



David Scobie Architects



HERITAGE IMPACT STATEMENT

Proposed New Wellington Memorial Pool

Client: Dubbo Regional Council
Design Consultant: Facility Design Group Architects

Heritage Consultant
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1 Introduction

1.1 Brief

Facility Design Group commissioned the Heritage Impact Statement for the proposed works to the subject property, in November 2017. The purpose is to review the design process for the proposed new Swimming Pool at the Warne Street property and to assess the impact of the proposal on the cultural heritage significance of the site. The analysis results in a Heritage Impact Statement suitable for submission to Dubbo Regional Council.

1.2 Documentation

A Heritage Impact Statement is required due to its location within the Wellington Heritage Conservation Area, the site being in the vicinity of two heritage listed places and the site being located within Cameron Park which is a listed heritage item on Schedule 5 of the Wellington LEP. A letter from Dubbo Regional Council, Manager Building and Development Services, 17/11/2017 indicated that the DA Submission would require a Statement of Heritage Impact

1.3 References

The report is based on the following drawings:

• Site Plan	A.010
• Demolition Plan	A.011
• Ground Floor Plan	A.100
• Section	A.400
• Elevations	A.500
• Details	A.501
• External Finishes	A.1010

The report has been prepared with reference to the following documents:

- Wellington LEP 2012
- Wellington Heritage Inventory: Cameron Park and Bell Park, SHI 2640160, 2012

1.4 Methodology

Procedures and practices are as recommended in the document '*Statements of Heritage Impact*' from the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning, 1996.

The report follows the methodology illustrated in '*The Conservation Plan*', J.S.Kerr, Sydney, National Trust of Australia (NSW), 1996. Definitions and procedures are as presented in the Australia ICOMOS Guidelines to the Burra Charter-Cultural Significance and Conservation Policy.

1.5 Definitions

The definitions used in the report are those presented in Article 1 of The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

"Place" means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the fabric of a place to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Charter.

Adaptation means modifying a place to suit proposed compatible uses.

Compatible uses mean a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact."

1.6 Author

This report has been prepared by David Scobie, B.Arch. (Hons.) Dip. U&RP.

1.7 Location



Figure 1 Location with aerial map courtesy google maps.

Note: The outline of the earlier pool can be seen south of the current pool with the stepping landscape and four rose gardens replacing the former pool. The retention of those elements was a suitable record and treatment for the initial pool within the setting of Cameron Park.

The subject site is identified as Wellington Memorial Pool, Warne Street, Wellington. The site has its primary street frontage to Warne Street. The Wellington Memorial Pool forms part of a broader recreational, environmental and community precinct. It adjoins residential dwellings, the Wellington Council Offices, Wellington Visitor Information Offices located within the adjoining Cameron Park, Bell Park, Cameron Park botanical and recreation area, and lies adjacent to the Bell River. The Centre is currently operated by Council.

2 Statutory Instruments

2.1 Wellington LEP 2012

Clause 5.10.1 provides the Heritage Conservation Objectives, including:

- (a) *to conserve the environmental heritage of Wellington,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

Clause 5.10.2 provides for Requirement for Consent:

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) *a heritage item,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) *altering a heritage item that is a building by making structural changes to anything inside the item that is specified in Schedule 5 in relation to the item*
- (c) *disturbing or excavating an archaeological site while knowing or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

Clause 5.10.4 provides for establishing the Effect of Proposed Development on Heritage Significance:

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Schedule 5 provides the following listing details:

- 1104 The Club House Hotel, 135 Lee Street
- 1119 Cameron Park
- 1146 Commercial Hotel – former (residential terraces)

The following extract and details are provided on the State Heritage Register Inventory (SHI) based on detail supplied by Council:

