

Heritage Referral Memo

To:	Lara Huckstepp, North Sydney Council
CC:	Stephen Beattie, Carly Frew
From:	David Logan and Lisa Trueman, GML Heritage
Date:	27 May 2020
Our Ref:	19-0233
Subject:	Heritage Referral – Updated 27 May 2020 DA 347/19 – North Sydney Olympic Pool Redevelopment Heritage Assessment of Amended Development Application

Background

This referral provides an independent assessment of the heritage issues relating to DA 347/19, for the proposed redevelopment of the North Sydney Olympic Pool (NSOP) at 4 Alfred Street South, Milsons Point (the site). NSOP is listed as a heritage item of local significance in Schedule 5 of the *North Sydney Local Environmental Plan 2013* (NSLEP 2013). North Sydney Council (Council) has engaged GML Heritage Pty Ltd (GML) to provide an independent assessment of the heritage impacts of the proposed development, as the site is owned by North Sydney Council.

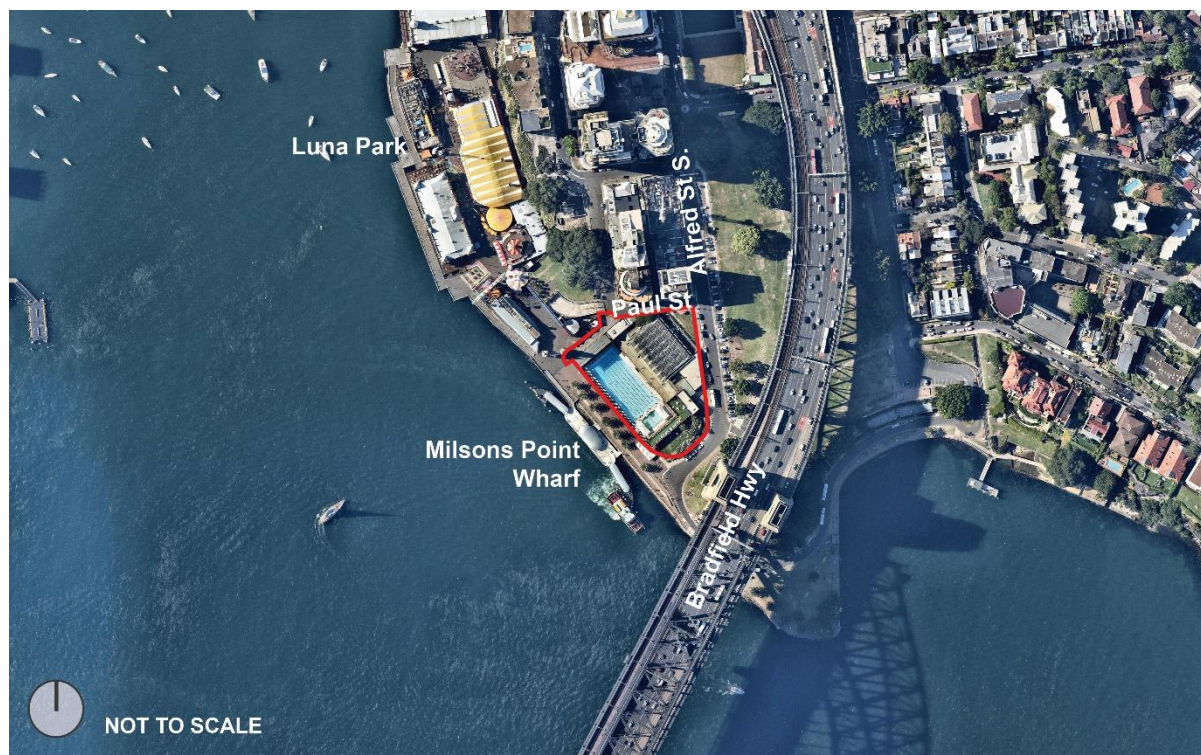


Figure 1 The site, outlined in red. (Source: Nearmap with GML overlay)

Heritage Context

The North Sydney Olympic Pool complex is listed as a heritage item within the NSLEP 2013. It is located directly adjacent to Luna Park, which is listed on the State Heritage Register (SHR), and within the vicinity of several heritage items of local and state significance including the Sydney Harbour Bridge. In addition, it is located within the World Heritage Listed Sydney Opera House Buffer Zone.

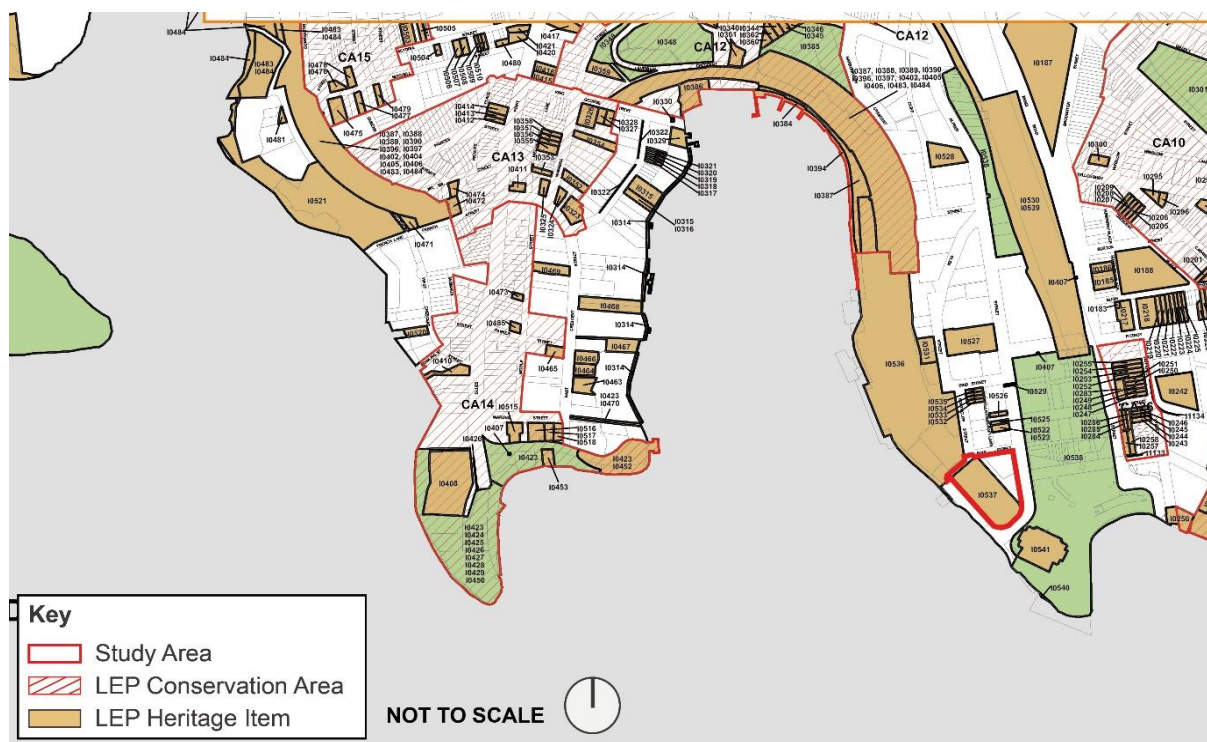


Figure 2 NSLEP Heritage Map showing the site. (Source: NSLEP 2013 with GML overlay)

Table 1 Heritage Items on and within the Vicinity of the NSOP.

