

ATTACHMENT J

HERITAGE IMPACT STATEMENT

Prepared by

Noel Bell Ridley Smith and Partners

&

DECC Aboriginal Register



STATEMENT OF HERITAGE IMPACT

WEST PYMBLE POOL
BICENTENNIAL PARK
PRINCE OF WALES DRIVE
WEST PYMBLE NSW 2073

September 2010



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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the NSW Land & Environment Court Practice Directions relating to the provision of evidence by expert witnesses. The opinions in the report represent the professional opinions of the author based on an assessment of the available information cited in the report.

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STATEMENT OF HERITAGE IMPACT FOR WEST PYMBLE POOL BICENTENNIAL PARK WEST PYMBLE NSW 2073

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works to West Pymble Pool within Bicentennial Park, West Pymble. The heritage item is located at 2 Lofberg Road, West Pymble. The current condition of the building fabric is sound but it does not meet the accommodation needs of the owner and users. It is proposed to demolish shade structures, the existing amenities block and the existing toddlers' pool and to erect a new administration and entry building with a new pool hall with heated swimming pool and gymnasium.

The assessment of potential heritage impact has been undertaken by Don Wallace, Senior Heritage Consultant, under the guidance of Robert Staas, Director / Heritage Consultant of NBRSPARTNERS Architects. Details of the development proposal and works to the heritage building have been prepared by Suters Architects

1.1 Heritage Listings

Part of the site is listed as a heritage item on Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance. This listing describes the land as Lot 8 on DP 230332.



Figure 1 Aerial with site of heritage item overlaid. www.six.nsw.gov.au

1.2 Heritage Significance

The Statement of Significance within the heritage study of the Municipality of Ku-Ring-Gai describes the significance as:

"Reasons for listing; historic, landmark value, municipal significance"

That study describes the history of the item as:

"On site of original land grant to Henry Munro. Land purchased in 1870s by Jonas and Adeline Lofberg. Initially developed as a piggery and orchard. Then a blue metal quarry. Quarry purchased by Council in 1926. Run for commercial purposes as well as for road and footpath construction materials. Final date of closure unknown.

No evidence of earlier occupation. Site dominated by 'Quarry Scenery'. Quarry sandstone walls rise in semi-circular arrangement. Site was filled and has been landscaped to be a Park. – Period: Pre-1900."

Given the lot description and statement of significance above, it seems that only the western part of Bicentennial Park has been listed and this is for its earlier use as quarry rather than its subsequent development as parklands and swimming complex.

2.0 HISTORICAL BACKGROUND

2.1 Ku-ring-gai Bicentennial Park

Swedish immigrants, Jonas and Adeline Lofberg, acquired 30 acres of property in the area in the 1870s and leased part of their land to commercial operators for the purpose of quarrying. Modest quarrying operations were undertaken on the land until 1926 when Ku-ring-gai Council purchased the eight acres of land which included the quarry and immediate surroundings. The Council established a source of stone for the Municipality's roads and structures and a means of income through sales of stone to other parties. At its zenith, the quarry produced upwards of 80,000 tons of stone material per year and employed 80 men.

Also in 1930, the Council constructed a garbage incinerator designed by Walter Burley Griffin. By the mid-1940s local residents were calling for the closure of the incinerator and adjacent sewerage depot and removal to another site. Council finally closed the incinerator in 1954. The West Pymble Boy Scouts group used the former incinerator for the next few years (with alterations and modifications), but the building was eventually abandoned for a new building.

In 1969, Council resolved to fill the quarry but retain and conserve its more distinctive features as a resource for educational purposes. By this time, the balance of the site had been cleared or badly denuded as the result of the quarry operation and the construction of sports fields, car parks, and the swimming pool and scout halls. According to the *Ku-ring-gai Bicentennial Park Plan of Management* for 2002, "in 1987 and 1988 work on establishing the site as Ku-ring-gai Bicentennial Park was undertaken at a total cost of

\$2.2m. The park development involved substantial land forming, car park, drainage works and watercourse development".