Item Name: Cameron Park & Bell Park

Location: Cameron Park, 13A Nanima Crescent, WELLINGTON

Address: Cameron Park, 13A Nanima Crescent	Planning: Southern & Western
Suburb / Nearest Town: WELLINGTON 2820	Historic Region: Central Tableland
Local Govt Area: Wellington	Parish: Wellington
State: NSW	County: Wellington
Other/Former Names: Bell Park	
Area/Group/Complex: Draft WLEP2011 - Schedule 5	Group ID: 1
Aboriginal Area: Wiradjuri	
Curtilage/Boundary: Occupying the whole western side of Nanima Crescent	
Item Type: Landscape	Group: Parks, Gardens and T Category: Other - Parks, Garden
Owner: Local Government	
Admin Codes: LEP Listed	Code 2: Code 3:
Current Use: Park	
Former Uses: Park	
Assessed Significance: Local	Endorsed Significance: Local

Statement of Significance: Cameron Park has been historically important to Wellington since the area was set aside by the Wellington Progress Association for purposes of recreation in 1859. It is an aesthetically attractive area, with aged tree and garden plantings, bordering the Bell River and containing the Cenotaph/War Memorial, the 1909 Fountain and the Band Rotunda and separated from the main street area by the Bronze Gilbert Doble Memorial Gates and the concrete fence which remains in parts to Nanima Crescent. Cameron Park has been a socially significant to the Wellington community since its establishment housing the Fire Station, the remaining Band Rotunda, the first Olympic Pool, the first Bowling Club, the Tennis courts and bringing the community together in a variety of activities over the years.

Figure 2 Heritage listing, SHI, online database



Figure 3 Extract: Heritage Planning Map. Note that the subject site: Cameron Park is the curved shape coloured cream on the planning map north of the river and bordered by Warne Street to the north. The site is within the Wellington Heritage Conservation Area as shown by the red hatched area on the map.



Figure 4 Enlarged Map of the Heritage Conservation Area

Wellington DCP 2013

The Development Control Plan includes specific issues such as heritage conservation and the design of new development which is sympathetic with the character and significance.

Section E provides for Heritage Conservation with E1.5 covering Development requirements for heritage listed items. Parts E1.6-1.9 cover scale, height and roof, External features, Adaptive re-use and Demolition.

In relation to demolition, Council requires the following:

- Conservation is not a practical option;
- The integrity has been compromised and irreversibly diminished;
- A replacement building is to be approved;
- Partial demolition is acceptable in the context of approved alterations;
- And that all possible sound materials are salvaged and made available for re-use.

3 HISTORICAL CONTEXT

3.1 Aboriginal and pre-Settlement history

The **Wiradjuri** people are a group of indigenous Australian Aboriginal people that were united by a common language, strong ties of kinship and survived as skilled hunter–fisher–gatherers in family groups or clans scattered throughout central New South Wales.

In the 21st century, major Wiradjuri groups live in Condobolin, Peak Hill, Narrandera and Griffith. There are significant populations at Wagga Wagga and Leeton and smaller groups at West Wyalong, Parkes, Dubbo, Wellington, Forbes, Cootamundra, Cowra and Young. The Wellington community consists of three clans: the black snake, porcupine and wedge-tail eagle.

The NSW Heritage Office heritage register provides the following statement of significance for the place:

Wellington Convict and Mission Site - Maynggu Ganai is a rare cultural landscape with extensive archaeological evidence of the second colonial outpost established on the frontier west of the Blue Mountains. It was established in the 1820's as a convict agricultural station and by 1827 had become a destination for educated or middle class convicts or "specials".

The place was the centre of ongoing first contact between the Wiradjuri and the British settlers. The contact between the two cultures and the way each subsequently evolved is part of the physical history of the place. Occurring on the frontier of the colony the settlement made possible subsequent pastoral expansion. It has the potential to provide rare physical evidence of the way of life at a remote rural convict settlement. The place has very high potential to reveal new information about an inland convict agricultural station; providing material for comparative analysis of later sites.

