

STATEMENT OF HERITAGE IMPACT



Kogarah War Memorial Pool Demolition & Remediation Project

Revision 1 - October 2020

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1.0 Introduction

1.1 Context of the report

This report has been prepared on behalf of SJB Architects to assess the potential heritage impacts and accompany the Development Application (DA) for the proposed demolition of Kogarah War Memorial Pool and remediation of the site at No. 78 Carwar Avenue, Carss Park.

1.2 Background & heritage listing status

Kogarah War Memorial Pool (also known as Carss Park Pool) is located within the historic Carss Bush Park precinct which extends around Carss Point on the western shores of Kogarah Bay. Carss Bush Park is an open public space with features including picnic, playground and grassed flat/ sports areas, tidal baths, sea walls and recently completed foreshore paths and elevated walkway. The area also retains an early stone building, Carss Cottage, that occupies a prominent, elevated site on the Point. The cottage has been managed by the Kogarah Historic Society since 1971 and continues to be used as a local museum. A cafe and facilities for local sporting groups, St George Men's Shed and car parking areas are also located in the Park area. The Park also retains remnant native bushland, specimen and cultural trees and plantings associated with its use as a public open space in the Kogarah and now Georges River local government area.

Kogarah War Memorial Pool has long been a part of the historic precinct. It was opened in 1965 on the foreshore and on land that had been reclaimed and filled. The condition of the Pool has been monitored since the 1980s. The Pool was closed in July 2019 following completion of engineering and environmental assessments which deemed it structurally unsound and environmentally damaging. Further studies have found that renovation and reopening the Pool is not feasible.

A Landscape Heritage Study prepared by landscape architects, Mayne-Wilson & Associates (2002, updated 2004) identified the "Olympic Pool Complex" (I40) as being of "little" cultural significance.

However, Kogarah War Memorial Pool is located within Carss Bush Park which has been identified as a local heritage item (I31) under Schedule 5 of the Kogarah Local Environment Plan (LEP) 2012 (**Figure 1.3**). Carss Cottage which is located to the south of the Pool has also been listed as a State item on the LEP (I32) and on the State Heritage Register (SHR 00587). The Pool area does not fall within the identified SHR curtilage for Carss Cottage (**Figures 1.4-1.5**).

As such, Georges River Council must take into consideration the potential impacts of the proposed demolition and remediation works on the cultural significance of the Park area, State listed item in the vicinity and overall Park setting.

1.3 Methodology & sources

This report follows the standard format, in accordance with the guidelines for the preparation of *Statements of Heritage Impact* reports published by the NSW Heritage Council and includes site specific information, current description of the existing Pool, associated buildings and elements in the Park context.

The assessment is based on an inspection of the Pool, associated buildings and enclosure and analysis of the context and area.

A historical outline has been included to provide some background about the development of the Park and Pool, however, is not a complete history. A revision has been made following receipt of further information from Georges River Library Local Studies team.

The historical outline and assessment of significance is based on material sourced from Georges River Council, NSW Land Registry Services, Sydney Water Archives, Trove and other sources as footnoted. Reference has also been made to the NSW Heritage Database and the following documents:

- *Landscape Heritage Study for Carss Bush Park (including Todd Park)* by Mayne-Wilson & Associates (February 2002, updated 2004);
- *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park Report/ Review Pools, Tank Structures, Finishes and Joints and Filtration and Water Treatment Plan* by Geoff Ninnes Fong and Partners Pty Ltd (July 2009);
- Various press releases and presentation prepared by Georges River Council.

Inspection of the site was carried out in July and August 2020. Contemporary photographs, unless otherwise noted, were taken specifically for the preparation of this report.

The scope of works has been developed in consultation with Georges River Council and the project team and has also been informed by discussions with stakeholder groups.

The heritage impact assessment refers to the relevant clauses of Kogarah Local Environmental Plan (LEP) 2012, DCP 2013 and standard criteria. The purpose of the report is to assess the proposed works and how any potential heritage impacts may be reduced or are mitigated.

1.4 Site identification

Kogarah War Memorial Pool is located within Carss Bush Park on the western shores of Kogarah Bay and approximately 17kms south of the Sydney CBD.

The immediate area incorporates Lot 511 DP 752056 (Pool site), Lot 1 DP 125981 and Lot 376 DP 1118749 (Carss Pont and location of Cottage).



Figure 1.1 Location of Kogarah War Memorial Pool in the Park and wider context.

(SIX Maps)



Figure 1.2 Detail of the Pool area and lot boundaries. The line of the original high water mark is also indicated.

(NSW Land Registry
Services)

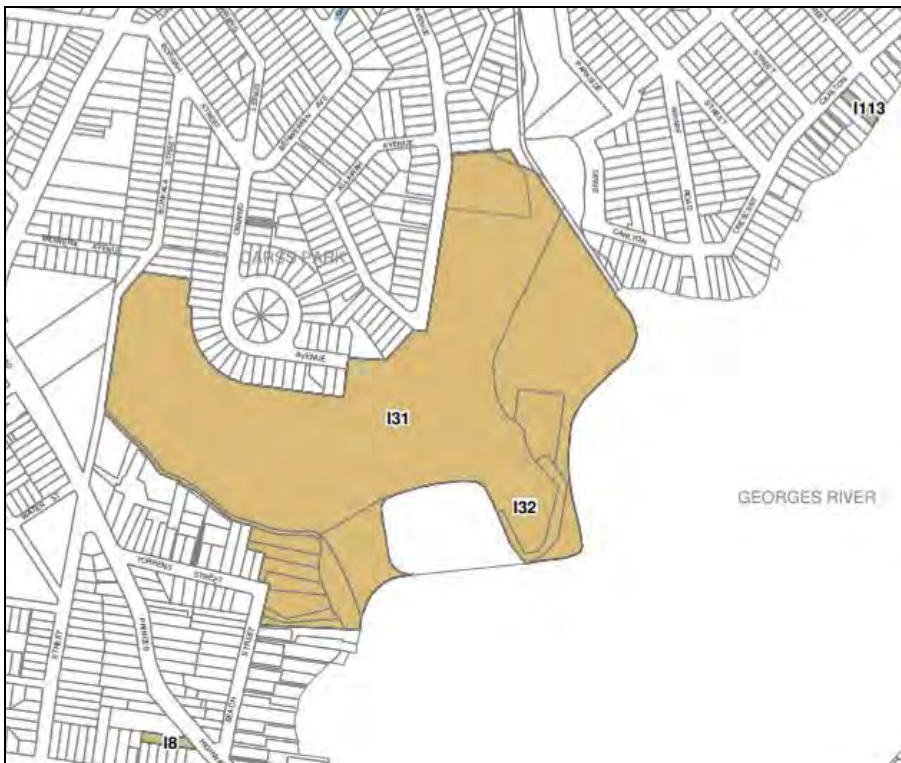


Figure 1.3 LEP Map showing the listed area.

(Georges River LEP
Map HER_007)

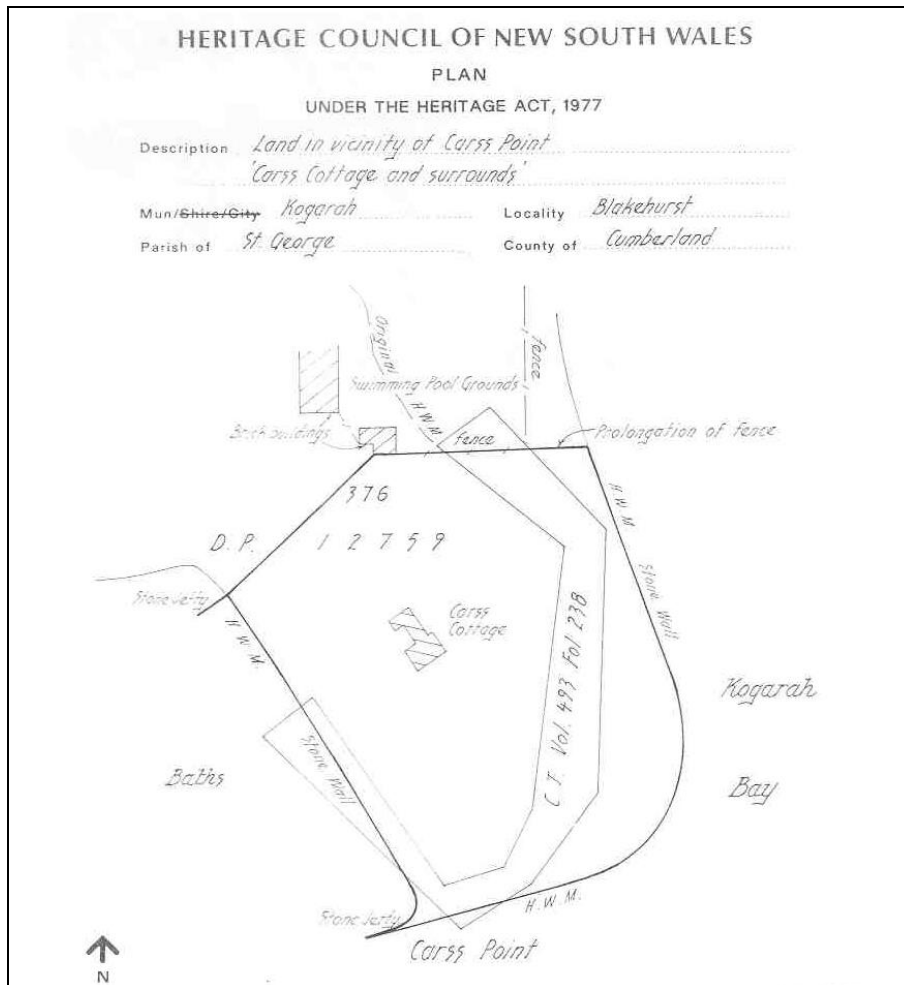


Figure 1.4 Carss Cottage SHR curtilage map.

(NSW Heritage Database No. 5045326, Plan No: 1533)



Figure 1.5 Overlay showing Carss Cottage SHR curtilage.

The Pool site is located outside the recognised curtilage.

(NSW Heritage Database No. 5045326, Plan No: 1533)

2.0 Historical overview

2.1 Early development of the area

Prior to European settlement the Biddegah/Bidjigah/Bedegal people of the Eora Nation were the original inhabitants and custodians of all land and water in the Georges River region. The area was swampy, and the name “Kogarah” was derived from the Aboriginal word for “a place of rushes”, “coggera” or “cogerah”. The present spelling was officially adopted when the Illawarra Railway line was opened in 1884. Kogarah Council was incorporated in the following year, in 1885.¹

The earliest Europeans to occupy the area were timber-getters. Land grants occurred from 1808 and as the forests were cleared, market gardens and orchards were established. Development was slow, some early subdivisions of the large grants occurred in the 1840s, however, it was the opening of the railway that provided a catalyst for development and opened up the area to residential subdivision and development.²

Carss Bush Park is part of 119 acres (Portion 26 of the Parish of St George) originally granted to Jonathan Croft in January 1854 (**Figure 2.1**).³ Croft did not retain the grant for long, within ten months, in October 1853, it was transferred to William Barton and was transferred again in June 1854 to John Chappelow. Chappelow mortgaged the land in September 1855 and in April 1860 the 119 acres were transferred to mortgager, Lewis Gordon. At this time, it was noted that the land was in the occupation of one person placed there by Chappelow to take charge of the timber on the land.⁴

In April 1863, the 119 acres were transferred to William Carss of Ashfield.⁵



Figure 2.1 Parish Map showing Portion 26 granted to J Croft.

(NSW Land Registry Services,
Historical Parish Maps – Parish of
St George County of Cumberland
Sheet Ref 1 Edition 2)

¹ Georges River Council website.

² Georges River Council website.

³ NSW Land Registry Services, Historical Parish Maps – Parish of St George County of Cumberland Sheet 1 Edition 2 & Certificate of Title, Volume 3866 Folio 250.

⁴ NSW Land Registry Services, Primary Application No. 4 & NSW Heritage Database No.: 5045326.

⁵ NSW Land Registry Services, Certificate of Title, Volume 1 Folio 11.

William Carss had arrived in the colony with his wife, Helen Turnbull, in 1831. He was one of fifty tradesmen (stonemasons and carpenters) recruited in Glasgow by NSW Presbyterian Minister, Rev. Dr John Dunmore Lang. A cabinet maker by trade, he found work as a chief carpenter and joiner for the construction of *Lyndhurst* under prominent architect, John Verge. He was later a publican and managed several inner city pubs before he acquired the bushland on the shores of Townson's (now Kogarah) Bay.⁶

It is assumed that Carss constructed the stone cottage that remains in the Park area as a country retreat in c.1862-63. Located on the prominent headland, it would appear that the cottage had been completed by December 1865 when Carss changed his address to "Georges River, Kogarah". The cottage is reputed to have been constructed using stone quarried on the site by Scottish stonemasons who worked on the construction of the University of Sydney.⁷

The property became known as Carss Bush. Carss occupied the cottage with his family until his death in May 1878. He was buried in a vault to the west of the cottage. In March 1879, the property was transferred to his daughters Mary Carss (later Mary Coxhead) and Annie Stewart and subsequently to just Mary Carss. Prior to his death, William Carss had applied for permission to purchase reclaimed land fronting the property. The land, which extended around the point (**Figure 2.2**) was granted after his death in March 1880 and became part of the land inherited by Mary.⁸

Mary Carss died in 1916. She was survived by her brother James and in accordance with her will, the property was to be released and benefit the Trustees of the Sydney Sailors' Home following James' death. James died in 1917. In November of the same year the land was released by transmission to trustees Charles Brian Pitt, solicitor, and Robert Carss Stewart. The transfer of the land, however, did not occur for some time.

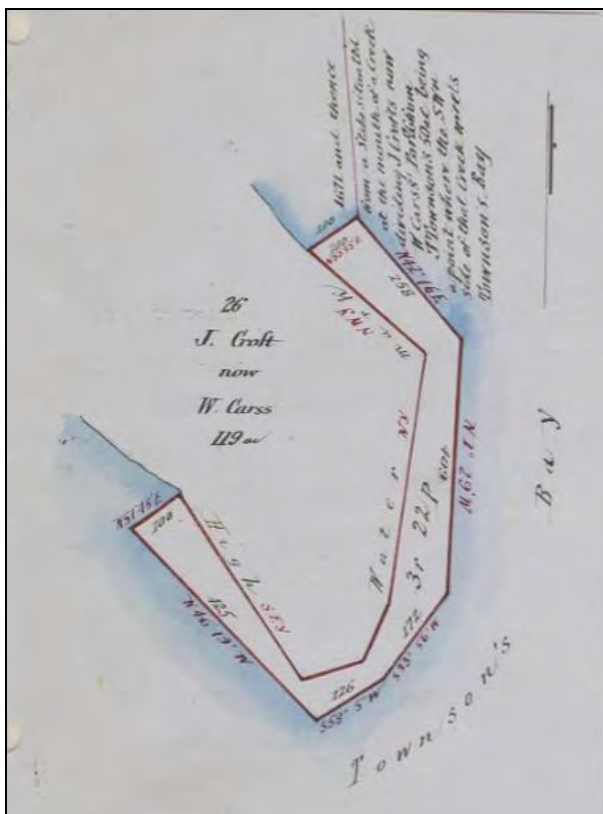


Figure 2.2 Plan showing the additional reclaimed land around the Point transferred to Mary Carss in 1880.

(NSW Land Registry Services, CT Volume 493 Folio 238)

⁶ NSW Heritage Database No.: 5045326.

⁷ NSW Heritage Database No.: 5045326.

⁸ NSW Heritage Database No.: 5045326 & Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 6.

Meanwhile local residents pressured Council to purchase the land. The Carss Estate was at this time one of the few remaining grants that retained its original proportions and was a significant river front area. Public sentiment to retain the estate as public open space was widespread. In 1919 Kogarah Council did take steps to acquire the estate for use as a public park, however, was unable to secure funds and the matter remained on the drawing board.

In July 1921 two acres of the property were transferred to the Trustees of the Presbyterian Church of Australia in NSW and in a transfer dated 7th September 1923, the remaining 117 acres (**Figure 2.3**) were transferred to the Sydney Sailors' Home.⁹

Consideration of the purchase of the land by Kogarah Council recommenced in November and December 1922. In January 1923 Council appointed a committee to acquire and make arrangements to finance the resuming of Carss Bush for a public park. The move was seen as a golden opportunity. In May it was reported that the vendors were agreeable to sell the land for £12,000. In June 1923 it was reported that Council had in fact secured Carss Bush. The scheme being not just for a recreation area but Council also proposed to make a fair proportion of the land available for residential development.¹⁰

In December 1923, the area around the point was officially transferred to the Council of the Municipality of Kogarah. The picnic area was opened to the public on Boxing Day 1923 and at the same time a Park Committee was formed to supervise the site.¹¹

It was reported that the year of 1924 would be an auspicious one for Kogarah Council who now had what was described as one the largest subdivisions offered for some time. The Carss Bush Park Estate comprised of 374 lots that were to be auctioned by C Monro, who was also the President of the Sutherland Shire Council at this time. Newspapers noted that the proceeds would benefit the municipality but also be used to develop the estate and the 50 acres that had been set aside for use as a public park on Kogarah Bay. A recreation ground was proposed to be provided by the reclamation of a certain part of the land that was under water at high tide.¹²

A gala day and carnival were organised for the official opening of Carss Bush Park on the 26th January 1924. The dedication of the Park was officiated by the Hon. TH Ley, Minister for Justice. The auction of the 374 allotments of the Estate was planned to commence at 2.30pm on the same day. The day and auction was reported as being a "wonderful success" with over 150 allotments sold and over £32,000 realised. Minutes from a meeting of Kogarah Council dated 4 February 1923 stated that 294 lots had been sold for £33,800 with a profit of £16,000.¹³

A plan of the subdivision (**Figure 2.3**) shows Carss Bush Park bounding the subdivision. Carwar Avenue is clear, extending from Kogarah Road to the Park area. Dotted tracks are also indicated in the Park area. The foreshore is also shown with "beach" noted to the north of the point. The Deposited Plan (**Figures 2.4-2.5**) dated April 1924 also indicates the original shoreline and clearly shows the early stone cottage. The plan indicates the natural waterline of the Park which originally was noted as being just over 43 acres and amended to just over 44 acres in area.¹⁴

⁹ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 8 & NSW Land Registry Services, Certificate of Titles, Volume 1 Folio 11 & Volume 3501 Folio 126.

¹⁰ Trove, *The St George Call (Kogarah)*, "Carss' Bush Park for the People at Last", 26th January 1923, p. 5, *The Propeller (Hurstville)*, "Grand Park for Kogarah. Carss' Bush to be Purchased", 4 May 1923, p. 4 & *The St George Call*, "Kogarah's New Park", 22 June 1923, p. 4.

¹¹ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 10.

¹² Trove, *The Sun*, "Kogarah Enormous Subdivision Carss' Bush Park Estate Municipality's Enterprise" 4th January 1924, p. 11.

