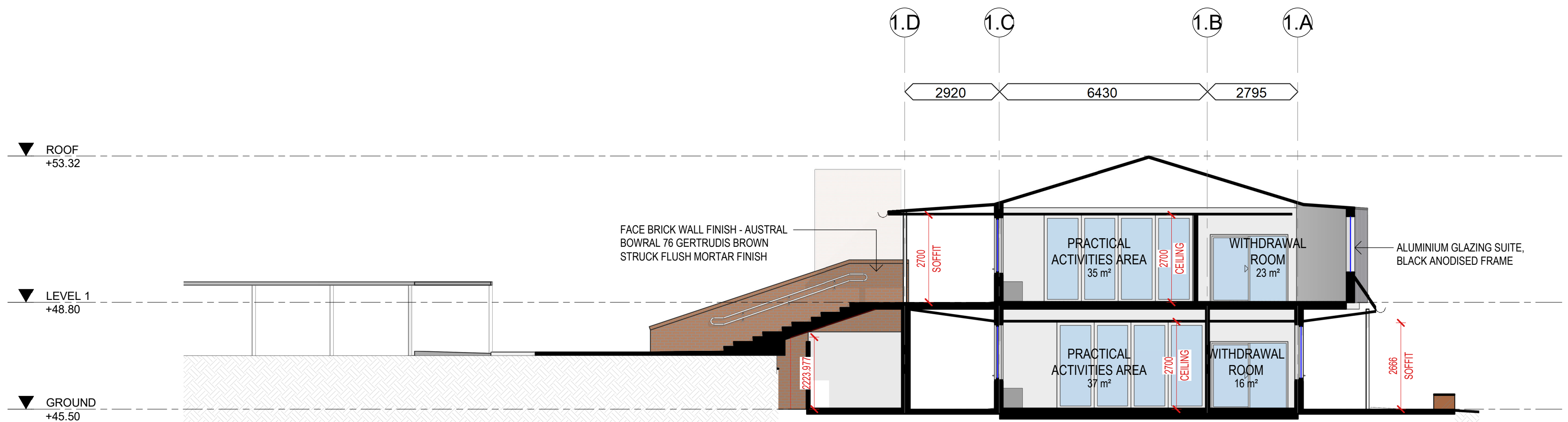
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|-----|------------|---------------|----|
| 1   | 23.04.2021 | DA SUBMISSION | WA |
| 2   | 20.05.2021 | DA SUBMISSION | DS |
| 3   | 25.05.2021 | DA SUBMISSION | TF |



1 PROPOSED SECTION  
1 | 0231 1 : 100



2 PROPOSED SECTION  
1 | 0231 1 : 100



3 PROPOSED SECTION  
1 | 0231 1 : 100

CLIENT  
**NSW** Education  
GOVERNMENT School Infrastructure

**FKG** GROUP

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved. Perspectives are for illustration purposes only. **IF IN DOUBT, ASK.**

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mail@williamsarch.com.au

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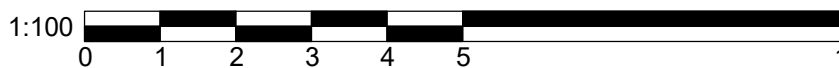
PROJECT

BANGALOW PUBLIC SCHOOL  
DRAWING TITLE  
BUILDING 1 - HOME BASE UNIT

SECTIONS

DATE 25.05.2021 SCALE @ A1 1 : 100 DRAWN WA  
DRAWING  
BAN - A - 1 - 0532\_3

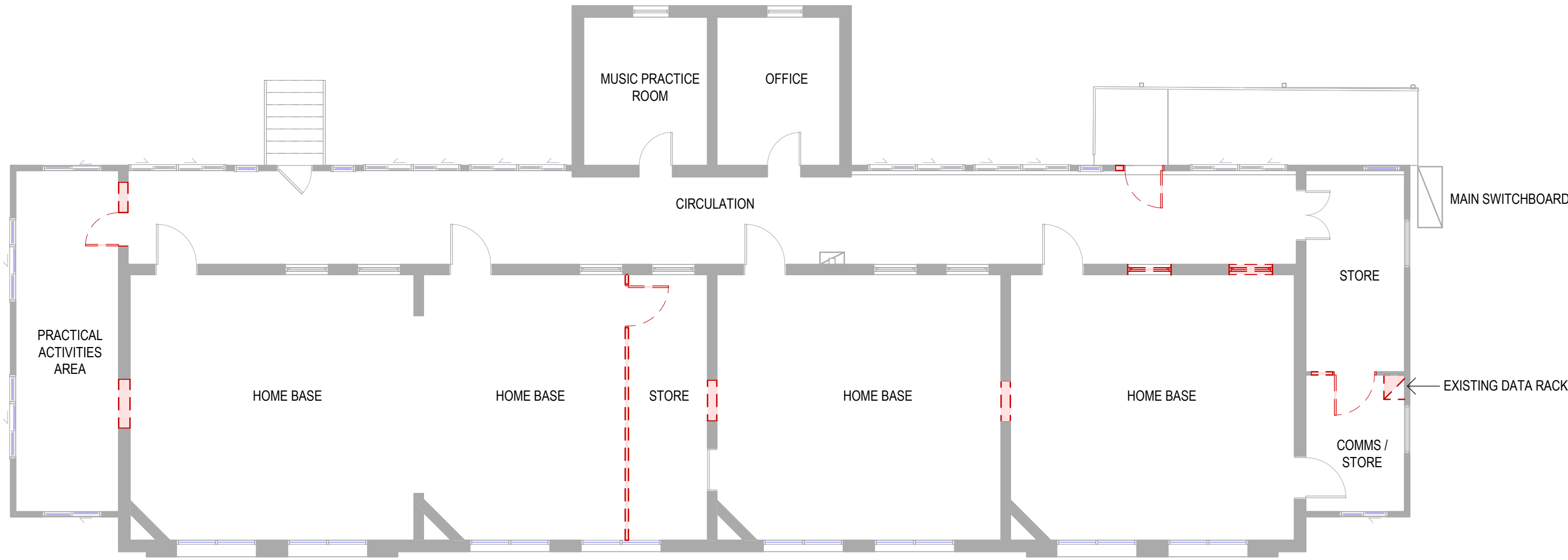
PRELIMINARY





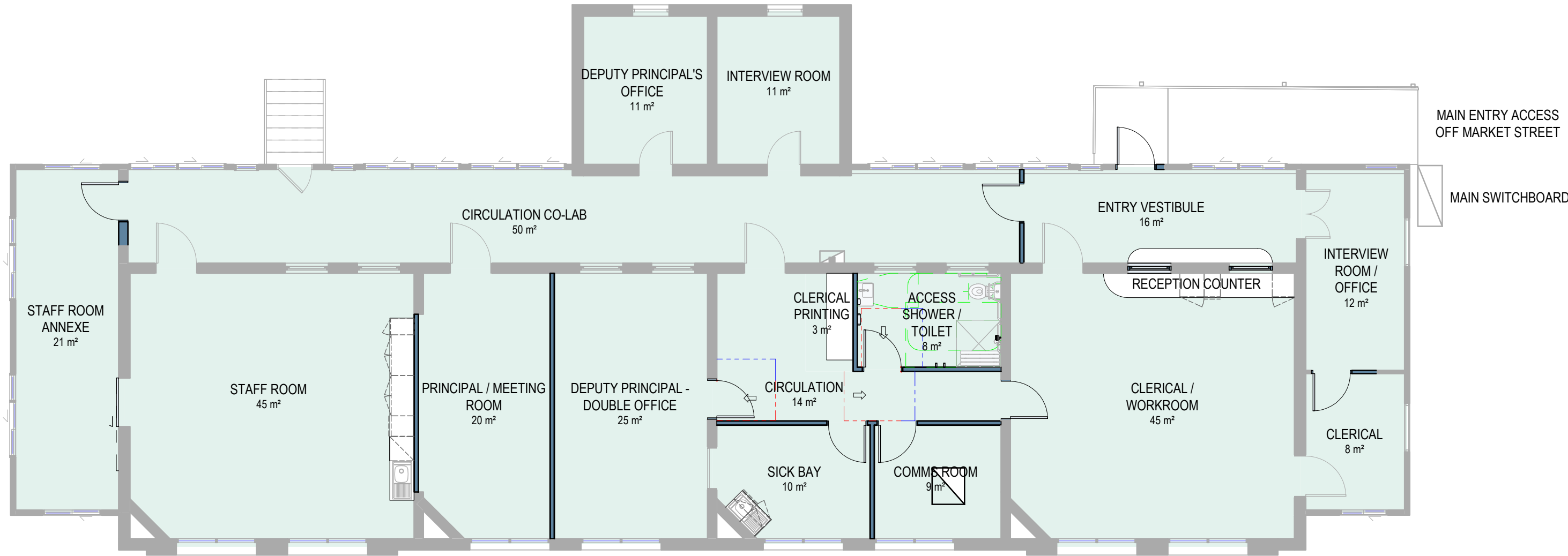
| AMENDMENT SCHEDULE |            |               |  |    |
|--------------------|------------|---------------|--|----|
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| 1                  | 10.05.2021 | DA SUBMISSION |  | TF |
| 2                  | 17.05.2021 | DA SUBMISSION |  | TF |
| 3                  | 25.05.2021 | DA SUBMISSION |  | TF |