The convict station later became the first inland Aboriginal mission in Australia and is an early example of the forced institutionalisation of Aboriginal children. The place is of high social and cultural significance to the Wellington Wiradjuri in particular the descendants of those associated with the Mission. The place has social significance for its role as the original Wellington settlement and it plays an important role in defining the cultural identity of the town of Wellington.

Nanima was built in 1896 as a school and became the hub for the aboriginal community. Nanima remains home to approximately 100 people and the school was saved in recent years by the local aboriginal land council.

3.2 Historical context

The origins of Cameron Park within the Wellington town centre, date back to 1859 when the Wellington Improvement Society approached the NSW State Government and requested that 200 acres, which had been provided on loan in 1832 for the establishment of the Church of England Mission, be set aside as a Common. The State Government agreed to the proposition and noted that Trustees should be appointed.

A petition was then sent to the Government by the Society requesting that the land between the Bell River and Nanima Crescent be set aside as reserve. The area known as Section 75 – Bell Park was gazetted on 24th October 1882.

The layout of the park was prepared by Mr. A. Patterson of Bathurst. A diverse selection of trees was provided within the semi-formal path layout which generally ran parallel with Nanima Crescent.

In 1905 Wellington Bowling Club was established at the southern end of the Park. The fountain was donated in 1909 and late a rotunda erected for band music.

The Municipal Council determined to change the name of the Park to Cameron Park in late 1909 or early 1910 in honour of Cr. T.H. Cameron who had been the Mayor and person responsible for the establishment of the park.

The Cenotaph was designed by Gilbert Doble following a design competition. Construction in 1933 on an axis required relocation of the fountain and demolition of the rotunda.

In 1925 the first swimming pool west of the Blue Mountains was built on the sloping ground at the north western portion of the park near the River. The pool was converted into gardens following construction of the replacement Olympic Swimming Pool in 1958.

3.3 The Pool in Australian Culture

The following discussion provides a useful background to the social significance of the public swimming pool and in particular the prominence of the sites in regional Australia. The article was prepared for the travelling exhibition originally developed for the 2017 Venice Biennale.

The history of public artificial pools is largely a product of European Enlightenment and modernism. The benefits of bathing in seawater were discovered as early as 1750 by the French army, and bathing for health and cleanliness was soon promoted.

From the late-18th century, water had become increasingly important in domestic life, particularly through the integration of plumbing into homes and the widespread use of water in picturesque gardens.

Modern swimming pools might also be seen as a process of creativity and domestication. Pools transform natural bodies of water into highly artificial, contained, controlled and specialised environments. This modernising process emerged properly in the early decades of the 20th century. By the 1920s, as swimming costumes shed their Victorian layers and became lighter, pools become ever more transparent as large spans of glazing became more achievable.

The North Sydney Pool sits under the Harbour Bridge. Image from www.shutterstock.com

3.4 Pools go public

There are many Australian examples that capture the rich history of pool design, from prosaic outdoor pools surrounded by grass and concrete (still found in so many suburbs and towns), to iconic sites like the North Sydney Pool, completed in 1936.

Others are certainly architecturally notable. The Beaurepaire Pool on the University of Melbourne campus (designed by Eggleston, Macdonald & Seacomb, 1957) is a great example of modern architecture and art working together to create a striking building – with murals and mosaics by the artist Leonard French. And the Centenary Pool in Brisbane (designed by James Birrell, 1959) is free-flowing and organic in plan and form, with a curved restaurant originally overlooking the pools.

Some were built specifically for national sporting events, such as Beatty Park Pool in Perth for the Empire and Commonwealth Games of 1962. Others fulfilled memorial functions, like the Harold Holt Pool in Melbourne, designed by Kevin Borland and Daryl Jackson in 1969 and named in honour of the Australian Prime Minister who drowned in Victoria in 1966. This act of commemorating a pool after a drowned man indeed seems an ultimately defiant gesture of Australian aquatic patriotism: a faith in the construction of artificial environments against the uncertainties of the oceans that surround us.

