

Heritage Referral Memo

To:	Lara Huckstepp, North Sydney Council
CC:	Stephen Beattie, Carly Frew
From:	David Logan and Lisa Trueman, GML Heritage
Date:	15 June 2020
Our Ref:	19-0233
Subject:	Addendum to Assessment of Development Application DA 347/19 – North Sydney Olympic Pool Redevelopment

This memo forms an addendum to and should be read in conjunction with the GML Heritage Pty Ltd (GML) independent heritage assessment of the proposed redevelopment of the North Sydney Olympic Pool (NSOP), dated 27 May 2020.

Previous Assessment

The heritage assessment dated 27 May 2020 contained a comprehensive analysis of the heritage impacts of the proposal and its compliances with Council's LEP and DCP controls in relation to heritage, with the following recommendations:

Further amendments are requested to further reduce the heritage impacts – including the reduction in the heights of the roofs over the proposed entry lobby and café at the south-east corner, and submission of additional details about the design of these elements.

The following amendments were requested:

Entrance Lobby/Retail Structure

- The roof of the entrance lobby structure should be lowered such that no part of the structure extends higher than the double string course of the original entrance building, in order to ensure that the new structure is subservient in scale to the original entrance tower, and to allow more of the original entrance element to remain externally visible from the public domain. Revised plans showing this amendment and the relative RLs are to be submitted with the Construction Certificate documentation.*
- Further details of the proposed structure should be provided, including the size, colours and details of the steel support structure and details of the glazed component, and fixings to the existing brick walls. The details should be designed such that the impact on the original structure and fabric is minimised. The new structure is to be designed to be lighter and more transparent, in order that the brick walls are visible from the exterior.*

Sundeck and Café Roof

- The sundeck should extend across the roof of the kiosk kitchen to the southern wall of the pool complex. The brick parapets should be retained on both the eastern and western sides of the original corner building, in order to retain the masonry enclosure.*

- *The roof over the outdoor seating of the kiosk at the south-eastern corner of the complex is to be lowered such that it extends no higher than the bottom of the parapet of the original brick corner element, in order to ensure that the new glazed structure is subservient in scale to the original pool structure, and to allow more of the original element to remain externally visible from the public domain.*

Walls to Kiosk

- *The walls to the part of the kiosk that extends into the pool concourse area should be of lightweight construction and material to clearly distinguish this addition from the original brick structure. The structure should be designed and constructed to allow this element to be reversed should circumstances change in the future.*

Applicant's Response

In response to these and other planning comments, and further requests for amendment from the Design Excellence Panel and Heritage NSW, the proposal was further amended, with amended plans lodged with Council on 12 June 2020. The amendments included:

- The lowering of the roof of the new entrance lobby/ retail structure and submission of further details of its design;
- The lowering of the roof over the outdoor seating area of the café at the south-eastern corner of the complex; and
- Further details of the café structure within the pool concourse.

Heritage Assessment of Amendments

The amendments have addressed the concerns raised in relation to the entrance lobby/retail structure and the roof over the outdoor seating at the south-eastern corner. The reduced size of these new structures helps to retain the visual prominence of the original polychromatic brickwork and decorative elements. They are now subservient in scale to the original elements of the pool complex and are considered to be acceptable from a heritage viewpoint. A condition is recommended that further details of the structures, and their connection with original fabric, be provided to Council for approval prior to the issue of the Construction Certificate.

The application has not been amended to include the extension of the sundeck across the roof of the kiosk kitchen to the southern wall of the pool complex, as recommended by GML, the DEP and Heritage NSW. The applicant's arguments that the sundeck wing does not currently extend to the southern wall (due to the inclusion of a stair at its southern end), and their desire to provide mezzanine storage within the café, are not considered to justify removal of this part of the significant enclosed form of the complex. The sundeck wing should extend to the southern wall as a three-dimensional form in order to retain the connection between the southern and eastern parts of the historically significant enclosed form. A condition of consent requiring revised plans showing this amendment, to be submitted with the Construction Certificate documentation, is recommended to address this outstanding issue.

Shade Structure over Children's Pool

The project architects, in their submission, have incorrectly stated that GML recommended removal of the shade structure previously proposed over the children's pool. Following assessment of the original application, GML advised that the proposed design of the structure was inappropriate from a heritage

viewpoint due to its excessive height and bulk which would have overwhelmed the eastern end of the complex including the historic eastern wall and other significant elements. GML advised that less dominant alternative design options, with reduced scale, should be considered. That advice was repeated in discussions with the applicant. Contrary to the project architects' statement, GML did not, and does not, recommend that there should be no shade structure over the children's pool. The design of any future shade structure should respect the scale and form of adjacent heritage elements.

Conclusion

The amendments to the entrance lobby and roof over the café seating have reduced the heritage impacts of the proposal at critical locations and addressed the issues raised in relation to the heritage impacts of these elements. An additional condition of consent is included for the submission of further details of the structures and their connection with original fabric for approval of Council prior to the issue of the Construction Certificate.

The applicant has not amended the proposal for alterations to, and removal of, the southern end of the historic sundeck. A further condition of consent, requiring revised plans showing this amendment to be submitted with the Construction Certificate documentation, is recommended to address this outstanding issue.