- LEGEND
- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
  - NO WORKS
  - PROPOSED REFURBISHMENT TO EXISTING BUILDING



- REMOVE EXISTING DOORS, WINDOWS & WALLS AS SHOWN. MAKE GOOD FLOOR AND REMAINING WALLS FOR NEW CONNECTIONS.
- REMOVE ALL FLOOR COVERINGS IN ALL ROOMS. MAKE GOOD FLOOR FOR NEW FLOOR COVERINGS.

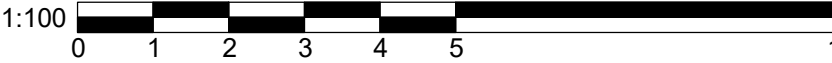
1 EXISTING / DEMOLITION FLOOR PLAN  
1 : 100



- NEW VINYL FLOORING TO ACCESS SHOWER / TOILET AND SICK BAY. ALL OTHER ROOMS TO HAVE NEW CARPET FLOORING.
- NEW WALLS / DOORS AS SHOWN. FINISHED TBC.
- NEW JOINERY TO BE DESIGNED IN CONSULTATION WITH SCHOOL.
- NEW KITCHENETTE TO BE DESIGNED IN CONSULTATION WITH SCHOOL.

2 NEW WORKS FLOOR PLAN  
1 : 100

| Accommodation Schedule           |              |       |
|----------------------------------|--------------|-------|
| Room Name                        | EFSG Room ID | Area  |
| COMMS ROOM                       | PS501.22     | 9 m²  |
| ENTRY VESTIBULE                  | PS601.03     | 16 m² |
| PRINCIPAL / MEETING ROOM         | PS601.12     | 20 m² |
| DEPUTY PRINCIPAL'S OFFICE        | PS601.13     | 11 m² |
| DEPUTY PRINCIPAL - DOUBLE OFFICE | PS601.14     | 25 m² |
| INTERVIEW ROOM / OFFICE          | PS601.15     | 12 m² |
| CLERICAL                         | PS601.23     | 8 m²  |
| CLERICAL / WORKROOM              | PS601.23     | 45 m² |
| SICK BAY                         | PS601.52     | 10 m² |
| STAFF ROOM                       | PS602.04     | 45 m² |
| ACCESS SHOWER / TOILET           | PS602.12     | 8 m²  |
| STAFF ROOM ANNEXE                | PS602.22     | 21 m² |
| INTERVIEW ROOM                   |              | 11 m² |
| CIRCULATION CO-LAB               |              | 50 m² |
| CIRCULATION                      |              | 14 m² |
| CLERICAL PRINTING                |              | 3 m²  |



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GOVERNMENT School Infrastructure

**FKG** GROUP

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PROJECT

BANGALOW PUBLIC SCHOOL  
DRAWING TITLE  
BUILDING A - ADMINISTRATION  
EXISTING / DEMOLITION &  
PROPOSED FLOOR PLANS

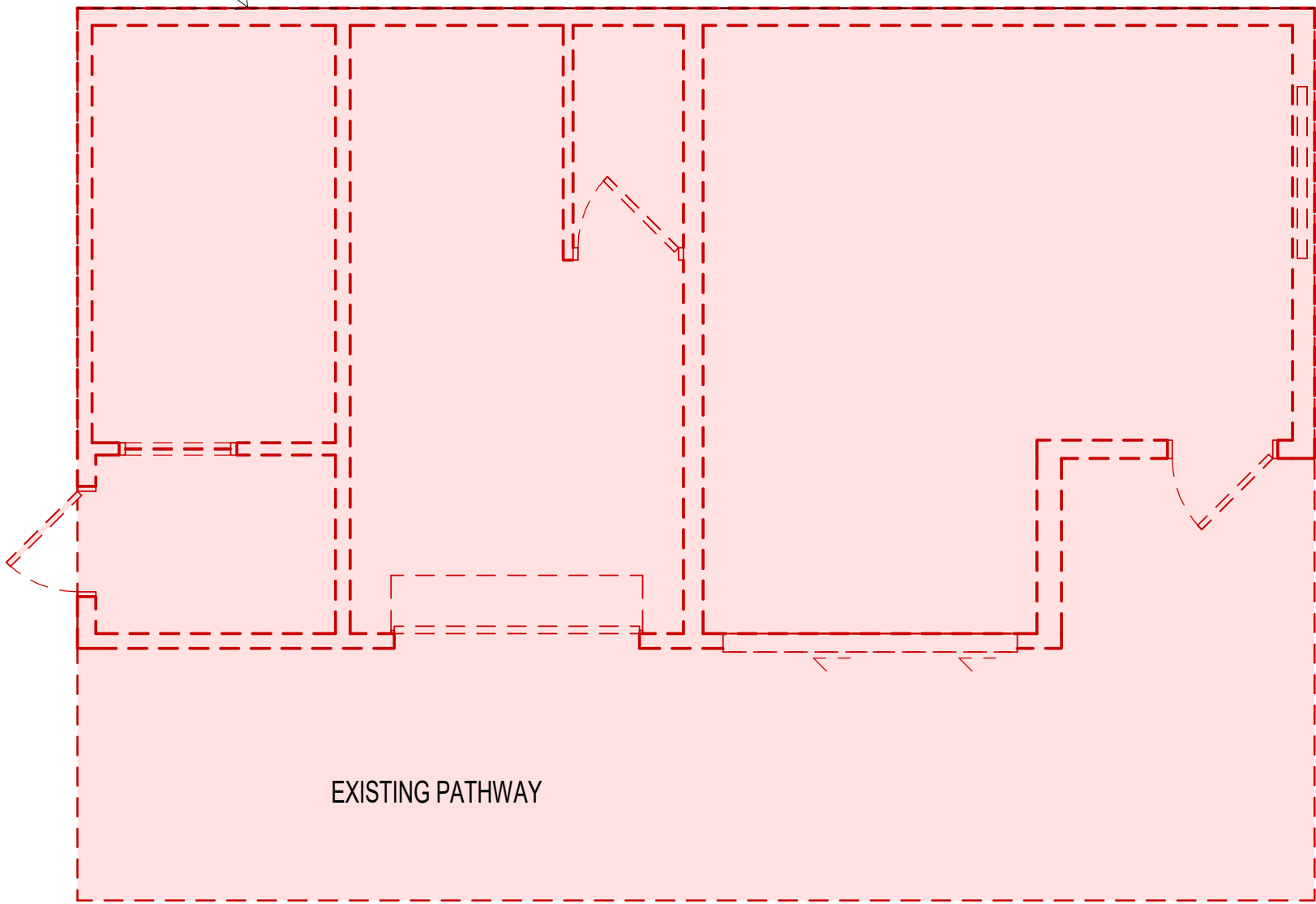
DATE 25.05.2021 SCALE @ A1 As indicated DRAWN WA

