

# Dawn Fraser Baths\_ Master Plan

Public Domain Planning  
August 2018



# Document Control

Date	Revision Number	Revision Details	Issued	Approved
02.04.2018	01	Draft issue 01 - For Discussion	AR	DP
25.06.2018	02	Draft issue 02 - For Coordination	DP	DP
13.07.2018	03	Draft issue 03 - Peer Review	DP	DP
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13.08.2018	05	Draft - For Public Exhibition	DP	JB



# Executive Summary

The Dawn Fraser Baths is home to the oldest water polo and swimming club in Australia and the Baths is listed as a nationally significant heritage item. The Inner West Council is proud to stand as the custodian of this much-loved community asset and is fully committed to the Bath's progressive conservation.

The Inner West Council's Operational Plan and Budget 2017- 18 includes an initiative to develop a master plan for the Dawn Fraser Baths in 2018. Council has worked collaboratively across multiple disciplines to develop a holistic 10 year plan of improvements for the Baths.

- The scope of the master plan includes:
- > The Dawn Fraser Baths including the buildings and pool surrounds;
  - > Access pathways to the Baths from nearby streets and through Elkington Park;
  - > A review of Elkington Park's public toilet location and design;
  - > Review of available car parking;
  - > Review of existing vegetation and slope stabilisation options;
  - > Improvement of stormwater quality for water entering the harbour; and
  - > Public domain elements that impact the design and construction of these listed elements.

The aim of the master plan is to develop a ten year plan of improvements for the Baths users and staff, while maintaining the existing character and sense of place. The master plan will provide an illustrative representation of the proposed improvements and include text, images, plans and diagrams that are easily understood by a variety of audiences. The master plan is fully costed to understand budget requirements and integrated with Council's forward financial and asset plans.

The report is divided into six sections for easy reading.

- 1\_ Project context:** The project context provides an introduction to the project including background to the project, definitions, planning framework, integration with the Inner West Council Draft Community Strategic Plan, project objectives, aims and project methodology.
- 2\_ Site Analysis:** Each of the site elements considered in the development of the master plan, including site opportunities and constraints, have been mapped and described in the site analysis section with plans and text.
- 3\_ Community Engagement:** The community engagement process for the project is summarised in this section of the report. Common themes of feedback from the community and stakeholders are also summarised for easy reference.
- 4\_ Design Principles:** The design principles articulate the lens for which all design decisions should be made for the Baths. By considering the design principles during the implementation stage, it will ensure the project objectives are being met as elements are delivered.
- 5\_ Master Plan:** The master plan strategies have been depicted in plans, with text and images. The plans articulate the spatial layout of design elements, with text describing the design outcomes. Images have been used to support the plans and text, providing a general overview of the character of proposed elements.
- 6\_ Implementation plan:** The proposed upgrades are costed via an opinion of probable costs and prioritised based on community feedback.

The master plan strategies will improve the user experience at the Baths and in Elkington Park, while maintaining the existing character and sense of place. The Master Plan strategies include:

- > Renovate the male and female showers, toilets and change rooms
- > Provide unisex family change rooms
- > Provide at an equal access toilet, shower and change room
- > Provide improved equal access into the pool for swimming / recreation
- > Provide additional seating options with moveable tables, chairs and sun lounges around the pool deck
- > Install pool side shade umbrellas
- > Upgrade the existing lighting at the Baths to meet water polo match play requirements
- > Install a curated memorabilia display area
- > Improve the entry configuration and access from the harbour foreshore
- > Raise the Baths floor level to mitigate climate change and sea level rise
- > Raise the beach area so entry is flush with the pool deck and install children's seating terraces at the beach edges
- > Undertake weed removal and bank stabilisation with new locally native tree, shrub and groundcover plantings on the escarpment immediately behind the Baths
- > Plant new tree, shrub and groundcover plantings around Elkington Park;
- > Improve the playground within Elkington Park and include nature play and planting
- > Renovate the public toilet facility within Elkington Park
- > Include Water Sensitive Urban Design (WSUD) options to improve quality of stormwater entering the harbour

The master plan is to be used as a guiding document for future improvements at the Baths. It has been carefully crafted with input from many Council disciplines, the community and stakeholders. Much consideration has been given to produce design strategies that improve the experience of using the Baths, while retaining the much loved qualities of the place, especially its history and character.



Aboriginal and Torres Strait Island Statement

Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West local government area is situated.



Swimmers use the Dawn Fraser Baths. Photography by Inner West Council



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# 01\_project context



# Dawn Fraser Baths

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# 01\_ Project Context

## Overview

The Dawn Fraser Baths is home to the oldest pool and swimming club in Australia and is listed as a nationally significant heritage item. The Baths are located on a harbour side peninsula within the grounds of Elkington Park, in Balmain. The Inner West Council is proud to stand as the custodian of this much-loved community asset and is fully committed to the Bath’s progressive conservation.

The Inner West Council’s Operational Plan and Budget 2017-18 establishes as one of its key initiatives that a master plan be developed for the Dawn Fraser Baths 2018.

The master plan projects develops a holistic multidisciplinary plan for the baths.

The scope for the master plan will include:

- > The Dawn Fraser Baths including the buildings and pool surrounds;
- > Access pathways to the Baths from nearby streets and through Elkington Park;
- > A review of Elkington Park’s public toilet location and design;
- > Review of available car parking;
- > Review of existing vegetation and slope stabilisation options;
- > Improvement of stormwater quality for water entering the harbour; and
- > Public domain elements that impact the design and construction of these listed elements.

The aim of the master plan is to develop a ten year plan of improvements for the Baths users and staff, while maintaining the existing character and sense of place. The master plan will provide an illustrative representation of the proposed improvements and include text, images, plans and diagrams that are easily understood by a variety of audiences. The master plan is fully costed to understand budget requirements and integrated with Council’s forward financial and asset plans.