Name	Address	Significance	Listing	Item No.
North Sydney Olympic Pool	4 Alfred Street South, Milsons Point	Local	NSLEP	I0537
Luna Park	1 Olympic Drive, Milsons Point	State	NSLEP SHR	I0536 01811
Bradfield Park	Alfred Street South, Milsons Point	Local	NSLEP	I0538
Seawall and wharf site	Milsons Point	Local	NSLEP	I0540
Sydney Harbour Bridge north Pylons	Bradfield Park, Alfred Street South, Milsons Point	Local	NSLEP	I0541
Sydney Harbour Bridge, approaches and viaducts	Bradfield Highway and North Shore Railway, Milsons Point/Dawes Point	State	SHR	00781
Sydney Opera House (Buffer Zone)	Bennelong Point	UNESCO World Heritage Site	UNESCO ANHL SHR	166rev 105738 01685



Figure 3 Map showing the Sydney Opera House (shaded in red) and its buffer zone (hatched in black). Red arrow indicates the location of the NSOP. (Source: NSW Department of Planning and Environment)

Statement of Significance

The following Statement of Significance is taken from the State Heritage Inventory listing for the NSOP complex:

The North Sydney Olympic Pool is an outstanding example of a 1930s Olympic Pool, principally due to its architectural style and detailing, its integration with its magnificent harbourside setting, and the 1930s sophistication of its facilities. Historically significant as the venue for two Empire Games (1938 and 1958) and the setting for the establishment of 86 world records in swimming and diving events. Associated with adjacent Luna Park stylistically and functionally. Popular and significant recreational facility in the region, used by many from outside North Sydney.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Relevant Controls

As the property is listed as a heritage item, the following controls are relevant to the assessment of this DA:

- North Sydney LEP Clause 5.10 (Heritage Conservation); and
- *North Sydney Development Control Plan 2013* (NSDCP 2013) Section 13 (Heritage and Conservation).

North Sydney Olympic Pool Conservation Management Plan 1994

The North Sydney Olympic Pool Conservation Management Plan 1994 (NSOP CMP) is the guiding document for works to the NSOP complex. The NSOP CMP provides the gradings of significance for the various elements of the complex and detailed policies to guide future conservation and development works to the complex.

The following diagrams (Figures 4 – 8) indicate the gradings of significance for the various parts of the NSOP complex, as it existed on 1994.

Grading of Significance

0. ENTRY PORCH
1. UPPER LEVEL VESTIBULE
2. MAIN STAIRS
3. LOW LEVEL VESTIBULE
- 3A. LOWER LEVEL GALLERY
4. LOBBY
- 4A. LOBBY MENS CHANGE
- 4B. LOBBY WOMENS CHANGE
- 4C. LOBBY TICKET OFFICE
5. LOW LEVEL CONCOURSE
6. MAIN POOL
7. CHILDREN'S SWIMMING
8. WINDOW BOXES
9. CAFETERIA
10. COVERED ARCADE
11. GRANDSTAND ACCESS
12. STAIR 8, 9, 10 & 11
13. GRANDSTAND SEATING
14. INTERMEDIATE
15. STAIR 2, 3, 4, 5, 6 & 7
16. HIGH LEVEL GALLERY
17. HANDBALL COURT
18. VOID 1
19. FORMER VOID MENS TOILET
20. VOID 2
21. STORE
22. VOID 3
23. TOILETS
24. VOID 4
25. FORMERS WOMENS CLUBROOM
26. GARBAGE TOOL ROOM
27. FORMER REFEREE'S AC ROOM
28. FORMER MENS CLUB ROOM
29. CLUBROOM
30. FORMER LAUNDRY
31. PLANTROOM
32. PLANTROOM
33. MEN'S DRESSING ROOM
34. FORMER MEN'S DRESSING ROOM
35. STORE
36. MEN'S TOILETS
37. MEN'S SHOWERS
38. MEN'S SAUNA
39. FORMER NO 2 LOCKER ROOM
40. FIRST AID ROOM
41. FORMER NO 2 LOCKER ROOM
42. HANDICAP CHANGING AND TOILETS
43. FORMER REFRESHMENTS MANAGER
44. FORMER NO 1 LOCKER ROOM STAFF OFFICE
45. FORMER MANAGER STAFF LOCKER ROOM
46. STORE
47. FORMER NO 1 LOCKER ROOM CIRCUIT ROOM
48. WOMEN'S SAUNA
49. WOMEN'S DRESSING ROOM
50. WOMEN'S SHOWER
51. WOMEN'S TOILETS
52. FORMER FIRST AID ROOM STORE A & B
53. FORMER ROOF SUNDECK
54. CARETAKER'S FLAT
55. CARETAKER'S GARAGE