DRAWING  
BAN - A - A - 0231\_3

PRELIMINARY

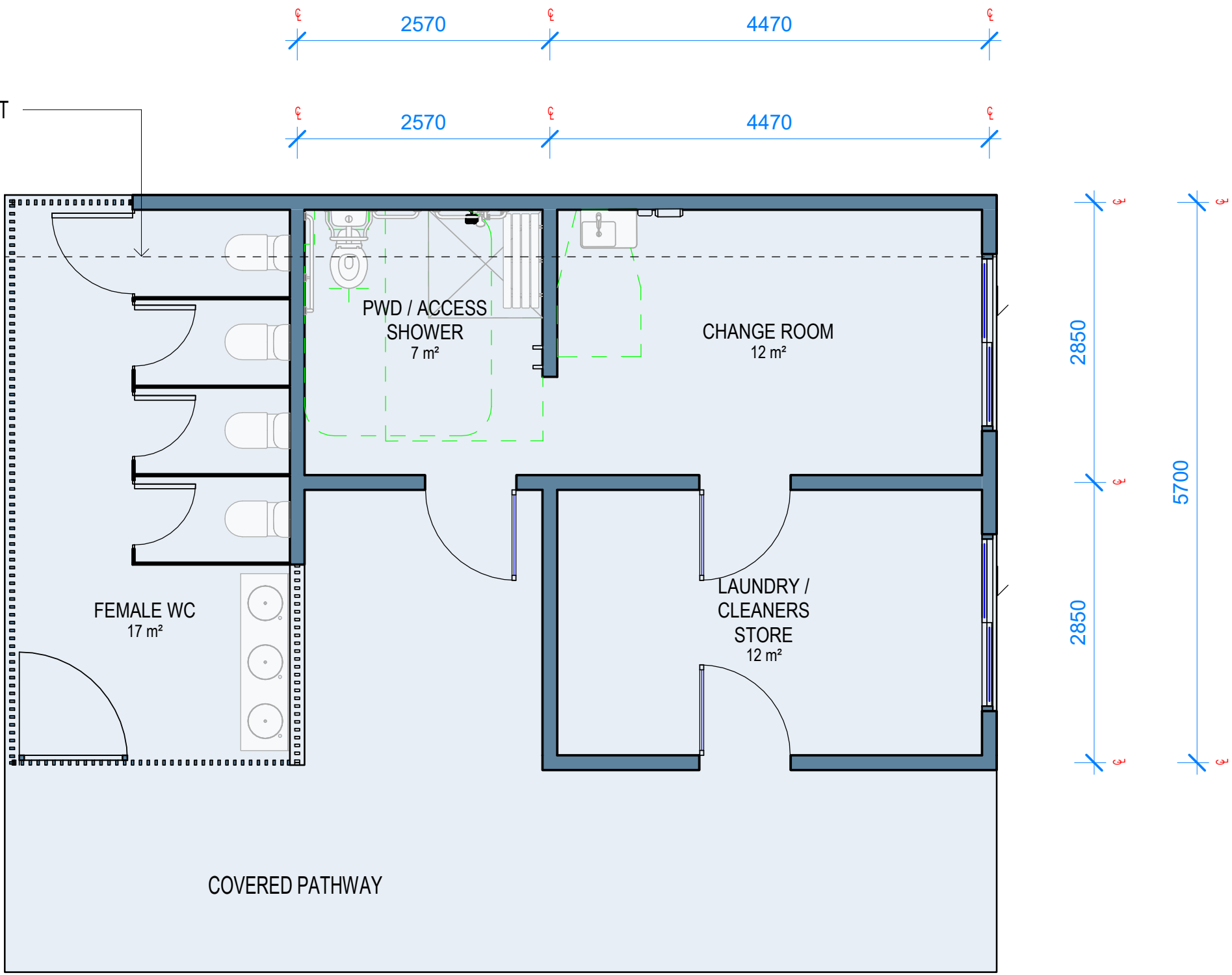
- LEGEND
- DEMOLISH EXISTING BUILDING OR LANDSCAPE ELEMENT
  - NO WORKS
  - PROPOSED NEW BUILDING OR LANDSCAPE ELEMENT