## Project Objectives

The Dawn Fraser Baths Master Plan project objectives include:

- > Review existing strategies relating to the Baths, the caretaker’s cottage and Elkington Park and use them as a framework for the development of the master plan
- > Establish a strategy for the progressive conservation of the Baths
- > Respond to the site and the existing built forms
- > Establish best practice design outcomes for all users
- > Establish a shared vision between Council and the community for how the Baths and the surrounds can be used and look like in the future
- > Review the site opportunities and constraints
- > Improve accessibility to site for the general public and review the existing pathway network
- > List proposed upgrades with imagery and text. Develop upgrade strategies that are multi- purpose outcomes that maximise use and opportunities within the precinct
- > Illustrate the proposed design strategies by means that can be understood by variety of audiences including Council staff, Councillors and the community
- > Establish prioritised project costs, where costs are prioritised according to the community need and feedback. Use the master plan document to raise funds to develop and progressively deliver the proposals over a 10 year period.

## Inclusion Action Plan for People with Disabilities 2017 - 2121

The Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2121 (IAP) outlines Council’s commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life.

The IAP also meets Council’s obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability.

Following Council merges, staff from each of the former Council areas (Ashfield, Leichhardt and Marrickville) merged actions from existing Council access plans into this plan. The opportunity was also taken to revise actions that needed updating or that could be extended to facilitate best practice access and inclusion outcomes.

The design process of the master plan has used the IAP to ensure the plan better meets the needs of the community.

## Recreation Needs Study

The Recreation needs Study provides an analysis of the current and projected recreation needs of the Inner West community. The study will provide the evidence base to inform the development of Council policy and strategy in relation to recreation.

Swimming is one of the most popular recreational activities amongst adults and children both nationally and locally in the Inner West. At least 37% of people consulted for Recreation Needs Study visit an aquatic facility weekly. Aquatics facilities form part of a diverse range of recreational opportunities that respond to the modern demands of Australian communities. The facilities provide services which promote physical fitness, water safety skills and confidence. They are a place for competition and play; a place to seek relief from the summer heat.

The research into existing use highlighted the Baths received 38,102 visits in the 2016/2017 financial year which equates to approximately 2.5% of visits to aquatic facilities in the Local Government Area (LGA).

## Dawn Fraser Baths - Conservation and Management Plan

The Dawn Fraser Baths Conservation and Management Plan was first endorsed by Leichhardt Council in 1993. The document was updated in 2013. All proposals in the master plan work within the framework of the Conservation and Management Plan. Stressing the importance of the Conservation and Management Plan, extracts of the document are included in the site analysis section of this report. The master plan must be read in conjunction with the Conservation and Management Plan to ensure appropriate ongoing conservation of the Baths.

## Elkington Park - Plan of Management and Master Plan

The last revision of the Elkington Park Plan of Management and Master Plan is from 2005. The master plan for the Dawn Fraser Baths works within the existing framework of the Plan of Management.

The Dawn Fraser Baths master plan has recommendations for Elkington Park. These proposals should be included in any revision for the Elkington Park Plan of Management and Master Plan.

## Strategic Alignment

Council’s parks and aquatic facilities service multiple community needs as demonstrated by the extensive list of relevant outcomes in the *Our Inner West 2036: A Community Strategic Plan of the Inner West Community (CSP)*.

The ongoing management of the Council’s aquatic facilities are consistent with the CSP, promoting a shared vision of the community and Council. It also provides us with a focus; enabling us to allocate the required resources to translate our vision into action.

The following pages outline how this report and its proposals will integrate with and support, our community’s strategic outcomes.



View looking north-west from Elkington Park to the Dawn Fraser Baths. Photography by Inner West Council







01\_ Project Context

Community Strategic Plan

**Our Inner West 2036**  
A community strategic plan for the Inner West community  
Endorsed June 2018

**ALIGNMENT OF THE DAWN FRASER BATHS MASTER PLAN WITH THE INNER WEST COMMUNITY STRATEGIC PLAN**

STRATEGIES

These guide the specific strategies related to this plan and define how to achieve outcomes

STRATEGIC OBJECTIVES

- 4.1.2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity
- 4.1.3. Empower and support vulnerable and disadvantaged community members to participate in community life
- 4.1.4. Increase and promote awareness of the community's history and heritage
- 4.2.1. Celebrate Aboriginal and Torres Strait Islander cultures and history
- 4.2.4. Actively engage Aboriginal people in the development of programs, policies and strategies
- 4.3.1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities
- 4.3.2. Provide opportunities for people to participate in recreational activities they enjoy
- 4.4.1. Plan and provide services and infrastructure for a changing and ageing population
- 4.4.2. Ensure the community has access to a wide range of learning spaces, resources and activities
- 5.1.1. Support local democracy through transparent communication and inclusive participatory community engagement
- 5.2.1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities
- 5.2.2. Support local capacity for advocacy
- 5.2.3. Collaborate with partners to deliver positive outcomes for the community, economy and environment
- 5.3.1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations
- 5.3.2. Ensure responsible, sustainable, ethical and open local government
- 5.3.3. Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services



The Dawn Fraser Baths as viewed from the adjacent pontoon located below Fitzroy Avenue. Photography by Inner West Council.  
Dawn Fraser Baths Master Plan



Essential Works

The essential works package is a Council project that is to be implemented in 2018 and 2019.

- The essential works package includes:
- > Raising of the southern pavilion to future proof the building against climate change and sea level rise.
  - > Renovation of the existing toilets and change rooms with the inclusion of family change and equal access facilities.
  - > Improved office space and first aid facilities.
  - > Rectification works to the building structure to ensure the safe use of the facility into the future.

The essential works package has been coordinated with the master plan to ensure both projects are strategically aligned and proposals in each project allow future improvements to occur at the Baths.

The early collaboration in the project methodology has allowed for the essential works to progress faster than the master plan. Any approvals required for the master plan have no impact on the essential works.