Outstanding



High



Moderate



Don't Deduct from



Do Deduct from

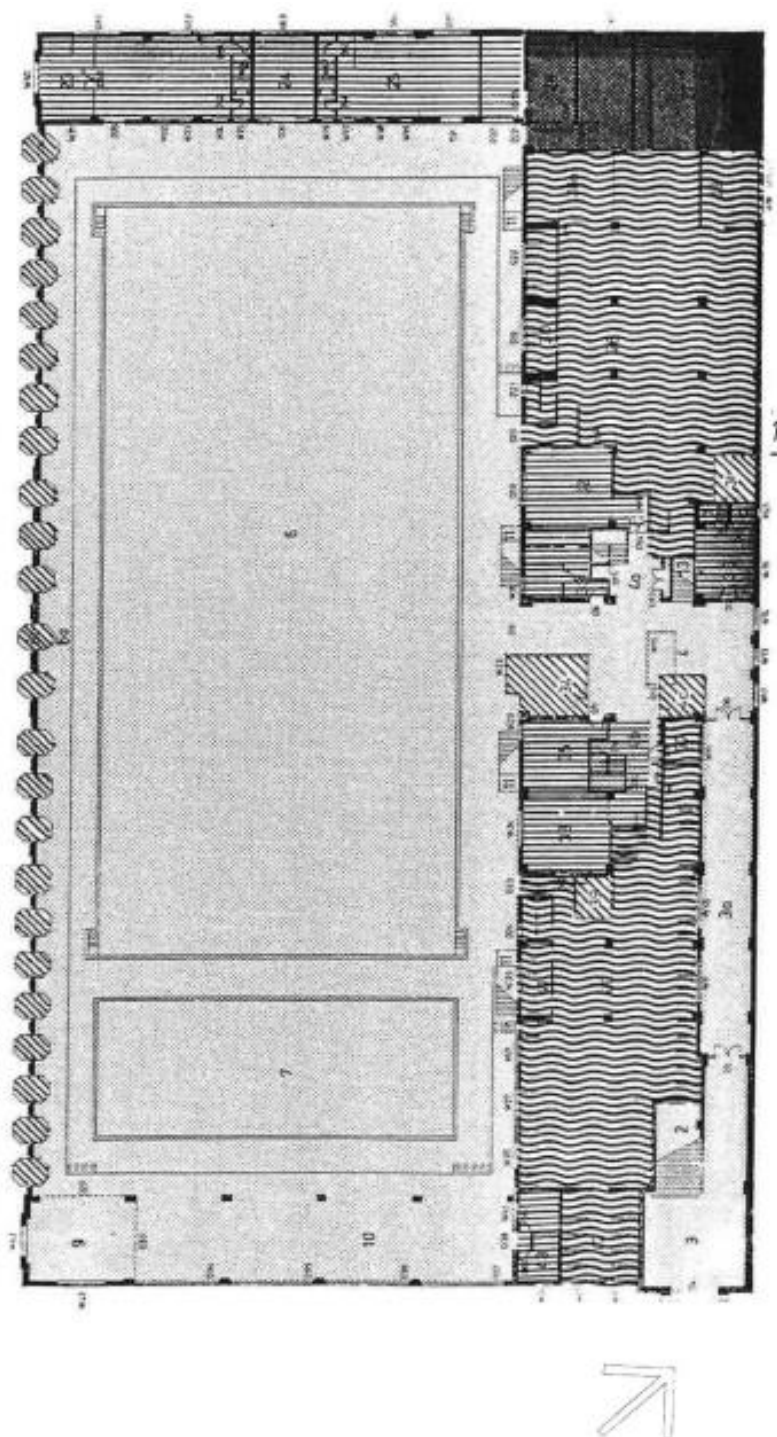


Figure 4 Degree of significance—lower level entry. (Source: NSOP CMP)

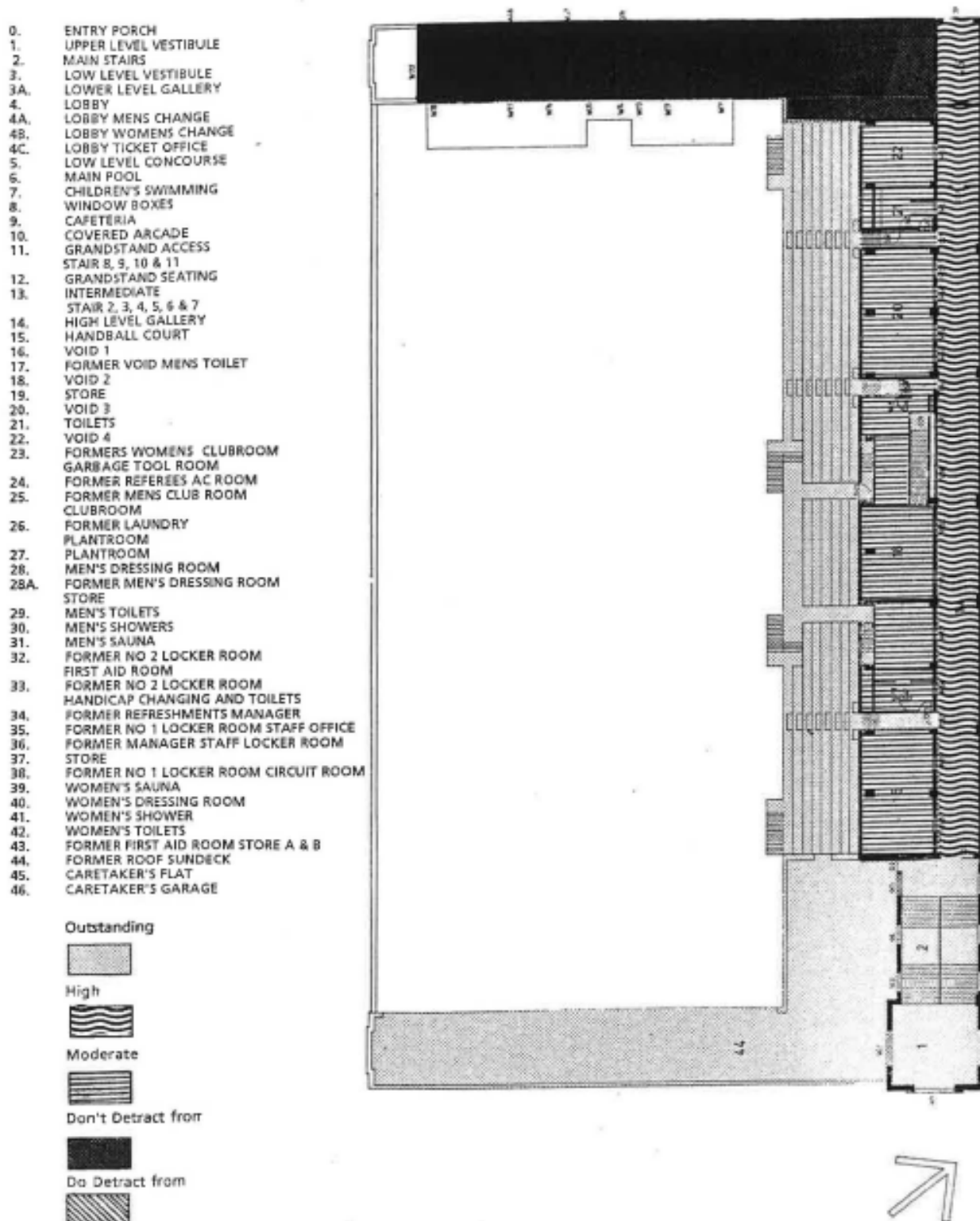


Figure 5 Degree of significance—upper level entry plan. (Source: NSOP CMP)