existing building footprint



2 EXISTING / DEMOLITION FLOOR PLAN  
1 : 50

EXISTING BUILDING FOOTPRINT



1 PROPOSED FLOOR PLAN  
1 : 50

## **Appendix C – Historic Plans, Bangalow Public School (NSW Government, 2021).**



SCALE  
8 FEET TO 1 INCH

BANGALOW PUBLIC SCHOOL NEW BUILDING

4495  
102  
25

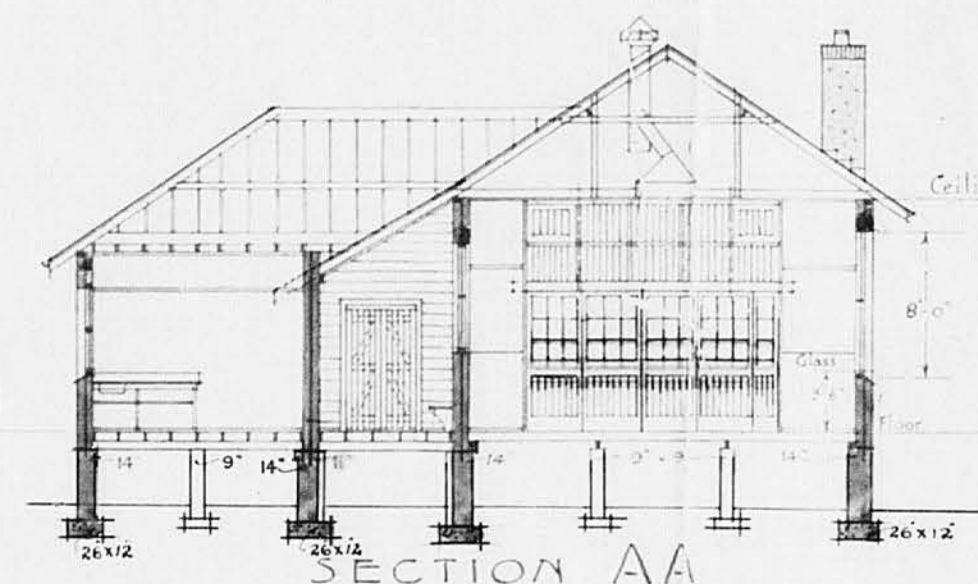


NORTH ELEVATION

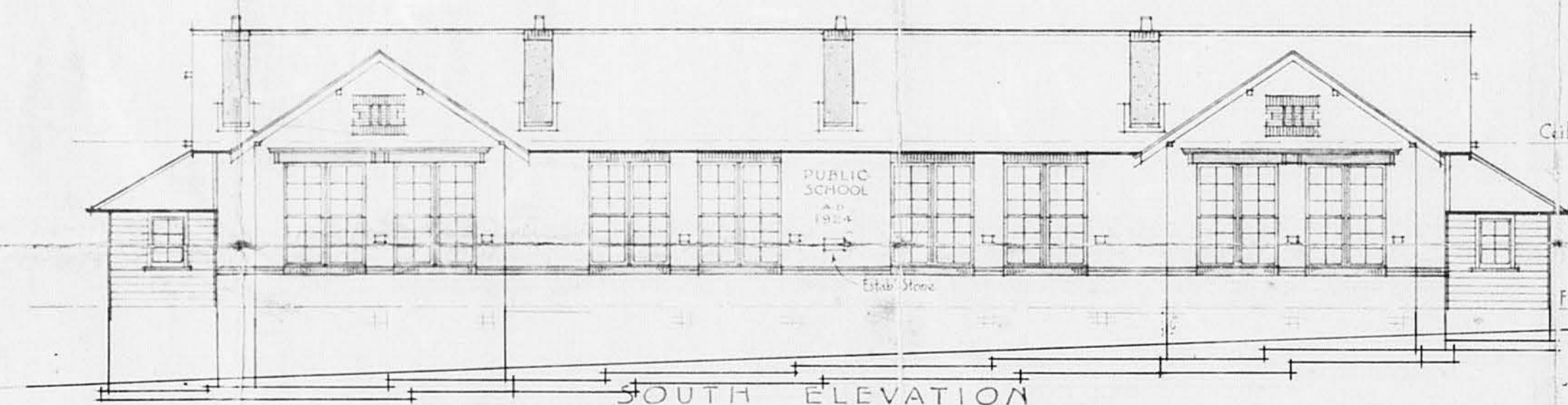
PLAN OF STACK  
9' 9" Flue



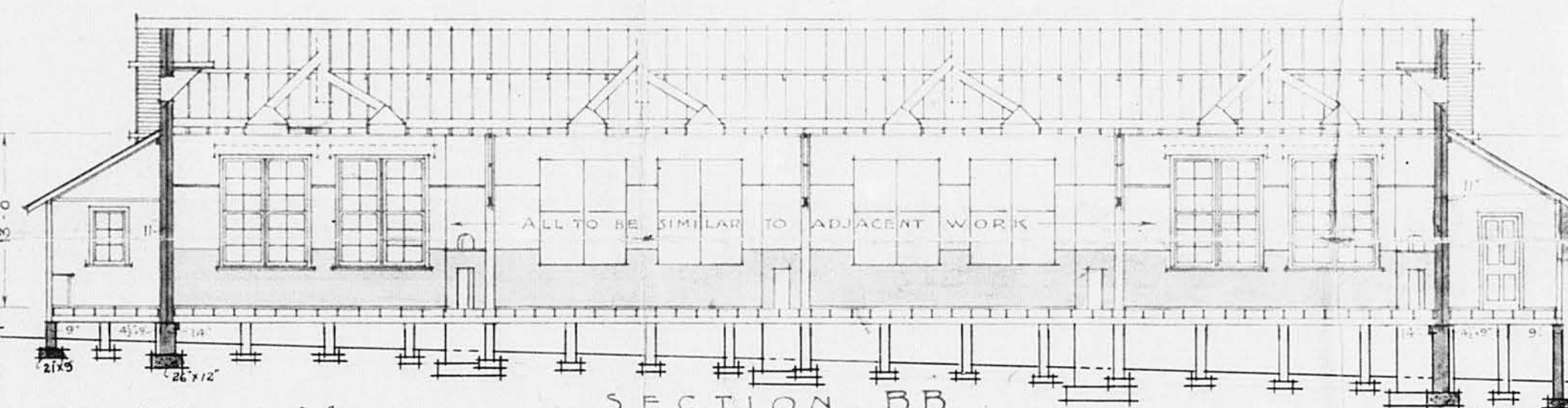
WEST ELEVATION



SECTION AA

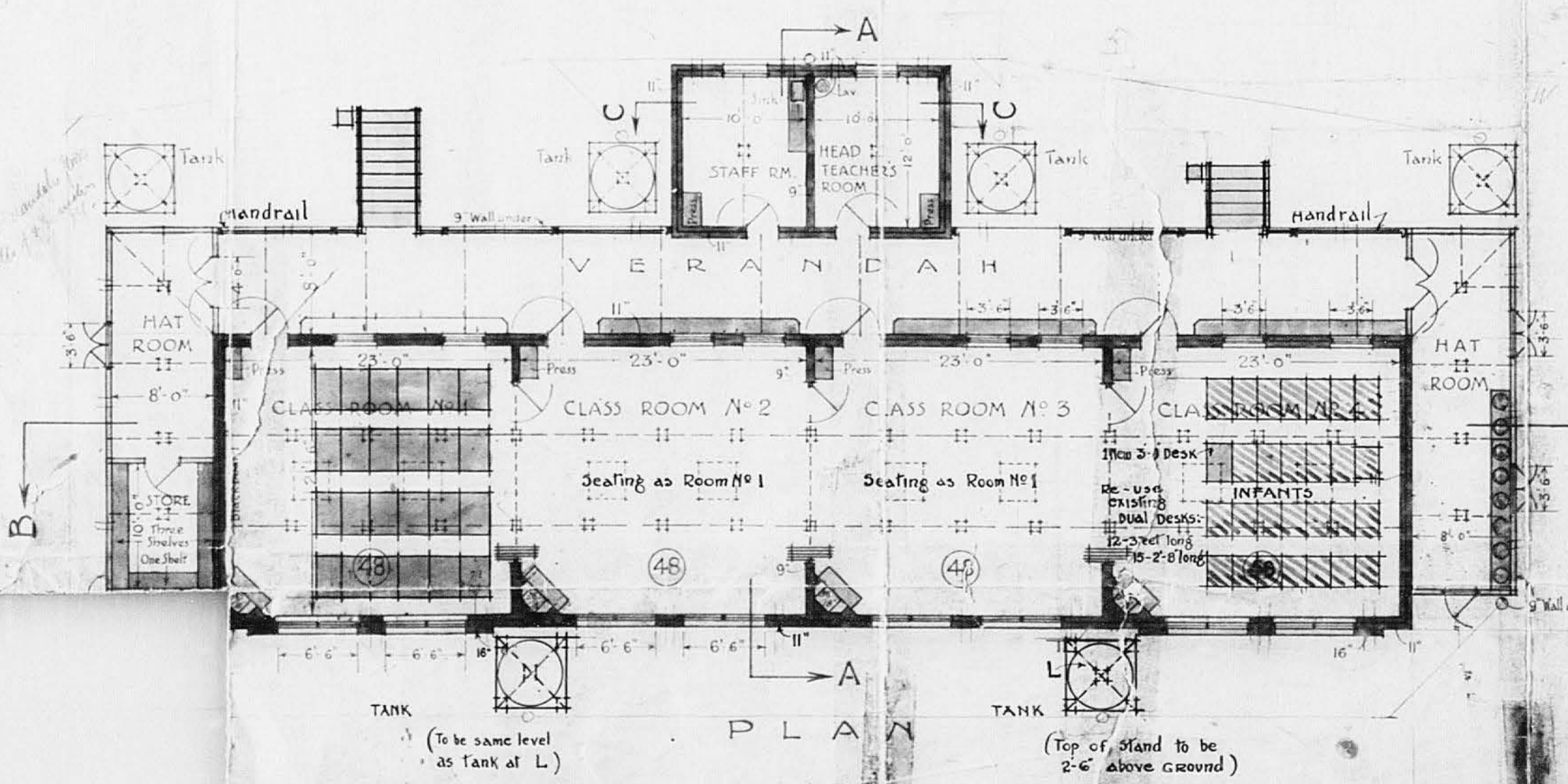


SOUTH ELEVATION

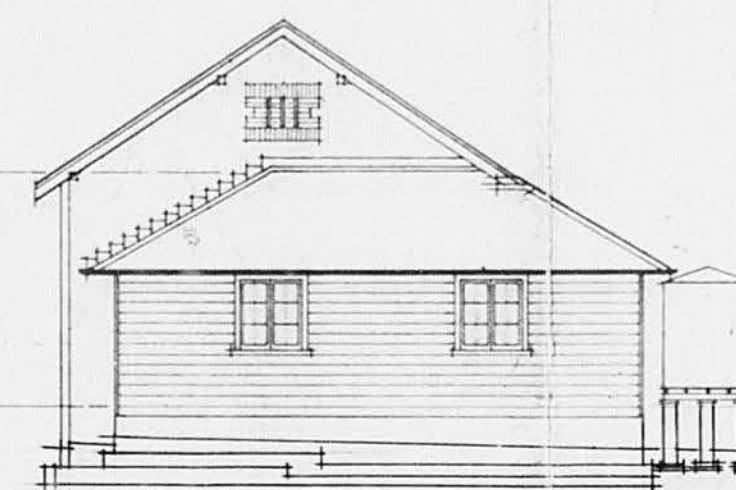


SECTION BB

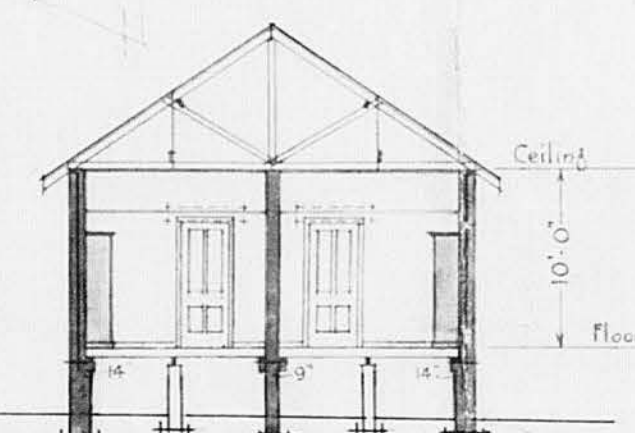
Bases of all Piers to be 18" x 6" Concrete