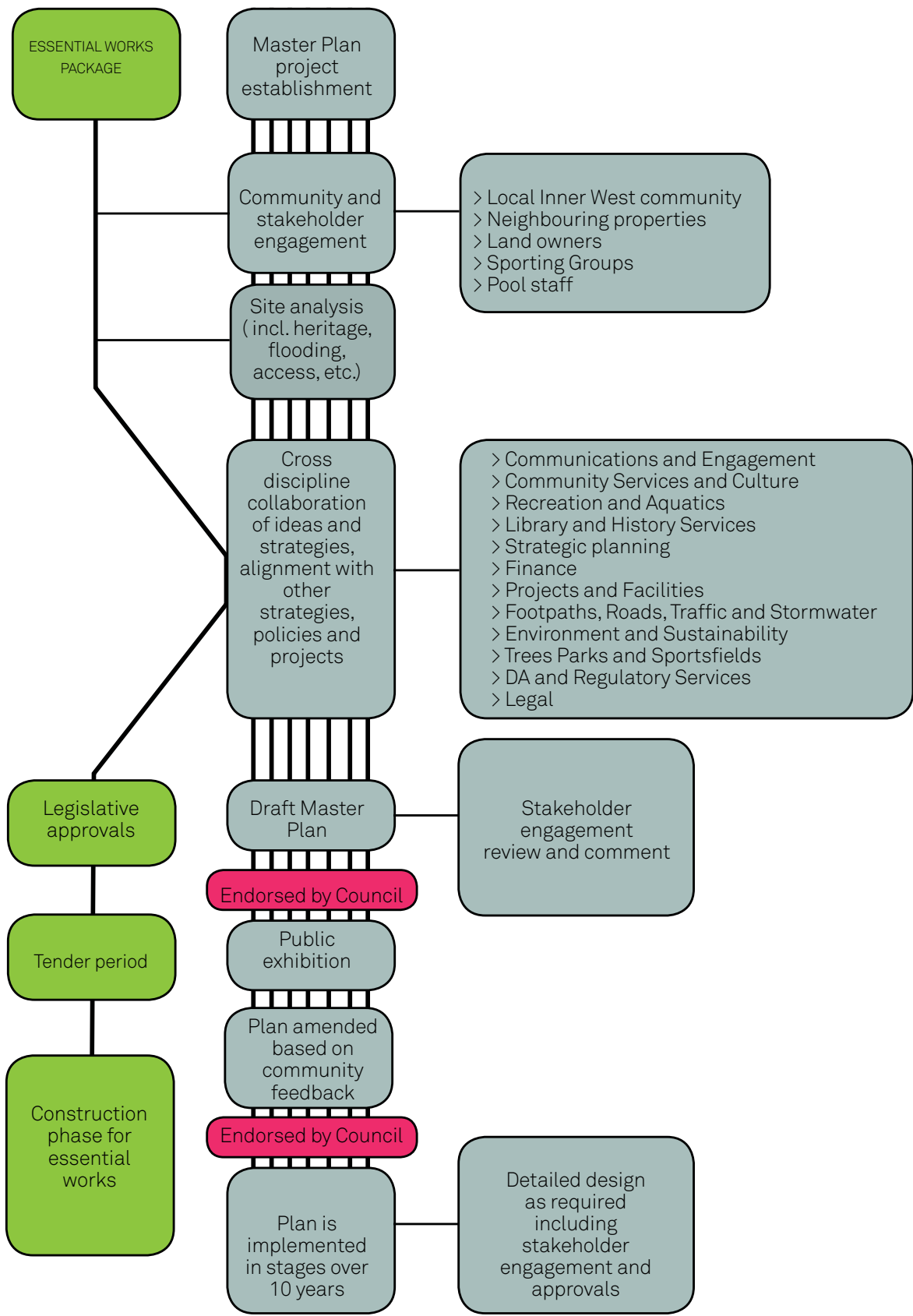


Diagram of the collaborative process for developing the Dawn Fraser Baths Master Plan and the concurrent development of the Essential works package.

Method Statement

The project methodology was undertaken in six phases. Some phases occurred concurrently to meet project deadlines. The method has ensured best practice outcomes and provides for user needs. The eight phases include:

**Phase 01\_ Project establishment:** During project establishment, the project brief including project program, methodology, project objectives, aims, the engagement strategy and stakeholders were established.

**Phase 02\_ Community Engagement:** Community engagement was undertaken to understand what the community like and dislike about the Baths and understand how it is being used. Investigations and discussions were had on what the community would like to see changed or upgraded.

**Phase 03\_ Site Analysis:** Site analysis was completed to establish opportunities and constraints. Elements reviewed included: access, safety, legislative requirements, Council policies, existing trees, vegetation, site history, bicycle proposals, vehicle access, maintenance, flooding, drainage issues, topography, geology, biodiversity and microclimate.

**Phase 04\_ Draft Master Plan Development:** Draft plans including design options and strategies were developed and coordinated across multiple disciplines. Precedent imagery and detailed text support illustrative plans to articulate the master plan design and proposed improvements at the Baths. An opinion of probable cost was also developed and coordinated with Councils forward budgets. Internal and stakeholder comment was sought on draft plans and the plans were refined based on this feedback.

**Phase 05\_ Public Exhibition:** The draft documents are used for community comment through an exhibition period. The feedback obtained is used to update the documents to ensure the plans meet community expectations.

**Phase 06\_ Adoption of final plans and implementation:** Finalised documents are reported to Council for adoption. The plans are implemented over a ten year period to improve the user experience at the Baths.

How to use this document

This report is proposed to be a reference guide for proposed improvements at the Dawn Fraser Baths and parts of Elkington Park. The document is divided to different sections for ease of reference.

**01 Project Context**  
The project context provides an introduction to the project including background information, definitions, planning framework, integration with the Inner West Council Draft Community Strategic Plan, project objectives, aims and project methodology.

**02 Site Analysis**  
Each of the site elements that have been considered in the development the master plan including site opportunities and constraints. These have been mapped and described in the site analysis section with plans and text.