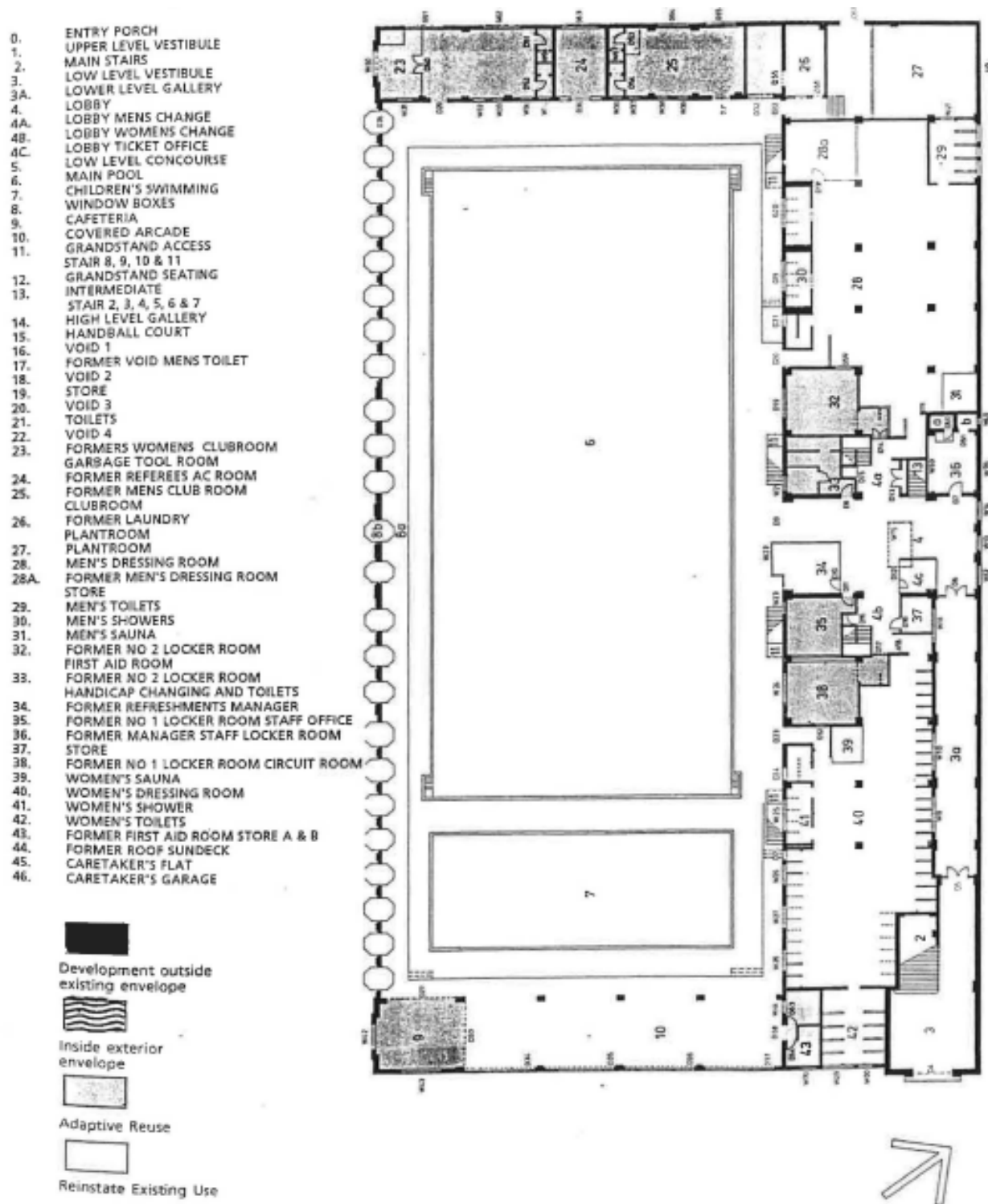


Figure 6 Areas of potential development—lower level entry. (Source: NSOP CMP)

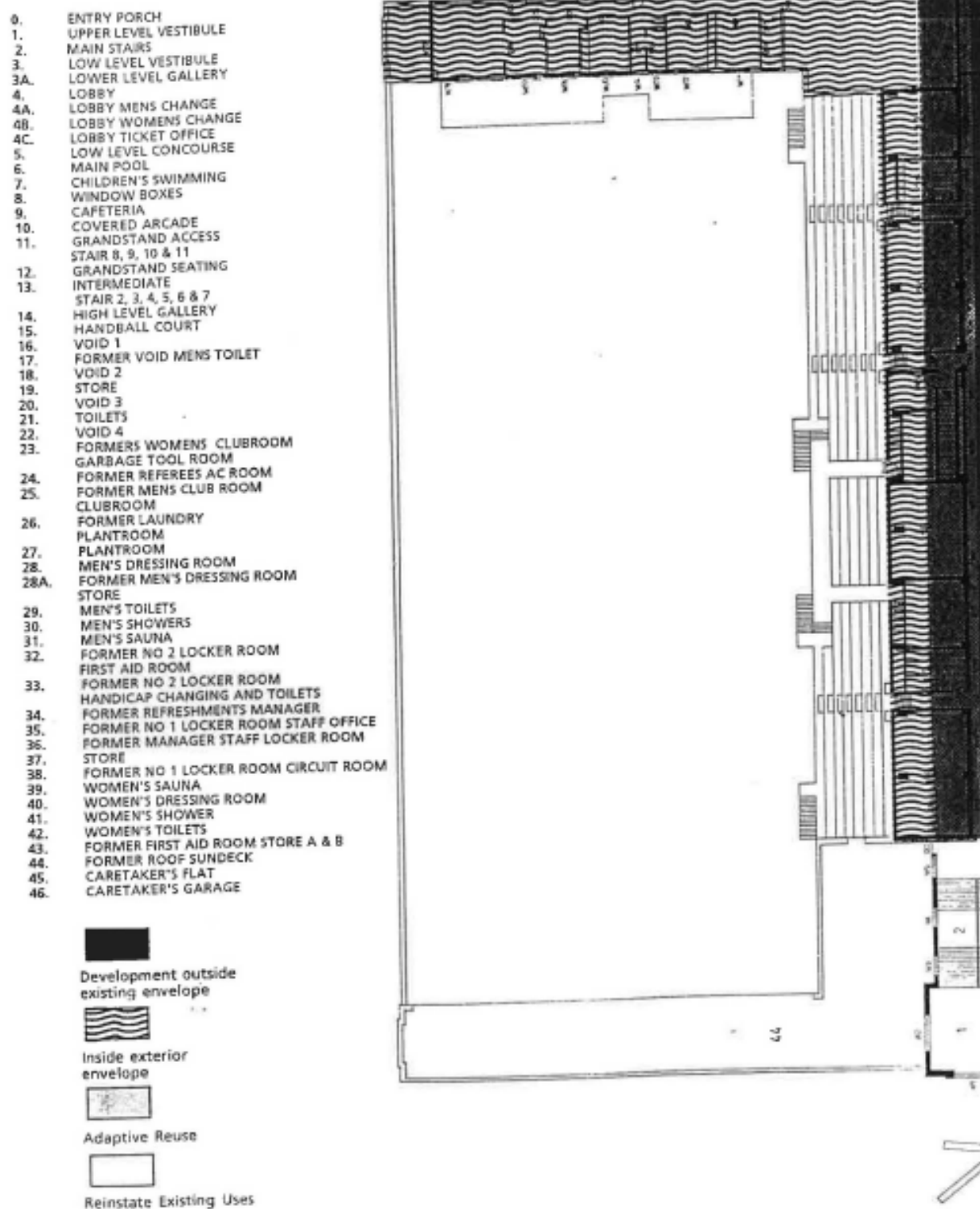


Figure 7 Areas of potential development—upper level entry. (Source: NSOP CMP)