However just how “public” early public pools really were is revealing. Although swimming for health and survival was beginning to be widely encouraged by the first decades of the 20th century, it was not yet fully accessible to all.

Women’s freedom to enjoy swimming at public pools was constrained by conventions of segregation, modesty and decorum. Dress and behaviour were still more regulated than at the beach. Bathing in pools and ponds was highly segregated with time limits for women and girls, and bathing costumes were still long, loose, flowing and heavy until after the 1912 Olympics when tighter body-fitting designs gained popularity.

From the 1920s onwards bathing costumes allowed more freedom of movement. More outdoor pool-building followed. However some segregation continued for women, as well as racial groups and indigenous Australians until well into the mid-century. For example the Mooree Artesian Baths in NSW was one potent site of the Freedom Rides protests in 1965, sparked by the ban of Aboriginal children in the public pool.

Pool building also became a subject of social and political debate. Post-WWII, artificial pools – as opposed to natural lakes, oceans and river-pools – were favoured for safer swimming instruction, and their provision by governments was regarded as a right, not a luxury. Governments at all levels responded by investing modestly.

More generous funding was often concentrated in regions that were far from natural water resources. For example, Western Australia’s colloquially named “Ribbon of Blue” scheme in the 1960s, was a state government program to help local authorities more than 35 miles from the coast to build public swimming amenities. However, many other places were left largely to their own devices to raise funds and build their own pools.

This legacy of DIY municipal infrastructure makes their social capital all the more important today. Rising costs, dwindling popularity of outdoor public pool-use, and changing attitudes to sun exposure have seen many public pools closed around over the last 30 years. Many country towns and urban neighbourhoods have fought to retain their outdoor amenities. Prominent and successful campaigns include those in Melbourne to save public pools in Fitzroy and Coburg, but there have also been many losses.

Public pools often tested innovative design, structural and mechanical solutions to span Olympic-sized facilities with increasing natural light and roofs that could be opened and closed, alongside new techniques for waterproofing and filtration. Pools also gave the opportunity for designers to explore new relationships between interior and exterior; between water and land; between light and shade; and between visibility and privacy.

In 1967, architect and critic Robin Boyd cited the Melbourne Olympic Pool (designed by John and Phyllis Murphy, Kevin Borland and Peter McIntyre in 1956) as a highpoint of post-WWII design invention. Boyd was particularly concerned with "artificial Australia". He defined "artificial" as:

the part of Australia that is not gum-trees or kangaroos or people. I mean the background of everyday modern Australian life; thus the design of all the things that make up this background: buildings, appliances advertisements, suburbs, cities and even the landscape.

It was the generation of pioneering Australian architects of the 1950s that Boyd saw as the "cradle of modernity", and who first gave vision to a modern, designed and "artificial" Australian environment.