In conclusion, no further objections to the application, as amended, are raised on heritage grounds, subject to the imposition of the following conditions on the consent, should the application be approved.

Recommended Conditions of Consent

Should the DA be approved, it is recommended that the following conditions be placed on the approval, to reflect the recommendations of this assessment:

Sundeck

The sundeck shall extend across the roof of the kiosk kitchen to the southern wall of the pool complex with the roof of the kiosk located beneath the sundeck level. Revised plans showing this amendment are to be submitted to Council's Heritage Planner for approval prior to the release of the Construction Certificate.

Details of Entrance Lobby and roof over Café Seating

Developed details of the structure of the entrance lobby and the roof over the cafe seating at the south-eastern corner of the complex are to be provided to Council's heritage planner for approval prior to the release of the Construction Certificate

Schedule of Conservation Works

Prior to the issue of the Construction Certificate, a Schedule of Conservation Works is to be prepared. The schedule is to include details of how significant interior finishes within the Main Building shall be conserved including, but not limited to, the flooring and floor coverings, lighting and electrical fixtures, walls and surface finishes, tiles, signage, handrails and balustrades, ceilings, window and door hardware, windows and doors, and interpretive devices. The Schedule is to be prepared by a suitably qualified heritage architect/consultant with extensive experience in detailing alterations to historic buildings and is to include the scope of works relating to brickwork, historic timberwork & joinery, detailing to new window/door openings in masonry fabric,

use of concrete, tiling, salvaging of materials, care with original fabric, design development, inspections and redundant services. The Schedule of Conservation Works is to be approved by Council's heritage planner in writing prior to the release of the Construction Certificate and the works are to be implemented to the written approval of the Heritage Architect/Consultant prior to the issue of the Occupation Certificate.

Reuse of polychrome brickwork

All original polychrome brickwork that is removed during the course of the works should be reused in the reconstruction of areas of the eastern wall, such as the sundeck and colonnade. If new brickwork is required for the reconstruction or repair of original brick elements, the bricks should closely match the original polychrome bricks in terms of size, finish and colours.

Salvage Report

Original materials such as brickwork, decorative plaster mouldings, brackets to grandstand seating, tiling, and original colour schemes are to be retained, conserved and adaptively reused in the works. A Salvage Methodology Report, identifying elements that should be salvaged, and how they will be used, shall be submitted for approval by Council's Heritage Planner prior to the release of the Construction Certificate. Salvageable elements should be identified in the following categories:

- Significant intact elements to be carefully removed for conservation purposes, reuse elements within the proposed development of the site, recycling with establishments specialising with second-hand building materials
- Building elements to be salvaged for general recycling
- Building elements for landfill.

Movable Heritage

The extensive memorabilia collection at NSOP is to be displayed in an engaging manner in an appropriate location with good public access to help explain the historic associations with the place, as detailed in the Interpretation Plan. The location of the collection display should be indicated in the Construction Certificate documentation.

Interpretation Plan

Before the issue of any Construction Certificate, an Interpretation Plan for the site should be developed to enhance the visitor experience of the place. The Interpretation Plan should examine NSOP's historic associations with Australia's development as a nation renowned for its competitive swimming and record-breaking achievements. There is opportunity to interpret the history and heritage values of the site through engaging and inspiring interpretive elements including signage, wayfinding, decorative screen and public artworks within the pool complex.

The Plan must be prepared by an experienced heritage interpretation practitioner and submitted to the written satisfaction of Council. The Interpretation Plan shall be in accordance with the Heritage Council's *Interpreting Heritage Places and Items Guidelines*, 2005. Written approval from Council is to be provided to the Certifying Authority. The Plan must make allowance for the display of any potential archaeology uncovered during the works, and interpret the history of the various elements on the site in a way that is

engaging, informative and readily accessible to the majority of visitors. The Interpretation Plan must be implemented, with written confirmation from the Council, prior to the issue of the Occupation Certificate.

Archival Recording

A full archival photographic recording of the NSOP complex is to be undertaken—including all internal and external features—prior to any works commencing on the site. The archival recording is to be in accordance with the requirements of:

- the NSW Heritage Office publication *How to Prepare Archival Records of Heritage items*, 1998; and
- the Department of Planning's *Recording Places of Cultural Significance*, 1991.

The record in digital form is to be submitted to Council and written approval of Council's Heritage Advisor should be submitted prior to the release of the Construction Certificate.

Heritage Site Induction

Before any works commence on site, all contractors and subcontractors shall undergo an induction session, prepared and delivered by a suitable heritage consultant, highlighting the historical significance of the site and in particular those building elements and archaeology requiring conservation.

Heritage Architect to be Commissioned

A suitably qualified and experienced heritage architect is to be commissioned to provide detailed heritage advice to the project for its duration, including providing guidance to the Construction documentation, the implementation of the conditions of consent and through the construction process. Written documentation to support the commission of the heritage architect is to be submitted with the Construction Certificate.

Interpretation of original leisure (children's) pool

The location, size and shape of the original leisure or children's pool is to be interpreted in the new leisure/learn to swim pool, through the use of tiling similar to the tiles of the existing children's pool. Supplementary interpretation would be needed to make this understandable. This element should be detailed within the Schedule of Conservation Works.