¹³ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 11-12, Trove, *The Propeller (Hurstville)*, "Carss' Bush Park Estate Sale and Park Dedication", 18th January 1924, p. 1 & *The Sun*, "A Wonderful Success" Carss' Bush Park Estate Sale Over £32,000 Realised for Kogarah Council", 30th January 1924, p. 11.

¹⁴ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 8 & NSW Land Registry Services, Certificate of Titles, Volume 1 Folio 11, Volume 493 Folio 238 & Volume 3501 Folio 126.

In October 1924 it was reported that Kogarah Council had completed road construction on the “splendid” estate at a cost of £10,000. It was noted that public boatsheds and swimming baths were to be shortly constructed in the waterside bay. The remaining 83, unsold residential lots of the estate were to be auctioned on the 25th October 1924. Water had been laid and gas and electric light was soon to be laid. The remaining lots and Park, an area of over 97 acres were formally transferred to Council in May 1926.¹⁵



Figure 2.3 1924 subdivision and foreshore area set aside as Carss Bush Park.

(Mayne-Wilson & Associates Pty Ltd, p. 11)

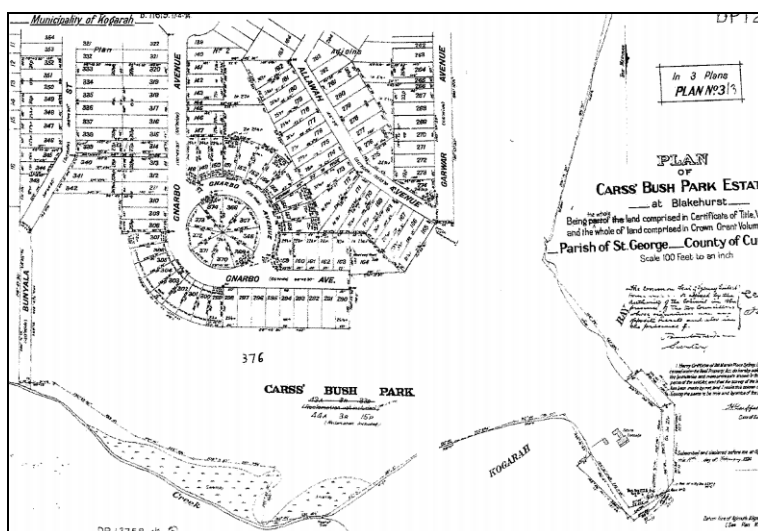


Figure 2.4 Part of the 1924 Deposited Plan.

(NSW Land Registry Services, DP 12759)

¹⁵ Trove, *Truth* (newspaper) “Carss’ Bush Park Estate” 19th October 1924, p. 7 & NSW Land Registry Services, Certificate of Titles, Volume 1 Folio 11, Volume 3866 Folio 250 & Volume 3501 Folio 126.

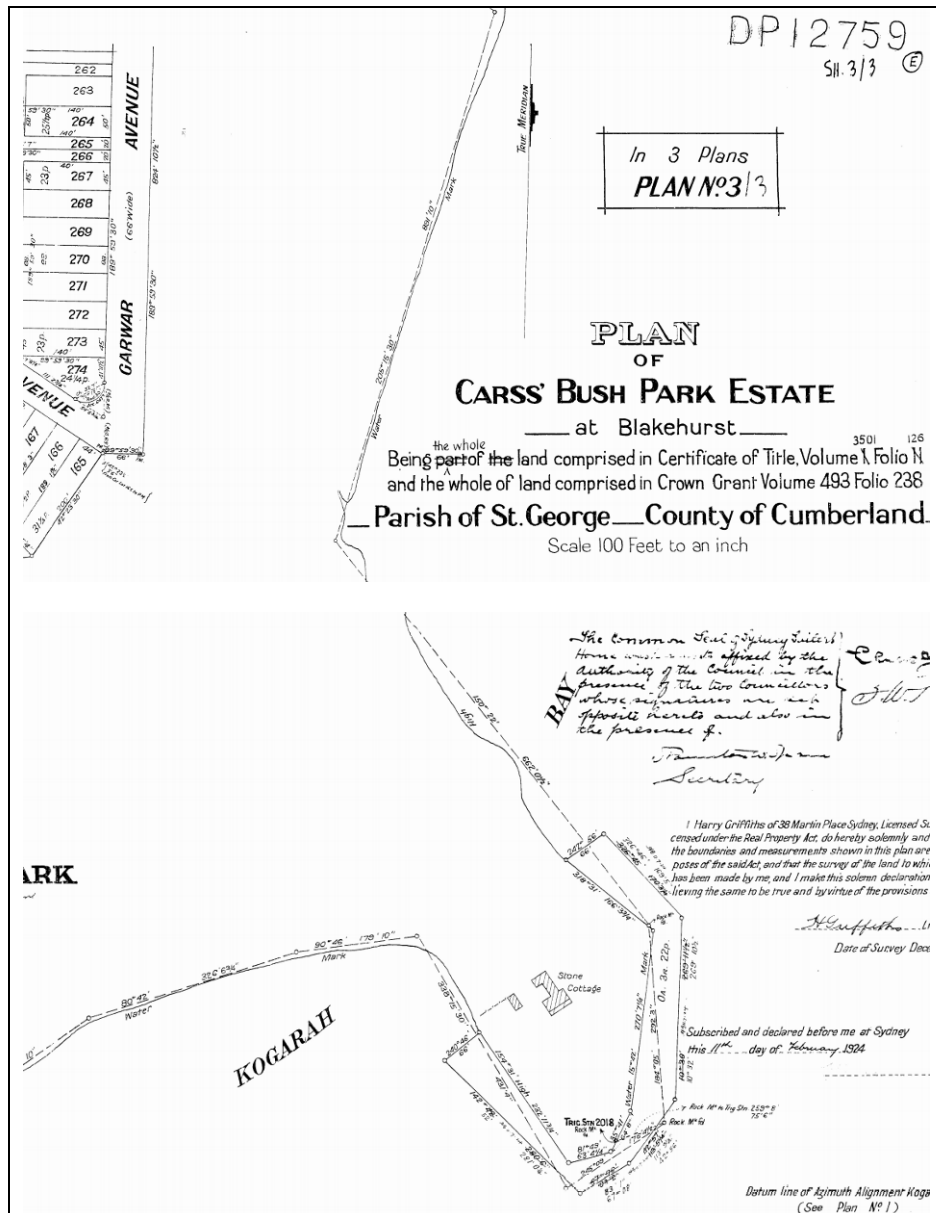


Figure 2.5 Part of the 1924 Deposited Plan showing the stone cottage and original high water mark.

(NSW Land
Registry Services,
DP 12759)

2.2 Development of Carss Bush Park

In 1924 Harald Coxhead was appointed Park Ranger. Coxhead was not the only applicant, however, was chosen due to his tireless involvement in securing Carss Park for the public. The Coxhead family occupied Carss Cottage between 1924 and 1953, the period Harald served as ranger. By 1924 the cottage was enclosed by a white picket fence with three gates which marked the house boundaries. The picket fence was later replaced by a post and wire fence.¹⁶

In 1928 extensive white ant activity, inadequate ventilation and poor drainage resulted in the demolition of outbuildings and internal alterations and modifications. The whole cottage was also refurbished in 1933 when Council added an enclosed verandah on the side of the building and works were undertaken to the ceilings, roof timbers, flooring and skirtings. Interior fixings were also replaced at this time and six leadlight windows replaced the original windows. The cottage continued to be occupied by the ranger until 1971, when it was leased to the Kogarah Historical Society. The Society continue to occupy the building which is used as a museum.¹⁷

¹⁶ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 14.

¹⁷ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 14 & NSW Heritage Database No.: 5045326.

Images of the front of the cottage and its southern garden area during the 1930s show the surrounding trees and plantings including Canary Island date palms and pines. During the 1930s landscaping works including the construction of stone walling, arbors and stone paths, steps and seats were undertaken. Most of this work was done by or under the supervision of Harald Coxhead.¹⁸

Carss Bush was a densely timbered area with a variety of native trees, shrubs and flowers. Over 125 native species of trees and plants were noted in a report done in 1999 and 2000, however, over 40 weed species were also identified. The stone paths and an ornamental timber bridge were all initiated to draw attention to the natural features of the Park which were recognised at the outset. A pathway through the high levels of the Park was proposed in 1926 and supplemented by numerous applications to Council for the development of new services and facilities in the period to 1930.¹⁹

The increased Park usage led to the widening of Carwar Avenue in late 1925 and in 1926 at which time it was not adequate for two way traffic. It was widened to 20 feet at a cost of one mature tree. A further sum was approved by Council to develop a formal turning circle at the end of Carwar Avenue. It was intended that the turning area be surrounded by planting. It was recommended that all suitable stone cleared from the construction of the roadway and associated car parking area be stacked behind the beach. This was seen as an indication of the intention to construct a promenade and sea wall.²⁰ A photograph of the turning circle dating from around the 1930s (**Figure 2.6**) shows the stone and concrete edged turning circle extending around a mature Pine tree. A number of mature trees, car parking area and a structure are also visible each side.

The retaining sea wall and outer barrier walls for the tidal baths were constructed as part of an unemployment relief program in the early 1930s. Various schemes relating to the shark-proof net enclosure were proposed. Rock for the promenade retaining wall was obtained from the Park area (**Figure 2.7**). The baths were officially opened in March 1936, when the foundation stone for the new dressing sheds was also laid.²¹

The Park area has also incrementally increased. The first addition occurred in June 1924 when Council purchased part of the Blink Bonnie Estate to the south of the Park.²²



Figure 2.6 The turning circle at the end of Carwar Avenue in the 1930s.

(Mayne-Wilson & Associates Pty Ltd, p. 27)

¹⁸ NSW Heritage Database No.: 5045326 & Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 14 & 18.

¹⁹ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 18-20.

²⁰ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 18-20.

²¹ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 20.

²² Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 20.



Figure 2.7 The tidal baths looking south west from Carss Point during construction of the sea walls and promenade in the 1930s.

(Mayne-Wilson & Associates Pty Ltd, p. 26)

Correspondence between Council and the Carss Bush Ratepayers Improvement League in 1927 is possibly the earliest reference to a possible reclamation of land abutting the northern side of Carwar Avenue. At this time it was noted that there were no firm plans, however, Council were considering the matter. Council addressed a proposal that the north western portion of Carss Park be used for the burial of nightsoil that would then be covered with garbage and street clippings, however, it is not clear if this was the process used during the eventual fill of the area to the north of Carss Point. In early 1928 Council received a request that no garbage, rubbish or offensive matter be used in the reclaiming of low lying areas.

In November 1930 Council Engineer Harding identified what he considered to be the main improvements required to enhance the character of the Park. His initial recommendation referred to the reclamation of the area to the north of the Point for the purposes of creating 18 acres for sports fields. He acknowledged that this would be a major undertaking and would take a number years, however, would greatly improve the value and popularity of the Park.²³

An aerial photograph dated c. 1937 (**Figure 2.8**) shows that the original shoreline more or less remained at this time. The trees around the Park had been thinned and some scrub or swampy areas and beach are visible each side of the Point. However, it would appear that major reclamations works were subsequently carried out.

The 1943 aerial (**Figure 2.9**) indicates that reclamation around and to the north of the Point had been undertaken by this time. The natural water line remains evident with the filled area which appears to be covered with some scrub and it is assumed grass. A definite line is also visible around the tidal baths and reclaimed land around the Point. The creek and a channel at the head of the bay also appears to have been extended out. Tracks and accessways are visible in the original Park area with the expanded roadway and a number of structures. In addition to Carrs Cottage on the Point there is a small hipped roof structure at the junction of the natural shore and reclaimed area to its east. Two longer, hipped roofed structures are also visible on each side of the access road to the north west of the cottage. Another structure and enclosure is also visible amongst the trees to the north west of the tidal baths. Prior to World War II, priority was given to reclamation works at Beverly Park at the head of Kogarah Bay. However, in 1946 Council decided to continue with its earlier plans for Oatley Bay and Carss Park borrowing £40,000 to fund the projects. By 1954 the reclamation and resumptions expanded the Park area to 66 acres including the 5 ¼ acres that were the tidal baths.²⁴

²³ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 29.

²⁴ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 29.



Figure 2.8 Aerial photograph c.1937.

(Georges River Council)



Figure 2.9 1943 aerial indicating improvements including the tidal baths, sea walls and reclamations around the Point and to its north. The original high water mark and reclaimed area is indicated.

(SIX Maps)

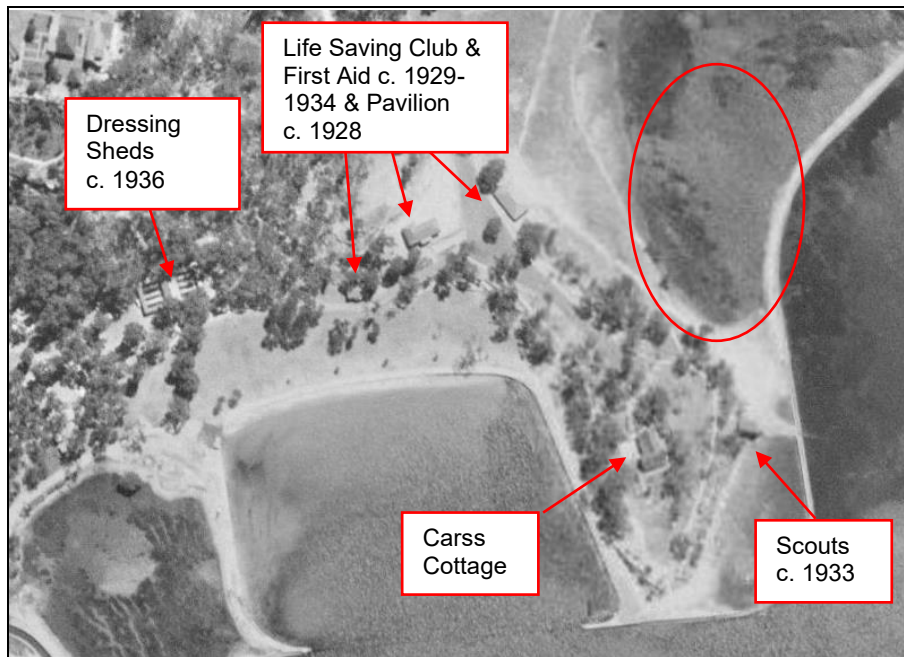


Figure 2.10 Detail of the 1943 aerial indicating buildings. The approximate location of the pool site is circled.

(SIX Maps)

The 1943 aerial indicates that the trees, particularly around the Point had been thinned. The felling of trees continued to be a problem into the 1930s, despite the Ranger's efforts to have offenders prosecuted. The installation of lighting in June 1930 by the Carss Park Improvement League sought to address this problem. The avenue of Norfolk Island Pines behind the tidal baths was planted in October 1934, prior to the completion of the installation of the shark-proof nets. The trees were donated and remain a visible feature of the area.²⁵ Two trees or clumps are discernible on the site of the Pool which otherwise appears to be covered in scrub.

In terms of buildings, the first public pavilion was opened along the northern edge of Carwar entry road in 1928. This later received an upper deck (subsequently demolished) with part of the lower level was enclosed to form public toilets. This is now used by the St George Men's Shed. Change rooms for the rugby union "Royals" club have been subsequently added.²⁶

In 1928 the Kogarah Bay football team were asked to form a life-saving team. The Carss Park Lifesaving and Athletic Club was formed in 1929. The first aid dressing station was opened in the same year. In 1971 this was altered when a flat for the ranger was built above it. The Lifesaving Clubhouse was also built around this time. A plaque was unveiled in 1934 and dedicated to the memory of Alderman JJ Nichols.²⁷

The 1st Kogarah Bay Sea Scouts was the first sea scouts group in the St George District and was formed in 1931. Their hall was built between 1933 and 1934 to the north of Carss Cottage. It was extended twice and was originally sited just above the waterline, prior to the reclamation around Carss Point. It is not clear when it was removed. The dressing sheds constructed on the western edge of the Park in 1925 also incorporated a small kiosk. A cafe now stands on the same location. Early WCs were also replaced by the construction of the dressing sheds in c.1936.²⁸ Modern facilities have also been added since. An annotated survey dated 1955 (**Figure 2.11**) also shows Carss Cottage and fence noted as the Rangers Residence and various improvements and also indicates a number of other smaller brick and stone elements.

²⁵ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 31 & 33.

²⁶ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 31.

²⁷ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 31.

²⁸ Mayne-Wilson & Associates, *Landscape Heritage Study for Carss Bush Park (including Todd Park)* (February 2002, updated 2004), p. 31-33.

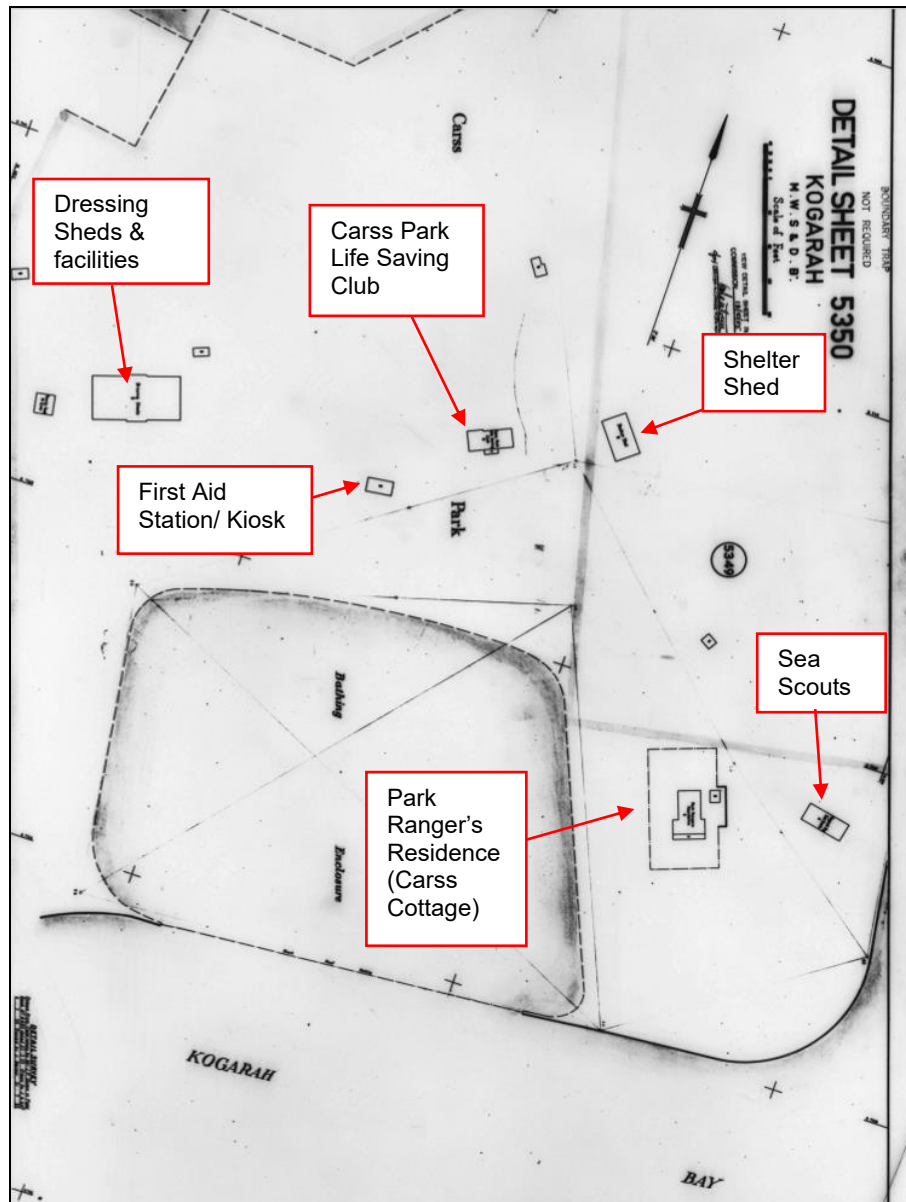


Figure 2.11 Survey Plan dated 1955 identifying a number of brick elements and main brick buildings and improvements around the tidal baths.