4 Property Description

4.1 The Context

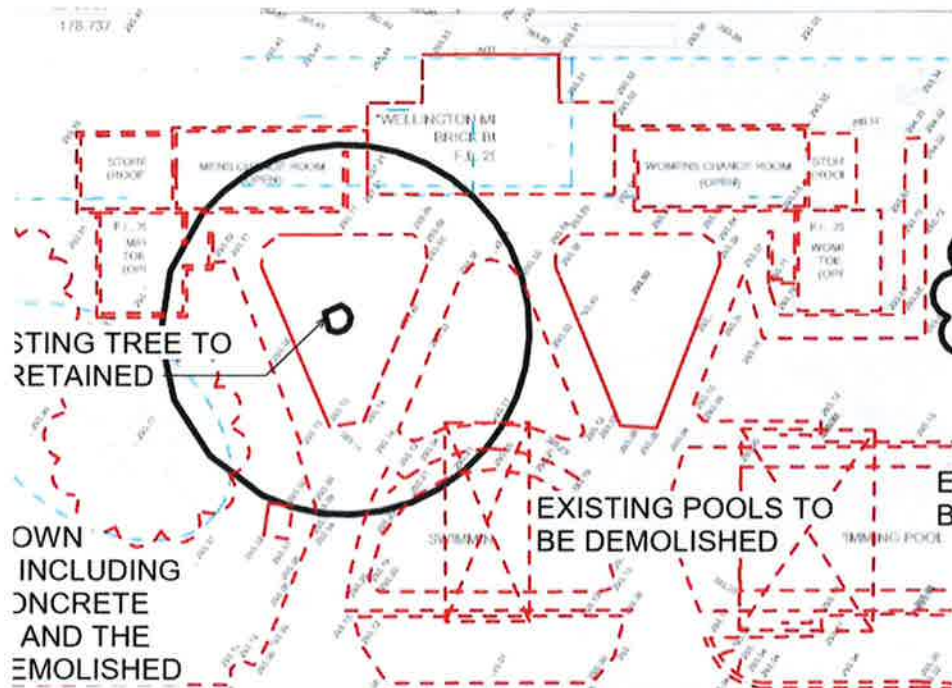


Figure 5 The Demolition Plan – Indicates the buildings featured in the following photographs



Photograph 1 General view to the north east from the existing pool towards the entry with the Club Hotel beyond



Photograph 2 Close view of the rear of the western Male Change and Toilet buildings.



Photograph 3 View of the South Elevation of the Warne Street buildings.



Photograph 4 View of the rear Elevation of the entry block with Male toilet block to the left. The roller shutters are an adaptation for security purposes with date of installation unknown



Photograph 5 View of the South Elevation of the entry block with Female toilet block to the right.



Photograph 6 View of the South Elevation of the western pavilion – Womens Change Rooms and Toilets.



Photograph 7 General view of the brick Male Change and Toilet buildings with the tree to the left marked for retention.



Photograph 8 Detail view of the North Elevation of the entry building and Female Change and toilet buildings as they present to Warne Street. The composition is symmetrical about the entry.



Photograph 9 General view of the main entry block in Warne Street with framed glass entrance and three sets of double doors.



Photograph 10 Close view of the entry block to the left and the Male change and toilet blocks as presented to Warne Street completing the symmetrical composition.



Photograph 11 Close view of the western end of Warne Street indication the planting which frames the buildings.



Photograph 12 Close view of the eastern end of the buildings and entry ramp with framing planting.



Photograph 13 General view of the western set of planting on Warne Street which frames the Pool entry

Commentary:

The central entry pavilion is major central element in a considered symmetrical composition. The red brick walls to the flanking amenities spaces include set-backs designed to reduce the bulk of the structure and the trees are provided to model the scale and complement the park setting as evident elsewhere in Cameron Park.

INTERIORS



Photograph 14 General view of the interior of the central entry Pavilion



Photograph 15 The Pool clock suspended within the entry Pavilion



Photograph 16 The pool thermometer mounted within the central pavilion

Commentary;

The interiors have been altered with changes designed to accommodate services and increased visitation. Some of the changes are not sympathetic with the original design intent. The interior volume and isolated elements including the clock and thermometer are capable of interpretation, adaptation and alternate use.



Photograph 17 Shower space



Photograph 18 Changing spaces



Photograph 19 Changing spaces



Photograph 20 Toilet cubicles, rendered walls with timber doors



Photograph 21 The shower space



Photograph 22 Shower spaces and wet area



Photograph 23 Changing spaces



Photograph 24 Changing cubicles noting doors removed



Photograph 25 Toilet cubicles

Commentary:

The functions, services and finishes have been superseded by changes in standards and amenity. The materials and details are of a low level of significance. The external brick walls and the associated internal piers and bench seats are capable of adaptive re-use as part of the park landscape and setting for the new pool and recreational landscape.

