

Appendix B

Grafton Olympic Pool Redevelopment

Lot 1 DP 1115980

Cnr of Turf and Oliver Streets, GRAFTON NSW

Supplementary Information – Statement of Heritage Impact

Note: Treatments listed in this Appendix will replace those listed in the Statement of Heritage Impact (SOHI), Rec C dated 31 August 2021.

Assessment, Impact and Management/Treatment of the Project of Grandstand Element on Turf Street

Design Assessment

A number of design iterations were considered throughout the project to the point that a final detailed design was established. Overall the central and symmetrical layout of the heritage entry, amenities and service areas of the complex drove consideration of the central placement of the covered pool complex that included the 25m and learn to swim pools.

This symmetry and the need to orientate the 50m in a preferred north south direction resulted in the only viable location towards the Turf Street side of the complex for the 50M pool.

A Peer Review was completed from a safety and operational perspective from industry experts, Royal Life Saving Society who also concluded the preferred location for the grandstand is along the Turf Street boundary.

The original concept Masterplan identified a greater setback of the Turf Street boundary and slight orientation offset for the 50m pool. During detailed design a number of factors influenced the adjustment to orientate the 50m pool parallel and closer to the Turf Street boundary that include –

1. The placement of the dive pool back into the original Concept Masterplan by Council. The only viable location for the dive pool if ever constructed would be between the southern end of the 50m pool and the central covered pool complex. The placement keeps the deep water spaces together, and utilises the planned plant room at the southern end of the 50m pool. This meant moving the 50m pool and grandstand closer and parallel to the Turf Street boundary.
2. Accurate survey and pool complex sizing information. During detailed design additional information on the covered pool building size required to service the central pools and survey required necessitated positioning the 50m closer to Turf Street.
3. The need to have a well connected and open space between the 50m pool and the central pool complex to optimise open green space and achieve best practice pool supervision from the entry across the whole complex. Placing the grandstand on the east side of the 50m pool would effectively cut the complex in two and adversely impact on this design.
4. The need to have a 600 seat grandstand to the 50m pool for Regional Event Classification was an important design consideration to complement the eight lane 50m Olympic pool
5. Acoustic screening for the neighbouring properties across the road.

Heritage Impact Assessment – Grandstand and 50m Pool Location

The relevant section of the Clarence Valley Local Environmental Plan (CL5.11 and Schedule 5) require consideration of the impact of the redevelopment on the Turf Street heritage conservation values.

Key considerations are –

- the proposed built form,
- architectural merit of mostly single storey existing residential dwellings on the west side of Turf Street,
- the substantial 32m width of the road reserve and
- the street scape vegetation of mostly *Jacaranda mimosifolia*.
- The existing 2m high black chain wire fence with barbed wire top on the boundary of the pool property.

The external façade of the grandstand is approximately 65m long and is setback 1m off the Turf Street boundary. The grandstand has an approximate 2.5m painted and rendered masonry (concrete blockwork) lower element with a laser cut metal transparent art element on top and covered with a flat skillion style roof.

Management of Heritage Impact

To address the impact of the external facade of the grandstand facing Turf Street it is proposed to –

- Articulate the masonry element at approximately 6m intervals with vertical earth coloured brick columns, projecting 255mm (one brick), be similar to the front brick heritage element of the pool entry.
- Project slightly a sill treatment on top of the masonry element.
- Paint the masonry element in neutral to warm colours and the top sill component to be a half tone darker than the main wall to provide a highlight definition.
- The laser cut transparent artistic element would include art work representation the following themes being First Nations Bundjalung Nation, aquatic activities and heritage recognition to the Scouts who tragically passed away crossing to Susan Island that gave rise to the need to construct the pool originally. The artwork has yet to be designed or developed and can be submitted prior to that component being installed.
- The roof external colour would be Colourbond Windspray
- Fascia and gutters would be painted Colourbond Woodland Grey.
- Maintain a narrow landscaping width immediately adjacent the grandstand wall will reduce the incidence of gathering and hiding within the landscaping that is an important Crime Prevention Through Environmental Design (CPTED) consideration. A wider landscaped area will only encourage hiding and inappropriate behaviour especially at a recreation facility.
- Landscaping will be provided of native species mostly from the local area/bioregion. Species will include those that highlight the brick columnar features of the wall locating those between the dominate street *Jacaranda mimosifolia*, and also screening the masonry element to help reduce the incidence of graffiti and/or the application of signage.

END

Development Control Plan - Variation to Building Line Setback

Justification to vary the setback to Turf Street for the grandstand is provided within the Statement of Heritage Impact – Supplementary Report. Key points to note here include –

1. The need to have a well functioning and operational pool complex that provides a clear line of sight for the safety of pool users
2. The need to accommodate a potential future diving pool between the 50m pool and the central pool complex.
3. Turf Street has a generous road reserve width and road reserve adjacent the pool complex