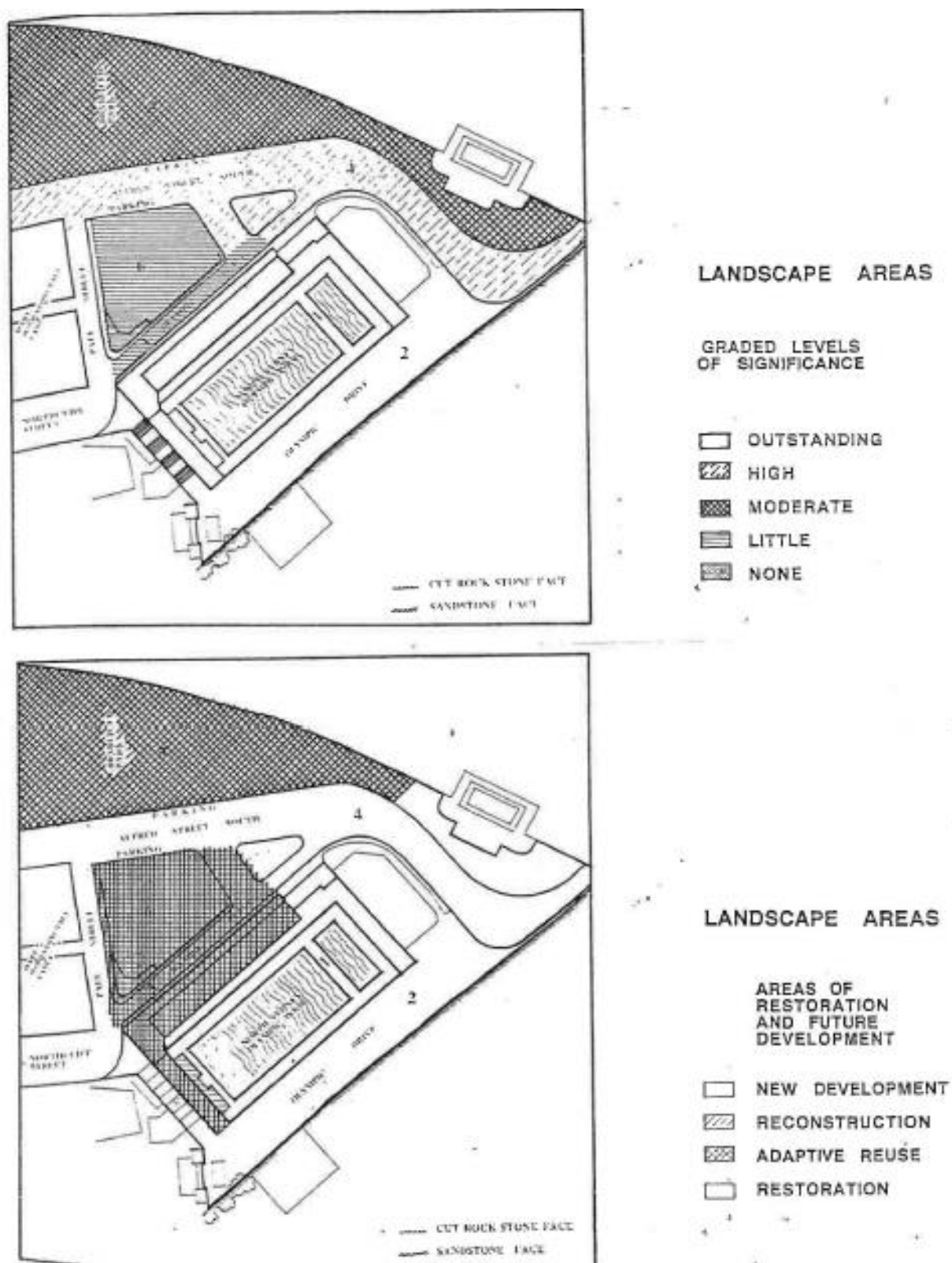


Figure 8 Areas of potential development/grading of significance—landscape areas. (Source: NSOP CMP)

Revised Grading of Significance

The grading of significance of the complex was revised in GML Heritage's North Sydney Olympic Pool—Heritage Issues Report, June 2015. The revised gradings were informed by original gradings of significance and also take into account changes that occurred since the preparation of the NSOP CMP. The following diagrams (Figures 9-11) indicate the revised gradings of significance, based on the condition of the NSOP complex in 2015.



Figure 9 Grading of significance—entry terrace. (Source: GML 2015)



Figure 10 Grading of significance—mezzanine level. (Source: GML 2015)

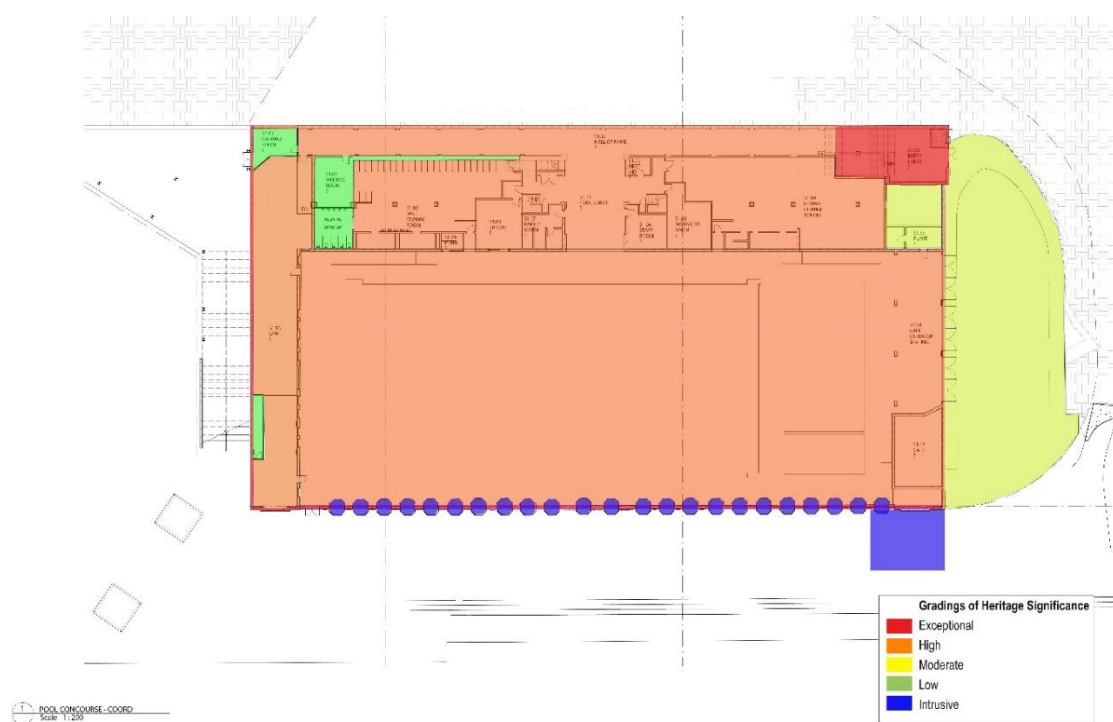


Figure 11 Grading of significance—pool level. (Source: GML 2015)

Pre-lodgement Heritage Advice

GML's David Logan (Partner) and Lisa Trueman (Associate) attended a pre-DA meeting on 26 August 2019 and provided written advice as to the potential heritage impacts of the development that was proposed at pre-lodgement stage. The design was amended prior to lodgement of the Development Application, to address some of the heritage issues raised.