2.2 West Pymble Swimming Pool Centre

In May 1968, Kuring-gai Council's finance committee recommended the appointment of consulting engineers, C.G. Hughes and Associates, to design a swimming pool at West Pymble. However, Aldermen J.R.A. McMillan and N.S. McDonald attempted to delay the appointment until after the local government elections in December later that year, to no avail. Council resolved to hold a referendum on construction of the pool in conjunction with the upcoming elections.¹

In the interim, a segment of the Kuring-gai community urged Council to replace/retain the Roseville Baths. Roseville Progress Association president, Mr M. Kartzoff claimed that "baths at West Pymble would be little use to Roseville and Lindfield residents"². However, Council had already fixed upon the subject site for the location of a swimming pool for the municipality. In March 1970 the Council considered, but ultimately rejected, the Finance Committee's recommendation to apply a special rate levy on part of the municipality to help finance construction of the municipal swimming pool at West Pymble. Instead, the construction was financed from council's swimming pool reserve and from the 1971 loan allocation. In the end, Council proposed to limit the building costs of the West Pymble Swimming Pool Centre to \$141,000. Despite this resolution, some Aldermen and residents were still opposed not only to the location of the proposed pool, but also the Council spending all its reserves on the one swimming pool in the municipality.

In July 1970, the Council approved the layout of the proposed swimming pool at West Pymble. The plans and specifications were prepared by C.G. Hughes and Partners and they engaged architect Mr P. Smith to design the amenities building, likely to cost \$30,000.³ Construction of the pool complex was undertaken during 1970-71 by Graham Evans & Co Pty Ltd under the supervision of C.G. Hughes & Partners. The learners' pool was designed by W. Eggleton of the same engineering firm (now known as C.G. Hughes, Truman & Ludlow Pty Ltd), and it was built in 1973. The complex thus consisted of a 50 metre long main pool, learners' pool, children's pool, toddler's pool, amenity building and plant room.

In mid-1982, Council adopted a Notice of Motion from Alderman R.C. Lennon regarding the feasibility of providing a heated indoor swimming facility at West Pymble or any other suitable location within the Municipality.⁴ This discussion coincided with the closure of the pool for a substantial time in 1983 for major repairs owing to structural damage to filter chamber. There was little action on this motion until 1993 when Council resolved to draw up a list of potential sites for a 25 metre indoor heated pool in Kuring-gai. Consultants, Lacey Management Services, were appointed to "investigate the feasibility of calling for expressions of interest for the construction and management of a heated pool at the West Pymble pool site". They carried out an assessment of the subject site and found that it had the following constraints:

¹ *North Shore Times*, 15/5/1968

² *North Shore Times*, 18/3/1970

³ *North Shore Times*, 8/7/1970

⁴

- Not centrally located
- Not accessible by public transport
- Sloping site
- Poor access from carpark
- Inadequate carparking
- Located in sensitive parkland

They concluded that the Council was presented with two broad options, "to undertake a limited development of the West Pymble site or alternatively to seek a more expensive solution, at a more appropriate location, which would involve the construction of a multi-purpose leisure facility".⁵

Council has subsequently resolved to redevelop the West Pymble Indoor Aquatic and Leisure Facility to "provide more programs, better facilities and ensure ongoing financial and environmental sustainability. Construction is estimated to be complete by early 2012".⁶

3.0 PHYSICAL DESCRIPTION

The West Pymble Swimming Pool is an aquatic centre set within Bicentennial Park. Bicentennial Park is a public park with numerous recreational facilities set off Ryde Road, Yanko Road and Lofberg Road in West Pymble on the site of a former quarry. In addition to the swimming pool complex, the park includes two ovals (the Lofberg Oval [rugby union] and the Norman Griffith Oval [soccer]), netball courts, children's playground, memorial hall and kindergarten, memorials and woodland in a bushland setting. The core of the former quarry is located in the western half of the park with its pit being levelled and turfed and the quarry face wall being retained as a natural amphitheatre used for performances, festivals and passive recreation.