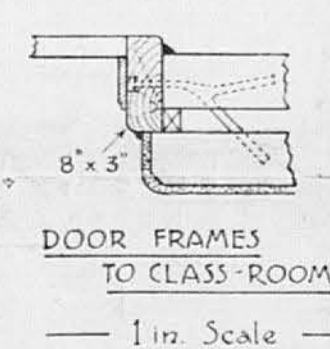
PLAN



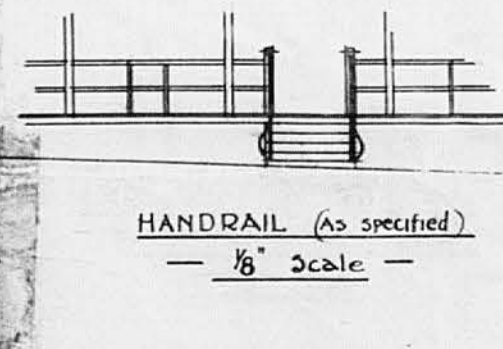
EAST ELEVATION



SECTION CC



DOOR FRAMES  
TO CLASS-ROOMS  
1 in. Scale



HANDRAIL (As specified)  
1/8" Scale

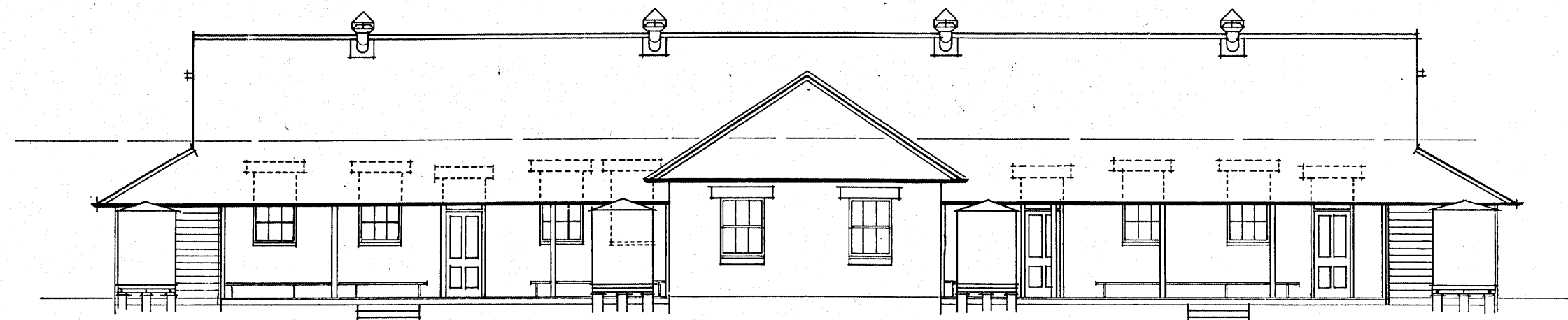
ARCHITECT



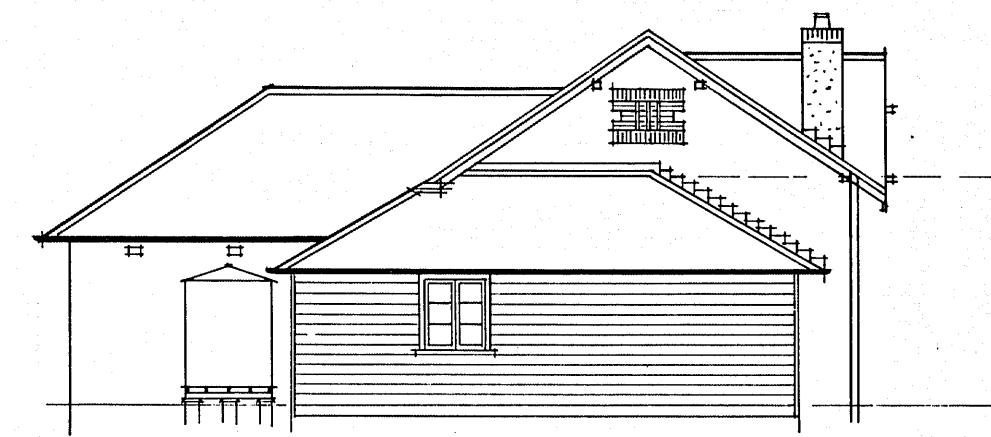
• SCALE •  
8 FEET TO 1 INCH

• BANGALOW • PUBLIC • SCHOOL • • NEW • BUILDING •

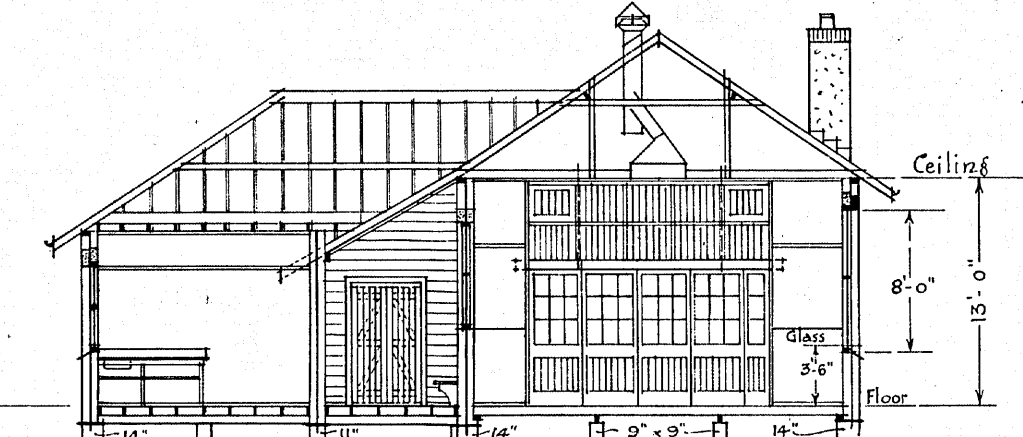
4295  
24