(Sydney Water Archives, DS5450)

2.3 Construction of Kogarah War Memorial Pool

Newspaper reports from the 1930s and 1940s indicate ongoing concerns and requests relating to the Carss Park Pool (tidal baths). Concerns relating to the provision of an area suitable for children, bathing in mud and formation of rock pools in the area to the south was noted in several articles. In 1944 the requests of the Carss Park Progress Association for the enlargement of the pool, dredging works and removal of a pontoon and dilapidated starting board was referred to the works committee. Proposals relating to the proposed beautification of Carss Park continued and in 1944 it was reported that the depth of the pool had been increased and the picnic area had been enlarged.²⁹

However, by the 1960s the public did not want to swim in a “mud hole” as the tidal pool was referred to at low tide. A number of possible sites were investigated on which to build a swimming pool. Options included Sans Souci Reserve, Prince Edward Park (now the site of the St George Leagues Club), Nundle Street Reserve, Blakes Quarry, Todd Park, Terry Street Quarry Reserve, Mimosa Street Reserve, Hurstville Road Quarry and Oatley Embankment.

²⁹ Trove, *The St George Call*, “Carss Park Progress Association”, 13 February 1942, p. 1, *The St George Call*, “Beautification of Carss Park”, 17 November 1944, p. 1 & *The St George Call*, “Carss Park Life Saving Club”, 21st July 1944, p. 1 & *The Propeller*, “Petition to Council”, 24th February 1944, p. 1.

It was also suggested that a pool be constructed within the area of the tidal baths, however, Council's Engineer noted that the size would not be adequate and so the plan was shelved.

Members of the Kogarah Bay Progress Association convened a meeting to discuss the possibility of establishing a full sized Olympic Pool at Carss Park. The result was that a number of organisations committed themselves to raising funds and on 12th February 1964 the Kogarah District War Memorial Olympic Pool Building Fund Committee forwarded its first cheque to Council.³⁰

A drawing dated July 1963 (**Figure 2.12** and **Appendix**) shows the proposed site of the Olympic Pool and proposed dressing room, kiosk and toilets. An irregularly shaped site is shown, setback from the seawall noted along the shoreline. A plant room is also located on the site. The plan also shows the existing access roadway with the round-about and buildings. The Caretaker's Residence (Carss Cottage) and surrounding fencing, Pavilion, Kiosk, Life Saving Club Hall, also the Shelter Shed and Scout Hall close to the water line are all indicated. The plan also shows that parking area was proposed to extend along the accessway and around the Point and reclaimed areas.

Detail plans of the proposed dressing rooms, kiosk and vestibule for Carss Park Pool (**Figure 2.13** and **Appendix**) show two long narrow wings with separate female and male changing rooms, WCs and showers extending each side of a central bay. The main entry vestibule occupied the central bay and was framed by store rooms, kiosk and manager's office. The elevations show the single storey, flat roofed building and proposed concrete, steel and precast concrete structure.

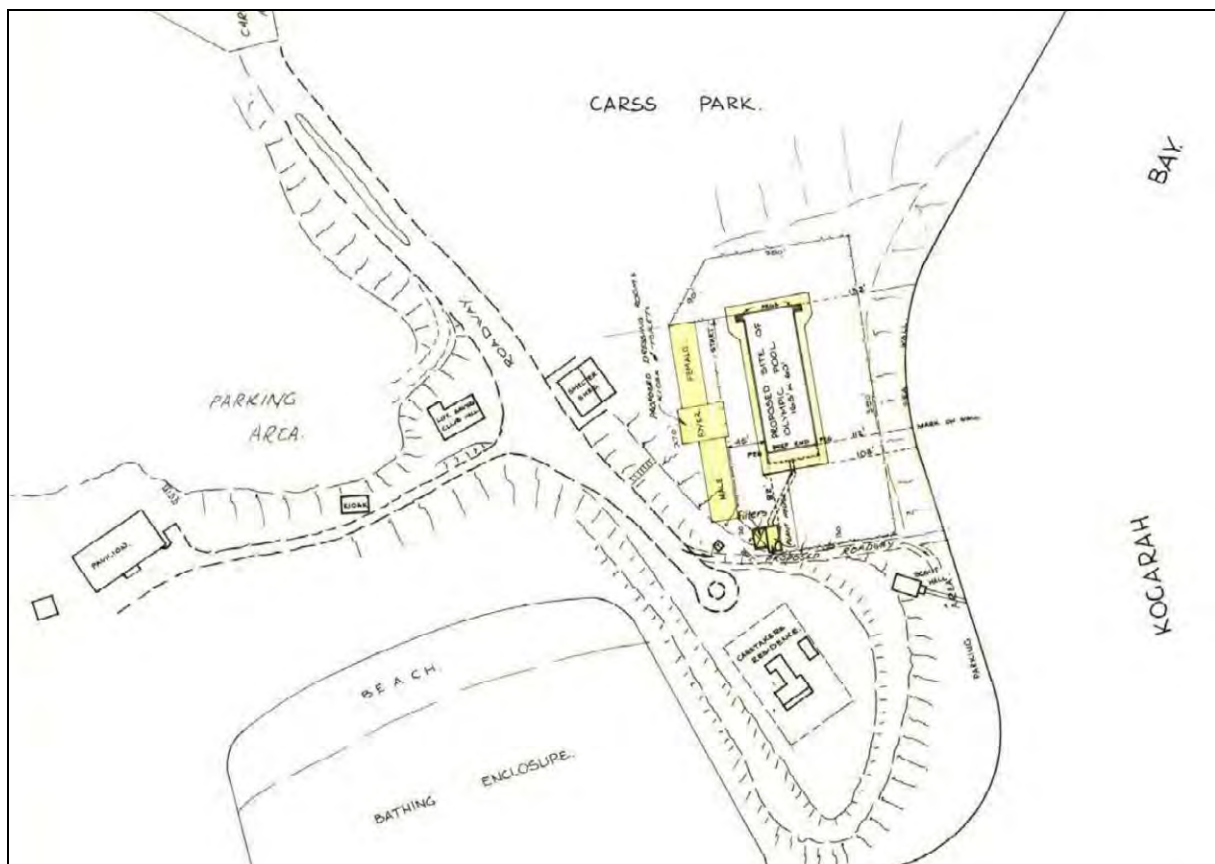


Figure 2.12 1963 plan showing the proposed location and set out of the pool and surrounding features. (Georges River Council, Plan No. 143A)

³⁰ Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool (1966)* Kogarah Historical Society, (2009) Chapter 14.

The reinforced concrete details of the building were designed by consulting engineers, JM Antill and HJ Brettle. It would appear that the provision of a managers residence was also considered, another drawing (**Appendix**) shows an upper level over the central bay of the building, however, this does not appear to have been constructed. An undated plan (**Figure 2.14**) shows the pipe location and layout. The filters and plant room were located along a concrete drive extending from the access road at the southern end of the pool. A grassed bank with shrubs is noted along Kogarah Bay. The plan also indicates that a second, smaller pool was a later consideration. A Toddlers' Pool has been sketched adjacent to the north western corner of the main Pool.³¹

The contract to construct the Pool was awarded to Ferrun Engineering Co Pty Ltd and the Olympic Pool was constructed on reclaimed land north of Carss Cottage. Photographs taken during construction (**Figures 2.15-2.16**) indicate the amount of excavation and show the concrete structure and surrounds at this time. Whilst the Pool was under construction, it was also proposed to extend the sewer connections in the Carss Park recreation area. Details for the proposed floodlighting of the Olympic Pools at Carss Park and Sans Souci Park were also prepared in 1965. The six light poles proposed were added and are visible in the photograph of the Pool structure (**Figure 2.17**).³²

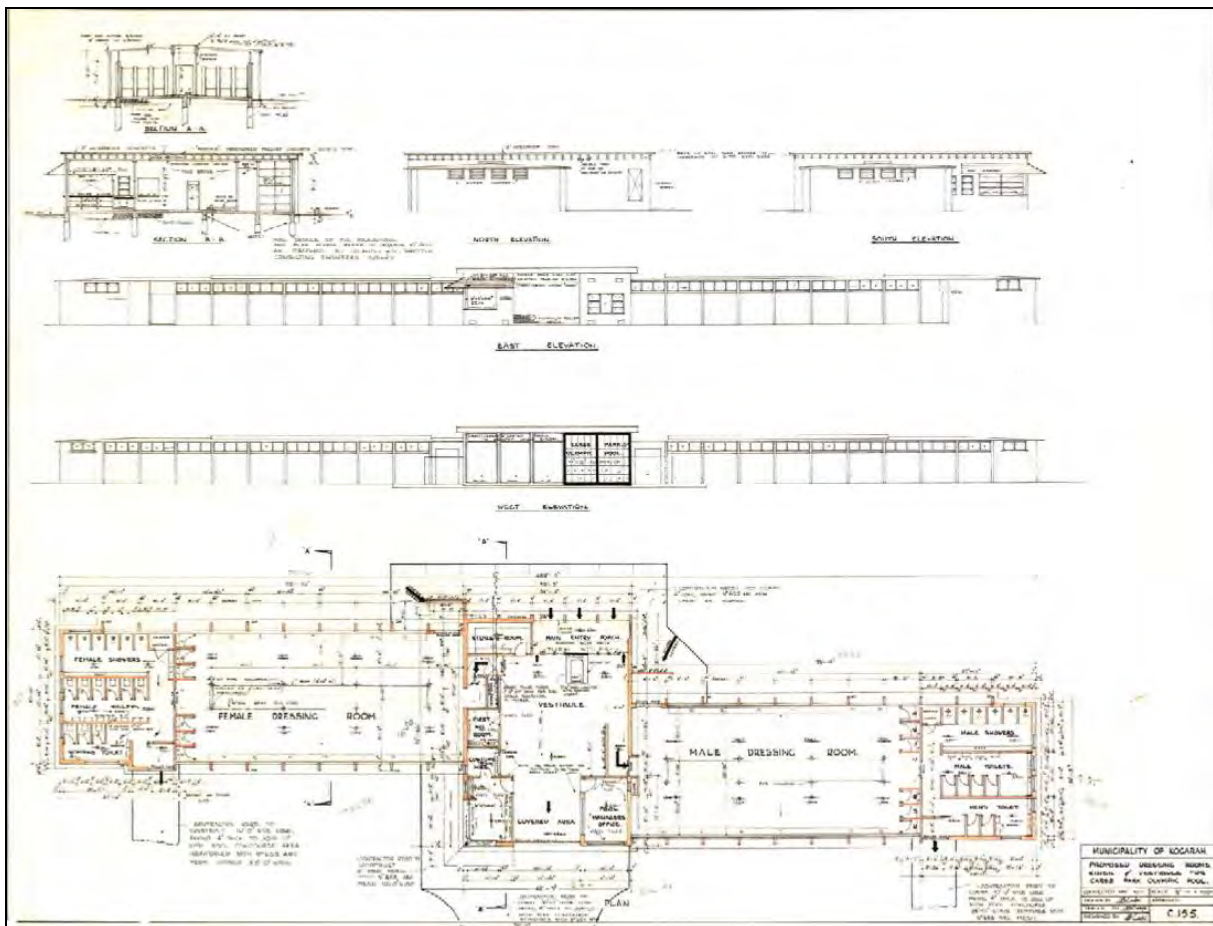


Figure 2.13 Detail plan showing the proposed layout and elevations of the proposed Dressing Sheds and facilities. (Georges River Council, Plan No. C155)

³¹ Georges River Council, JM Antill & HJ Brettle Consulting Structural Engineers, *Reinforced Concrete Details for the Proposed Dressing Rooms & Vestibule for Carss Park Olympic Pool*, Drawing No. C161, dated 7/7/65 & *Carss Park Olympic Pool Pipe Location & Layout*, Drawing No. 168/1.

³² Georges River Council, *Municipality of Kogarah Proposed Sewerage Extn Carss Park Recreation Area A 201 & Municipality of Kogarah, Proposed Floodlighting of Olympic Pools at Carss Park and Sans Souci*, Drawing No. A214 dated 14/3/65.

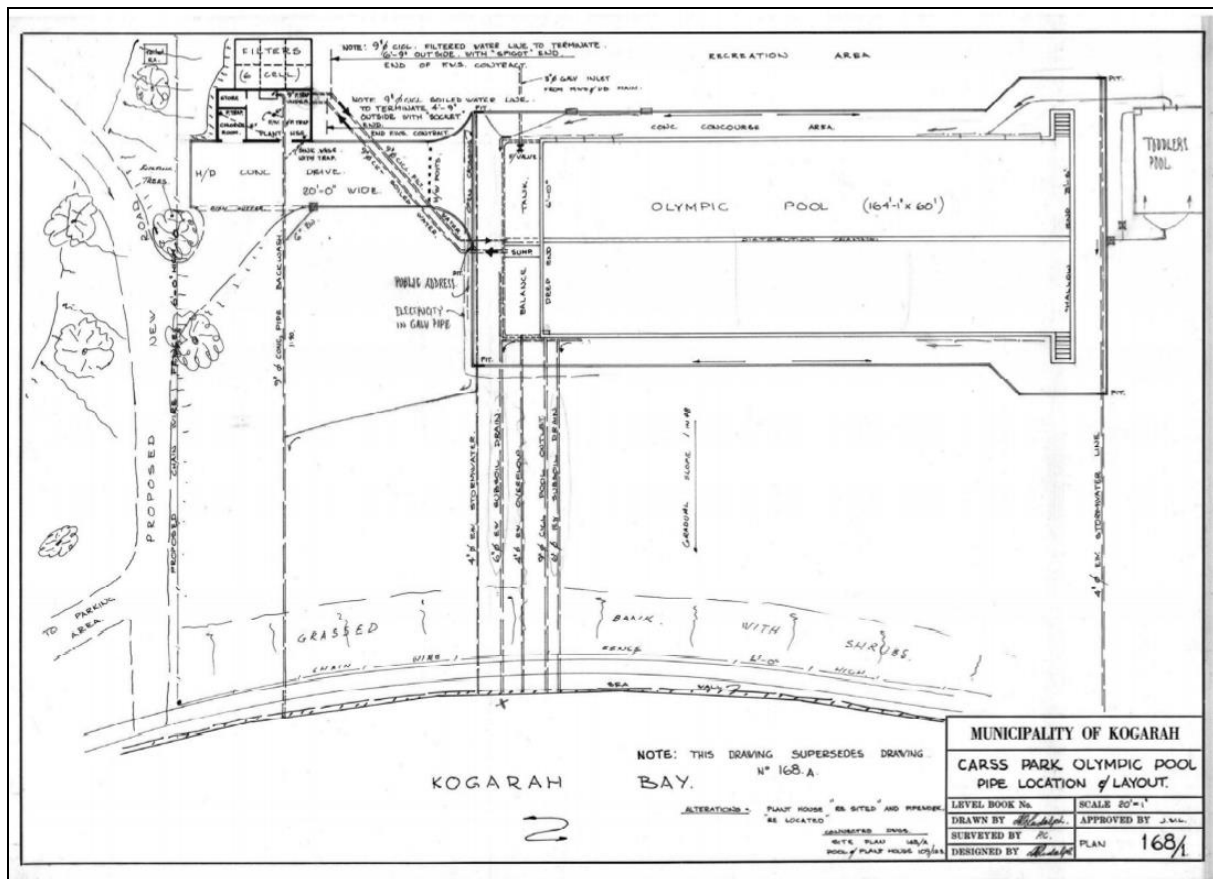


Figure 2.14 Detail plan showing the pipe location and layout and indicates the later addition of the Toddlers' Pool and grassed banks with shrubs along the sea wall. (Georges River Council, Plan No. 168/1)



Figure 2.15 Photograph taken during construction of the Pool. Some larger trees are located (and remain) to the south of the 50m Pool. However, the palms and dense plantings around the south western end of the Pool also appear to have been added post construction.

(Georges River Council)



Figure 2.16
Photograph taken during construction of the Pool. The surrounding fill and excavation is visible.

(Georges River Council)



Figure 2.17
Photograph taken during construction of the Pool. The six light poles proposed along each side of the Pool are visible. The area to the north, east and west appear to be free of trees and plantings which appear to have been added successively post construction.

(Georges River Council)

2.4 Opening & development of Kogarah War Memorial Pool

The Pool was opened for public use on 26th December 1965. An official ceremony followed on 1st October 1966 where the Mayor, Alderman Ernest A Duggan, dedicated the complex as “The Kogarah War Memorial Olympic Swimming Pool” in honour of all who had served in the war. Secondary sources indicate that the RSL had raised 25% towards the cost of construction, however, the Kogarah District War Memorial Olympic Pool Building Fund Committee donation records show that the local RSLs actually contributed £150 of £3000 raised by the committee (0.3% of the cost of the Pool). A plaque was provided, however, this now appears to have been removed. The construction of the Toddlers’ Pool followed in 1968 and filled the need for a shallow pool where young children could learn to swim.³³

³³ *St George and Sutherland Shire Leader*, “Olympians Fight to save Kogarah War Memorial Olympic Swimming Pool”, 25th June 1968 & Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool (1966)* Kogarah Historical Society, (2009) Chapter 14, Donation Records from Georges River Council Library Local Studies & Georges River Council website – Major Projects – Kogarah War Memorial Pool.

