

# DUBBO REGIONAL COUNCIL

## HERITAGE ASSESSMENT REPORT

D.A. No: D 2017-499  
REVISED 18 JAN. 2018

Date: 8 Feb. 2018

Address of subject property	13A Nanima Street, Wellington
Heritage Item affected:	Within Cameron Park, contiguous with Bell Park, in vicinity of several items
Dubbo LEP Schedule 5 :	
Dubbo DCP Heritage Precinct:	
Wellington LEP Schedule 5:	Item
Wellington LEP Conservation Area:	Yes

### Subject of the application is

- a heritage item
- On the same site as a heritage item
- In the vicinity of a heritage item

x
x
x

### Description/significance of heritage item:

*Cameron Park dates from 1859 and contains built and landscape items, elements and zones has added over the decades since. It has historical, historical association, aesthetic and social significance. Within the park, the Wellington Olympic Pool has been historically important for the local community as the home for competitive and recreational swimming since 1958. It is an aesthetically attractive set of brick pavilions fronting Warne Street, typical of the architectural period of modernism, with simple proportions, large glazing, bold lettering and rendered details. The pool complements the historic setting within Cameron Park on the banks of the Bell River where the landscape planting is evident via the open fenced boundaries while the brick walls to Warne Street produce a well considered civic design in material and detail. The complex also has social significance.*

### Outline of proposed development:

*Revised scheme providing for retention of the entry pavilion and the Warne Street flanking walls of the change rooms, demolition of all other buildings and pools. Construction of new swimming complex and car park.*

### Council officer requesting report:

Alex Noad, Planner

X

### Statement of Heritage Impact

*The SEE submitted with the original scheme, written by the architects, included a factually incorrect and quite inadequate treatment of heritage. Council requested a professionally prepared SOHI and a draft SOHI by David Scobie was provided. This included some perceptive insights into the history and design of swimming pools, and included an assessment of the buildings on the subject site, but not an assessment of the pools themselves.*

*The scheme has been twice revised, largely to respond to the Heritage Adviser's comments, but the revised professional SOHI which was requested by Council has still not*

*been provided. Instead, for the present and previous revisions, the applicant has submitted letters dealing with heritage issues. The principal omission at this stage is that the (draft) SOHI originally submitted did not address the possible significance of the actual pools, and this has still not been addressed. However the latest revised scheme has been assessed in the absence of any further SOHI.*

### **Heritage Adviser's comments on application**

The pool complex as a whole is significant in its own right, as demonstrated by the assessment against the Heritage Council's gazetted criteria in the SOHI relating to the original application. The Heritage Council also provides guidelines *for assessing the relative contribution of individual components to the significance of an item.*

The SOHI provided with the initial scheme grades the contribution to the significance of the item made by the entry pavilion as exceptional, and of the Warne Street walls of the change rooms as moderate. In my opinion, the latter should be rated as high; but all three grades are above the threshold for significance. The SOHI does not consider the pools themselves, and the applicant has not provided the requested revised SOHI including such an assessment. In my opinion, the large pool probably of high significance within the complex, and it is certainly above the threshold.

The demolition would result in the loss of this pool: a significant part of a listed item within the Conservation Area. However it retains the main remaining significant components, and provides for the original form of the entry to be reinstated by removing what will be redundant disabled access ramps and planter box.

The pool is understood to have structural problems and because it provided for diving from greater heights than present practice permits, requires an unsustainable volume of water to be used and processed. Accordingly, on the basis that heritage items must be adapted to remain viable, and because the original entry will be conserved, there is no objection to demolishing the pool.

The new buildings are well composed, proportioned and detailed, complement the post-war modernist style of the entry pavilion well, being in a broadly similar style, yet will not be mistaken for original elements. Both the original and proposed buildings are of course different in function, style and age from the commercial and residential buildings in the conservation area. They are and will be visually separated and will not overwhelm or compete with the conservation area.

### **Recommendation**

Consent is recommended subject to the conditions below.

- A photographic archival record prepared by a suitably qualified heritage consultant in accordance with Heritage Council guidelines is to be provided to the satisfaction of Council's Heritage Adviser before the commencement of any work on site and before the issue of a Construction Certificate
- An interpretation plan prepared by a suitably qualified heritage consultant is to be provided to the satisfaction of Council's Heritage Adviser and is to be implemented to the Adviser's satisfaction before the issue of an Occupation Certificate.

**GRAHAM HALL, HERITAGE ADVISER**