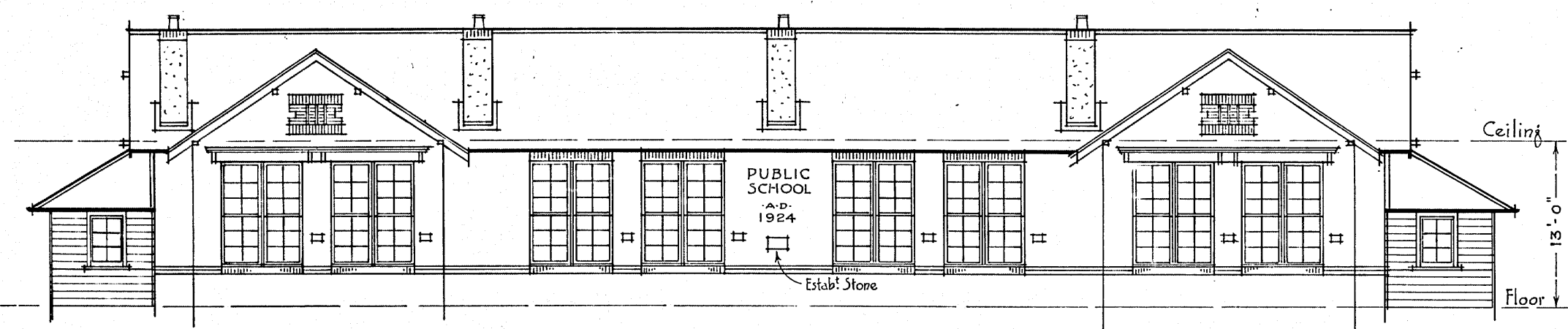
NORTH ELEVATION



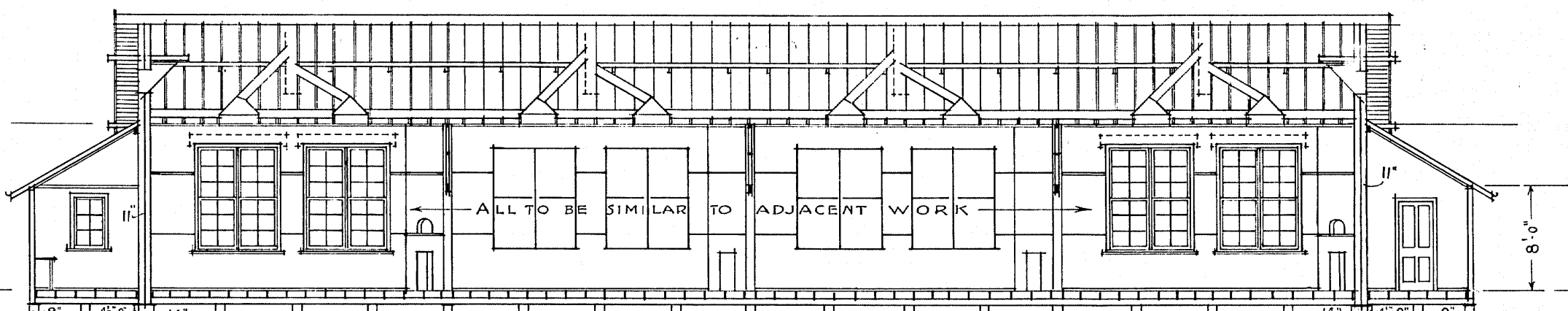
WEST ELEVATION



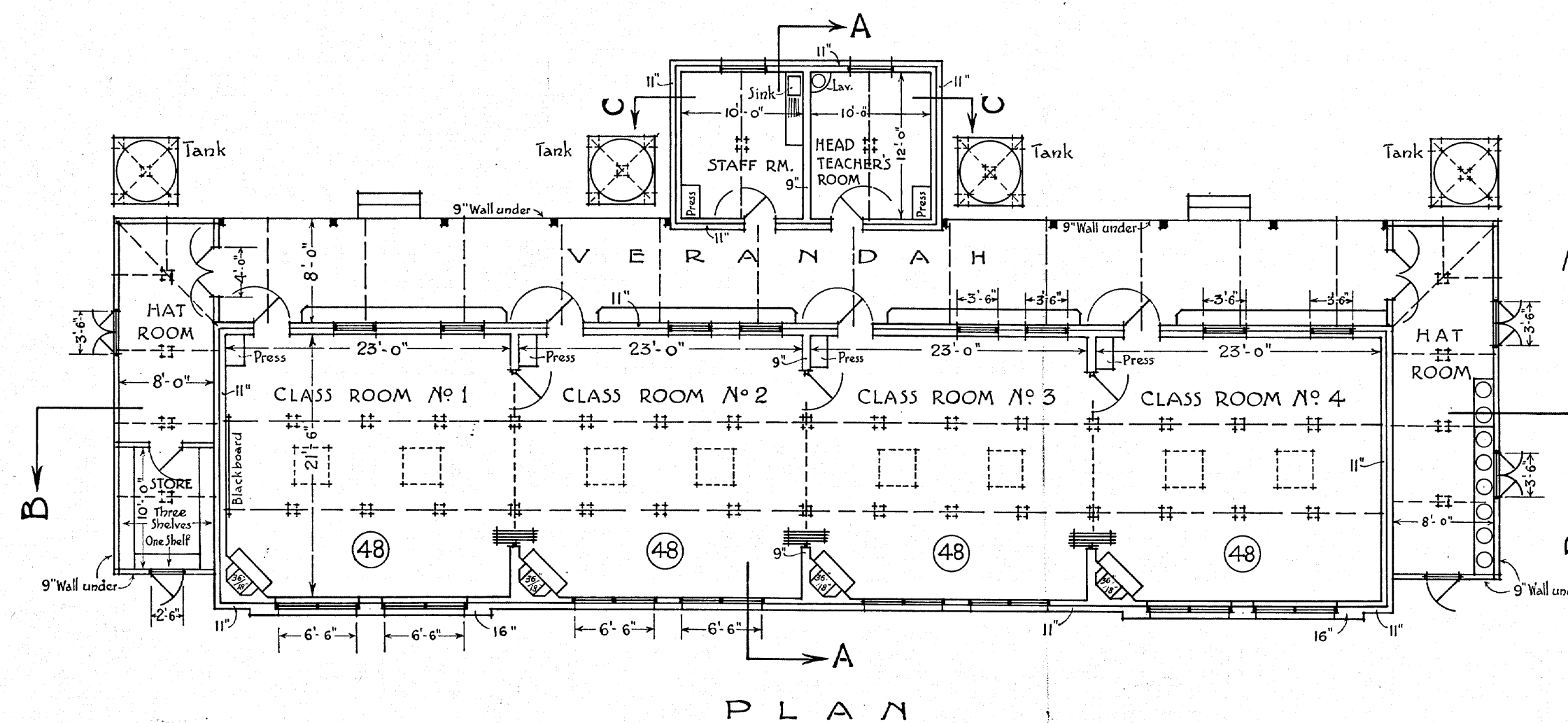
SECTION AA



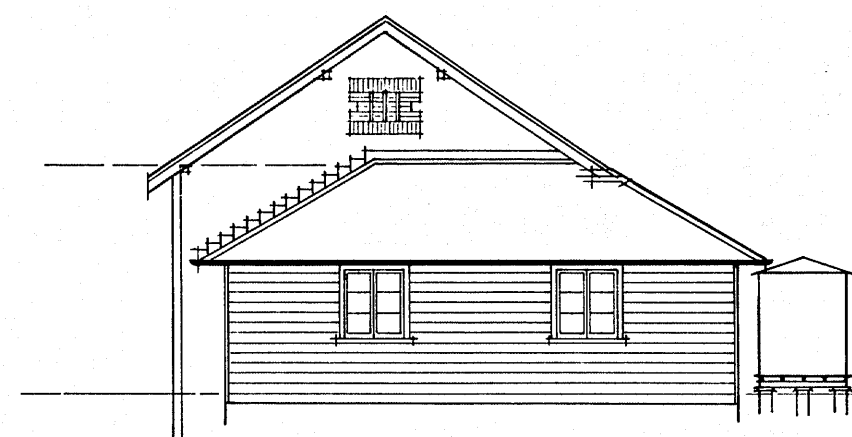
SOUTH ELEVATION



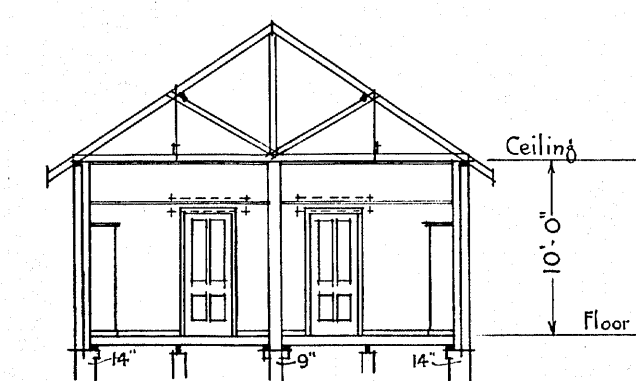
SECTION BB



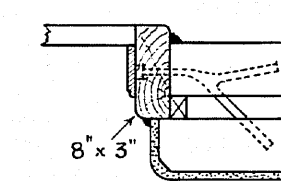
PLAN



EAST ELEVATION



SECTION CC



DOOR FRAMES  
TO CLASS ROOMS  
— 1 in. Scale —

*R. J. ...*  
ARCHITECT

5883-4

W.G.C.