The largest individual sites or spaces are the two ovals, the former quarry and the swimming pool. Each of these are strongly separated by topography and woodland so that each has an enclosed and discrete visual curtilage from one another.

The swimming pool complex lies just to the east of the centre of the site and comprise an amenities block, three small pools for toddlers and for those learning to swim as well as a 50m swimming pool, adjacent clubhouse and plant building.

The amenities building is typical of municipal amenities buildings of the late 1960s and is carried out in face brick in a simplified style with characteristics of the Late Twentieth Century Sydney Regional style. The pools are typical of municipal pools of the late Twentieth Century and have had blue textile shade structures added.

⁵ Kuring-gai Council Report 12, 7/6/1994, Attachment 1, p92

⁶ <http://www.kmc.nsw.gov.au/www/html/3531-west-pymble-pool-redevelopment.asp>



Figure 2 View of the children's playground in the southern part of the former quarry. NBRSPartners, 2010.



Figure 3 View of the former quarry to the west of the pool complex. NBRSPartners, 2010.



Figure 4 View of plaque commemorating the establishment of Bicentennial Park. NBRSPartners, 2010.



Figure 5 View of the watercourse. NBRSPartners, 2010.



Figure 6 View through the park over the watercourse. NBRS+Partners, 2010.



Figure 7 View of the rugby union clubhouse. NBRS+Partners, 2010.



Figure 8 View of the rugby union oval. NBRSPartners, 2010.



Figure 9 Path into the park's woodland. NBRSPartners, 2010.



Figure 10 View of Memorial Hall. NBRSPartners, 2010.



Figure 11 View of Norman Griffiths (soccer) oval in eastern part of Bicentennial Park. NBRSPartners, 2010.



Figure 12 View of amenities building from southeast. NBRSPartners, 2010.