**03 Community Engagement**  
The community engagement process completed for the project is summarised in this section of the report. The outcomes are provided with recommendations that were undertaken to produce the proposed park upgrades as listed in the design section.

**04 Design Principles**  
The design principles articulate the lens for which all design decisions should be made for the Baths. By considering the design principles during decision making process at the implementation stage, it ensures the project objectives are being met.

**05 Master Plan**  
The proposed master plan strategies for the Baths have been depicted in plan, with text and images. The plans articulate the spatial layout of design elements, with text describing in detail the design outcomes. Images have been used to support the plans and text, providing a general overview of the proposed character of proposed elements.

**06 Implementation Details**  
The proposed upgrades are costed via an opinion of probable costs. The costs are grouped as potential projects and are prioritised according to asset condition, cost benefit, and need as requested through community feedback.



# 01\_ Project context

## Location in Sydney

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD) and includes the former Marrickville, Ashfield and Leichhardt Local Government Areas (LGA). The Inner West Council has a resident population of 185,000 people and extends from near Sydney Airport and the Cooks River to the south, borders Erskineville and Redfern to the east, Sydney Harbour to the north and adjoins Five Dock, Burwood and Campsie to the west.

## Harbourside aquatic facilities

The Dawn Fraser Baths are part of a string of waterside pools and baths located on Sydney Harbour. Other facilities (bold text indicate seawater baths) include:

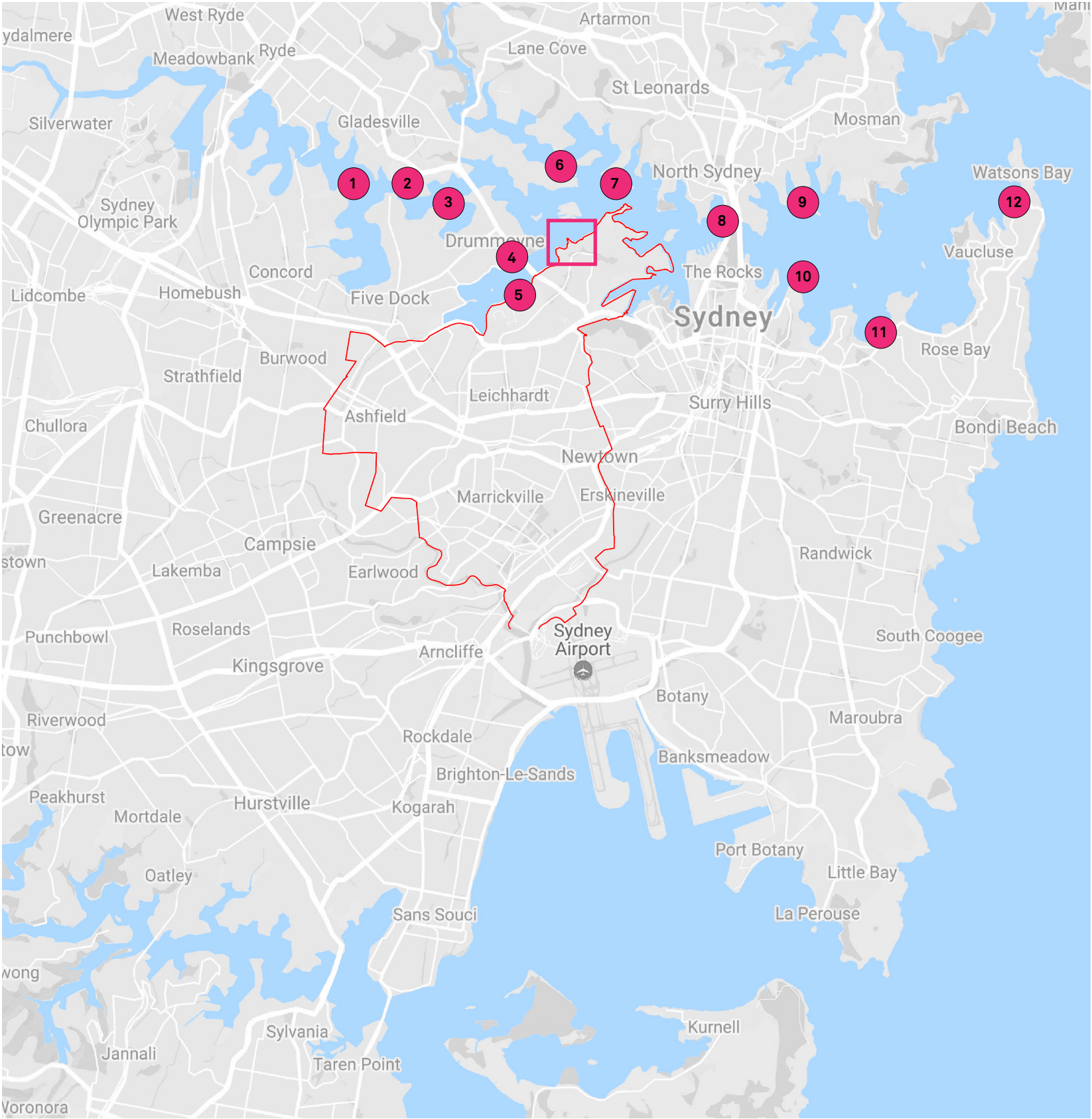
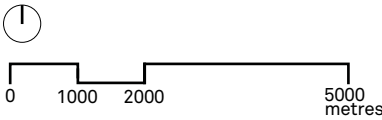
- 1\_ Cabarita Swimming Centre
- 2\_ Henley Baths**
- 3\_ Chiswick Baths**
- 4\_ Drummoyne Swimming Centre
- 5\_ Leichhardt Park Aquatic Centre
- 6\_ Woolwich Baths**
- 7\_ Greenwich Baths**
- 8\_ North Sydney Olympic Pool
- 9\_ Maccallum Seawater Pool**
- 10\_ Andrew (Boy) Charlton Pool
- 11\_ Murray Rose Pool**
- 12\_ Watsons Bay Baths**

