

Mr Harjeet Atwal  
Group Manager  
Development Assessment & Regulatory Services  
Inner West Council  
PO Box 14  
Petersham NSW 2049

By email to: Brian Kirk <[Brian.Kirk@innerwest.nsw.gov.au](mailto:Brian.Kirk@innerwest.nsw.gov.au)>

Dear Mr Atwal

**HERITAGE COUNCIL OF NSW – RESOLUTION  
INTEGRATED DEVELOPMENT APPLICATION IDA/2018/100**

**RE:** Dawn Fraser Swimming Pool, Glassop Street, Balmain SHR No 01398  
**Proposal:** Rectification and upgrade works to address structural, flooding and Building Code of Australia matters and upgrade facilities.

At its meeting on 5 December 2018 the Heritage Council Approvals Committee considered the above noted integrated development application and resolved the following:

In accordance with Section 91A of the Environmental Planning and Assessment Act 1979, the following terms of approval are granted:

| GENERAL TERM OF APPROVAL | DESCRIPTION  |
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| 1. APPROVED DEVELOPMENT  | Development must be in accordance with the documents as listed in Attachment B.  |
| 2. FURTHER INFORMATION   | <p>a. Fire and access upgrade works including installation of fire sprinkler systems, emergency lighting, fire exit signs and hose reels must be detailed to minimise impact on significant views and built fabric. The final proposal along with a heritage assessment must be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To ensure that the works are detailed to minimise impact on significant fabric.</i></p> <p>b. Proposed solar panels on the northern pavilion roof are approved in principle. Details including a photomontage must be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application. The panels must be installed to follow the slope of the existing roof with minimal elevation to minimise visual impacts.</p> |

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|  | <p><i>Reason: The submitted information does not provide adequate details to enable assessment of the heritage impacts posed by this component of proposal.</i></p> <p>c. The water polo light poles must be treated in a sympathetic colour scheme in keeping with the colour scheme and character of the southern and northern pavilions. The final colour scheme should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To minimise visual impact.</i></p> <p>d. New roof over the main entrance area should be redesigned and detailed appropriately to avoid/minimise impact on the building's significant elevations. Final design should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To minimise impact on significant fabric.</i></p> <p>e. Alterations and additions to the proposed main entrance must be detailed to minimise impact on significant fabric. Details must be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To ensure that the works are detailed to minimise impact on significant fabric.</i></p> <p>f. Proposed works to the Central Pavilion on the ground floor should interpret the 1926 entry passage appropriately. Proposed opening to the eastern wall of the entry passage should be reduced in size to minimum required. Methods of interpretation should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To ensure that proposed design incorporates appropriate interpretation methods to mitigate impacts.</i></p> <p>g. Alterations and additions including modified openings on the northern elevation of the Southern Pavilion and the northern and western elevations of the Central Pavilion should interpret existing original openings appropriately in the proposed design. Methods of interpretation should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To ensure that proposed design incorporates appropriate interpretation methods to mitigate impacts.</i></p> <p>h. Details of the double maintenance gates and the single accessible gates to the eastern perimeter should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p><i>Reason: To ensure the detailed design is sympathetic to the character of the Dawn Fraser Baths.</i></p> |
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|  | <p>i. Details of the location and design of the proposed handrail shall be submitted to and approved by the Heritage Council or its delegate with the section 60 application.<br/><i>Reason: To ensure the detailed design is sympathetic to the character of the Dawn Fraser Baths.</i></p> <p>j. The Conservation Management Plan prepared by GBA Heritage should be updated and submitted for endorsement by the Heritage Council of NSW (or its delegate) after completion of works. The CMP should acknowledge and document the changes made to the facility.<br/><i>Reason: To ensure future management of the site is guided by an updated Conservation Management Plan endorsed by the Heritage Council of NSW or its delegate.</i></p>   |
| <b>3. HERITAGE INTERPRETATION PLAN</b> | <p>a. An interpretation strategy must be prepared in accordance with the Heritage Division publication 'Interpreting Heritage Places and Items Guidelines' (2005) and should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) with the s60 application.</p> <p>b. A detailed interpretation plan must be prepared in accordance with the Heritage Division publication 'Interpreting Heritage Places and Items Guidelines' (2005) and should be submitted for assessment and approval by the Heritage Council of NSW (or its delegate) prior to the issue of a Construction Certificate/ Government certification. The interpretation plan must detail how information on the history and significance of name of item will be provided for the public. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project. The approved interpretation plan must be implemented prior to the issue of an Occupation Certificate.<br/><i>Reason: Interpretation is an important part of every proposal for works at heritage places.</i></p> |
| <b>4. SPECIALIST TRADESPERSONS</b>     | <p>All work to or effecting significant fabric shall be carried out by suitably qualified tradespersons with practical experience in construction, conservation, and restoration of similar heritage items.<br/><i>Reason: To ensure works are undertaken using appropriate construction methods and techniques pertinent to the place.</i></p>   |
| <b>5. HERITAGE CONSULTANT</b>          | <p>A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and supervise the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.</p> <p>The heritage consultant must provide a statement of completion for all works associated with the project including the</p>   |