Development Application DA 347/19 (December 2019)

The development application was lodged with Council on 30 October 2019. The works, as originally proposed are summarised below:

- A new 50m outdoor Olympic pool and concourse with modern, efficient and easily managed facilities.
- A new upper level indoor aquatic facility to accommodate an additional warm water pool and upgrades to the existing 25m pool. Both pools are to feature modern accessibility standards to accommodate all user requirements. Expanded steam and spa facilities are also proposed in this indoor aquatic facility.
- Excavation of the publicly accessed grassed area on the corner of Alfred Street and Paul Street, known as Hopkins Park, to a level that will be incorporated into the facility and accessed from the proposed upgraded upper level indoor aquatic facility.
- New water play area to replace the existing children's pool area for multi-functional children's use.
- Replacement of the existing eastern sundeck with new sundeck with free-standing canopy that also extends over the outdoor children's pool.
- Replacement of the corroded grandstand with a modern concrete structure.
- Expansion of the gymnasium and inclusion of multi-purpose program spaces.
- Enhanced support facilities involving upgraded changerooms and expanded short term creche within the heritage stair tower structure along with an adjacent external play area.
- A new enclosed entry off Alfred Street containing an accessible service point and ancillary retail space. The entry will be split to provide a separate entry to the lower pool concourse. This arrangement will re-activate the original heritage entry for access to the 50m pool concourse.
- Dismantling and replacement of the 'western stairs' that extend from Paul Street to Olympic Drive with a modified layout and support structure to enable the space below the stair to be enclosed for larger usable spaces.
- Alterations and additions to food and drinks premises including relocation of an existing café.

Preliminary Heritage Advice (December 2019)

A preliminary assessment of the development application was undertaken with regard to Council's heritage controls and the CMP policies, and comments were issued to Council on 19 December 2019. The comments provided preliminary advice about the heritage impacts of the proposal, as lodged, and identified areas

where it was recommended that the proposal should be modified to address the heritage impacts. The preliminary comments stated:

The proposal to redevelop the North Sydney Olympic Pool complex to facilitate its ongoing use as a public swimming pool and place of leisure is a positive outcome in heritage terms. However, some elements of the proposal will result in an unacceptable level of heritage impact and are non-compliant with Council's controls in relation to heritage. It is recommended that the proposal be amended to address the following issues:

1. New enclosed entry:

- *The proposal includes a new glazed entry lobby in front of the original entrance building, enclosing the existing external forecourt at the entry to the pool. The original brick entrance and vestibule building is identified as being of outstanding significance within the NSOP CMP and exceptional significance within the 2015 updated gradings. The proposed entry structure would enclose the original brick building and forecourt so that they become internal to the complex, altering the complex's historic relationship to the street. As the entrance to the original pool, the original entry building has landmark qualities that would be lost in the new development.*
- *The roof of the proposed structure, with its deep bulkhead and motif, would block views to the entry structure from the public domain. The new structure, in extending in front of the original entrance, would obscure views of the highly significant element, alter its relationship to Alfred Street and obstruct public access.*
- *Policy 8.12.9 of the NSOP CMP states that 'new development should not invite the re-orientation of the architectural focus of the existing main vestibule entrance to the pool'.*
- *The proposal to enclose the original entrance would have a major adverse impact on the significance of the complex and is not supported on heritage grounds. Alternatives should be explored where the new lobby is set back from the original entrance, which should remain exposed. It is essential that the original entry remains unobscured and visually prominent when viewed from the public domain.*

2. Eastern sundeck and children's swimming pool:

- *The historic sundeck and covered arcade/colonnade that form the original eastern wall of the complex are identified as elements of outstanding significance within the NSOP CMP and high significance within the 2015 updated gradings.*
- *These structures enclose the pool complex along its eastern edge and form an important component of its original enclosed building form. These elements are highly visible from the public domain including Sydney Harbour, and form part of the recognised setting of the recreational precinct and Luna Park.*
- *The proposal to demolish and reconstruct only part of the original eastern wing of the complex would permanently alter the enclosed form of the complex, in a highly visible location, resulting in a major adverse impact on the complex. The complex must retain its enclosed form, which is intrinsic to its significance. If it is not possible to retain the eastern wall and colonnade in situ, it should be rebuilt so that the original enclosed form is retained and interpreted.*
- *Policy 8.12.3 of the NSOP CMP states that: An additional pool may be constructed on the Eastern grassed area of the building but it should be limited to a clear glazed lightweight structure which does not reduce the current views nor extend above the arcade height of the South Elevation and should not extend beyond the South East Corner Element. The current design is contrary to this policy and should be amended to comply.*
- *The new children's pool and recreation area should be re-designed with the sundeck, colonnade and children's swimming pool retained in their current location. If these elements are not able to be retained, they should be reinterpreted with similar (possibly contemporary) details at the same location. The sense of enclosure should be*

retained through use of solid materials that complement the original design. Consideration should be given to creating a design for the new children's recreation pool that draws on and interprets the historic character of the site.

- *The proposed steel framed shade structure over the children's pool has a scale and character that would dominate the original structures of the pool complex, in a highly visible location, resulting in an adverse impact on the pool complex and the setting of Luna Park. This structure should be reduced in scale and designed to have minimal impact.*
- *The GML Luna Park CMP states that the visual and physical relationship between Luna Park, Sydney Harbour and other harbourside icons (such as the North Sydney Olympic Pool) must be maintained (GML 2019, p 75). The proposed removal of much of the polychrome brickwork finish along the eastern elevation, and replacement with a more dominating contemporary glass and steel façade and associated roof form will detract from the visual relationship between the NSOP and Luna Park, and have an adverse impact on the historical and aesthetic significance of both items.*

3 Additions to southeastern corner of complex:

- *Although reduced from the original pre-DA design, the proposed new roof over the café in the southeast corner is still excessively high and uncharacteristic to the complex, dominating the historic corner element, resulting in an adverse heritage impact.*
- *The element is located at a critical part of the complex when viewed from the public domain and harbour, and forms part of the setting of Luna Park.*
- *Council's heritage controls require that new works to heritage items should be submissive in scale, so as to not dominate the original built form. The height of the new roof to the café should be set to below the original southern perimeter wall and be designed to have minimal visual impact on the corner element.*

4 Replacement of grandstand:

- *The height of the roof of the grandstand's upper level has been lowered, which has assisted in reducing the impact on the original scale and form of the complex.*
- *Further details of the size and details of its structural supports and roofing structure are required to enable proper assessment. Larger scale cross-sections would assist.*
- *Heritage engineering advice: The applicant has provided an engineering report in support of the Application; however, the report provided is incomplete. GML have requested that the complete report be provided for further consideration.*
- *In addition, Council has engaged an independent heritage engineer to peer review the structural report. Further assessment will be provided once the complete report and peer review are available.*

5. Heritage NSW comments:

- *As the proposal involves works to the boundary of the Luna Park site, which is listed on the State Heritage Register, the application was referred to Heritage NSW for assessment. Heritage NSW provided the following comments on 16 December 2019:*

North Sydney Olympic Pool is listed as a local heritage item I0537 (NSLEP 213) and is adjacent to Luna Park which is listed on the State Heritage Register (SHR No. 01811). It is noted that local council will provide comments regarding impacts of the project to local heritage items and the proposed mitigation measures and the following comments are provided regarding the proposals impact to Luna Park:

1. The existing western stairs of NSOP, located on the southeastern boundary of Luna Park are proposed to be demolished. These stairs are visible when viewing the rear of the Luna Park entry face and tower and the rotor, both of which are graded as exceptional significance as part of Luna Park.

Accordingly, the reconstruction of the western stairs and western wall of the pool to match the existing, including reinstatement of the decorative brick detailing and reuse of brickwork, is supported.