ASSESSMENT OF SIGNIFICANCE

4.2 SIGNIFICANCE FRAMEWORK

The NSW *Heritage Manual* guideline, 'Assessing Heritage Significance' (NSW Heritage Office 2001) provides the framework for the following significance assessment and Statement of Significance. These guidelines incorporate the seven aspects of cultural heritage value identified in the *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (Burra Charter) into a framework currently accepted by the NSW Heritage Council.

4.3 SIGNIFICANCE OF ASSESSMENT

The significance of the Olympic Swimming Pool has been assessed as part of its listing within Schedule 5 of the LEP as an item of environmental heritage known as Cameron Park. The Significance Assessment is reproduced in Table 1.

Table 1: Significance Assessment of 20 Young Street, Annandale

Significance Criterion	Assessment
(a) An item is important in the course, or pattern, of the local area's cultural or natural history [Historical Significance]	<p>The Olympic Swimming Pool marks an important investment in a substantial recreational asset as part of the Australia wide movement for building pools after the success of the Melbourne Olympic Games.</p> <p>The new pool did not require demolition of the former pool however the pool was converted into a garden to embellish the Park.</p>
(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area [Aesthetic Significance]	<p>The Warne Street streetscape in which the Pool is located is an important aesthetic element as part of Cameron Park.</p> <p>The site is close to the main intersection within the centre of Wellington.</p> <p>The architectural design is specific to a civic representation of the importance of the facility and the Olympic title recalls an important and valued period in the development of the Australian identity as projected overseas.</p>
(d) An item has a strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons. [Social Significance]	<p>The site is associated with Council and the Swimming Club and groups associated with the Pool and competitive swimming.</p> <p>The external brick walls to Warne Street retain their capacity to address the street well as part of the designed composition.</p>
(g) An item is important in demonstrating the principal characteristics of a class of the area's: - Cultural or natural places; or - Cultural or natural environments [Representativeness]	<p>The Pool is a good representative example of the swimming pools developed around Australia following the success of the Melbourne Olympics and illustrates the move to competitive swimming in addition to water recreation.</p>

4.4 STATEMENT OF SIGNIFICANCE

The following Statement of Significance

- *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.*

4.5 GRADING OF SIGNIFICANT ELEMENTS

In some cases it is useful to indicate the relative significance of the individual elements of an item as different components may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. The criteria for grading individual components provided in the 'Assessing Heritage Significance' (NSW Heritage Office 2001) guideline is presented in Table 2 below along with the significance grading of individual elements of the subject property.

Table 2: Significance Assessment of the Wellington Pool

Grading	Justification	Status
<i>Exceptional</i>	A high degree of intactness & easily interpreted.	Original symmetrical main pavilion with the sign, rendered surround, parapet, face brick walls and centrally glazed entrance.
<i>High</i>	A high degree of original fabric & demonstration of the significance. Alterations do not detract from the significance.	
<i>Moderate</i>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Brick external walls to the four pavilions – Male and Female Toilets and Change rooms, the Brick planter and podium with steps: external and original internal fittings and fixtures – to be identified.
<i>Little or None</i>	Alterations detract from the significance & interpretation is difficult.	Access ramp to the exterior. Internal finishes to wet areas.
<i>Intrusive</i>	Elements which detract from the heritage significance of the item & its interpretation.	Roller shutters and modifications to the South Elevation facing the Pool.

5 HERITAGE IMPACT ASSESSMENT

5.1 INTRODUCTION

The following subsections provide a more detailed description of the proposed changes to the site in relation to heritage impacts, alterations and additions, and assesses the potential impacts of the works on the Wellington Conservation Area, the Listed heritage Item: Cameron Park and the two listed items in the vicinity – Club House Hotel and Commercial Hotel (former).