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|   | <p>implementation of the interpretation plan prior to the issue of an occupation certificate.</p> <p><i>Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.</i></p>  |
| <b>6. SITE PROTECTION</b>                             | <p>a. Significant built elements and heritage fabric are to be protected during site preparation and works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.</p> <p><i>Reason: To ensure significant fabric and vegetation are protected during construction.</i></p> <p>b. Any significant fabric removed must be labelled and stored safely for possible future reinstatement.</p> <p><i>Reason: To ensure significant fabric is appropriately stored and protected.</i></p> <p>c. Significant features including existing covered ceiling light fixtures in the Southern Pavilion, and existing door and window hardware should be salvaged and reused in the reconstructed pavilion.</p> <p><i>Reason: To ensure significant fixtures are retained and reused.</i></p> <p>d. The installation of new services shall be carried out in such a manner as to minimise damage to or removal of historic fabric and shall not obscure historic features. Any penetrations through heritage fabric should be prevented.</p> <p><i>Reason: To minimise impact on heritage fabric.</i></p> |
| <b>7. UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS</b> | <p>The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p><i>Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.</i></p>  |
| <b>8. ABORIGINAL OBJECTS</b>                          | <p>Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment &amp; Heritage is to be informed in accordance with Section 89A of the <i>National Parks and Wildlife Act, 1974</i> (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the <i>National Parks and Wildlife Act, 1974</i>.</p> <p><i>Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.</i></p>  |

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| <b>9. COMPLIANCE</b>              | If requested, the applicant and nominated Heritage Consultant may be required to participate in audits of Heritage Council approvals to confirm compliance with conditions of consent.<br><i>Reason: To ensure that the proposed works are completed as approved.</i>   |
| <b>10. SECTION 60 APPLICATION</b> | An application under section 60 of the <i>Heritage Act 1977</i> must be submitted to, and approved by, the delegate of the Heritage Council of NSW prior to work commencing.<br><i>Reason: To meet legislative requirements.</i>  |
| <b>ADVICE</b>                     | Section 148 of the <i>Heritage Act 1977</i> (the <i>Act</i> ), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection. |

Please be advised that minutes of the Heritage Council Approvals Committee meeting can also be accessed on the Office of Environment and Heritage website (Refer link <https://www.environment.nsw.gov.au/Heritage/heritagecouncil/approvalminutes.htm>).

If you have any questions regarding the above matter please contact Shikha Jhaldiyal, Acting Senior Team Leader, at the Heritage Division, Office of Environment and Heritage, on 9873 8545 or at [shikha.jhaldiyal@environment.nsw.gov.au](mailto:shikha.jhaldiyal@environment.nsw.gov.au).