2.. A general policy of the Luna Park Conservation Management Plan, is that the visual and physical relationship between Luna Park, Sydney Harbour and other harbourside icons (such as the North Sydney Olympic Pool) must be maintained (GML 2019, p75). The proposed removal of much of the polychrome brickwork finish along the eastern elevation, and replacement with a more dominating contemporary glass and steel façade and associated roof form will detract from the visual relationship between the NSOP and Luna Park, and have an adverse impact on the the historical and aesthetic significance of the both items.

Conclusion and Recommendations

The North Sydney Olympic Pool is a heritage item of significance whose public recognition extends beyond the North Sydney area. The pool complex demonstrates its cultural significance through its use, form and remaining original fabric.

Whilst it is acknowledged that the proposal to redevelop the NSOP complex to facilitate its ongoing use as a public swimming pool and place of leisure is a positive outcome in heritage terms, some elements of the current proposal will result in an unacceptable level of heritage impact. As detailed above, there are a number of proposed elements that would result in major adverse impact to the significance of the complex, particularly the new entrance lobby, removal of the sundeck and colonnade structure, and new structures at the east and southeast of the complex (as outlined above).

In addition, the current proposal is considered to have an adverse impact on the setting of Luna Park, which is listed on the State Heritage Register. The NSOP complex forms an important part of the recreational precinct that is the historic setting of Luna Park. The proposed changes to the east and southeast of the complex will impact on iconic views of the pool and the setting of Luna Park from Sydney Harbour.

The NSOP CMP states (Section 7.1.8) that: the whole site should be maintained and developed as an appropriate setting for the building, Luna Park, Sydney Harbour Bridge and the Harbour foreshore as places of great cultural significance. No works or activities should be carried out in the setting that detract from, obscure or confuse the cultural significance of these structures and their relationship to the harbour.

In conclusion, the proposal in its current form is not fully supported on heritage grounds. It is recommended that the Applicant be advised to amend the design in response to the issues raised in this memo.

Amended Development Application (April 2020)

In response to the preliminary heritage advice and other planning concerns raised by Council, and after detailed discussions with the applicant, the development application was amended. The amended documentation was lodged with Council on 7 April 2020. The main amendments are summarised below:

- The roof over the café at the south eastern corner of the complex has been lowered and reconfigured to reduce the visual impact of the roof structure.
- The sunshade of the children's leisure pool has been deleted
- The original south eastern wing of the complex (including sundeck) will be reconstructed with interpretive elements including a new colonnade and water play feature.

- The roof of the grandstand has been lowered

Heritage Assessment of Amended Application

The amended proposal and additional information have sought to address some of the heritage concerns raised in Council's letter of March 2020, as summarised below:

1. New enclosed entry:

The new glazed entry lobby in front of the original entrance building has been amended so that it is set back from the original entrance, which would remain unobscured and visually prominent when viewed from the public domain. This amendment has largely resolved the concerns in relation to the heritage impact of the new enclosed entry. However, it is recommended that the roof of the proposed structure be lowered such that it is no higher than the double string course on the parapet of the original entrance building, in order to ensure that the new glazed lobby 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.

In addition, 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

Eastern sundeck and children's swimming pool:

The reconstruction of a greater portion of the original eastern wing of the pool complex, including the sundeck and colonnade, is a positive heritage outcome, allowing the complex to retain its original enclosed form. The historic sundeck and covered arcade/colonnade that form the original eastern wall of the complex are identified as elements of outstanding significance within the NSOP CMP and high significance within the 2015 updated gradings. These structures enclose the pool complex along its eastern edge and form an important component of its original enclosed building form.

It is acknowledged that reconstruction of the eastern wing is required to construct the expanded children's pool and to allow for changes in level required for level access throughout the pool concourse. The detailed design of the reconstructed colonnade and sundeck should include the reuse of the polychrome brickwork and should include the use of similar render details to the colonnade. The details of the reconstruction and proposed water feature should be included in a Schedule of Conservation Works, which is recommended as a condition of consent, and the design and construction should be guided by a heritage architect to ensure an appropriate heritage outcome.

It is noted that the amended proposal does not allow for the complete retention of the eastern enclosing wing, as the new sundeck and colonnade terminate at the northern end of the new kiosk kitchen and its roof. It is recommended that the proposal be amended so that the sundeck extends across the roof of the kiosk kitchen and the brick parapets are retained on both the eastern and western side of the original corner building.

The walls to the part of the kiosk that extends into the pool concourse area should be of lightweight construction to clearly distinguish this addition from the original brick structure, and should be designed and

constructed to allow this element to be reversed should circumstances change in the future. This can be addressed by condition of consent or through the provision of further amended plans.

The size and shape of the original children's pool is proposed to be interpreted in the new learn- to-swim pool, through the use of tiling that reflects the tiles of the existing children's pool. Supplementary interpretation would be needed to make this understandable. These elements should be detailed within the Schedule of Conservation works to ensure it is guided by heritage advice and tied to the consent.

The deletion of the proposed steel framed shade structure over the children's pool has removed an element of the original proposal that would have resulted in a serious detrimental impact on the character and setting of pool complex, including in the iconic views of it and Luna Park.

It is noted in the amended documentation that the applicant is pursuing the detailed design of the previously proposed shade structure to 75% completion, suggesting the possibility of its re-emergence in a future modification to the consent. As previously advised, the proposed steel framed shade structure over the children's pool has a scale and character that would dominate the original structures of the pool complex, in a highly visible location, resulting in an adverse impact on the heritage values of the pool complex and the setting of Luna Park. The scale and form of the previously proposed shade structure cannot be supported on heritage grounds. Any shade structure for the children's pool should have a much reduced scale and be designed to have minimal impact on views to the pool and Luna Park.

2. Additions to south-eastern corner of complex:

The amended proposal includes a reduction in the height and scale of the proposed roof over the café in the southeast corner so that it is lower than the historic corner element of the pool complex. The element is located at a highly visible location within the visual curtilage of Luna Park, and the impact at this critical remains excessive. A further reduction in height of the structure is required to reduced the impact of the structure. This is a critical part of the complex when viewed from the public domain and harbour, and forms part of the setting of Luna Park.

To further reduce the impact of this structure, it is recommended that the roof of the proposed structure be lowered such that it extends no higher than the base of the parapet of the corner building and sundeck, This will ensure that the new glazed structure is subservient in scale to the original pool structure, and allow more of the original element to remain externally visible from the public domain.

3. Replacement of grandstand:

The height of the roof of the grandstand's upper level has been further lowered, which has assisted in reducing the impact on the original scale and form of the complex. In addition, Council has engaged an independent heritage engineer to peer review the structural report which has demonstrated that the grandstand structure is at the end of its usable life.

The replacement of the grandstand and the new shade structure over are now considered acceptable on heritage grounds.

4. Heritage NSW Comments:

Heritage NSW provided the following further comments on 20 May 2020, in relation to the amended application:

1. As outlined previously, a general policy of the Luna Park Conservation Management Plan, is that the visual and physical relationship between Luna Park, Sydney Harbour and other harbourside icons (such as the North Sydney Olympic Pool) must be maintained (GML 2019, p75).