5.2 PROPOSED WORKS

The proposed re-development works are to include the following:

- Demolition of the existing swimming pool centre including all pools and building structures except for existing Swim Club building;
- New entrance foyer/control/kiosk;
- Administration Offices//Staff + Managers Office:
- First Aid
- New Patron Amenities;
- New Swim Club/Multi-purpose room;
- New Outdoor 8 lane 50 metre pool with disabled ramp
- splash pad with water features to a max. depth of 300mm.
- warm water exercise /program pool with disabled ramp;
- New indoor pool plant rooms;
- New Children's Playground area;
- Accessible facilities, open showers;
- New facility signage;
- New carpark comprising 70 off-street spaces (to be staged) including disabled carparking and long vehicle parking.

5.3 ASSESSMENT OF IMPACTS

The 'Statements of Heritage Impact' guidelines (NSW Heritage Office and Department of Urban Affairs & Planning 1996, revised 2002) post a range of statements for consideration when assessing impacts for

various types of developments. The Wellington DCP 2013 provides relevant considerations for each potential impact and these are addressed below.

The following activities have the potential to impact the character and significance of the Heritage Item:

- The demolition of the existing five brick structures would remove the key identifying elements on the Warne Street frontage to the site;
- The demolition would remove the social and aesthetic values associated with the functions of changing and toilets;
- The potential to reveal remnants during excavation for the new buildings;
- The visual impact on the significance and setting of the new structure; and
- The distinctions between the original materials and the materials of the new buildings and structures.

5.3.1 The demolition of the existing five brick structures

- The loss of the structures will remove the major building fabric which identifies the 1958 Olympic Pool.
- The loss of the structures will change the streetscape on Warne Street which has been identified since 1958 by the red brick structures and associated landscape

5.3.2 The potential for conservation and adaptive re-use as noted in the Wellington DCP 2013.

- Conservation is not a practical option;
 - There is no evidence in the drawings or SOEE that retention of elements has been considered;
 - Retention and adaptation of the external brick walls to Warne Street and the central entry pavilion appears a possibility based on a review of the layout where the orientation of the new facilities is to the proposed car park. The proposal includes a new toilet block to the western portion of the Warne Street site while a playground and warm water pool are located to the south of the current entry external walls and facilities.
 - The site generally appears to provide sufficient flexibility for retention of several elements without the loss of amenity or facilities
- The integrity has been compromised and irreversibly diminished;
 - The wet areas, finishes and toilet fittings and fixtures have reached the end of a useful life and do not warrant retention. The other significant elements of the structure are capable of retention separately.
- A replacement building is to be approved;
 - The replacement proposal has merit and has the capacity to meet the general design criteria for a conservation area and works to a listed heritage item, subject to minor changes for the retention and incorporation of key elements
- Partial demolition is acceptable in the context of approved alterations;
 - Partial demolition is warranted in view of the aesthetic and cultural significance of the brick elements and the Olympic Pool legacy. The proposed new elements have the capacity for meeting the design criteria
- And that all possible sound materials are salvaged and made available for re-use.
 - The brick walls and central pavilion, sufficient brick returns to stabilise any retained elements and the moveable items within the central pavilion warrant retention and incorporation.

5.3.3 "The following aspects of the proposal respect or enhance the heritage significance of the Conservation Area, for the following reasons:"

- Retention of the swimming pool function and general outdoor recreation facility.

5.3.4 "The following aspects of the proposal could detrimentally impact on the heritage significance of the Conservation Area:"

- The complete loss of all original building fabric associated with the Olympic Pool;
- A reduction in the landscape planting to Warne Street;
- The erection of a substantial car park exposed to Warne Street without mitigating tree planting;
- The Lack of general tree planting to the three perimeters where the site is associated with the siting and legacy of Cameron Park.

5.3.5 "The following sympathetic solutions have been considered and discounted for the following reasons:"

- An adaptation of the entry pavilion would not be associated with the new main arrival point which is the car park;
- The adaptation of the separate change and toilets would be a greater expense and long term maintenance costs than the single block.