Legend

Dawn Fraser Baths

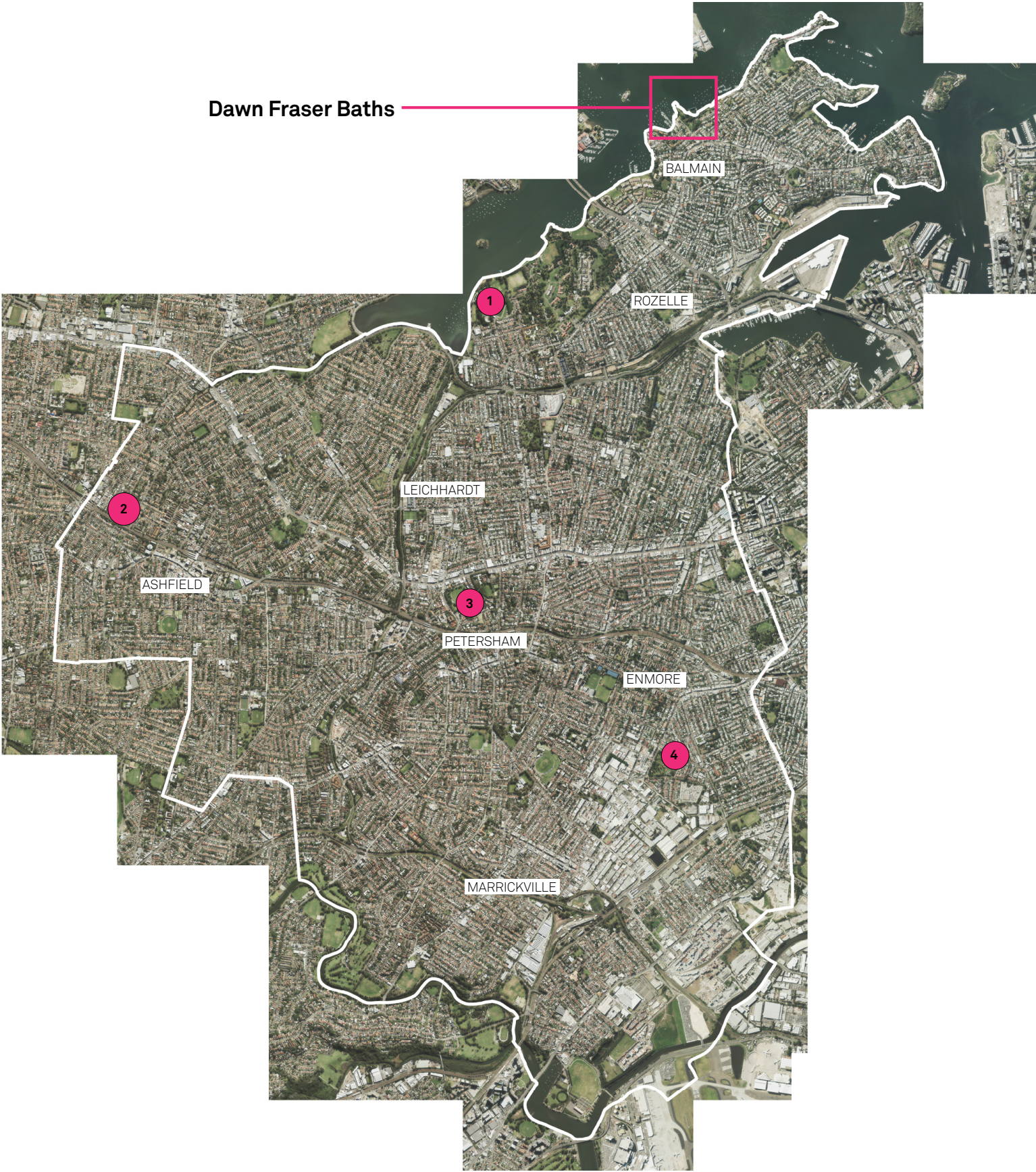
Harbour side Baths and Aquatic Facilities

Inner West LGA Boundary



The location of the Baths within the Inner West Council Local Government Area (LGA) and in the context of Sydney and other harbour side baths and aquatic facilities.





Dawn Fraser Baths

Water Quality

The Dawn Fraser Baths are a harbour tidal salt water pool. The quality of Sydney Harbour water is reported daily by Harbourwatch. After heavy rain the Dawn Fraser Baths may be closed if the water quality is not to Harbourwatch recommended standard for human interaction. The pool only re-opens after water quality has been approved by Harbourwatch.

Swimming Season

The Dawn Fraser Baths are open to the public during the summer swimming season. The summer season is from October to April each year.

Ocean Temperatures in Sydney harbour vary from year to year and from season to season (summer to winter). Average water temperatures range from annual highs of 22 - 25 degrees Celsius in February (summer) to annual lows of 16 to 19 degrees Celsius in August (winter).

Location within the Inner West Local Government Area

The Dawn Fraser Baths are located adjacent White Horse Point on the Balmain peninsula.






Context with aquatic facilities in the Local Government Area

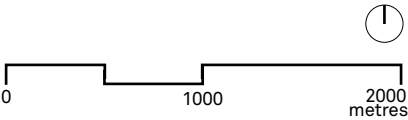
There are four other aquatic facilities located in the LGA:

- 1\_ Leichhardt Park Aquatic Centre
- 2\_ Ashfield Aquatic Centre
- 3\_ Fanny Durack Aquatic Centre
- 4\_ Annette Kellerman Aquatic Centre

Unlike other aquatic facilities within the LGA, the Dawn Fraser Baths provides a niche experience of swimming in Sydney Harbour, rather than the provision of a full wellness centre.

Legend

-  Inner West LGA Boundary
-  Dawn Fraser Baths
-  Aquatic facilities within the inner West LGA
-  Town centre / industrial or residential Area
-  Parkland





# 01\_ Project Context

## Location and transport connections

The Baths are in close proximity to the main street of Balmain, Darling Street.