Yours sincerely



**Shikha Jhaldiyal**  
Acting Senior Team Leader  
Regional Heritage Assessments South  
Heritage Division, Office of Environment and Heritage  
**As Delegate of the Heritage Council of NSW**  
2 January 2019

Enclosed: Attachment B

## ATTACHMENT B

List of supporting documentation including drawings and reports

- a) Architectural drawings, prepared by Tanner Kibble Denton (TDK) Architects as listed below:

| Dwg No  | Dwg Title   | Date     | Rev |
|---|---|----------|-----|
| Project Name: Dawn Fraser Baths and Piers – Essential Works, Repairs & Reconstruction |   |          |     |
| AR.DA.1003  | Northern Pavilion Existing/Demolition Ground Floor Plan     | 27/08/18 | D   |
| AR.DA.1004  | Northern Pavilion Existing/Demolition First Floor Plan      | 27/08/18 | D   |
| AR.DA.1001  | Southern Pavilion Existing/Demolition Ground Floor Plan     | 27/08/18 | D   |
| AR.DA.1002  | Southern Pavilion Existing/Demolition First Floor Plan      | 27/08/18 | D   |
| AR.DA.1102  | Northern Pavilion Existing/Demolition Elevations            | 27/08/18 | D   |
| AR.DA.1101  | Southern Pavilion Existing/Demolition Elevations            | 27/08/18 | D   |
| AR.DA.1201  | Southern Pavilion Existing/Demolition Sections              | 27/08/18 | D   |
| AR.DA.2102  | Northern Pavilion Elevations Proposed Repair Scope          | 27/08/18 | D   |
| AR.DA.2101  | Southern Pavilion Elevations Proposed Repair Scope          | 27/08/18 | D   |
| AR.DA.2201  | Southern Pavilion Existing/Demolition Sections              | 27/08/18 | D   |
| AR.DA.2003  | Northern Pavilion Proposed Works Ground Floor Plan          | 27/08/18 | D   |
| AR.DA.2004  | Northern Pavilion Proposed Works First Floor Plan           | 27/08/18 | D   |
| AR.DA.2001  | Southern Pavilion Proposed Works Ground Floor Plan          | 27/08/18 | D   |
| AR.DA.2002  | Southern Pavilion Proposed Works First Floor Plan           | 27/08/18 | D   |
| AR.DA.3000  | Central Pavilion Proposed Works                             | 27/08/18 | D   |
| AR.DA.3001  | Southern Pavilion Perspective Renders and Material Schedule | 27/08/18 | D   |

- b) Survey drawings, prepared by Eric Scerri & Associates Pty Ltd as listed below:

| Dwg No | Dwg Title | Date | Rev |
|--------|-----------|------|-----|
|--------|-----------|------|-----|

| Project Name: Dawn Fraser Baths' Tidal Swimming Baths |                       |         |   |
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| Sheet 1 of 4  | Detail & Level Survey | 8/02/18 | - |
| Sheet 2 of 4  | Detail & Level Survey | 8/02/18 | - |
| Sheet 3 of 4  | Detail & Level Survey | 8/02/18 | - |
| Sheet 4 of 4  | Detail & Level Survey | 8/02/18 | - |

- c) Schedule of External Materials and Paint Colours, Issue A, prepared by Tanner Kibble Denton Architects, dated 28 August 2018.
- d) Report titled *Statement of Heritage Impact, Dawn Fraser Baths, Balmain*, Issue G, prepared by GBA Heritage Pty Ltd, dated October 2018.
- e) Letter, *Statement of Environmental Effects: Dawn Fraser Baths*, prepared by URBIS, dated September 2018.
- f) Letter, *Dawn Fraser Baths Redevelopment – Coastal Assessment*, prepared by Cardno (NSW/ACT) Pty Ltd, dated 6 November 2018.
- g) Report titled *Dawn Fraser Pool Fabric Assessment and Recommendations*, prepared by Shree ji Consultants Structural Engineers.
- h) Memorandum, *Dawn Fraser Baths and piers, Water polo lighting – Options examined*, prepared by Tanner Kibble Denton (TDK) Architects, dated 20 November 2018.
- i) Memorandum, *Fabric Salvage & Reuse Methodology*, prepared by Tanner Kibble Denton (TKD) Architects, dated 23 August 2018.
- j) Report titled *Water Polo Lighting Assessment, Dawn Fraser Baths (Elkington Park, NSW)*, prepared by ACOR Consultants, dated 17 May 2018.
- k) Letter, *Water Polo Lighting options Concise Discussion Paper Dawn Fraser Baths, Balmain*, prepared by GBA, dated 22 May 2018.
- l) Memorandum, *Responses to comments from August Heritage Council Approvals Committee*, prepared by Tanner Kibble Denton (TDK) Architects, dated 19 November 2018.