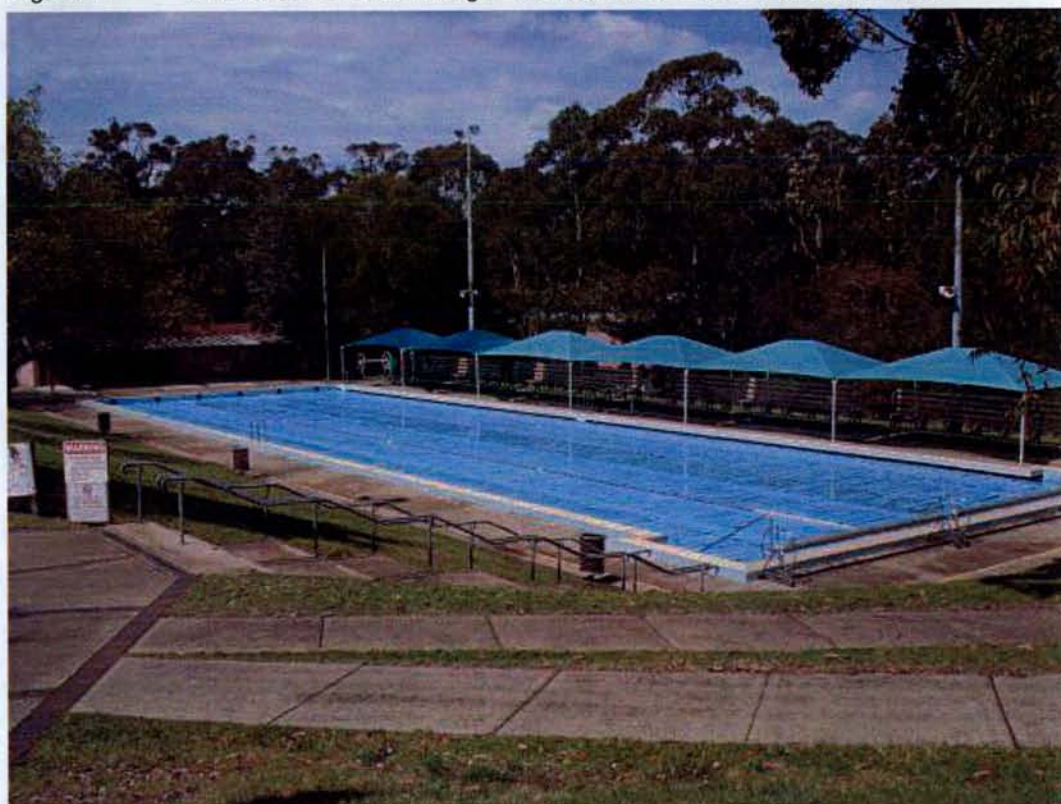


Figure 13 View of 50m swimming pool. NBRSPartners, 2010.



Figure 14 View of 50m swimming pool with clubhouse beyond.
NBRS+Partners, 2010.



Figure 15 View of amenities building from southwest. NBRS+Partners, 2010.



Figure 16 View over 50m pool to amenities building. NBRSPartners, 2010.



Figure 17 View of clubhouse. NBRSPartners, 2010.



Figure 18 View of existing 50m pool. NBRSPartners, 2010.



Figure 19 View of plant. NBRSPartners, 2010.



Figure 20 View of existing toddlers' and learn-to-swim pools. NBRSPartners, 2010.



Figure 21 View of the existing amenities building. NBRSPartners, 2010.



Figure 22 View of the interior of the existing pool amenities building. NBRSPartners, 2010.



Figure 23 View of the site of the former incinerator. NBRSPartners, 2010.

4.0 THE PROPOSAL

The proposal includes demolition of shade structures, the existing amenities block and the existing toddlers' pool and the erection of a new administration and entry building with a new pool hall with heated swimming pool and gymnasium. The proposal is set out on drawings by Suters Architects as follows:

- S20098 DA01 D Site Plan
- S20098 DA02 C Demolition Plan
- S20098 DA03 D Lower Ground Floor Plan
- S20098 DA04 D Ground Floor Plan
- S20098 DA05 C Roof Plan
- S20098 DA06 C Sections
- S20098 DA07 A Elevations
- S20098 DA08 B Shadow Diagrams – Proposed June 21
- S20098 DA09 A Shadow Diagrams – Proposed December 21
- S20098 DA10 A Shadow Diagrams – Existing June 21
- S20098 DA11 A Shadow Diagrams – Existing December 21

The landscape proposal comprises for the retention and protection of most existing bushland vegetation and trees along with the introduction of appropriate native mixed screen planting to north east and south west fenced boundaries. Specimens of native evergreen ash trees are proposed to provide relief to the turf and concrete paved pool surrounds. A statement of Landscape Intent and an indicative plant schedule is included with species, size and spacing nominated on the drawing. The proposal is set out on the drawing by Sturt Associates Landscapes Architects as follows:

- DA-0901-01 Landscape D.A. Plan

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Introduction

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposal reinforces the recreational amenity of the parklands without significantly impacting upon the heritage significance of the heritage item.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- There are no elements that could significantly and detrimentally impact upon the heritage significance of the heritage item.

5.2 Demolition of a building or structure

- *Have all options for retention and adaptive reuse been explored?*

Key elements of the existing pool complex would be retained. The amenities building and parts of the site would be demolished. Options for retention of the structures proposed to be developed have been explored but were found not to be feasible.

- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

The significant elements of the heritage item include the site of the former quarry which has been integrated into the landscape setting. That element is unaffected by the proposed works.

- *Is its demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

The demolition is essential to accommodate the new swimming and recreational facilities.

- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

The development application has been informed by heritage advice.

5.3 Major additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

The major additions are within the largely enclosed and discrete visual curtilage of existing pool complex and will not dominate the key elements of significance in adjacent and more distant parts of the park.