Public transport connections include the following:

**Darling street**  
Bus: 433  
Connects to : Central Pitt Street and Balmain Gladstone Park  
Bus: 444  
Connects to: Campsie and Balmain East Wharf  
Bus: 445  
Connects to: Campsie and Balmain East Wharf, via Norton Street (marketplace)

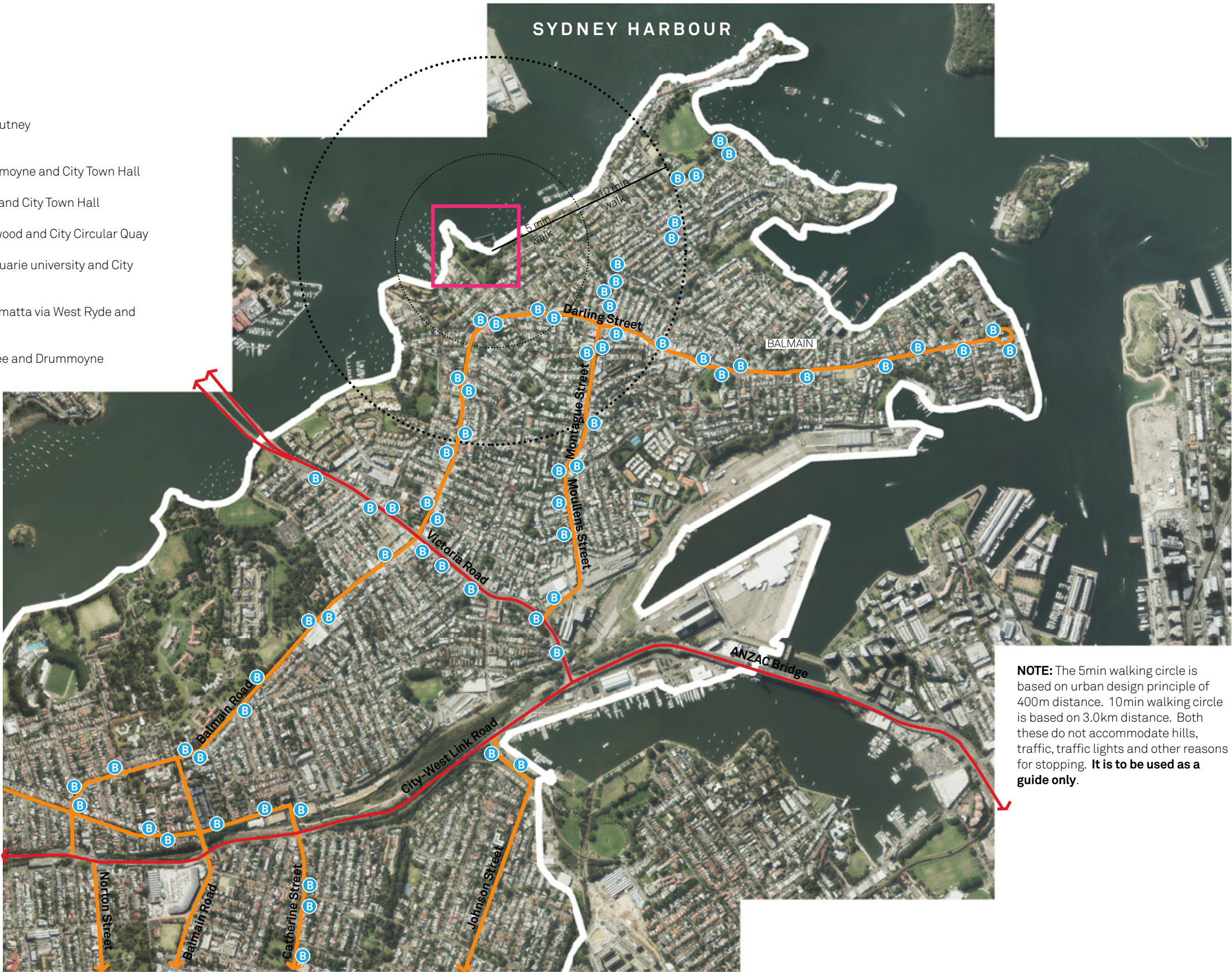
**Montague Street**  
Bus: 441  
Connects to: Birchgrove to City Art Gallery via QVB  
Bus: 442  
Connects to: Balmain East Wharf and City QVB

**Victoria Road**  
Bus: 500  
Connections to: Ryde and City Circular Quay  
Bus: 501  
Connects to: West Ryde and Central Pitt Street via Pyrmont and Ultimo  
Bus: 502  
Connects to: Five Dock and City Town Hall  
Bus: 504  
Connects to: Chiswick and City Domain  
Bus: 505  
Connects to: Woolwich and City Town Hall  
Bus: 506  
Connects to: Macquarie University and City Domain via East Ryde  
Bus: 507  
Connects to: macquarie University and City

Circular Quay via Putney  
**Victoria Road**  
Bus:508  
Connects to: Drummoyne and City Town Hall  
Bus:510  
Connects to: Ryde and City Town Hall  
Bus:515  
Connects to: Eastwood and City Circular Quay  
Bus: 518  
Connects to: Macquarie university and City Circular Quay  
Bus: 520  
Connects to: Parramatta via West Ryde and City Circular Quay  
Bus: M50  
Connects to: Coogee and Drummoyne

### Legend

- Dawn Fraser baths
- Major roads
- Secondary roads
- Bus stop location
- Inner West Boundary



**NOTE:** The 5min walking circle is based on urban design principle of 400m distance. 10min walking circle is based on 3.0km distance. Both these do not accommodate hills, traffic, traffic lights and other reasons for stopping. **It is to be used as a guide only.**

The location of the study area within the suburb of Marrickville.