Dick Caine was awarded the lease of the Pool in 1966. He was only 20 years old and had only been coaching at Sans Souci Olympic Pool for a year when parents of the young swimmers there encouraged him to tender for Carss Park which he was awarded ahead of inaugural lessee Jim Guthrie and recognised coach, Don Talbot. His commitment to the facility soon became clear. During construction Council did not have sufficient funds to provide the pool with heating. Realising that serious athletes and swimmers need year round facilities, Dick Caine sold his home unit to provide boilers for an oil heating system.³⁴

Structural issues began to develop soon after construction and the Pool and surrounding levels were monitored. Council records indicate that some structural works were undertaken in the 1970s. The scum gutter line and concourse slab constructed in December 1965 was re-designed in 1970 and it is assumed were upgraded from that time. In February 1972, the Pool levels on top of the tiles and levels of the scum gutter were surveyed and recorded. Drawings (**Figure 2.18**) also indicate that the original plantroom was proposed to be upgraded in 1972. The drawings indicate that the concrete slab floor was cracked and damaged and a new concrete slab with water-proofing and lightweight wall claddings were proposed.³⁵

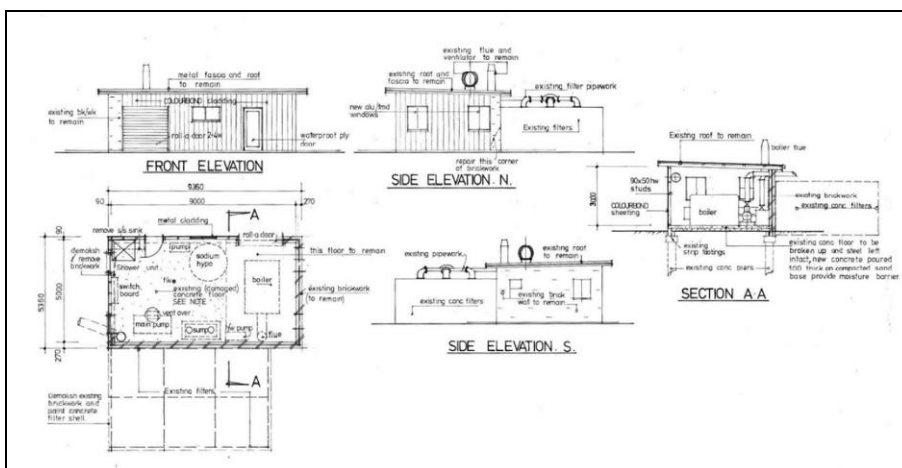


Figure 2.18 Details relating to the upgrade of the plant room c. 1972.

(Georges River Council)



Figure 2.19 Dick Caine and an early swimming squad including Michelle Ford (top row, second from the left).

(St George and Sutherland Shire Leader, "Pool legend Dick Caine can look back with pride", 1st December 2015)

³⁴ Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool (1966)* Kogarah Historical Society, (2009) Chapter 14 & St George and Sutherland Shire Leader, "Pool legend Dick Caine can look back with pride", 1st December 2015.

³⁵ Georges River Council, *Municipality of Kogarah, Carss Park Pool Showing Scum Gutter Drainage Line as Constructed December '65*, dated 8/8/66 Plan No. A 260 & *Municipality of Kogarah, Proposed Re-Design of Scum Gutter Line & Concourse Slab Carss Park Pool*, dated 5/5/70 Plan No. A 338 & *Municipality of Kogarah, Proposed Renovation of existing plant room at Carss Park Olympic Pool*, dated 30/3/72 Plan No. C994.

Kogarah and later Georges River Council have continued to provide funds to maintain the Pool, however, Dick Cain continued possession, occupation and maintenance of the site. In 1986 Dick Caine could no longer sustain the bill for heating so he also installed a gas line across the Park from Torrens Street to reduce the operating costs of the oil fired furnace. The Pool continued to be heated and was also fitted with anti-wave ropes.³⁶

In 1991 lightweight awnings were proposed to be added around both Pools. The drawing (**Figure 2.20**) shows the simple steel structure proposed with flat metal deck roof. Another steel framed lightweight enclosure has also been added to the north eastern side of the building. It also shows the main entry and office flanked by male and female change rooms.³⁷ It is not clear when, however, the dressing rooms have been converted into a fully equipped gymnasium. Following the terrorist attack in Bali (2002), Dick Caine also added a memorial gazebo and plaque in memory of the 88 Australians who lost their lives.³⁸

A 2.5-3 metre mound was also added along the River side of the complex and trees and plantings have also been added for shade and as a wind break.

It would appear that these works were carried out to improve the amenity of the building and open areas around the Pool which continued to cater for users from 2 to 90 years of age. Ninety percent of the local schools in Kogarah and St George used the Pool and the buildings. In addition to the thousands of children who learned to swim and who were coached at Carss Park, Dick Caine developed a string of Olympians and world record-holders, including Michelle Ford, Janelle Elford, Karen Phillips, Stacey Gartrell and Michelle Jones. The centre has also been used by many other sporting champions including marathon swimmer Susie Maroney, ironman Chris McCormack, boxers Kostya Tsyzyu, Jeff Fenech and Anthony Mundine and the St George rugby league team.³⁹

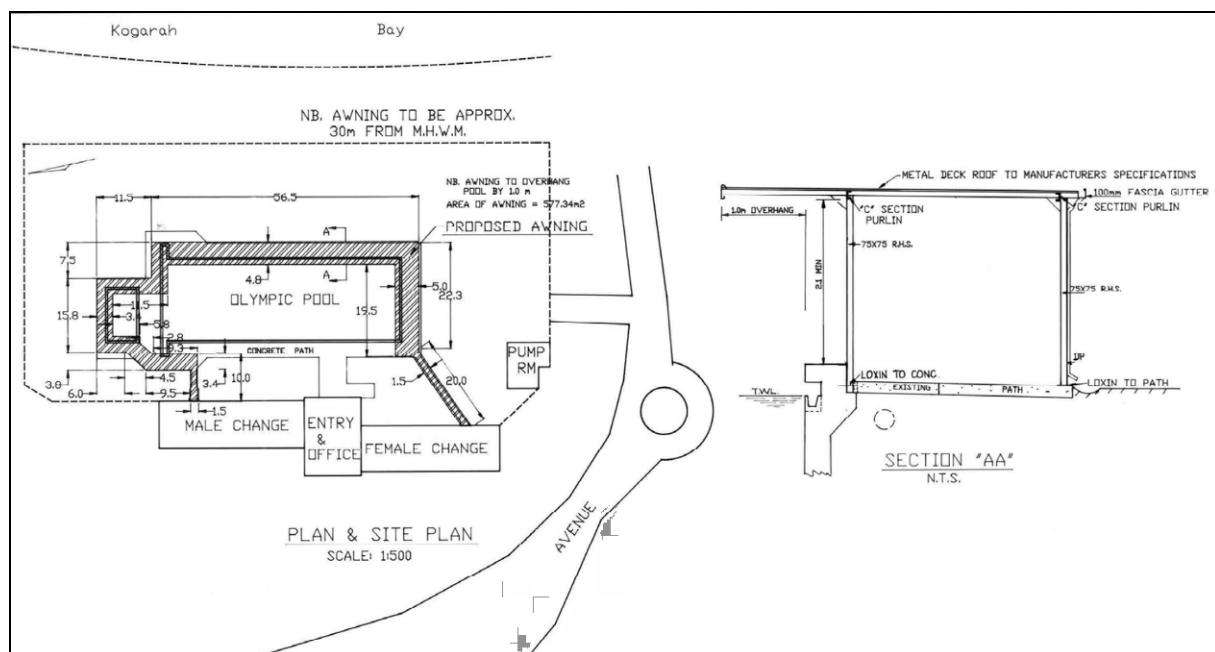


Figure 2.20 Plan showing the proposed awning, c.1991 (Georges River Council, Plan No. B. 432)

³⁶ Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool* (1966) Kogarah Historical Society, (2009) Chapter 14.

³⁷ Georges River Council, *Municipality of Kogarah, Carss Park Pool Proposed Awning* dated 3.6.91 Plan No. B 432.

³⁸ Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool* (1966) Kogarah Historical Society, (2009) Chapter 14.

³⁹ Earnshaw, Beverley, *Carss Park, Building the Kogarah War Memorial Swimming Pool* (1966) Kogarah Historical Society, (2009) Chapter 14 & *St George and Sutherland Shire Leader*, "Pool legend Dick Caine can look back with pride", 1st December 2015.

A recent aerial (**Figure 2.21**) shows the awnings and also indicates that a pool heating system had also been added to the roofs over the building. Some rusted roof sheeting is also evident.

The pool site is clear and is defined by the buildings, trees and plantings added by Council since the construction of the Pool as a buffer and wind break. Two rows of trees (casuarinas) extend along the eastern boundary, parallel to the shoreline. Trees and plantings also extend around the northern perimeter. A row of larger trees also extend along the pedestrian path between the Pool site and grassed flats to the north. A number of larger trees and palms also form part of the southern boundary.

The plant room and access at the southern end of the 50m Pool remains, with vehicular access extending from the round-about near Carss Cottage, however, the Scout Hall has been removed. Two round tanks have also been added the are to the north of the building which also extends along and bounds an open sealed car parking area. The early Park pavilion (now St George Men's Shed) and paths are also visible on the edge of the area.



Figure 2.21 Recent aerial showing the pool and surrounding elements and awnings and two rows of trees added to create a windbreak.

(SIX Maps)

Council has also continued to monitor the condition of the Pool and surrounds and in particular the levels of subsidence. Surveys were undertaken periodically from 1989 and finally an assessment undertaken in 2011 noted that it would only be a matter of time until the pool structure completely failed.⁴⁰

The 2011 study included a review of the performance of the Pool compared to the requirements of the NSW Health Code of Practice in addition to an assessment of the structural integrity and condition of the Pools. The report found that whilst the concrete was in excellent condition and good quality, the 50m Pool structure had settled diagonally with a distinct hump noted, likely to be the result of the settling of the fill on which the Pool was constructed.

⁴⁰ Georges River Council, Geoff Nannes, Fong and Partners Pty Ltd, *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park, Report Pools and Tanks Structures and Finishes and Filtration and Water Treatment Plant* (19 April 2011).

The Pool finishes including the square mosaic ceramic tiles and terracotta tiles on the hob were noted as being in varying, average to poor condition. The tiles had possibly been saved by the fact that the Pool had not been emptied in 25 years. Despite this, water leakage was also noted with the poor condition (cracking) of the concrete concourse and Pool surround due to settlement.⁴¹ The report also noted that the Childrens' Pool had also settled 50mm on the diagonal, although the tiles and joints were noted as being in reasonable condition.⁴²

It was concluded that the structural integrity of the 50m Pool had already been affected by settlement resulting in unacceptable flow pattern, significant leakage and impact on control joints and tiling which ultimately could also lead to the corrosion of the concrete reinforcement and possible structural failure. It was recommended that the tile finishes in the 50m Pool be replaced and that the tile finish in the Childrens' Pool also be replaced within 5 years. It was also concluded that the elements comprising the Pools plant (the filtration, water treatment and heating plant) had reached the end of their functional life. It was recommended that the Childrens' Pool plant be removed from the common system as a priority and its own balance tank and system be provided to keep the 50m Pool operational in the short term (3 years). The Pools were not operating in line with the draft NSW Health Department's codes and given the required structural and refinishing works, it was noted at this time that it would probably be more cost effective to replace the Pools.⁴³

In 2016 Cardno was commissioned to carry out a building assets condition assessment particularly a review of the entry building, electrical, mechanical, hydraulics and fire services and structural condition of the pool and associated building. The services over the site were generally found to be in poor condition and it was noted that extensive rectification would be required to bring the building and complex to standard and reasonable condition. The building structure had reached its design life and it was again questioned if rebuilding the facility would be a more cost effective solution.⁴⁴

In July 2017, Council resumed control and maintenance of the pool from the Lessee (Dick Caine). Critical safety and maintenance issues were immediately addressed by Council in order to extend the life of the pool for as long as possible. Council also considered options and commenced work on several studies to determine the current and future demand for aquatic facilities in the Georges River area.⁴⁵

Georges River Council commissioned another review of the structural condition of the swimming pools and filtration and water treatment plan in early 2019.

The report noted that repairs to the tiles and joints and necessary work on the filtration and water treatment system had been carried out, however, again highlighted the poor condition of the structure and inadequacy of the associated services and elements and the impact on the adjacent sea water. Due to the current structural condition of the pools, particularly the 50m pool, it was recognised that the cost of replacement would not be much more than the cost of repair and rectification. It also noted that the rectification works would only be expected to prolong the life span for another ten to fifteen years, compared with the life of new pools which would be in the order of fifty to sixty years.⁴⁶

On 23rd July 2019 Council announced the closure of Kogarah War Memorial Swimming Pool.

⁴¹ Geoff Ninnies, Fong and Partners Pty Ltd, *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park, Report Pools and Tanks Structures and Finishes and Filtration and Water Treatment Plant* (19 April 2011), p. 2-4.

⁴² Geoff Ninnies, Fong and Partners Pty Ltd, *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park, Report Pools and Tanks Structures and Finishes and Filtration and Water Treatment Plant* (19 April 2011), p. 5.

⁴³ Geoff Ninnies, Fong and Partners Pty Ltd, *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park, Report Pools and Tanks Structures and Finishes and Filtration and Water Treatment Plant* (19 April 2011), p. 11-12.

⁴⁴ Cardno, *Building Assets Conditions Assessment Kogarah War Memorial Swimming Pool* (23 September 2016), p. 69.

⁴⁵ Georges River Council website.

⁴⁶ Geoff Ninnies, Fong and Partners Pty Ltd, *The Kogarah War Memorial Olympic Swimming Pool Centre at Carss Park, Report/Review Pools and Tanks Structures and Finishes and Filtration and Water Treatment Plant* (9 July 2019), p. 2.

The pool had been closed for winter maintenance, however, following a direction from the NSW Environment Protection Authority (EPA) in relation to urgent environmental concerns, Council took immediate action to close the pool to prevent further pollution into the Georges River. The pool was to reopen on 4 August 2019, however, the EPA, an independent statutory authority, confirmed that pollution of the River was occurring as a direct result of leaks due to the pool's age, deteriorated condition and ground subsidence. To prevent any further detrimental effect to the local waterways the pools were soon after drained of water.⁴⁷

Images dated 24 July 2019 (**Figure 2.22**) show significant cracking. A Geotechnical Study and Contamination report to understand the subsoil conditions was also commissioned at this time.⁴⁸ A public information session on the actions that Council had taken was held on Monday 29 July 2019 at Georges River Civic Centre. By this time, it was reported that over 10,000 local residents had signed a petition to keep the pool open. Representations and statements were made to Council by a number of people including former Olympian Michelle Ford who trained at the pool under Dick Caine.⁴⁹ Prime Minister Scott Morrison also reaffirmed his \$5 million election pledge towards the refurbishment or rebuilding of the Kogarah War Memorial Pool (Carss Park Pool) - but only on its current site.⁵⁰

Council commissioned Otium Planning Group to conduct the Regional Aquatic Facility Site Suitability and Feasibility Study in 2019 to inform its plans for development of a potential future third local aquatic facility, to meet the current and future needs of the Georges River community.

At its meeting on Monday 25 May 2020, Council resolved to further investigate the feasibility of building a new Regional Aquatic Facility at Todd Park, within the Carss Park Sport and Recreation Precinct.⁵¹

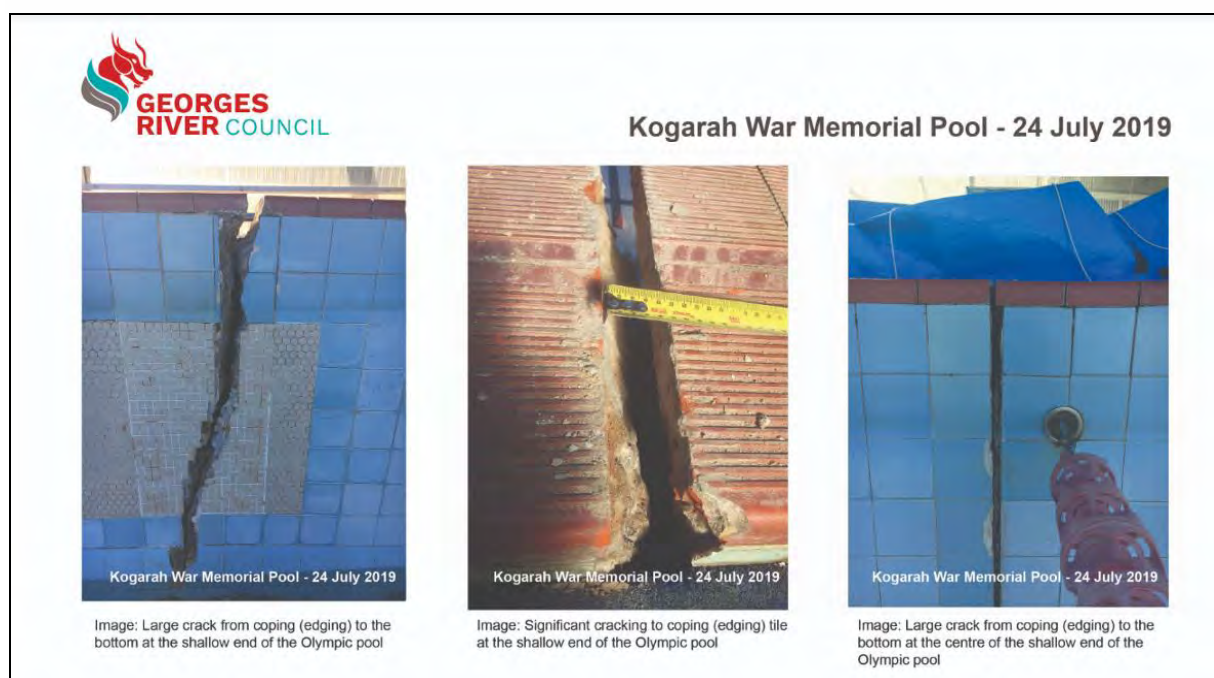


Figure 2.22 Images showing the significant cracks (Georges River Council)

⁴⁷ Georges River Council website.

⁴⁸ Georges River Council website.

⁴⁹ Georges River Council website & *The Sydney Morning Herald*, "Absolutely devastating": Beloved South Sydney swimming pool to close. 23rd July 2019.

⁵⁰ *St George and Sutherland Shire Leader*, "PM reaffirms \$5 million for Carss Park pool refurb or rebuild - but only at current site", 23rd June 2019.

⁵¹ Georges River Council website – Carss Park Pool & *St George and Sutherland Shire Leader*, "12 months since Carss Park Pool was closed by Georges River Council", 23rd July 2020.

Council considered the final Regional Aquatic Facility Site Suitability and Feasibility Study prepared Otium Planning Group, which applied fourteen sustainable assessment criteria to four potential locations for a new Regional Aquatic Facility in the Georges River area. The locations being the Sans Souci Leisure Centre, Todd Park, Carss Bush Park and Netstrata Jubilee Stadium. Todd Park was identified as the highest-ranking site.

The following resolutions were made at the same meeting:

- that funding of up to \$200,000 be allocated from the Aquatic Facilities Reserve to commence the detailed technical investigations required for the highest ranking location;
- that a report on establishing a “Hall of Fame” be prepared as part of the proposed regional aquatic facility project to recognise the athletes and coaches who trained at the Kogarah War Memorial Pool, including the identification of an appropriate budget;
- that a report be prepared relating to the erection of a permanent war memorial in an appropriate landscape setting at the site of the existing pool that ensures the site remains open green space for community use; and
- undertake the immediate demolition of the Kogarah War Memorial Pool complex, decontaminate, and undertake remediation of the site to eliminate the current safety risks to the community.⁵²

The Carss Park Sport and Recreation Precinct Master Plan and Plan of Management is currently being prepared and covers the whole of Carss Bush Park including the site of the Pool to direct and provide a clear and integrated approach to the ongoing and future use and management of the Park area and its facilities.⁵³

⁵² Georges River website.