6 CONSIDERATION OF LEP ISSUES

The LEP provides objectives for the management of Heritage Conservation and utilises the standard provisions found through NSW. They, and our consideration of them, are as follows:

(a) *To conserve the environmental heritage*

(b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*

- The proposed development aims to conserve and enhance the environmental heritage of the Wellington Olympic Swimming Pool and setting by:
 - Reducing the visual impact of the new works;
 - Emulating the former entry pavilion in a new structure;
- The proposal indicates demolition of the primary elements and does not therefore meet the objectives for conserving the heritage aspects of the Conservation Area, the listed item and the setting which includes listed items;
- Archival recording prior to demolition is a suitable Condition of Consent however on its own would not provide a satisfactory record of the cultural heritage significance;
- The structures identified as having heritage significance are capable of adaptive re-use in part and incorporation into a new facility;
- The current proposal with the new works, structures and landscape do not complement the heritage significance of the site, the setting or the Conservation Area

7 CONSIDERATION OF DCP ISSUES

The Wellington DCP provides objectives for its Heritage items and the Conservation Area. An assessment in relation to the key points follows:

- Scale – The bulk is generally similar to the existing and acceptable;
- Height – The single level height is similar to the existing
- Roof – The expressed metal walls and roof fronting Warne Street are not characteristic of the Conservation Area or the listed buildings and will detract from the setting, while parapet and flat or skillion roof structures would complement the site and setting

- External features – The proposed corner entry structure is worthy of modification to reduce the replication of the original entry structure given the recommendation for its retention. The proposed corner structure should be developed using design elements to provide a more contemporary version which interprets the existing architecture with a canopy/awning and use a darker contrasting brickwork or a rendered finish in a stone colour. The canted expressed metal walls and roof pitch are not consistent with the architecture in the Conservation Area and would detract from the character evident in Warne Street and the architecture of the two listed buildings in the vicinity. The proposed forms are capable of minor modification to address the streetscape. The proposed toilet block has close proximity to the site boundary which requires the loss of the existing trees and insufficient space for replacement deep soil planting. The layout and siting requires a review to ensure that adequate planting can be provided within the site, to the streetscape and within the carpark.
- Adaptive re-use – The existing brick walls to Warne Street and the entry Pavilion are capable of adaptation and reuse. The pavilion could provide an additional multi-purpose room if enclosed and secured or a sheltered space for parents and users of the splash pad and exercise pool.
- Demolition – the proposed demolition of all structures would eliminate the original evidence of the Olympic Pool legacy and the design elements and would have a considerable impact on the cultural heritage significance of the listed items, the social value and Conservation Area.

8 CONCLUSION

The significance of the property is that it is a socially and historically important element from the Olympic period of sport and recreation in Australia. The structure is a single storey complex of related brick elements in a symmetrical composition with varied setbacks and landscape planting. The Warne Street presentation is sympathetic with the character of the setting within the Conservation Area and the contribution it offers to the two listed heritage items in the vicinity.

The existing structures have elements capable of adaptation and re-use as part of the proposed swimming and recreational centre. There are elements, materials, finishes, services and fabric within the changing spaces which have reached the end of a useful life and do warrant removal and replacement. The existing proposal would eliminate the significant structures and the historical and social significance of the site would be lost. The design and layout appears capable of modification in order that the significant elements are retained, the new elements and structures modified to suit the streetscape and additional perimeter tree planting provided to complement the Cameron Park amenity.

It is recommended that the design is developed and revised drawings are modified to address the following: retention of the pavilion and the Warne Street brick walls, to indicate additional tree planting to the car park and the western, southern and eastern perimeters, to modify the Warne Street setback for sufficient planting, and to adopt alternate elevations for the new buildings to address the architecture of the setting.

The proposed works for the the demolition would have a detrimental impact on the Conservation Area, the surrounding context in Warne Street and the two existing listed heritage structures. The proposal is not consistent with the Wellington LEP objectives and requirements and the Wellington DCP Guidelines related to heritage issues. The proposal has the capacity to satisfy these requirements with appropriate modifications.