Whilst the updated proposal retains a greater area of the polychrome brickwork façade along the eastern façade, the 8.5 metre high contemporary glass and steel canopy to Ripples Café, set approximately one metre below the parapet, still dominates the visually prominent corner of the sundeck and covered collonade, both identified as elements of outstanding significance within the NSOP CMP and high significance within the 2015 updated gradings.

To ensure the visibility of the significant southeast corner of the reconstructed polychrome brick parapet, the contemporary canopy should be lowered so that it is no higher than the base of the parapet to ensure views from the public domain to NSOP and Luna Park will be retained and conserved so as not to detract from the important visual curtilage and setting of the State significant Luna Park or have an adverse impact on the historical and aesthetic significance of the both items.

The issues raised by Heritage NSW in relation to the roof over the café at the south-east corner of the site are concurred with. A request for amended documents showing the lowering of the roof and retention of the parapet are included in the recommendations of this report.

5. Public Submissions:

Council notified the amended plans to residents and the public from 22 April 2020 to 25 May 2020. Several of the public submissions raised concerns about the heritage impact of the proposal, particularly in regard to the new entrance foyer, sundeck and the new structure at the south-east corner. Many of the objections have been addressed in the recommendations of this assessment, including the request for further amended plans and through the recommended conditions of consent.

Assessment against Council's Heritage controls

An assessment of the proposal, as amended, has been undertaken against the relevant heritage controls in Clause 5.10 of NSLEP 2013 and Section 13 of NSDCP 2013.

The proposal, as amended, is considered to be generally in accordance with Clause 5.10 (Heritage Conservation) of the NSLEP. The amendments have allowed the significance of the heritage item to be retained and the proposed works will be clearly identifiable as new works. Subject to the recommended amendments and the imposition of the specific conditions recommended below, the impact on iconic views to the pool complex and Luna Park would be acceptable.

Table 1 Assessment against NSLEP 2013

Relevant Clause in NSLEP 2013		Comment
Clause 5.10 Heritage Conservation		
5.10 (1)	Objectives	<p>The proposal includes the retention and conservation of the North Sydney Olympic Pool Centre and much of its significant fabric. The upgrade of parts of the complex that are in poor condition is required to ensure the continued use of the pool complex by the public. As such, the proposal generally complies with this clause.</p> <p>Further amendments to the height of the roof of the entrance lobby and café are required. The amendments are detailed within the recommendations of this report.</p>

Relevant Clause in NSLEP 2013		Comment
5.10 (2)	Requirement for consent	Consent is required and has been sought for development on this site, as required by this clause.
5.10 (4)	Effect of proposed development on heritage significance	A Heritage Impact Assessment has been provided with the application that provides an assessment of the heritage impacts of the proposed development. In addition, the impacts have been assessed by Council's independent heritage consultant.
5.10 (5)	Heritage Assessment	An amended Heritage Impact Assessment has been submitted with the development application. This document is considered to be an appropriate heritage management document for the purposes of compliance with this clause.
5.10 (6)	Heritage Conservation Management Plans	The NSOP Conservation Management Plan 1994 has informed the assessment of this application.
5.10 (7)	Archaeological sites	The subject site is not an identified archaeological site.
5.10 (8)	Aboriginal Places of heritage significance	The subject site is not an identified Aboriginal Place of heritage significance.

Table 4 Assessment against relevant sections of North Sydney DCP 2013

Relevant Part of NDCP 2012		Comment
13.5.1 Protecting heritage significance		
P1	Retain features (including landscape features) that contribute to the significance of the item.	Some features that contribute to the significance of the NSOP complex are proposed for removal, including the grandstand and pools. Some elements will be reconstructed, such as the eastern sundeck wing. The significant fabric that is proposed for removal has been determined to be at the end of its usable life and require replacement in order to ensure the ongoing use of the complex by the public. Other significant elements, including the entrance tower, southern wall and brick corner towers, will be retained.
P2	Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.	Some unsympathetic later additions will be removed
P3	New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance with this control. The required amendments are detailed within the recommendations of this report.
P4	Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.	As noted above, some fabric and features that contribute to the significance of the NSOP complex and represent key periods of the pools history are proposed for removal, including the grandstand and pools. Some elements will be reconstructed, such as the eastern sundeck wing. The significant fabric that is proposed for removal has been determined to be at the end of its usable life and requires replacement in order to ensure the ongoing use of the complex by the public. Other significant elements, including the entrance tower, southern wall and brick corner towers, will be retained.
P5	Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance with this control. The amendments are detailed within the recommendations of this report.

Relevant Part of NDCP 2012		Comment
P6	All works are to be consistent with an adopted Conservation Management Plan/s where applicable.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance with the NSOP CMP 1994. The amendments are detailed within the recommendations of this report. It is noted that the complex has changed significantly since the CMP was written and the CMP requires updating to reflect its current layout and condition.
13.5.2 Form, massing, scale		
P1	Locate alterations and additions away from principal elevations and primary forms, and behind and below the main ridge line.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance. The amendments are detailed within the recommendations of this report
P2	Ensure that alterations and additions are smaller in scale, height and massing than the existing building.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance. The amendments are detailed within the recommendations of this report
P3	Locate additions within characteristic setbacks	The amendments to the proposal have ensured compliance with this control.
P4	Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance. The amendments are detailed within the recommendations of this report
P5	Additions should be submissive in scale in comparison to the original building form (i.e. additions should generally be smaller in footprint than the original building form).	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance. The amendments are detailed within the recommendations of this report
13.5.5 Interior layouts		
P4	Retain access and relationship to original building entrances and associated hallways.	Further amendments to the height of the roof of the entrance lobby and café are required to ensure compliance. The amendments are detailed within the recommendations of this report
P5	Retain significant internal original features including joinery, door sets, fireplaces, flooring, cornices and ceilings.	A Schedule of Conservation Works should be provided that includes details of the retention and conservation of any original internal features.

Conclusion

The development has been amended in response to concerns raised in relation to the unacceptable heritage impacts of earlier designs, by the removal or reduction in scale of new elements (including the enclosed entry and the structure over the children's pool) and the retention of additional original features and fabric. The amended proposal has addressed many of the previously raised issues. However, concerns remain about the height and structure of the proposed entry lobby and café at the south-east corner and the heritage impact of these elements. Similar concerns have been raised by Heritage NSW and Council's Design Excellence Panel.

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

Subject to these amendments being submitted and approved, and specific conditions of consent being imposed the Development Application (as amended) would generally comply with the provisions of Clause 5.10 (Heritage and Conservation) of the NLEP 2013 and the relevant heritage controls in the NSDCP 2013. Although the proposal includes non-compliances with some detailed heritage sections of the DCP, many of these are not relevant to this development. In addition, the proposal includes conservation works to, and revitalisation of, the heritage item with significant public benefit by providing enhanced public facilities.

Recommended Amendments

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.

Recommended Conditions of Consent

In addition to the resolution of the further amendments recommended above, should the DA be approved, it is recommended that the following conditions be placed on the approval, to reflect the recommendations of this assessment:

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.