⁵³ Georges River website.

3.0 The current situation

3.1 Carss Bush Park & context

Carss Bush Park is located on the western shores of Kogarah Bay and is generally bounded by Todd Park to the west, residential development to the north, creek and Kogarah Bay to the east.

Carwar Avenue extends from the Princes Highway into the Park area and is a relatively wide dual carriageway characterised by a mix of low scale commercial and residential development. The commercial buildings are concentrated close to the junction with the Princes Highway. The residential development extends to the Park entry and also faces the Park flats.

The Park entry is marked by a stone feature and mature trees. The roadway continues into the Park and splits just west of the Pool area. The western arm provides access to the picnic, playground and car parking areas to the west of the Point. The main arm of the access road continues toward the Point and is terminated by a turning circle/round-about located to the south of the Pool and north of Carss Cottage Museum. A mature Pine tree remains at the centre.

The roadway has stone and concrete kerbing and car parking is also located along part. Sports playing fields and the Pool area are located to the east of the roadway. A sealed roadway also extends from the round-about down to the water line and provides vehicular access to the Pool site and water.

Carss Point & Carss Cottage Museum

Carss Cottage Museum occupies an elevated site on Carss Point overlooking Kogarah Bay. Carss Cottage is a single storey, face stone structure with gabled and skillion roof clad in slates, stone chimneys and timber framed windows and doors. The front façade faces Kogarah Bay and has an open verandah with painted concrete slab floor and decorative cast iron, flat posts supporting the hipped verandah roof which is also clad in slates. An enclosed porch has been added to the western side. A concrete and stone flagged strip driveway extends from the round-about to the western side of the building. A stone wall bounds a paved area along the eastern side of the building which also has a small detached painted structure and umbrellas. A concrete pedestrian ramp has been added along the eastern façade of the building.

Carss Cottage Museum is surrounded by open lawn, trees and plantings. A number of large and mature trees and cultural plantings including a large Fig, Palms and Pines are located about the Cottage. The open area around the Point also features a number of sandstone elements and features including an arch/ arbor, stone seats also garden edging and stone flagged paths and platforms.

A sealed pathway and seawall extends around the Point. The walkway is located below the level of Cottage and affords views of the natural rock forms and early shoreline on which Carss Cottage sits. The Cottage is also visible through the trees.

The Tidal Baths, picnic & playground area

The tidal bath is located to the west of the Point and is enclosed by a shark-park proof net that extends from the south western tip of Carss Point to reclaimed area to the south. The public walkway continues around the tidal baths beach to Beach Street and is also bounded by a grassed picnic area and playground. The picnic area and playground are dotted with trees and plantings, modern park furniture and picnic shelters. The playground has modern play equipment and shade structures. A dense tree band (Carss Bush Park) and Lookout with small car parking area separates the picnic and playground areas from the residential development to the north of the Park. Carss' vault is also located within a small fenced area in the picnic ground close to the playground.

Buildings & elements

The grassed areas around the tidal pool/ beach and to the west of Carwar Avenue also retain early stone steps, paths and garden features, signage and a number of buildings. The modified picnic and beach areas and associated buildings are set against a natural bush and treed backdrop.

The Carss Park Life Saving Club is a single storey, face and painted brick Inter-war period structure with a stone base, contrasting brick details, hipped and skillion roof sections clad in terracotta tiles and metal sheeting and timber framed windows and doors.

The Life Saving Club is located on a sealed area to the west of Carwar Avenue and a small car parking area that has been formed where the access roadway splits. The building is elevated above the picnic area and tidal pool with stone steps and connecting pathways extending from the building. The front façade, which faces the tidal pool, has a projecting, open porch with brick piers and balustrade supporting the flat roof. The front façade also has a stone plaque bearing the dedication date 1934. The building has undergone some modifications and additions and an area behind the building has been enclosed by fencing. Concrete steps and a sign located to the west of the structure lead up to and indicate the Carss Bush Park Lookout.

The Rangers Station is a two storey rendered and face brick structure with stone base, hipped roof clad in metal sheeting and timber and aluminium framed windows and doors. Located on the western roadway to the west of the Life Saving Club, the building is constructed to the rock slope that rises to the Lookout and surrounding bushland. The building retains the Inter-war rendered base with modern face brick (1971) addition over. The front façade, which also faces the tidal pool, has a recessed porch on the ground floor and posted verandah and balcony.

The former pavilion and kiosk, now a contemporary café (By the Bay) is also a single storey building with gabled, skillion and parapeted flat roof sections clad in metal sheeting. A parapeted infill, with contemporary bi-fold aluminium framed windows and doors has been constructed to the front of the building. A flat, sealed area with seating and umbrellas has also been added across the front of the building which faces the picnic and tidal pool area. The building and open outdoor area terminates the western arm of the access road.

Further west, on the rise and pathway that extends into the bushland reserve that bounds the picnic and playground areas is a modern, single storey painted amenities building with low pitched gabled roof also clad in metal sheeting.



Figure 3.1 Carwar Avenue and Park entry which is indicated by stone feature (at left). A separate roadway also provides access to the Lookout and associated car park.



Figure 3.2 The roadway forks just north of the Pool area and St Georges Men's Shed (at right).



Figure 3.3 Carwar Avenue is terminated by a round-about located close to Carss Cottage Museum.



Figure 3.4 A paved access (driveway) extends along the western side of Carss Cottage.



Figure 3.5 The northern and western façade of Carss Cottage.



Figure 3.6 The front façade of the Carss Cottage which faces Kogarah Bay.



Figure 3.7 The northern façade of Carss Cottage and paved area.



Figure 3.8 The rear/ northern façade of Carss Cottage.



Figure 3.9 Large native and cultural trees and plantings are also located on the Point around Carss Cottage.



Figure 3.10 The tidal baths from the western side of the Point.



Figure 3.11 The walkway, sea wall and fence along the eastern side of the tidal pool.



Figure 3.12 The picnic and tidal pool area.



Figure 3.13 The picnic area which also has modern park furniture and facilities.



Figure 3.14 The Life Saving Club building which is a single storey Inter-war period building.



Figure 3.15 The Life Saving Club building is located to the west of Carwar Avenue, adjacent to the small car parking area. The building is elevated above the picnic and tidal pool areas.



Figure 3.16 A separate path and sign lead to the Lookout.



Figure 3.17 The Ranger's Building is a modified two storey building that also faces the tidal pool and picnic area.



Figure 3.18 The Ranger's Building is located between western access road and rock ledges and bushland belt that bound the western section of the Park area.



Figure 3.19 The early Pavilion/ kiosk which has also been modified to create a contemporary café.



Figure 3.20 A parapeted infill and open outdoor area have been added to the front of the building.



Figure 3.21 The picnic area.



Figure 3.22 Carss' vault remains in the picnic area which also has a playground with contemporary equipment and shade structures.



Figure 3.23 Modern amenities block which is setback from the tidal pool and located along the tree line.

Foreshore walk

The foreshore walk is continuous around the tidal pool and Carss Point and connects to the northern section of the Park which has open sports fields and associated facilities. The walkway has been recently upgraded with new stone sea walls and elements added. An elevated walkway has also been added and forms part of the walk along the reclaimed shoreline around the Pool complex.

Sports flats & surrounds

Open, grassed playing fields and associated facilities and services elements are located to the north of the Point and Pool complex.

The sports fields extend over the area that was filled and extended out into the bay between 1937 and 1943.

The flat area is located below the level of Carwar Avenue and is also framed by a tree line and pedestrian paths. A recently upgraded walkway also extends around the Bay and continues along to the north to the creek line.

Located in the south western corner of the flats and to the west of the Pool complex and associated car parking area, the St George Men's Shed is a single storey, face brick and concrete modified pavilion. The structure retains the original, Inter-war period brick piers later brick and glass block infill. A flat concrete deck with simple steel handrails has been added over the structure. The building is constructed close to the Carwar Avenue alignment. Concrete steps extend up to the roof deck which overlooks the open grassed playing flats and reclaimed area including the Pool complex and associated car parking area. Steps also extend along each side of the structure from the roadway down to the Park and an open gym area that has also been created in front of the building.

A simple, single storey face brick amenities building with flat metal roof and open modern pavilion with hipped roof clad in metal sheeting are also located further north of the Men's Shed, close to the Carwar Avenue alignment. Cricket nets are also located in the north eastern corner of the flats area, close to the Carlton Crescent alignment.



Figure 3.24 The recently completed elevated walkway and foreshore walk that connects the picnic area, Carss Point and flats to the north.



Figure 3.25 The walkway extends along the shore adjacent to the Pool complex.

The Pools and associated elements are not visible from walkway due to the mound and screen planting.



Figure 3.26 Two rows of casuarinas and scrub are located along the eastern side of the Pool area.



Figure 3.27 The sealed walkways along the foreshore continue north and also extend around the northern side of the swimming Pool site.



Figure 3.28 The sea wall and treatment along the eastern edge of the sports fields to the north of the Pool complex.



Figure 3.29 A pedestrian pathway and row of trees located between the playing fields and northern boundary of the Pool which is currently overgrown (at right).



Figure 3.30 The Carss Park sporting fields/ flat located to the north of the Pool complex. The area is bounded by the foreshore walkway and Kogarah Bay to the east.

The area has been formed by fill and is a wide open grassed area that is also bounded by pedestrian paths and a tree line that extends around the Carwar Avenue and Carlton Crescent street boundaries.



Figure 3.31 A simple, modern face brick amenities building with flat metal roof and open pavilion with hipped roof clad in metal sheeting are located along the Carwar Avenue boundary of the sports flats. Sealed paths and services including lighting have also been added around the perimeter.



Figure 3.32 The St George Men's Shed occupies an early, modified pavilion located in the south western corner of the flat area. An open air gym has also been added in front of the structure.

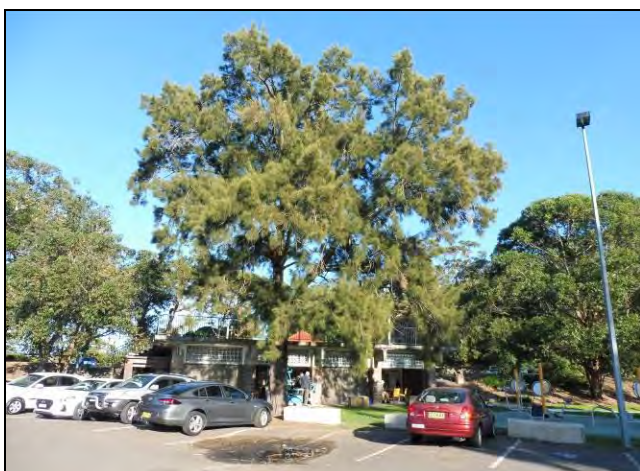


Figure 3.33 The Men's Shed is located close to the Pool and associated car parking area. A number of mature trees are also located around the structure.



Figure 3.34 The Men's Shed retains part of the early, Inter-war period pavilion (brick columns) to which brick and glass block infill and additions and a concrete structure (roof deck) have been added.



Figure 3.35 The structure is constructed close to the access road and has steps each side.



Figure 3.36 The Men's Shed and associated deck is located close to the access road.

3.2 Kogarah War Memorial Pool

The Kogarah War Memorial Pool complex is located to the north of Carss Point, Carss Cottage Museum. A sealed roadway and grassed mound, trees and plantings are located between the Pool area and historic cottage.

The Pool complex and associated car parking area are constructed over reclaimed land and are located below the level of Carwar Avenue.

The car park entry and car park have an asphalted finish and generally fall towards the north. The car parking area is bounded by trees, concrete pedestrian paths, sandstone blocks (acting as bollards) and light poles have also been added around the car park perimeter.

The Pool complex is bounded by fencing and a dense tree line which extends around the southern, eastern and northern boundary. The Pool entry building forms the western boundary and interface between the Pool area and the car parking area and screens views to Kogarah Bay.

The Pool complex comprises of;

- the entry building;
- the 50m Olympic sized swimming pool;
- Toddler's pool; and
- Plant/pump room.

Lightweight awnings enclosures, gazebo and walkways also extend around and connect the open areas around the Pool. Two concrete water tanks are also located to the north of the Pool entry building. Grassed areas and a planted mound and trees extend around the northern, eastern and southern side of the pools. Wide gates and a service (vehicular) entry are located at the southern end of the complex, close to the Plant/pump room.

The entry building

The entry building is a low lying, single storey late 20th century building with rendered masonry walls, concrete and timber structure and flat roof sections clad in metal sheeting and timber and aluminium framed windows and doors. The building comprises of two long wings which extend from a central bay.

The central bay sits on a concrete base. The front façade, facing the car park, is divided into two bays and has a wide opening with a modern roller door. A concrete ramp extends up to the opening. A sign with the name of the complex is fixed to the southern bay. The front facades of the two long wings of the building are also divided into bays by projecting columns and have high, strip windows in each bay. Wide, gated door openings are also located each side of the central bay.

The front building line is kinked. The central bay rises slightly above the roof line and also projects forward of the long wings. The northern bay has a deeper setback and has a garden bed, open lawn, trees and planting located along front façade and the concrete path and kerb that extends along the front of the building. A flagpole and unofficial war memorial is also located at the junction of the central and southern wing. A plaque appears to have been removed.

Internally the building generally has concrete slab floors, painted brick and lightweight partition walls. The central bay has a sheeted ceiling lining supported on exposed lightweight steel flat trusses. The two long wings have an exposed timber framed roof.

The central wing retains office and store rooms around its perimeter and has long service counters clad in corrugated steel each side of the central thoroughfare which extends between the wide roller door opening on the front façade and two openings also with roller doors that provide access to the pool area. Narrow corridors lead to the two side wings and former male and female change rooms which have been converted into gym areas with male and female facilities at each end. Two rows of pipe steel posts extend along the central spine of the two long wings and supporting the roof structure. The floor is not level and appears to fall from central spine. The service areas have simple and modern fixtures and fittings.

A steel framed awning extends from the two openings leading to the Pool area. A wide, steel framed addition with lattice and sheeted infill has also been added to the eastern (Pool) side of the northern wing.



Figure 3.37 The Pool site and associated car park is located to the north of the access road extending from Carwar Avenue and that leads directly to Carss Point and separates the site from the historic Carss Cottage and associated open area.



Figure 3.38 The car parking area and access to the Pool complex.



Figure 3.39 The car parking area looking back toward the access road.



Figure 3.40 The Pool entry building extends along the eastern edge of the car park.



Figure 3.41 The entry building is single storey structure with two long wings extending from a central bay. The northern wing has a deeper setback.



Figure 3.42 The central bay comprises of two sections and has a wide opening (entry) in the northern section.



Figure 3.43 The central bay is a simple, rendered structure on a concrete base. Downpipes and signage have been fixed to the façades.



Figure 3.44 Some cracking and movement/subsidence is visible at the base of the central bay. A concrete step has also been added to the base of the front façade. Some corrosion and failure of the footing is also evident along the northern side.



Figure 3.45 The door opening and part of the northern wing.



Figure 3.46 The northern end of the building.



Figure 3.47 The southern wing which has an unofficial memorial and flagpole.





Figure 3.48 The central bay and building entry. The façade has been altered or was not built to the early building plans.



Figure 3.49 The building entry.



Figure 3.50 Service counters, offices and storerooms are located about the central thoroughfare and access to the Pool area.

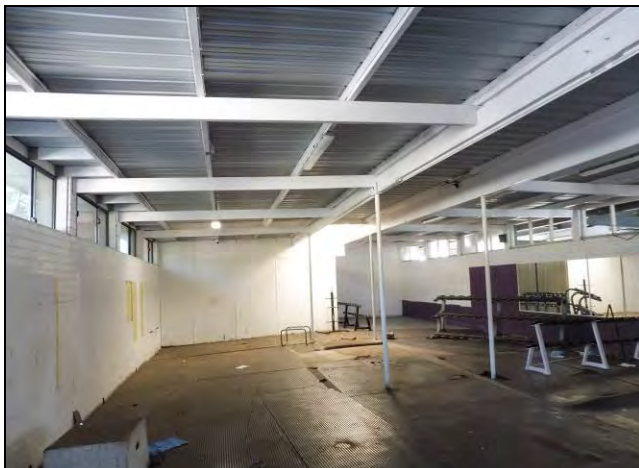


Figure 3.51 View of the interior of the northern wing.



Figure 3.52 The northern wing also accesses a later, covered lightweight addition.



Figure 3.53 The enclosed addition adjacent to the eastern side of the northern wing.



Figure 3.54 The interior of the southern wing



Figure 3.55 The awning extending over the access to the Pool area.



Figure 3.56 The water tanks located adjacent to the northern end of the building.

50m Olympic Swimming Pool

The 50m lap Pool extends parallel to the entry building, with length extending in a north-south orientation roughly parallel to the reclaimed western shore line of Kogarah Bay. The Pool is surrounded by a concrete apron/ concourse. Steel framed awnings (added in c. 1991) and enclosures extend around the southern, western and northern side of the Pool. These areas also feature some fixed seating. Three lightpoles with lamps remain along the western side. The eastern side of the Pool also retains one light post and lamp.

The Pool is 18 m wide with depth of 1.1m to 1.8m with scum gutters along each side and a tiled hob around the perimeter. Entry stairs are located at the two shallow end (northern) corners. Steel ladders are also located in the mid section and southern end. The pool base has mosaic tiled finish with larger ceramic tiles to the wall and scum gutter and terracotta tiles to the hob. Open grassed areas also extend around the north, east and southern sides of the Pool. A visible, 2.3-3m grassed mound with trees and plantings extends parallel to the eastern side of the Pool.

Toddler's Pool

The Children's Pool is located adjacent to the north western corner of the 50m Pool and measures 12m x 6m and varies in depth between 600mm to 750mm. The Pool has mosaic tiled finish to the surround, steps and base of the pool and larger ceramic tiles to the wall. A steel framed structure with gabled and skillion roof and clad in translucent polycarbonate sheeting extends over the entire pool area. The Pool in turn is bounded by open grassed area with dense and overgrown shrubs and plantings growing along the fencing. The trees provide a visible barrier from the sports playing fields to the north and concrete water tanks located in the north western corner of the Pool site.



Figure 3.57 The 50m Olympic Pool.



Figure 3.58 Lightweight awnings and elements located along the western side of the Pool. Three posts with lamps remain along the western length of the pool.



Figure 3.59 The mound, trees and planting and elements along the eastern length of the Pool. Only one lamp post remains on the eastern side.



Figure 3.60 The Toddler's Pool.



Figure 3.61 The Toddler's Pool, cover and open grassed area and tree line around the northern end of the 50m Pool.



