

Pearl Beach Memorial Hall Sub-committee

Hall Upgrade Project



Background

- Extensive consultation in 2023/4 with PBPA membership to identify problems with the Hall.
- Major feedback focus on aesthetic & thermal inadequacies in main Hall space.
- Identified functional issues with kitchen, storage, office, toilets etc.
- Progressive consultation led to focus on main Hall space as first stage, other areas needing further options analysis.
- Hall Sub-committee agreed to recommend first stage aesthetic/thermal upgrade.

Aesthetics

- Painting the U/S of the roof would enhance aesthetics but not address thermal issues. However of existing lining material (stained plywood) makes preparation and paint coverage problematic. No painters were willing to provide quotes for the work.
- Painted timber boards option will enhance aesthetics and, at minimal extra cost, allow for insulation to be installed, improving the thermal performance of the Hall.

Passive Design

'Passive design is design that works with the local climate to maintain a comfortable temperature in the home. Good passive design should reduce or eliminate the need for additional heating or cooling...

Insulation is a key part of any passive designed home, helping to keep heat inside the home in winter and outside the home in summer.' (Commonwealth Government Guideline).

- The roof of the Hall is the major contributor to heat loss and gain, although the walls and windows also contribute.
- Insulation of the roof will be a straightforward procedure, requiring minimal intervention and simple materials.
- Insulation of the walls would require high expense removal of external weatherboards and/or internal linings.

Stage 1A Scope

- Preparation work – relocation/removal of some electrical fittings & wiring including pendant lights.
- Space between rafters filled with Earthwool R5 insulation.
- Lining U/S of timber rafters with timber V-joint boards 130mm wide.
- Install panels to seal louvres in Dutch gables.
- Replace existing exhaust fans.
- Painting of lining boards & louver panels.
- Reinstatement of pendant lights etc.
- None of the above work would hinder or compromise any future works to address other thermal or functional issues.
- Total Stage 1A budget \$50,000

Case Study – Patonga Hall



Outcome – Pearl Beach Hall

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Motion to be determined at the 2 March 2024 General Meeting:

As recommended by the PBPA Executive Committee, the Hall Sub-committee and the independent expert mechanical engineer, this meeting approves the hall ceiling upgrade project, comprising the installation of insulation to the underside of the roof between the rafters, and timber V-panelling then installed between the purlins, including required electrical work, and expenditure of up to \$50,000 (this includes a 10% contingency allowing for increase in the cost of materials and electrical work) to fund the work.