12" ON ORIGINAL

26X

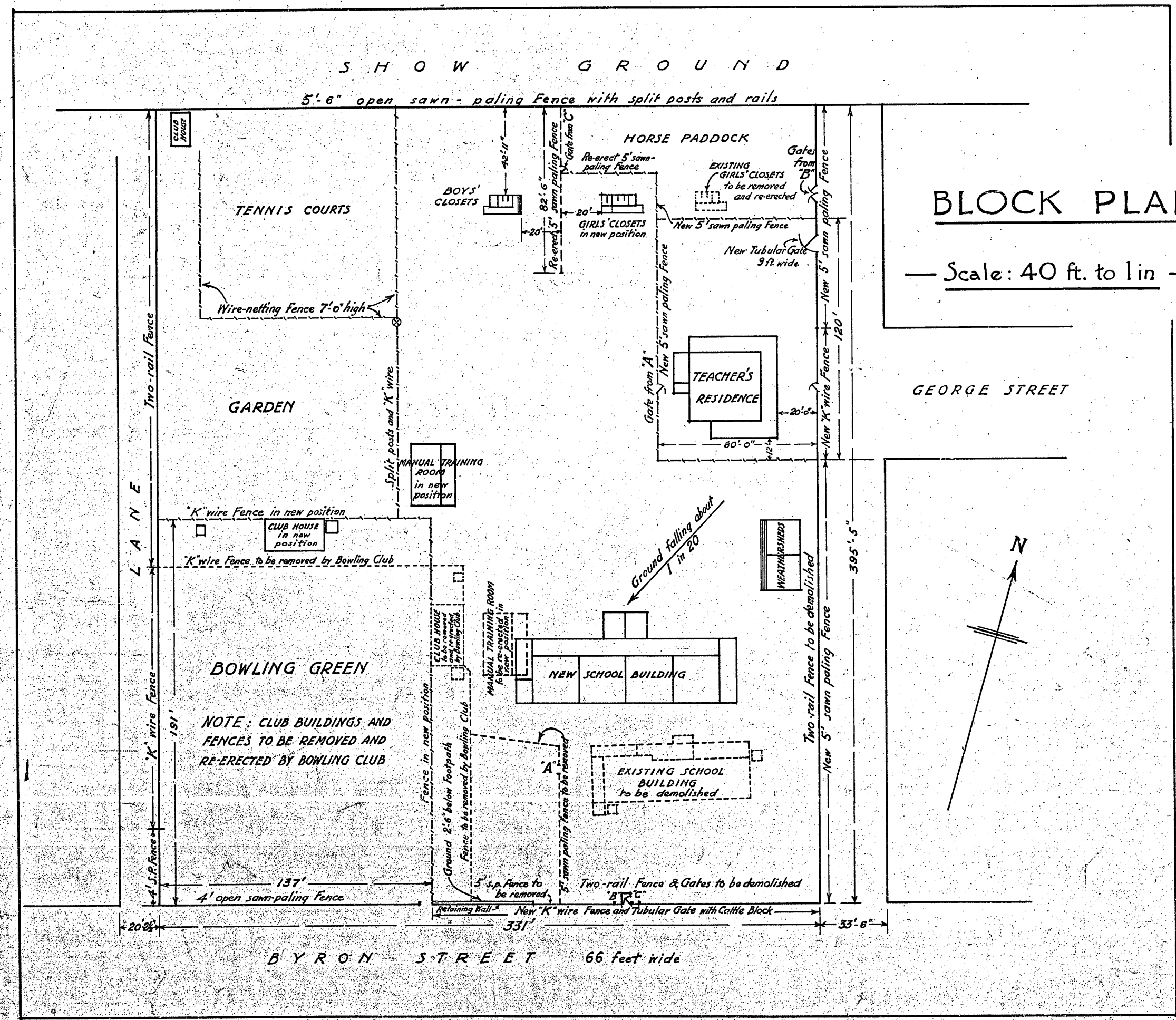


# BANGALOW PUBLIC SCHOOL • NEW BUILDINGS • SITE IMPROVEMENTS • ETC.

4296  
24

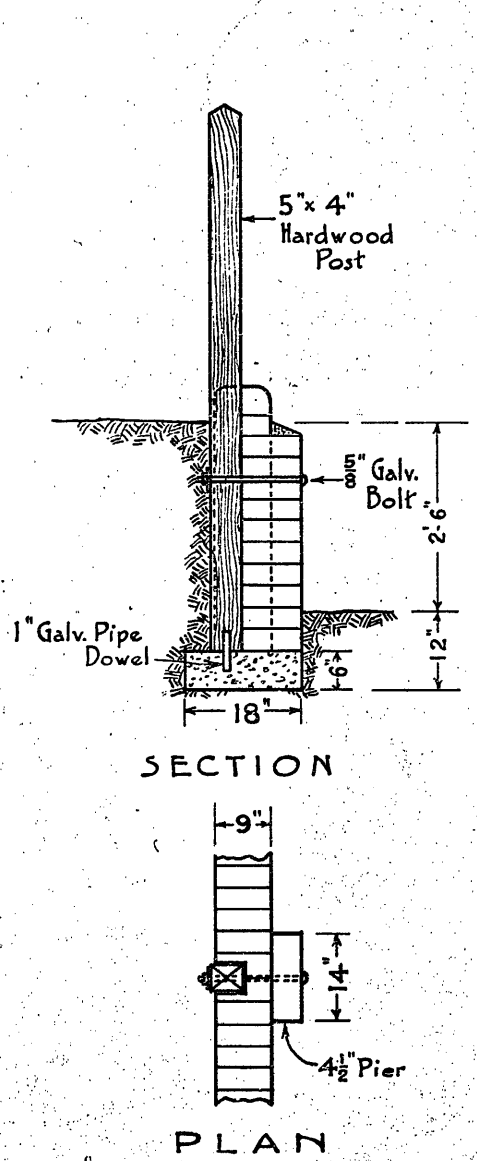
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NO OF PRINT



## BLOCK PLAN

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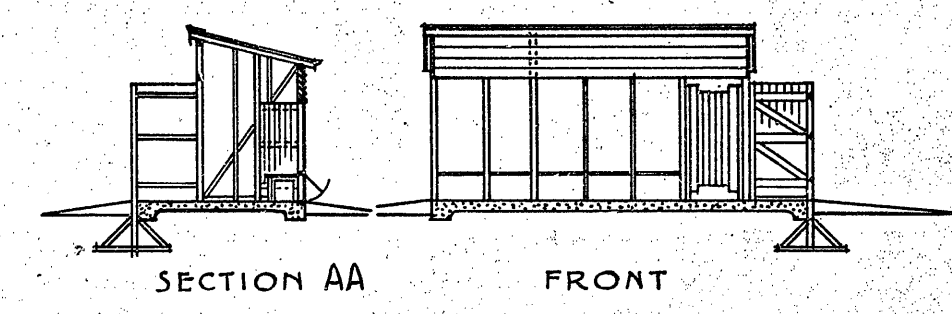


## SECTION

## PLAN

## DETAIL FOR BRICK RETAINING WALL

Scale: 1/2 in. to 1 ft.

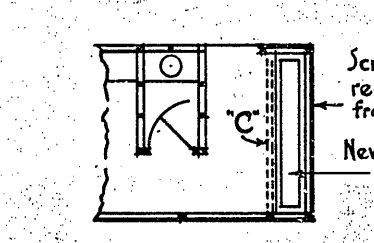


## SECTION AA

## FRONT

## ADDITION TO RE-ERECTED GIRLS' CLOSET BLOCK

Scale: 1/8 in. to 1 ft.

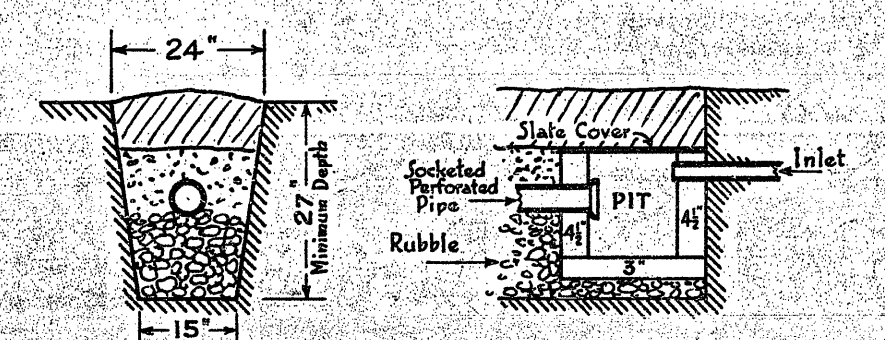


## PLAN NEW URINAL TO BOYS' CLOSET BLOCK

Scale: 1/8 in. to 1 ft.

## DETAIL OF NEW CONCRETE URINAL

Scale: 1/2 in. to 1 ft.



## DETAIL OF ABSORPTION TRENCH

Scale: 1/2 in. to 1 ft.

*R. J. ...*  
ARCHITECT

SB83-5

NO. OF CLS.