Figure 3.62 The mound and wind break along the eastern side of the 50m Pool.



Figure 3.63 Lightweight awnings and elements around the northern end of the 50m Pool.



Figure 3.64 A large crack is located near the north eastern corner of the 50m pool.



Figure 3.65 The Pool looking north.



Figure 3.66 The southern end of the 50m Pool.



Figure 3.67 Lightweight enclosure at the southern end of the Pool.



Figure 3.68 Open grassed and service area to the south of the 50m Pool.



Figure 3.69 The area at the southern end of the complex and Plantroom (at left).

Plantroom & surrounds

The plantroom is located at the southern end of the complex, close to the south eastern corner of the entry building. It is a simple face brick and lightweight boarded structure with flat membrane and steel clad roofs.

The structure has clearly been altered and extended and is located close to the southern fence and wide gates that provide vehicular access to the site. Open grassed area extends between the structure and southern end of the 50m Pool and associated lightweight awning and enclosure. A number of trees and plantings are also located along the southern fence line.



Figure 3.70 The Plantroom, which is a simple, utilitarian structure.



Figure 3.71 The Plantroom which has undergone some visible alterations and additions.



Figure 3.72 The access gates and fence along the southern boundary of the Pool complex.

Trees

The Pool site is bounded by a number of trees and plantings. Overgrown shrubs and younger trees extend around the northern perimeter. Two rows of casuarinas, palms and plantings added by Council as a wind break extend along the mound along the eastern side. The mound and trees screen views from and to the Pool area. Photographs of the Pool during construction show the area was clear and confirms that these were all added post construction.

The southern section of the Pool site retains some larger, mature specimen trees and palms which may relate to the garden setting of Carss Cottage. The 1943 aerial shows two trees or clumps in this approximate location. The photographs of the Pool taken during construction also indicate that some larger trees occupied this area at the time of construction.



Figure 3.73 Trees and planting along the northern perimeter the Pool site.

The dense planting screens visual connection and views and to from the Pool to the sports flats and Park area to the north.



Figure 3.74 Trees and park area around the southern end of the Pool complex.



Figure 3.75 Trees and plantings along the mound and eastern side of the Pool.



Figure 3.76 Trees and plantings to the south and south west of the Pool.



Figure 3.77 Trees at southern end of the Pool complex. Carss Cottage is partially visible behind.



Figure 3.78 Trees and park area around the southern end of the Pool complex.

3.3 Summary analysis, setting & views

Kogarah War Memorial Swimming Pool is located within Carss Bush Park which was established in the 1920s. The Park was part of an early (1854) land grant that remained largely intact until the early 20th century. Kogarah Council acquired most of the grant and in addition to maintaining a public foreshore area, made a fair proportion of the land available for residential development.

The Park area retains a band of bushland that separates the public foreshore areas from the nearby residential development.

The Park also significantly retains an early stone cottage that was constructed by 1865. The Cottage occupies an elevated site on Carss Point and remains a visible feature of the Park. The cottage was constructed by William Carss who acquired the grant in 1863 and after whom the Point and area is named. Carss occupied the cottage until his death in 1878. He was buried in the vault which remains to the west of the cottage. The cottage later accommodated the early Park rangers and has operated as a local museum since 1971.

Improvements to the Park were undertaken by Kogarah Council from the late 1920s. The existing tidal pool was formalised in the 1930s when works to the associated beach and picnic area, seawalls and open areas around the Point were also undertaken. Trees and cultural plantings were added for shade and wind breaks. A number of pavilions and facilities were also provided by the 1940s. Dredging and further improvements including land reclamations at the western side of the tidal pool, around the Point and area to the north of the Carss Point were also undertaken by 1943.

The land reclamation to the north of Carss Point created an open flat grassed area along the western shores of Kogarah Bay and extended the natural creek line to its north. The area is now largely used as sports playing fields. Works to the tidal pool, picnic area and facilities and foreshore have continued to the present. Upgrade of the foreshore walk and seawalls and construction of an elevated walkway, stone steps and facilities have recently been completed along the eastern side and to the north of Carss Point.

A car parking area has also been formed on the infilled area. Extending between an early pavilion which has been modified and is now used as the St George Men's Shed, playing fields and the Pool complex, it is an open sealed area that is also bounded by pedestrian paths, trees and plantings. The carpark is below the level of the access road and has a slight fall to the north and east. The Pool entry building faces the car park.

The 50m swimming Pool was opened in December 1965. The official opening ceremony occurred in October 1966 when the Pool complex was dedicated as "The Kogarah War Memorial Olympic Swimming Pool". The Toddler's Pool followed in 1968.

The Pools and associated buildings, Dressing Shed/ entry building and Plantroom were constructed on the reclaimed and filled land to the north of Carss Point. It would appear that some structural issues soon began to develop. The scum gutter line and concourse slab constructed in 1965 were re-designed in 1970 and it is assumed upgraded from this time. The original plantroom was also upgraded in 1972. The concrete floor slab was cracked and a new slab and wall claddings were provided. Levels were taken in 1972 and regular monitoring of the pool structure and surrounds has continued since the late 1980s.

It is not clear when elements such as the concrete water tanks located to the north west of the Pool were added, however, awnings were added around the Pool in c. 1991. Other lightweight enclosures and structure over the Toddler's Pool have also been added. Modern steel fencing surrounds the complex. Screen trees and plantings have also been added around the site perimeter and particularly on an earth mound to create a wind break along the eastern/ Bay side of the 50m Pool.

The original entry building and Dressing Sheds retain the two long wings extending from the central bay and main building entry with relatively simple structure and flat roof. However, typical upgrades including replacement of windows and upgrade of services have been undertaken. The dressing rooms have also been converted for use as a gym.

Details of the front façade of the building differ from the early drawings. It is not clear if the building was built as designed (no early photographs of the building have been located), however, the front entry roller door appears to be later addition.

The interior of the central bay also appears to have been upgraded and roller doors on the eastern façade also appear to be later additions.

The building is in a degraded condition. Cracking and subsidence of the base and footings of the central bay are evident. The floor levels in both the long wings are also visibly uneven with a definite hump extending along the central spine.

The upgrade and successive changes to the Plantroom are also evident. The structure appears to have been enlarged and extended and walls and roof fabric and services have been upgraded. The building appears in a run down and degraded condition.

A structural and services study undertaken in 2011 noted that it would only be a matter of time until the pool structure completely failed. It was found that whilst the concrete was in good condition, both the 50m and Toddlers' Pool structures had settled with a distinct hump noted. The ceramic tiled finish of the pools were in varying condition, however, were probably saved by the fact that the Pools had not been emptied (and tiles allowed to dry and crack) in 25 years. Despite this, water leakage was noted with the poor condition (cracking) of the concourse and Pool surround due to settlement. The question of replacement of the complex was posed from this time.

Another assessment was undertaken in 2016 and it was found that the services over the site were in poor condition and that extensive rectification would be required to bring the buildings and complex to standard and a reasonable condition. In July 2017 Council resumed control of the facility and immediately addressed the critical safety and maintenance issues identified.

Another review of the structural condition of the Pools and water treatment plant was undertaken in early 2019. The rectification works undertaken were recognised, however, the study highlighted the poor condition of Pool structures and inadequacy of the associated services and elements and impact on the adjacent sea water.

In July 2019 Council announced the closure of the complex. The pool had been closed for winter maintenance, however, following a direction from the NSW EPA in relation to urgent environmental concerns, Council acted to close and empty the Pools to prevent further detrimental effect to the local waterways. Significant cracks are evident in the 50m Pool structure with uneven levels and cracking of the surrounding sealed concourse.

At a meeting on 25th May 2020 Council made a number of resolutions including the demolition of the Pool and remediation of the site to eliminate the current safety risks. It was also resolved that some interpretation be prepared relating to the war memorial associations and in recognition of the long term use of the site and athletes and coaches who trained here.

The RSL have advised that whilst the Pool was dedicated as a "War Memorial" it was not intended to be an official site or place of remembrance or ceremony. Since the 1960s, the RSL have altered their stance on memorials and advise against the indiscriminate use of the term and naming of elements such as swimming pools, sports ovals and public buildings that would detract from recognised memorials and established locations for remembrance services.⁵⁴

Setting

Kogarah War Memorial Swimming Pool is located within a public park and modified cultural landscape that has continued to evolve since its establishment, however, retains an open green character with native and cultural trees and plantings in a waterfront setting.

⁵⁴ Ken Inglis, *Sacred Places: War Memorials in the Australian Landscape* (2008).

The complex is located close to Carss Point which despite the reclamation of the area around the Point and addition of the access road and foreshore walkway, retains a sense of its original rocky foreshore and water line and an early stone cottage and its setting on an elevated and treed site.

The character of the Park area each side of Carss Point differs, however, the parkland is connected by access roads, pedestrian paths and steps and a continuous foreshore walk.

The Pool complex is bounded by fencing, earth mound, screen planting and the entry building which enclose the facility reduce its visual and physical relationship with the surrounding Park area.

It would appear that the fencing, trees and plantings have been added for practical, security and screening purposes. An earth mound and trees and lawn have been added along the waterfront side as a wind break.

Views

The Carss Bush Park and Carss Cottage have both been recognised as being of cultural significance. The Park was established as a public open space due to its waterfront location, remnant bushland and historic cottage.

The Park extends along the western shore of Kogarah Bay about Carss Point which remains a visually prominent and historically significant feature of the Park. The Park also offers views and allows appreciation of Kogarah Bay.

The Park area can be appreciated on approach along Carwar Avenue and from Kogarah Bay. The foreshore walk and open areas on Carss Point and within the picnic areas and tidal pool provide views of and appreciation of the natural and cultural features of the Park, Carss Bush and green backdrop to the west and also views of the Kogarah Bay and surrounds to the south and east.

The foreshore walk also provides views of the Park flats and playing fields. The deck over the St George Men's Shed building also allows some views of the Park flats and a glimpse of Kogarah Bay over the Pool complex.

The 50m and Toddler Pools have a garden setting. However, the Pool complex is enclosed and there are no views or appreciation of the surrounding Park area, Carss Cottage or Kogarah Bay from the main Pool area.

Carss Point Cottage occupies an elevated site on the Point. The building is surrounded by a number of mature trees and plantings and an informal garden setting which screen some views to and from the structure, however, it is a visible feature enhanced by its elevated and central position in the Park and the surrounding natural rock outcrop, mature trees and plantings.

The primary views to and from Carss Cottage are (refer **Figure 3.79**):

1. along the access road and turning circle/ round-about;
2. along the public paths and walkways in the picnic area; and
3. along the foreshore walk on approach to and around the Point.

The building is not currently visible from within the main Pool complex, due to the existing structures, fencing and surrounding trees and plantings. However, Carss Cottage is partially visible through the trees and fence in the grassed area to the south of the 50m Pool ((4), **Figure 3.79**)



Figure 3.79 Primary views to Carss Cottage.

(SIX Maps)



Figure 3.80 View of Carss Cottage and Kogarah Bay from the turning circle/ round-about that terminates the access road. The building is a visible element largely due to the elevated site.



Figure 3.81 View of the Point and Carss Cottage looking south along the foreshore walk.



Figure 3.82 View of Carss Cottage from the walkway on the Point. The tree line and natural rock outcrops indicate the location of the natural shoreline and extent of reclaimed land.



Figure 3.83 View of the natural rock outcrop (and early shoreline) and Carss Cottage from the walkway along the western side of the Point.



Figure 3.84 Various paths, stone features and elements are located in the Park area. The stone harbour and elements were added from the 1930s and were intended to enhance views and appreciation of the Park and its natural and cultural features.



Figure 3.85 View of the Point and Carss Cottage from the north eastern corner of the tidal pool beach.



Figure 3.86 View looking south toward Carss Cottage from the southern end of the 50m Pool.



Figure 3.87 Primary views and appreciation of the waterfront location and Kogarah Bay.

(SIX Maps)



Figure 3.88 View of the Park on approach along Carwar Avenue.



Figure 3.89 The various walkways, access road and steps provide views to the Park area and features and Kogarah Bay.



Figure 3.90 View of the Park area from Carss Cottage.



Figure 3.91 View looking from the front verandah of Carss Cottage to Kogarah Bay.



Figure 3.92 View of the tidal baths and Kogarah Bay from the front of Carss Cottage.



Figure 3.93 View of the Kogarah Bay looking north east from Carss Cottage.



Figure 3.94 The access road also forms part of the pedestrian walkways that extend along the foreshore and around the Point and provides view of the Bay and Park area.



Figure 3.95 The walkway and shoreline around the Point has been recently upgraded.



Figure 3.96 The foreshore walk around Carss Point has been extended and connects to the area north of the Pool complex (at left).



Figure 3.97 The walk allows views of the Park area. The Pool complex is currently screened by trees and planting and prevents visual connection between the Point and area to the north.



Figure 3.98 The elevated walkway added along the foreshore adjacent to the Pool area provides views to the Park and Kogarah Bay.



Figure 3.99 The Sporting field affords views of Kogarah Bay.



Figure 3.100 The Swimming Pool complex and associated carpark from the deck over the Men's Shed. Kogarah Bay is partially visible over the Pool entry building.

4.0 Assessment of Significance

4.1 Assessed significance

Kogarah War Memorial Pool is located within Carss Bush Park which has been identified as a local heritage item (I31) under Schedule 5 of the Kogarah Local Environment Plan (LEP) 2012.

Carss Cottage has also been listed as a State item on the LEP (I32) and on the State Heritage Register (SHR 00587). The Pool area does not fall within the identified SHR curtilage for Carss Cottage.

The Statements of Significance from the State Heritage Inventory are as follows.

Carss Cottage

Carss Cottage forms a substantial part of a rare setting and is one of the oldest buildings in the southern Sydney area south of the Cooks River. It is the oldest building in the Kogarah area and is associated with the early development of the Kogarah area. William Carss was of sufficient stature in Sydney society in the 1830s as a master craftsman to have been a member of the founding committee of the Sydney Mechanics School of Arts in 1834. It is a rare example of mid Victorian period stone homestead in the southern area of Sydney. Situated on a knoll close to Kogarah Bay and through its largely unspoilt setting, it plays an integral role in the aesthetic and architectural quality of the Bay (Clive Lucas, Stapleton and Partners 1993:26,27).⁵⁵

Carss Cottage is a very early single storey stone cottage sited prominently on a headland of Kogarah Bay on the Georges River, which gives its name to the locality. It survives as part of the early settlement in the Kogarah district. Built as a country retreat, by a city publican, William Carss, it is sited on a portion of the original estate within Carss Bush Park, which still retains the feeling of isolation from later suburban development.⁵⁶

Carss Bush Park

Carss Bush Park is an area of open space with considerable historic significance and containing a variety of features of heritage value, many associated with the original settlement of the area by Europeans. The sandstone cottage on Carss Point constructed for William Carss, despite modifications, has value as an example of an 1860s "country" retreat which still retains the feeling of isolation from modern suburban development. The Carss family vault is one of very few solitary vaults in the Sydney region. The tidal baths, sea wall and pathways form part of a valuable recreation area. The sandstone walls and pathways make a significant contribution to the appeal of the area. The Park retains remnant vegetation pre-dating European settlement of the area. Subsequent plantings enhance the appearance of the Park, complementing the remnant vegetation.⁵⁷

A Landscape Heritage Study of Carss Bush Park and including Todd Park was prepared for Kogarah Council by landscape architects, Mayne-Wilson & Associates (2002, updated 2004).

The Statement of Significance is as follows:

⁵⁵ NSW Heritage Database No: 5045326.

⁵⁶ NSW Heritage Database No: 1870559.

⁵⁷ NSW Heritage Database No: 1870560.

Carss Park has historical and social significance both as part of the grounds of an early private estate and as a regionally important public open space serving a wide community catchment since the mid-1920s. The Park supports a wide range of public recreation and sporting facilities and especially between the 1920s and 1950s was a popular space for large community events, including fetes, concerts and gala days. Its social significance is reinforced by many of its elements having been built with the assistance of local labour provided under the Unemployment Emergency Relief Scheme, and by the presence of the Carss vault, one of the very few solitary vaults in the Sydney region. Its aesthetic significance largely derives from its setting on the edge of Kogarah Bay, its distinctive framing by the bushland belt to its west and the excellent views over the Bay gained from the bushland escarpment. The majority of the park's built landscape elements are essentially intact and the sandstone walls, pathways and benches contribute substantially to its appeal. The remnant bushland, some of it pre-dating European settlement, is a key landscape zone with important natural heritage values, and is in fair to good condition. The subsequent cultural plantings complement the remnant vegetation and enhance the appearance of the park.

The Landscape Assessment divided the Park into seven precincts including **Precinct 7 – The playing fields and Olympic pool complex** which was rated as follows:

This has negligible heritage value, save perhaps for a certain degree of esteem by some members of the local sporting community who have used the facilities over several decades, and whose efforts have led to periodic upgrading of the facilities.

The Carss Park Swimming Pool (I40) was identified as being of little cultural significance. Other items in the precinct, what is now the St George Men's Shed (I39) was also rated as being of little significance and the amenities block in the open flat area (I41) was rated as having no significance. The open playing area, car parking area and other elements including trees were not rated.

The assessed significance highlights the historic significance and association of the Park area and significance of Carss Cottage as an early stone cottage occupied by a prominent and early local resident William Carss and its prominent setting on Carss Point in Kogarah Bay. The Park also retains Carss' vault.

The assessments allude to the aesthetic values and particularly the remnant native bushland and Park's built landscape elements including the tidal baths, sandstone sea walls, pathways and benches and cultural plantings which enhance the character and use of the Park area.

The assessments also recognise the social value of the Park as a regionally important public open and recreation space that has served the local and wider community since the 1920s.

The assessments do not note the Kogarah War Memorial Pool.

4.2 Significance of the Kogarah War Memorial Pool

The above review and analysis indicates that the Park area has long been valued by the local community who lobbied Council to acquire the land on the western shores of Kogarah Bay to create and preserve a waterfront public open space and recreational area.

The Park was established in the 1920s and has continued to develop and evolve to the present.

The Pool complex is part of the later, late 20th century development of the Park area, constructed on reclaimed land, to provide a needed facility in the local area.

The following assessment of heritage significance has been prepared utilising the current State Heritage Inventory evaluation criteria.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Kogarah War Memorial Pool is sited over reclaimed land, however, is of some local historic significance as part of Carss Bush Park that was established in the 1920s and is associated with an early grant and waterfront estate named after early resident William Carss.

The reclamation appears to have been undertaken between 1937 and 1943 to provide additional parkland and provide flat sports fields and additional public open space and improve the amenity of the Park and waterfront area.

The construction of the 50m/Olympic Pool in 1965, Toddler’s Pool in 1968 and associated facilities is part of the late 20th century development of the Park that represents the growing need for additional sports facilities and specifically a public Pool in the local area.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

Kogarah War Memorial Pool is associated with Kogarah and later Georges River Council who managed the design and the construction the Pools and associated facilities and who have continued to oversee the management and maintenance of the complex.