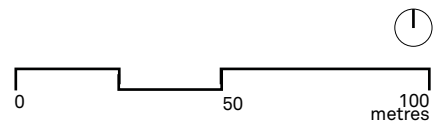
Local Context

The Baths are located on the harbour within Elkington Park. The Baths have a northerly aspect over the harbour with views to Cockatoo island, Woolwich and Greenwich. The closest streets to the Baths are Fitzroy Avenue, White Street and Glassop Street. The Baths are in close proximity to the main street of Balmain, Darling Street.

Project Scope

The scope of the study includes all public domain elements that affect the use and function of the Dawn Fraser Baths. This includes:

- > The Dawn Fraser Baths including the buildings and pool surrounds;
- > Access pathways to the Baths from nearby streets and through Elkington Park;
- > A review of Elkington Park's public toilet location and design;
- > Review of available car parking;
- > Review of existing vegetation and slope stabilisation options;
- > Improvement of stormwater quality for water entering the harbour; and
- > Public domain elements that impact the design and construction of these listed elements.



Dawn Fraser Baths within the context of Elkington Park





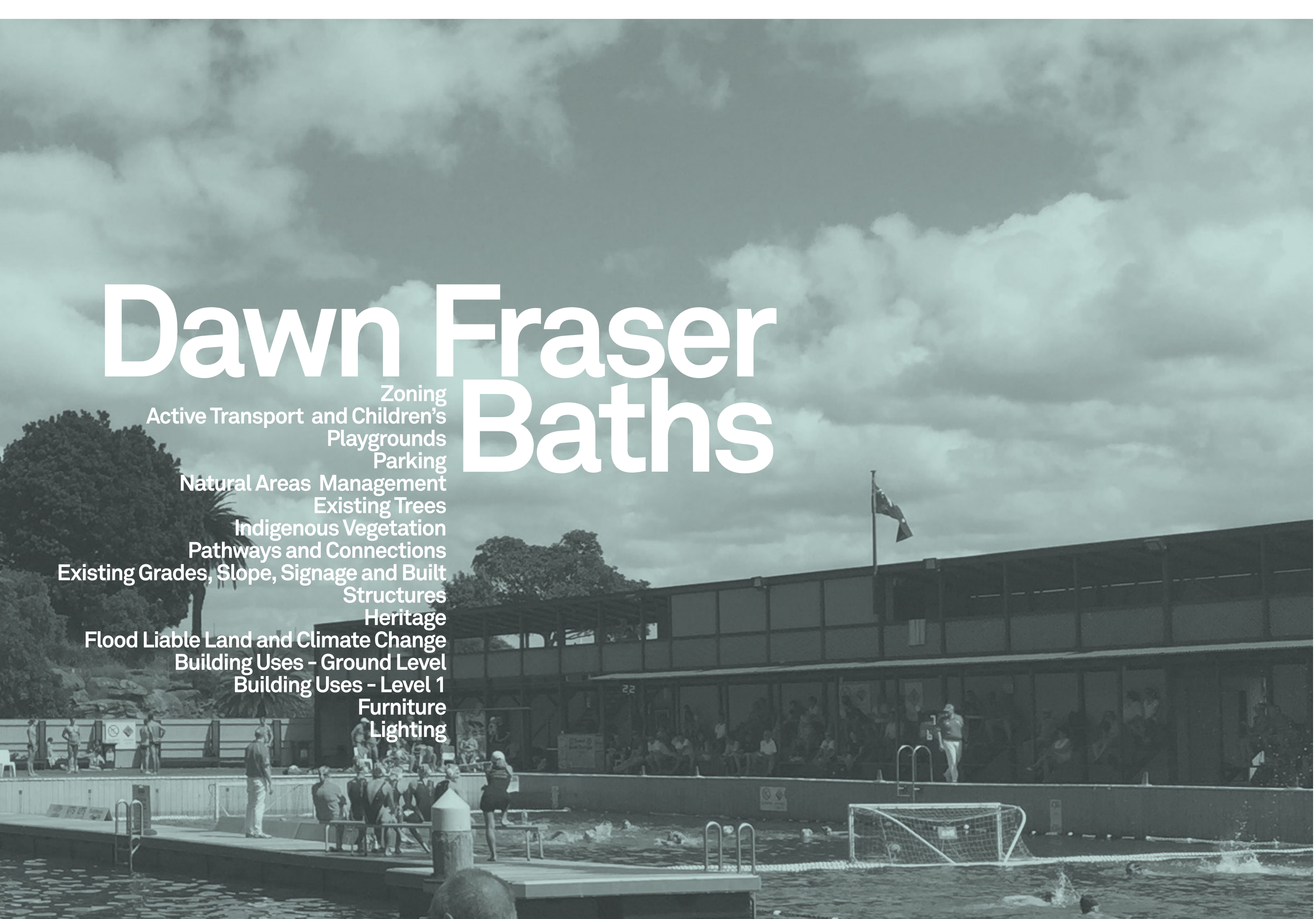
# 02\_ site analysis

Views over the Baths with Elkington Park in the background. Photography by Inner West Council



# Dawn Fraser Baths

Zoning  
Active Transport and Children's  
Playgrounds  
Parking  
Natural Areas Management  
Existing Trees  
Indigenous Vegetation  
Pathways and Connections  
Existing Grades, Slope, Signage and Built  
Structures  
Heritage  
Flood Liable Land and Climate Change  
Building Uses - Ground Level  
Building Uses - Level 1  
Furniture  
Lighting



# 02\_ Site Analysis

## Zoning

The combined Inner West Council Environment Plan (LEP) includes the former Leichhardt LEP 2011 and outlines the permissible land uses across the LGA including the Balmain peninsula.

The site is located in are area surrounded by R1 - General Residential.

- The LEP outlines the following permitted uses:
- > To provide for the housing needs of the community.
  - > To provide for a variety of housing types and densities.
  - > To enable other land uses that provide facilities or services to meet the day to day needs of residents.
  - > To provide for retail premises in existing

buildings designed and constructed for commercial purposes.

- > To provide for office premises in existing buildings designed and constructed for commercial purposes or as part of the conversion of existing industrial or warehouse buildings.