FILE NUMBER

12" ON ORIGINAL

26X

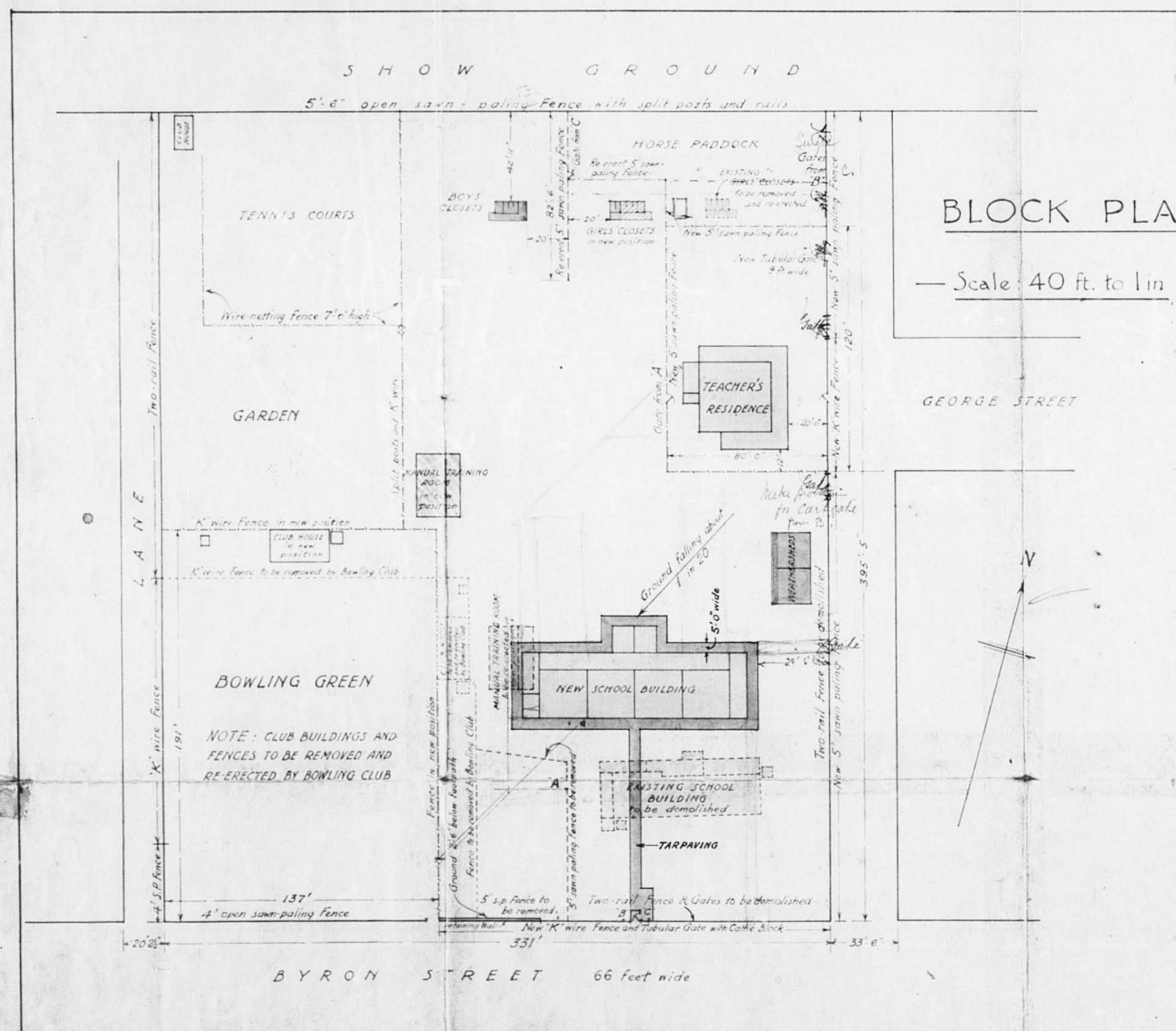


# BANGALOW PUBLIC SCHOOL • • NEW BUILDINGS • SITE IMPROVEMENTS • ETC.

SUPERVISING OFFICERS COPY

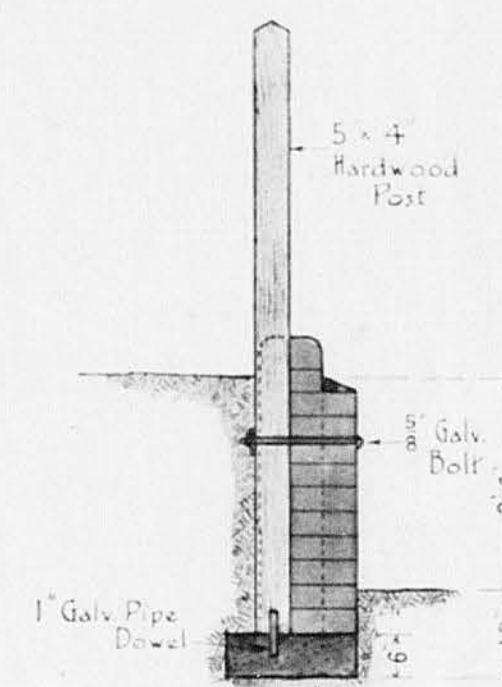
14296  
24  
Nº OF NEGATIVE

106  
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Nº OF PRINT

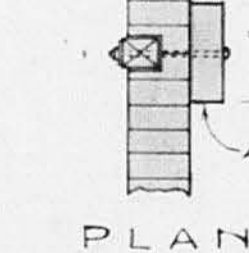


## BLOCK PLAN

— Scale: 40 ft. to 1 in. —

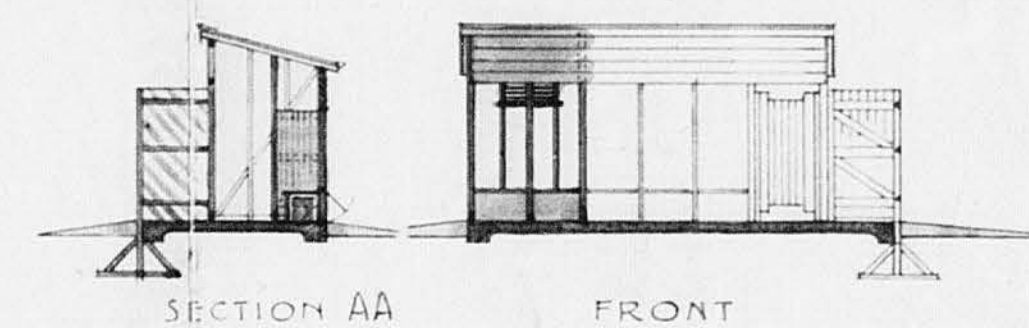


## SECTION



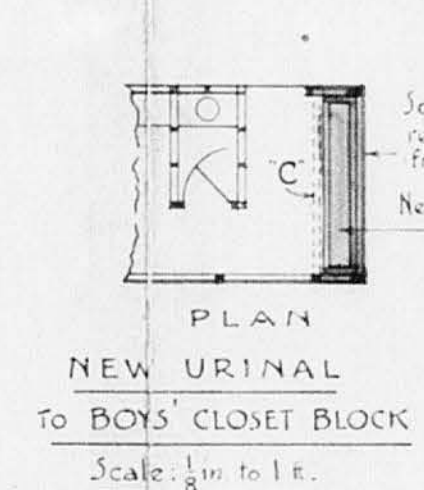
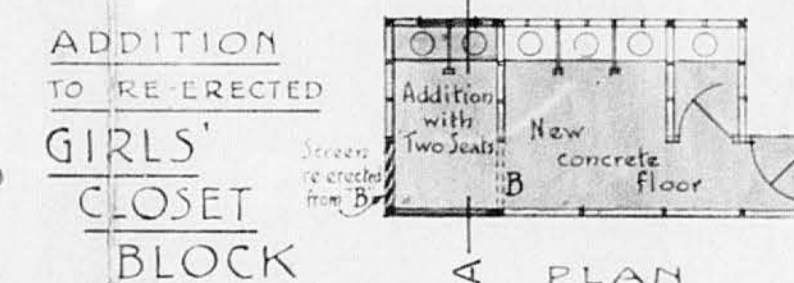
## DETAIL FOR BRICK RETAINING WALL

Scale: 1/2 in. to 1 ft.



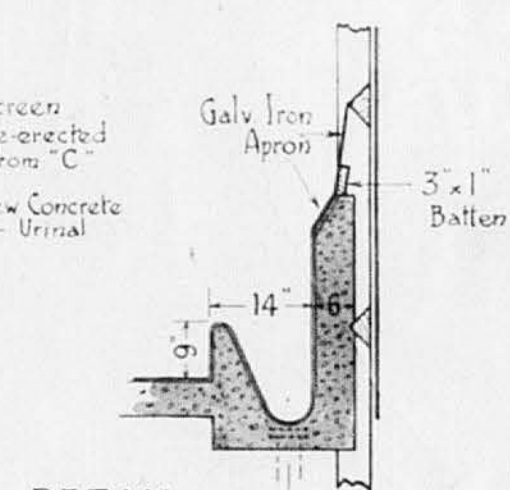
## ADDITION TO RE-ERECTED GIRLS' CLOSET BLOCK

Scale: 1/8 in. to 1 ft.



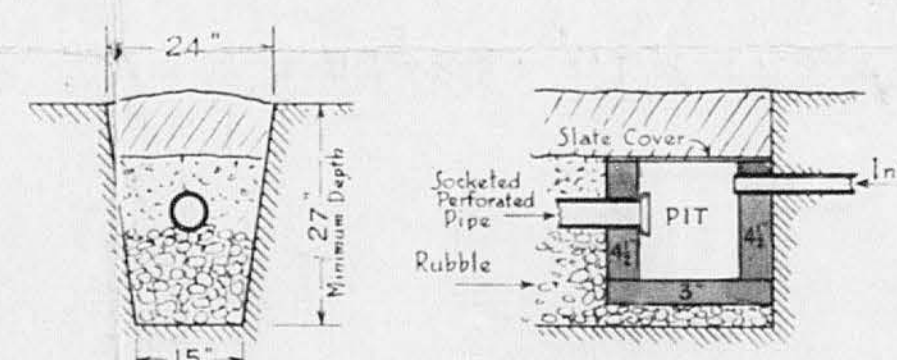
## NEW URINAL TO BOYS' CLOSET BLOCK

Scale: 1/8 in. to 1 ft.



## DETAIL OF NEW CONCRETE URINAL

Scale: 1/2 in. to 1 ft.



## DETAIL OF ABSORPTION TRENCH

Scale: 1/2 in. to 1 ft.

ARCHITECT

SB83/18

W. G. CRAIGHEAD

MICROBOX

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TEL: (043) 89 8066 FAX: (043) 89 8077