Kogarah War Memorial Pool is associated with various community groups including the local RSLs who raised funds and contributed to the cost of the construction of the complex.

The Pool was named in honour of all who served in the Wars and in recognition of this initial gift, however, was not intended to serve as a place of ceremony and remembrance or detract from formal and established memorials.

Kogarah War Memorial Pool is associated with noted swimming coach and local identity Dick Caine who managed and operated the Pool complex under a lease arrangement with Council from 1966 until 2017. Caine and the Pool complex are also associated with a number of Olympians and athletes who trained here.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area)

Kogarah War Memorial Pool is a representative example of a 50m concrete pool that retains its size and overall form and details including mosaic and ceramic tiles. The Pool, however, is in a degraded and poor condition and has been affected by the subsidence and settling of the site. Visible cracks and leakage have impacted on the surrounding area. The associated Toddler’s Pool is also a representative example of a supplementary Pool that has also been compromised by the site conditions.

The existing entry building, plantroom and associated additional lightweight awnings and enclosures and concrete water tanks are utilitarian and simple structures and elements of no particular architectural style. The entry building has also undergone some change and unsympathetic upgrades which have impacted on its overall form and character. The building is also in a poor condition, with subsidence and failure of floors and footings evident.

The entry building and associated carparking area are visible elements in this section of Carss Bush Park and are enhanced and softened by garden beds, trees and plantings and the surrounding Park features. However, the building is low lying and its simple form and character make no particular visual contribution to the Park or waterfront area.

The plantroom is a simple structure that has undergone successive repairs, alterations and additions which have also impacted on its condition and makes no visual contribution to the Pool or Park area.

Kogarah War Memorial Pool is located in a Park and waterfront setting and location, however, is obscured by the building, fences, trees and planting which obscure and screen views to and from the complex and impact on its relationship with the surrounding Park and waterfront area.

The complex is surrounded by open grassed areas, raised mound, trees and plantings which enhance the Pool area. The shrubs, vines and trees extending along the northern and eastern boundaries of the Pool site including the two rows of casuarinas along the eastern mound are part of the late 20th century development and have been successively added for screening and to create a wind break following the construction of the Pool.

A number of larger specimen trees and palms are located in the area to the south of the 50m Pool and may relate to the earlier phase of development of the site.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Kogarah War Memorial Pool has long been a feature of Carss Bush Park and is of high local social significance as a well-used sporting facility that was in continuous use since its opening in December 1965 until its closure in July 2019.

The social value as a swimming, learning, leisure and training venue has been recognised by the local and wider community.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The site has not been identified as being of any archaeological significance. As reclaimed land the historic archaeological potential of the site is considered to be low and likely to have been disturbed by the infill and construction of the Pool, surrounding car park, mounds and changes along the foreshore.

The 50m Pool including sealed concourse area and associated Toddler's Pool, entry building, various awnings and enclosures and plantroom incorporate typical and standard fabric and construction details that are not uncommon or rare. The buildings and elements have also undergone some modifications, alterations and additions which have impacted on the fabric and overall are unlikely to reveal any new information that is not available elsewhere.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Kogarah War Memorial Pool is a representative example of a concrete swimming Pool and complex constructed in the late 20th century.

50m/ Olympic sized swimming pools are now relatively rare in the local context. The Sans Souci Leisure Centre retains an outdoor 50m, however, the Pool at the Hurstville Aquatic Centre is 25m long.

- Criterion (g) -** **An item is important in demonstrating the principal characteristics of a class of NSW's**
- **cultural or natural places; or**
 - **cultural or natural environments.**
 (or a class of the local area's
 cultural or natural places; or
 - **cultural or natural environments)**

Kogarah War Memorial Pool is part of the late 20th century development of the Carss Bush Park and retains two concrete pools and associated facilities, however, these are in a degraded condition and have been affected by their age and site conditions which have reduced their integrity and have impacted on the Park and waterfront setting.

4.2.1 Summary

Kogarah War Memorial Pool is of local historic and social significance as part of the late 20th century development of Carss Bush Park and for its long standing use as a public swimming pool and sporting facility that was in continuous use from December 1965 until July 2019.

The complex is significant for its association with Kogarah and later Georges River Council and local community groups and associations who also raised funds and contributed to the cost of construction. There is no memorial on the site, however, the complex was named to honour those who served in the wars and in recognition of the funds raised by the RSL for its establishment. The complex is also associated with long standing leasee and noted swimming coach Dick Caine and a number of Olympians and athletes who trained here. The social value as a swimming, learning, leisure and training venue has been recognised and is valued by the local and wider community.

The Pools are representative examples of concrete pools constructed in 1965 and 1968 that retain their overall form and scale. Olympic sized, 50m Pools are rare in the local area, however, the significance of the 50m Pool and associated Toddler's Pool are reduced by their degraded and poor condition which has been affected by the site conditions and reclaimed land on which they were built and closure of the complex. Water leakage has also impacted on the water quality and surrounding Park area.

The entry building, awnings and site elements are of no particular architectural or aesthetic significance and make no particular contribution to the recognised aesthetic character of the Carss Bush Park and waterfront setting. The concrete water tanks, plantroom and fencing are utilitarian and similarly make no contribution to the site or area.

The open grassed areas, trees and plantings around the Pools soften and enhance the Pool area, however, also largely relate to the later development of the Park and were planted for screening and as wind breaks. Some trees around the southern section of the site may remain from an earlier phase of the site development, however, overall the trees, particularly around the northern boundary and mound along the eastern side of the complex have been successively added post construction and also reduce views to and from the site and visual connection with Carss Point, Carss Cottage and Kogarah Bay.

The Pools and associated elements occupy a modified landscape and are of no technological merit or value and incorporate standard construction materials, techniques and details. The design and layout do not provide any information that is not available elsewhere.

4.2.2 Grading of elements

There are no items of Exceptional cultural significance on the Pool site.

The 50m Pool is of some local associative and social value, however, its overall significance and contribution to Carss Bush Park has been degraded by its condition, loss of integrity and cessation of use. The Pool is obscured and is not a visible feature of the Park or waterfront and makes no visual contribution to the Park area.

The cultural significance of the Pool elements are graded as follows.

Grading	Element
High	<ul style="list-style-type: none"> ▪ The Park and waterfront setting;
Moderate	<ul style="list-style-type: none"> ▪ mature specimen trees and palms in and neighbouring the southern section of the Pool site;
Little	<ul style="list-style-type: none"> ▪ the 50m Pool and Toddler's pool, entry building and associated awnings, concrete concourse and paths; ▪ the existing lighting, gazebo, seating and outdoor furniture; ▪ the plantroom and associated elements; ▪ the trees and planting including the rows of casuarinas along the northern and eastern site boundaries; ▪ the fencing and gates; ▪ the two concrete water tanks located to the north of the entry building;
Intrusive	<ul style="list-style-type: none"> ▪ the later steel awnings and enclosures; and ▪ the mound, weeds and vines.

5.0 The proposed works

It is currently proposed to demolish and remove all improvements on the Pool site and remediate and improve the area as an open, passive recreation Park space.

The existing carpark and associated ramps and access from Carwar Avenue will be retained and continue to provide parking for Park visitors, members and visitors to the nearby St George Men's Shed which will also be retained with no change. The associated open gym area, existing surrounding sealed pathways and larger trees at the edge of the sports flats will be retained.

The elements proposed to be removed include:

- the entry building and associated garden beds and planting along the edge of the carpark and overall structure and floor slabs also attached awnings and enclosures;
- the 50m Pool and surrounding sealed concourse and pathways, lighting, seating, gazebo and enclosures;
- the Toddler's Pool and associated apron and awing,
- the fence and trees indicated in the Tree Removal plan along the northern boundary of the Pool site;
- the mound, palms and trees including one row of casuarina trees along the eastern side of the Pool and eastern fence line. One row of casuarinas in the foreshore area are proposed to be retained;
- removal of the fencing and plantroom and concrete slabs and paths and associated service elements in the southern section of the site; and
- removal of some trees in the southern section of the site, however, most of the larger trees to the south and south east of the 50m Pool including palms are proposed to be retained.

Geotechnical and contamination studies have been undertaken to the site and it is proposed to remediate, cap and undertake works as recommended.

It is proposed to provide some replacement trees and plantings and create a passive recreation space over the site in the short term.

The Carss Park Sport and Recreation Precinct Master Plan and Plan of Management is currently being prepared and works that have been considered in the context of the whole Park and wider area are proposed to be implemented in the medium to long term.

6.0 Assessment of Heritage Impact

The relevant clauses of Georges River Council planning documents and guideline document on the preparation of Statement of Heritage Impact reports have been considered below.

6.2 Kogarah LEP 2012 & DCP 2013

In accordance clause **5.10 Heritage conservation** of the KLEP 2012:

(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.

Kogarah War Memorial Pool is located within Carss Bush Park which has been listed as a local item and is in the vicinity of Carss Cottage which has been listed as a State item under the LEP.

Carss Bush Park has been recognised as an open space of considerable historic significance relating to a variety of features associated with early European settlement (Carss' Cottage and vault) and the early 20th century establishment and development of the Park area. The associated cultural plantings and remnant vegetation and bushland contribute to the aesthetic and natural values of the place and are enhanced by a waterfront setting and outlook to Kogarah Bay.

The proposed demolition and remediation of the site of the Kogarah War Memorial Pool is considered acceptable from a heritage point of view as there will be no adverse impact on the primary and recognised Park values and identified elements particularly Carss Cottage and vault or the tidal baths, sea walls and pathways.

The proposed demolition and remediation of the site will improve the setting of these elements and reinstate the extended Parkland area and also open up views to and from the recognised historic elements, particularly Carss Cottage, and waterfront which is considered a positive impact.

The Kogarah War Memorial Pool was constructed over land that was reclaimed in the late 1930s and is part of a modified area that was intended to provide additional open space and amenity for the local community.

The existing Pools were constructed from 1965 and are of some local historic, associative and social significance as part of the late 20th century development of the Park and due to its long term use as a public swimming Pool that enhanced the use of the Park area. However, Kogarah War Memorial Pool has not been recognised as a feature or element contributing to the historic and aesthetic values and character of Carss Bush Park. The historic use and social values of the Pool are reduced and have been degraded by its poor condition and impact this has had on the natural and cultural features of the surrounding Park and Kogarah Bay.

The Pools are representative examples of concrete pools and associated buildings and elements are of no architectural merit or aesthetic value. The existing complex is enclosed and screened by planting and windbreaks and currently makes no particular visual contribution to the site and has no visual relationship with the other primary Park or foreshore areas.

The proposed demolition follows ongoing monitoring and assessment of the Pool complex and its components and assessment of the feasibility of repairs and rebuilding.

The structural integrity of the Pool and associated elements have been affected by the site conditions and settlement of the land fill on which the structures were constructed. Despite early upgrades and ongoing monitoring and maintenance, this has ultimately resulted in failure of the Pool structure, building footings and slabs and environmental impacts.

The proposed demolition and remediation of the site provides an opportunity to improve the Park land and waterfront amenity, use and character. An open passive recreation area is proposed over the site and will be improved in the medium to long term in line with a well-considered Master Plan and Plan of Management for the entire Park site which is currently being prepared.

Whilst a local Pool facility will be removed, the provision of a new pool in an appropriate location is currently being investigated. The demolition and remediation of the site will have no impact on the access road or round-about near Carss Cottage which with the surrounding kerbs, trees and planting and car parking will be retained with no change. The works will have no material impact on Carss Point or Carss Cottage and existing primary access and views and will have no impact on the surrounding Park elements and features. The tidal pool, sea walls, foreshore walks including the recently completed steps, elevated walkway also existing picnic areas, sports flat and facilities will also be retained with no change. The existing carpark adjacent to the Pool complex and amenity it provides to Park users will also remain.

Removal of the trees particularly around the northern and eastern Pool boundaries are intended to open up connect the space to the surrounding Park area and improve views within the Park and to Kogarah Bay and will have no adverse impact on the significance of Carss Park.

The trees and shrubs proposed to be removed relate to the later development of the site and were planted successively for privacy screening and to provide wind breaks. Mature and specimen trees around the southern section of the site with the external row of casuarinas are proposed to be retained and will continue to enhance the area and maintain a wind break along the shoreline. Some replacement trees and plantings are also proposed.

Any potential adverse impacts are also reduced by the retention of existing mature and specimen trees around the site; retention of the existing shore line and associated walkway, paths and trees around the St George Men's Shed and sports flats and improvement of the views to and from these items and particularly to and from Carss Cottage and Carss Point.

It is also recommended that a Photographic Archival Recording be prepared on the site prior to any demolition and that an Interpretation Plan be formulated in line with the Plan of Management and interpretive elements be added on the site to recognise the development of the site, associative and social values of the facility.

With regards to **B1 – Heritage and Heritage Conservation Areas** of the Kogarah DCP 2013.

1.1 General Controls

Objectives

- (a) New development, including development on sites adjacent to heritage items must respect the architectural character of a heritage item and complement and enhance their significance and setting.*

The demolition and remediation of the Kogarah War Memorial Pool has been considered and follows ongoing and detailed review and assessment of the Pools and associated elements structural integrity, services, safety and compliance. Demolition is proposed due to the degraded condition of the Pools, associated elements and services, environmental impacts and in light of feasibility studies relating to the proposed repair or replacement options.

The proposed demolition and remediation of the site as an open passive recreational space will have a positive impact on the recognised features of the Park, Carss Cottage and their setting.

In the short term it is proposed to provide open Park land with open grassed areas and that will open up views, visual and physical connections between the Park areas and improve appreciation of the Park and waterfront areas.

It is also anticipated that the area will also be improved in the medium to long term in line with a Master Plan and Plan of Management that is currently being prepared and will consider the cultural attributes of the Park and Carss Cottage and enhance their significance and setting.

- (b) Landscape features are to be retained where they contribute to the heritage significance of the item.*

Primary landscape features that contribute to the significance of the Carss Bush Park including Carss Point and associated rock outcrops and cultural trees and plantings on the Point and in the surrounding picnic areas, the tidal pool, open picnic areas and early stone paths and details also Carss vault and remnant bushland in the Park will be retained and will not be affected by the proposed demolition and remediation of the Pool site.

The Pool was constructed over a modified landscape and landscape features of the site including the mound along the eastern boundary and most of the trees and plantings in and around the Pool are later additions that were added successively.

The mound to the east of the 50m Pool and contaminated material over the site is proposed to be removed and capped which is considered a positive impact and cultural significance of the Park and Carss Cottage will be enhanced by reinstatement of a passive recreation space close to the foreshore.

With regards to **B2 – Tree Management and Green Web**, the remnant native trees and bushland within the Park area will be retained and will not be affected by the proposed demolition and remediation works.

An Arborist report and assessment of the Pool site has been undertaken. Some trees and plantings in and around the Pool site are proposed to be removed, however, a number of mature and specimen trees and amenity trees will be retained. Some replacement trees and plantings will also be provided in appropriate locations and to ensure that primary views and appreciation of the Park attributes and Carss Cottage.

6.3 Heritage NSW criteria

The relevant questions are addressed as follows.

Is the demolition essential for the heritage item to function? Are particular features of the item affected by the demolition?

The Kogarah War Memorial Pool has long been part of Carss Bush Park and an active sports and recreation facility in the Park area. Whilst of some historic and social significance due to its associations and use, it is a later addition to the Park site and not an essential or recognised feature of the Park from a historic/ cultural point of view.

The significance of the complex and particularly the 50m Pool have has been reduced due to the compromised condition of the structure which has had some impact on the surrounding site and waterways.

The proposed demolition of the Pool and associated elements will have no adverse impact on Carss Cottage and identified features including surrounding cultural plantings and its identified curtilage. The Pool area falls outside of the SHR curtilage and proposed works will provide an open, green landscape that will extend and enhance the curtilage, views and connections to and from the item. The demolition will also provide an opportunity for improved physical and visual connections between the Park areas, particularly Carss Point and area to its north.

Other significant and identified features within the Park including the tidal baths, sea wall and paths will not be affected by the proposed demolition works.

How is the impact of the new development on the heritage significance of the item or area to be minimised?

The heritage significance of Carss Bush Park and Carss Cottage relates to their historic associations and aesthetic values and social significance as part of an early waterside retreat and residence and later as a public foreshore park with bathing, picnic and promenade areas enhanced by landscape features, cultural plantings and remnant native vegetation and bushland.

The proposed demolition and radiation of the Pool site will have no adverse impact on these values. Any potential adverse heritage impacts are minimised in the following ways:

- by the retention of the Park boundaries and existing access and round-about and associated stone elements, kerbs, parking and trees;
- by the retention of the existing picnic areas, car parking and associated trees and plantings, also the tidal baths, sea wall and paths including the foreshore walks and recently completed elevated walkway that will not be affected by the proposed demolition and remediation works;
- by the retention of the early Park buildings and elements including the St George's Men's Shed and open sports flats and fields and associated paths and trees;
- by the retention of the existing car parking area adjacent to the Pool complex and access from the main access road;
- by the remediation, removal of some contaminants and capping of the site to prevent ongoing environmental impacts;
- by the opening up of the area and provision of additional open, recreational space that will improve physical connections in the Park area and will enhance views to and from and appreciation of Carss Point, Carss Cottage and Kogarah Bay;
- by the retention of mature and specimen trees and plantings on and around the site and future improvement of the area in line with a considered Master Plan and Plan of Management.

Kogarah War Memorial Pool is of some local historic and associative significance and social value. However, ongoing assessments have highlighted that the structure and associated elements and services are no longer viable and have reached the end of their life. The complex is not compliant and has also had some environmental impact on the surrounding area.

The Pool elements in themselves are not of any particular architectural or engineering merit. Any potential adverse heritage impacts may also be reduced by:

- the preparation of a Photographic Archival Recording prior to the commencement of any demolition works; and
- preparation of an Interpretation Plan and strategy and implementation and addition of interpretive elements such as landscape features, installations and signage that recognises the history and development of the site and its associative and social values.

The social values were also recently highlighted by community submissions relating to the closure of the Pool. A request should also be made of the local community for any photographs, material or stories to add to the interpretation of the site.

How does the new development affect views to, and from, the heritage item? What has been done to minimise effects? Is the new development sympathetic to the heritage item? Will the additions visually dominate the heritage item? Will the public and users of the item still be able to view and appreciate its significance?

As noted above the proposed works will open up and improve views and visual connections to and from the Carss Cottage and areas to the north of Carss Point.

The proposed demolition and remediation of the site is sympathetic and is proposed to improve the Park area and remove environmentally damaging elements. The remediation works and capping of the site also seeks to improve the condition of the site.

An open passive recreation space is proposed over the area and will be enhanced by trees and plantings and some park furniture. The open space will continue to be located below the level of the access roadway. The retained and proposed trees and plantings and site elements will not dominate Carss Cottage which will continue to occupy an elevated site on the prominent point.

The area will form part of the Parkland and will also improve the visible connections and appreciation of Kogarah Bay. As such it is considered that the public and Park users will be able to view and appreciate the significance of Carss Bush Park and Carss Cottage.