- *Can the additional area be located within an existing structure? If not, why not?*

The additional area cannot be located within an existing structure as there are very limited structures in the park and none capable of accommodating all the interior space and facilities required.

- *Will the additions tend to visually dominate the heritage item?*

Although the new structures will be visually dominant within its immediate context, the discrete visual curtilage of the former quarry site means that the additions will not visually dominate those landscape features.

- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

The site of the additions is not known to be significant archaeologically. The former incinerator was and the main quarry sites are located to the south and west of the swimming pool complex.

- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

The additions are sympathetic to the heritage item in terms of their siting away from the key elements of significance in the largely discrete visual curtilage of the existing swimming pool complex. The building is identifiable as an introduced contemporary element.

5.4 New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

The landscape proposal reinforces the recreational amenity of the West Pymble Pool and existing parklands setting without significantly impacting upon the heritage significance of the heritage item. The discrete visual curtilage of the former quarry site mean that the landscape works and features proposed for the site are separate from the quarry site and therefore will not visually dominate those existing landscape features. Some of the appropriate species indigenous to the former Bluegum High Forest which existed in the area, and on the site prior to development, are being proposed in the scheme. These trees, understory shrubs and groundcovers are reinstating species which formerly inhabited the locale and as such contribute positively to the landscape's heritage significance.

- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

There is some physical evidence of previous landscape work in the form of existing turfed lawns and exotic tree species such as Liquid Amber and Evergreen Ash surrounding the pools. These trees and turfed areas are to be incorporated into the new landscape scheme, so as to maintain the open landscape setting existing around the pools. Previous works are not being reinstated.

- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

No. The advice of a consultant skilled in the conservation of heritage landscapes was not considered necessary because of the lack of archival evidence and low heritage significance of the parkland setting. As stated previously in Section 1.2: "it seems that only the western part of Bicentennial

Park has been listed and this is for its earlier use as quarry rather than its subsequent development as parklands and swimming complex."

- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*

The site of the landscape works are not known to be significant archaeologically as the former incinerator site and the main quarry site are located to the south and west of the swimming pool complex. The Aboriginal Heritage Information Management Service (AHIMS) search of Lot 8 in DP 230332 and Lot 6 in DP 56439 areas of the Bicentennial Park, West Pymble has found no Aboriginal objects or places registered with the NSW Department of Environment, Climate Change and Water (DECCW).

- *How does the work impact on views to, and from, adjacent heritage items?*

No significant views have been identified as being impacted by the proposed landscape works. The discrete visual curtilage of the former quarry site mean that the landscape works and features proposed for the site will not visually dominate those existing landscape features. The existing open landscape setting surrounding the pools is to be maintained.

5.5 Tree removal or replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*

The trees shown for removal have been shown on the landscape plan and the reasons for their removal noted in the statement of Landscape Intent on same. Only two of the trees scheduled for removal are located on the western part of Bicentennial Park which is currently heritage listed. The trees themselves may be remnant forest species but remain to be formerly identified.

- *Why is the tree being removed?*

The trees existing on the heritage site are to be removed due to their location on or adjacent to proposed access pathways from the southern public parking area. These pathways are required as part of the ground modelling required for the proposed building platform. These and other trees on site, scheduled for removal in the scheme have been identified as conflicting with either proposed buildings or pathways. This removal is part of the general upgrade of the site and pool facility to accommodate the needs of the owners and users and to comply with the BCA 2011 provisions for public accessibility.

- *Has the advice of a tree surgeon or horticultural specialist been obtained?*

No.

- *Is the tree being replaced? Why? With the same or a new species?*

Yes, the trees are to be replaced with native Angophoras, Turpentine and Sydney Blue Gum trees. All are species known to be indigenous to the area.

6.0 CONCLUSION

In conclusion, the proposed works described above do not significantly and adversely affect the identified heritage significance of the site as a heritage item and former quarry. Therefore, I recommend the heritage aspects of this application be approved.