Is the development sited on any known or potentially significant archaeological deposits?

The site is located over reclaimed land and is modified landscape with any significant deposits likely to have been disturbed by the construction of the car park and Pool complex and subsequent alterations and additions.

The Pools and associated buildings and elements incorporate standard construction materials, details and techniques that are not unusual or rare and not likely to reveal any new information that is not available elsewhere.

6.4 Conclusion & recommendations

In summary, the proposed demolition of Kogarah War Memorial Pool at No. 78 Carwar Avenue, Carss Park and remediation of the site is considered acceptable from a heritage point of view.

The Pool is located within the historic Carss Bush Park and in the vicinity of State listed item, Carss Cottage.

The heritage significance of Carss Bush Park and Carss Cottage relates to their historic associations and aesthetic values and social significance as part of an early waterside retreat and residence and later as a public foreshore park with bathing, picnic and promenade areas enhanced by landscape features, cultural plantings and remnant native vegetation and bushland and Kogarah Bay setting.

Kogarah War Memorial Pool is located within Carss Bush Park, however, is not located within the SHR curtilage of Carss Cottage and has been previously assessed as being of little cultural significance.

This assessment has found that Pool complex was constructed from 1965 and is part of the late 20th century development of the Park and is of local associative and social significance, however, the Pools and associated elements are of limited cultural significance in themselves and their contribution to the Park has been reduced and diminished by the poor structural condition of the Pools and associated elements and closure, limited visual contribution to the Park and waterfront area and the environmental impact they have on the Park and waterfront setting.

The site is constructed on reclaimed land and fill and integrity the Pools and in particular the 50m Pool has been affected by settlement. This has resulted in unacceptable flow pattern, failure of the Pool structure and significant leakage. This is compounded by non-compliances and poor condition of fabric and services that overall have reached their design life.

The proposed demolition of Kogarah War Memorial Pool and remediation of the site will have no adverse impact on the cultural significance of Carss Bush Park or Carss Cottage. The existing Park boundaries and identified elements including: Carss Cottage and vault, tidal pool, picnic areas and associated trees and plantings, landscape elements, sea wall and foreshore path and elevated walkway and the remnant native bushland will be retained and continue to be appreciated as part of the public recreation space.

The works will have no impact on other features including the Carwar Avenue entry and access road and alignment, other existing buildings, pavilions and facilities which will be retained and remain usable elements in the landscape. The existing car parking areas and amenity these afford will also be retained.

The proposed works will have no adverse impact on Carss Point and primary curtilage and setting of Carss Cottage or its use which will remain with its existing amenity, mature specimen and cultural trees and plantings.

The condition and viability of Kogarah War Memorial Pool has been considered and options relating to its ongoing use, repair and replacement of the facility have been addressed. Investigations relating to the provision of a replacement Pool in an appropriate location are in progress.

Any potential adverse heritage impacts are also reduced by:

- the remediation, removal of some contaminants and capping of the site to prevent ongoing environmental impacts;

- the opening up of the area and provision of additional open, recreational space that will improve physical connections in the Park area and will enhance views to and from and appreciation of Carss Point, Carss Cottage and Kogarah Bay; and
- by the retention of mature and specimen trees and plantings on and around the site, provision of replacement trees and landscape elements and future improvement of the area in line with a considered Master Plan and Plan of Management.

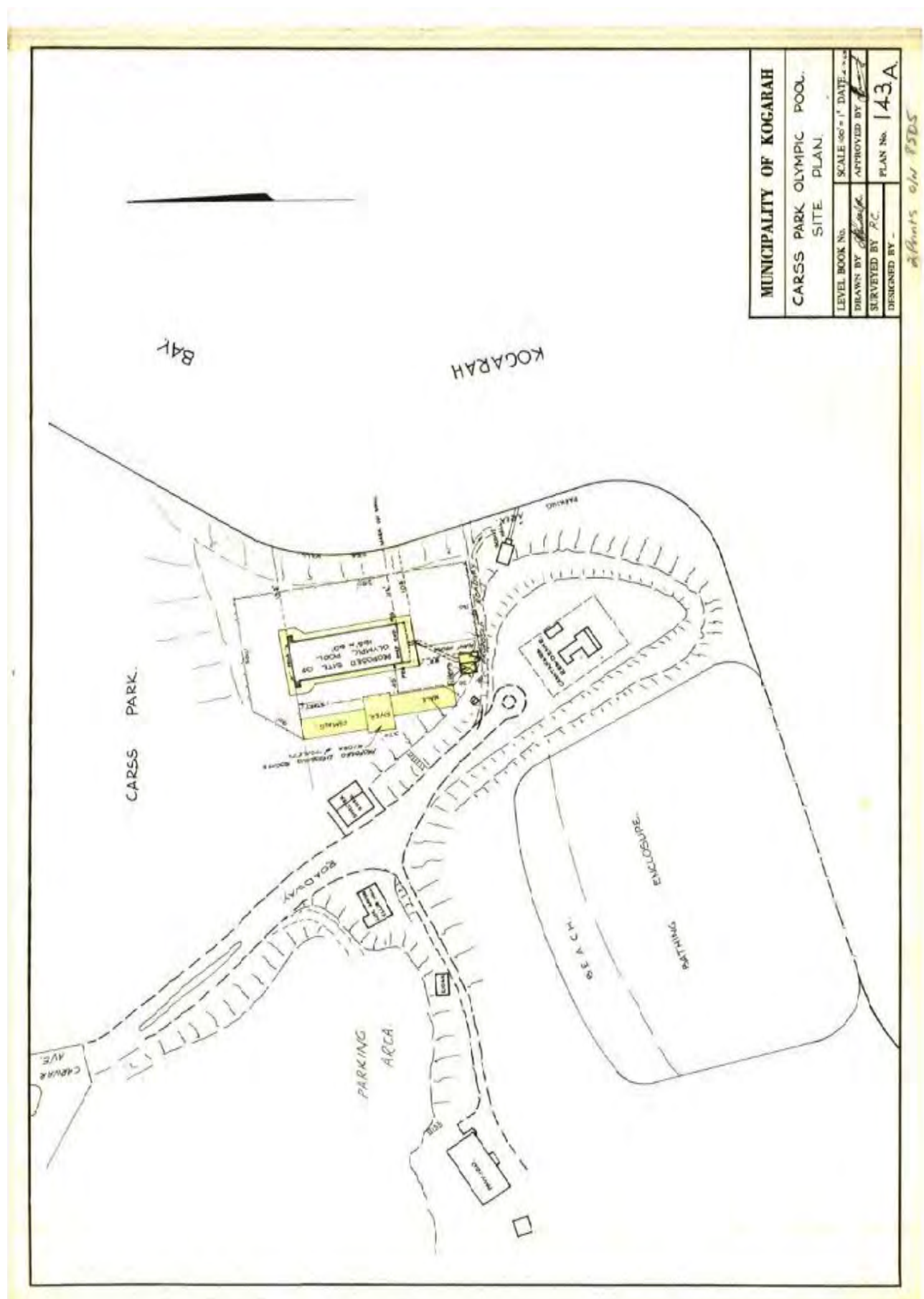
The following mitigating measures are also recommended:

- preparation of a Photographic Archival Recording prior to the commencement of any demolition works; and
- preparation and implementation of an Interpretation Plan and strategy and addition of interpretive elements such as landscape features, installations and signage that recognises the history and development of the Pool site and its associative and social values such as:
 - the history and development of this section of the Park site including interpretation of the original high water mark and shoreline;
 - the construction of the Pool and associated parties who contributed to its development; and
 - the long standing work and management of Dick Caine and Olympians and athletes who trained here.

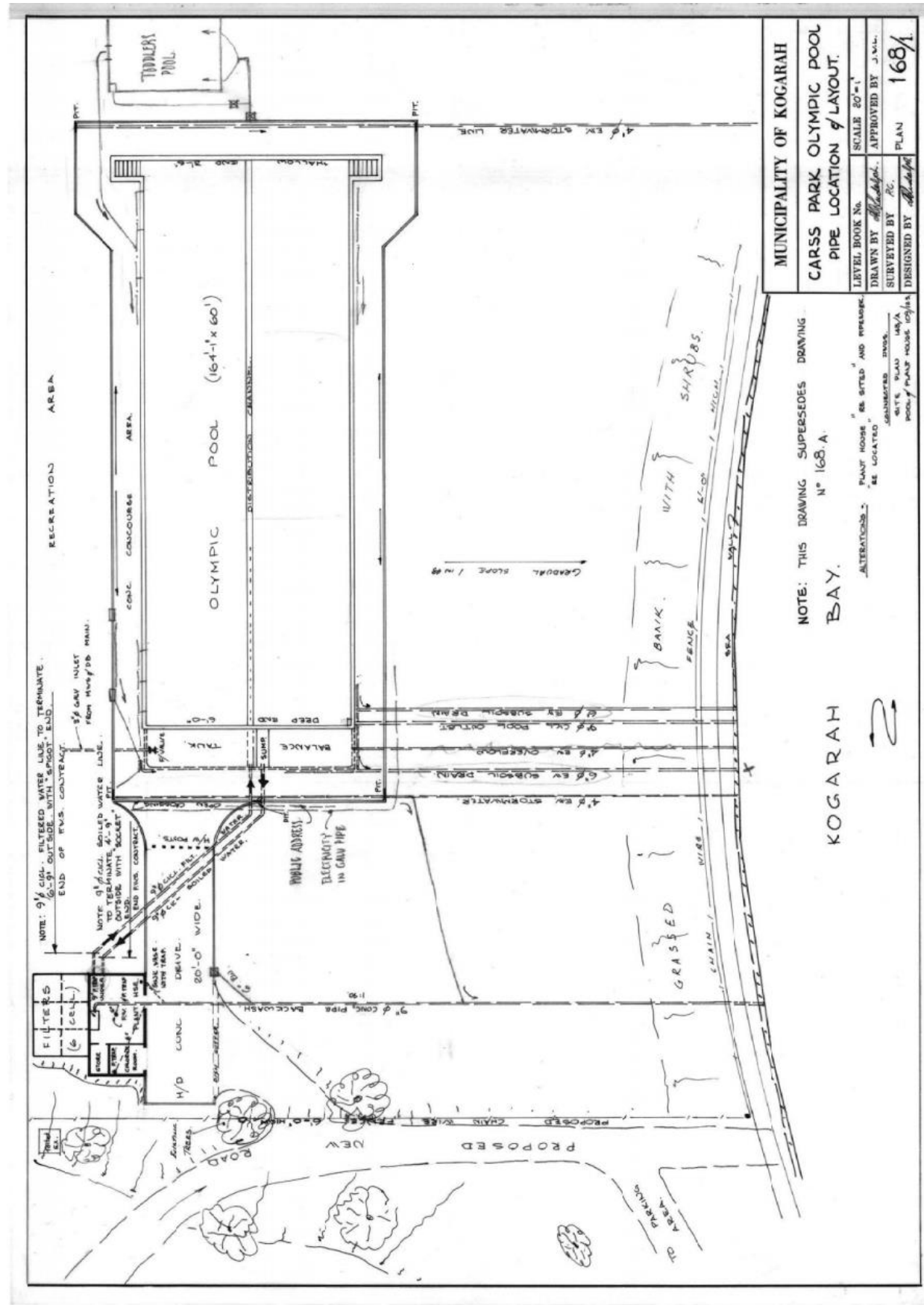
7.0 Appendix

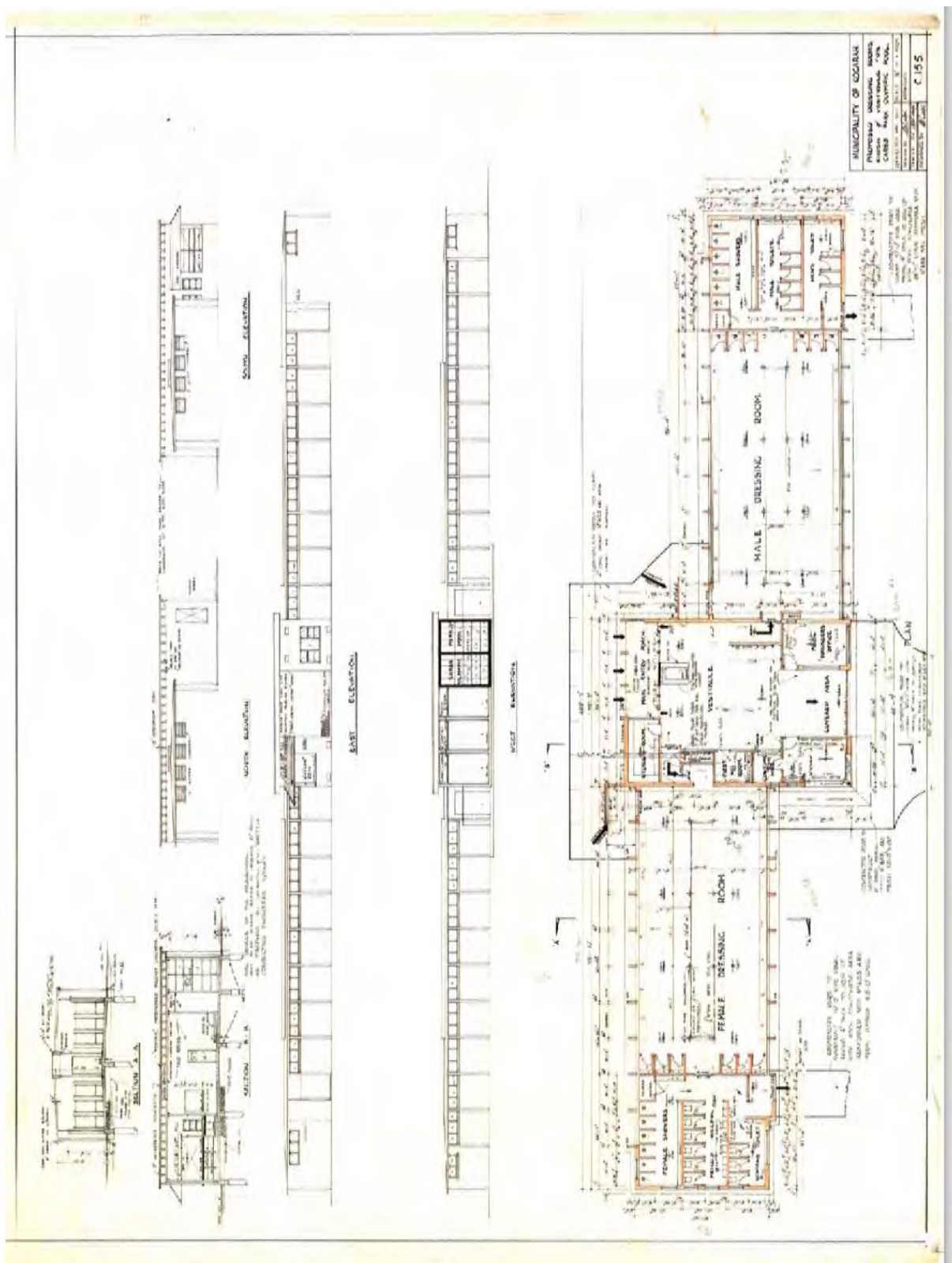
7.1 Historic plans

The following plans were provided by Georges River Council.

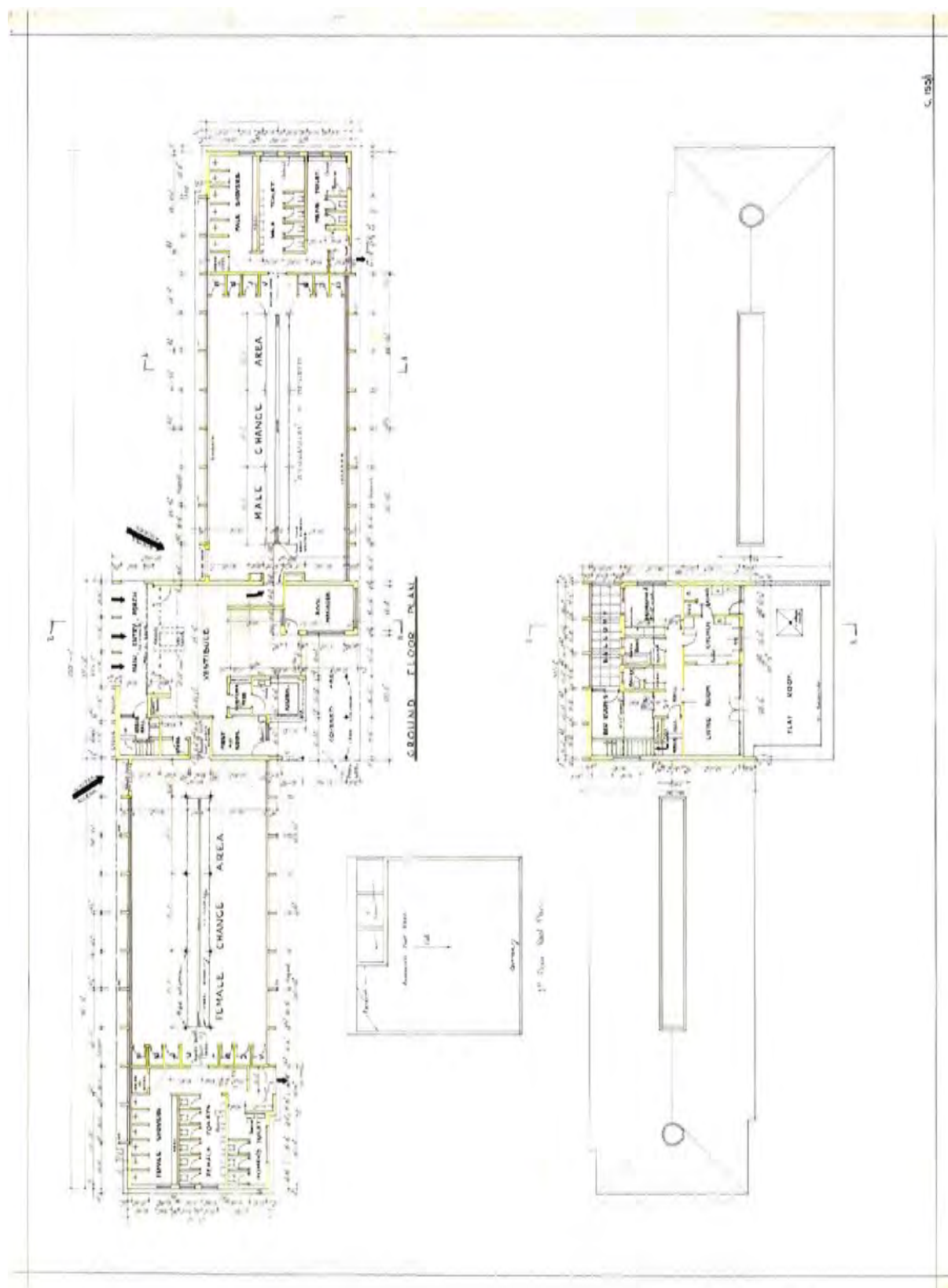


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