NBRS+PARTNERS

Don Wallace
Senior Heritage Consultant

30th September 2010

Fax to: Leonie Masson of: NBRS & Partners
Fax no: 9922 1308
From: Sharlene Freeburn of: Culture & Heritage Division
Phone: 9585 6345
cc:
Date: 28/09/2010 No of pages (including this page):

RE: Results for Bicentennial Park, West Pymble

Originals are in the mail.

Thanks

Sharlene

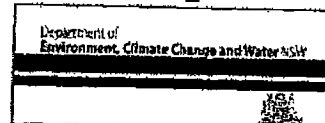
PO Box 1967, Hurstville NSW 2220
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Department of **Environment & Climate Change** NSW





Aboriginal Heritage Information Unit
 43 Bridge Street Hurstville NSW
 PO Box 1967, Hurstville NSW 2220
 Tel: (02) 95856345 Fax: (02) 95856094
 ABN 30 841 387 271
 www.environment.nsw.gov.au



Your reference : Bicentennial Park
 Our reference : AHIMS #32169

NBRS & Partners
 Level 3, 4 Glen Street
 Milsons Point NSW 2061

Tuesday, 28 September 2010

Attention: Leonie Masson

Dear Sir or Madam:

Re: AHIMS Search for the following area at Bicentennial Park, West Pymble; Lot 8 in DP 230332 & ; Lot 6 in DP 56439

I am writing in response to your recent inquiry in respect to Aboriginal objects and Aboriginal places registered with the NSW Department of Environment, Climate Change and Water (DECCW) at the above location.

A search of the DECCW Aboriginal Heritage Information Management System (AHIMS) has shown that 0 Aboriginal objects and Aboriginal places are recorded in or near the above location. Please refer to the attached report for details.

The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.

The following qualifications apply to an AHIMS search:

- AHIMS only includes information on Aboriginal objects and Aboriginal places that have been provided to DECCW;
- Large areas of New South Wales have not been the subject of systematic survey or recording of Aboriginal history. These areas may contain Aboriginal objects and other heritage values which are not recorded on AHIMS;
- Recordings are provided from a variety of sources and may be variable in their accuracy. When an AHIMS search identifies Aboriginal objects in or near the area it is recommended that the exact location of the Aboriginal object be determined by re-location on the ground; and
- The criteria used to search AHIMS are derived from the information provided by the client and DECCW assumes that this information is accurate.

All Aboriginal places and Aboriginal objects are protected under the *National Parks and Wildlife Act 1974* (NPW Act) and it is an offence to destroy, damage or deface them without the prior consent of the DECCW Director-General. An Aboriginal object is considered to be known if:

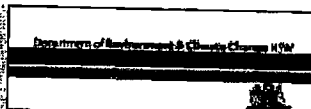
- It is registered on AHIMS;
- It is known to the Aboriginal community; or
- It is located during an investigation of the area conducted for a development application.

If you considering undertaking a development activity in the area subject to the AHIMS search, DECCW would recommend that an Aboriginal Heritage Assessment be undertaken. You should consult with the relevant consent authority to determine the necessary assessment to accompany your development application.

Yours Sincerely



Freeburn, Sharlene
Administrator
Aboriginal Heritage Information Unit
Information Systems and Assessment Section
Aboriginal Heritage Operation Branch
Culture and Heritage Division
Department and Environment, Climate Change and Water (DECCW)
Phone: (02) 9585 6471
Fax: (02) 9585 6094



List of Sites (List - Short)

Bicentennial Park, West Pymble

Grid Reference Type = AGD (Australian Geodetic Datum), Zone = 56, Easting From = 326540, Easting to = 327550, Northing From = 6261845, Northing to = 6262685, Requestor like 9136%, Service ID = 32169, Feature Search Type = AHIMS Features

Site ID	Site Name	Datum	Zone	Easting	Northing	Context	Site Features	Site Types	Recording	Reports	State Arch. Box No
								(recorded prior to June 2001)	(Primary)	(Catalogue Number)	(for office use only)

No Site Recorded