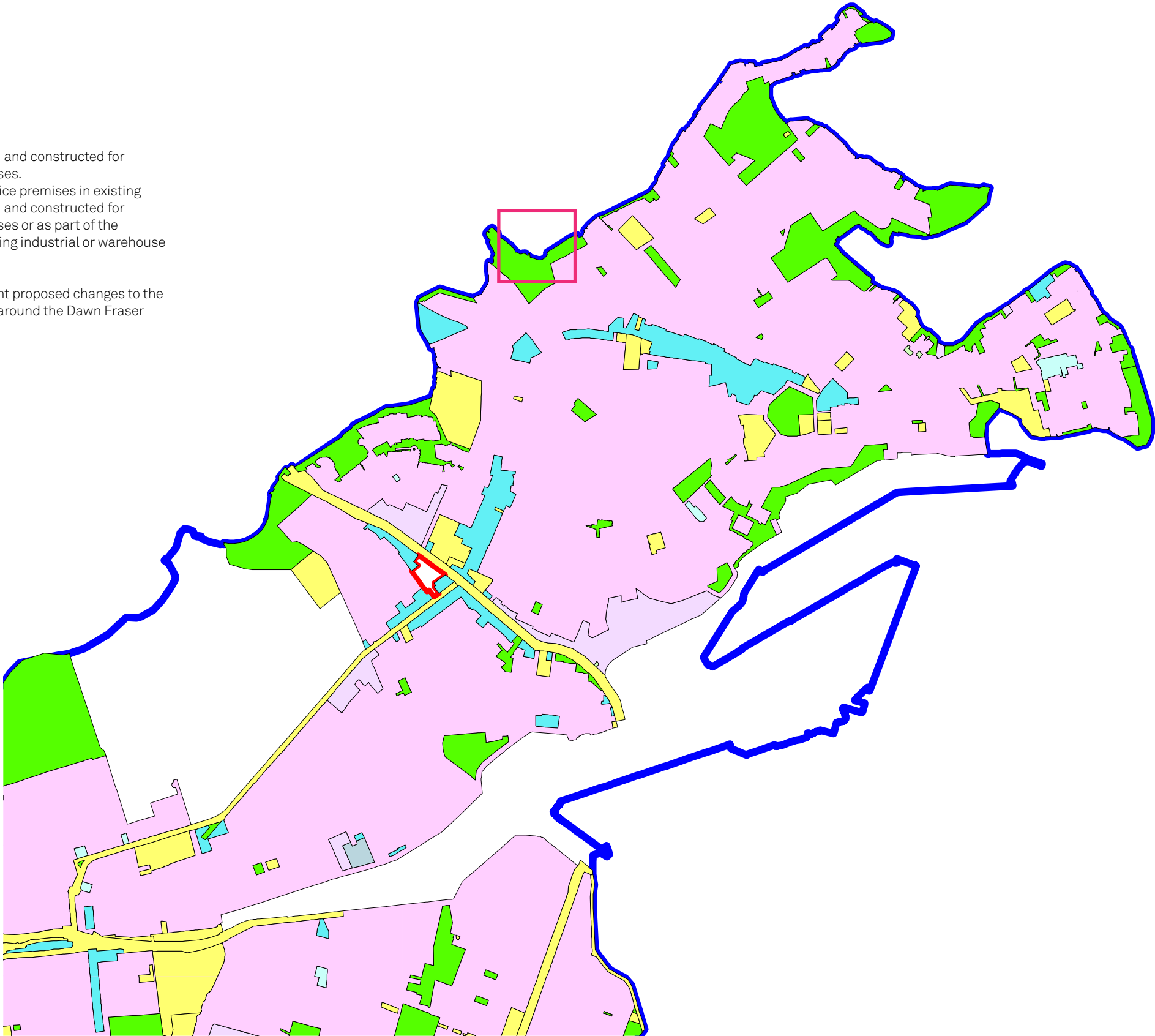
There are no current proposed changes to the zoning in the area around the Dawn Fraser Baths.

## Legend

Dawn Fraser Baths



Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways



The study site with the existing zoning within the context of the Inner West Council area.



Active transport

Active transport links have been mapped to highlight the bicycle connections to and from the Dawn Fraser Baths . The bicycle routes are from the former Leichhardt Municipal Council Bicycle Route Map 2014.

Children’s Playgrounds

Elkington park has a children’s playground with various play elements. The playground is part of a network of playgrounds across the Balmain peninsula. Other playground locations have been mapped for reference.

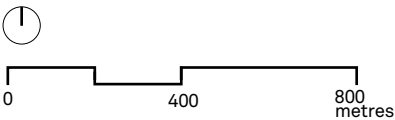


Active transport links to and from the Dawn Fraser Baths.

Legend

- Dawn Fraser Baths
- RMS links - On road
- RMS - Shared path
- Strategic links - On road
- Strategic links - Shared path
- Local links - On Road
- Local links - Share path
- Playground facilities

**NOTE:** The 5min bike ride circle is based on urban design principle of 1.5km distance. The 10min bike ride circle is based on 3.0km distance. Both these do not accommodate hills, traffic, traffic lights and other reasons for stopping. **It is to be used as a guide only.**





02\_ Site Analysis

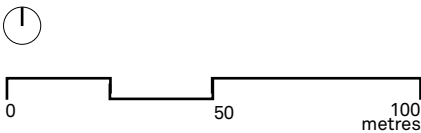
Parking

Parallel street parking is available in the streets surrounding Elkington Park and the Dawn Fraser Baths. There is no timed parking in the adjacent streets around the Dawn Fraser Baths. Streets closer to Darling Street are nominated as Residential parking scheme - Leichhardt B1. Parking in these streets is timed or available to residents with parking permits.

Nearby to the Baths, on the lower harbour terrace, disability parking is provided for access into the Baths. Three parking spaces have been provided at this location. Access to this parking is via Fitzroy Avenue. 90 degree angle parking is available along Fitzroy Avenue.

Legend

- Dawn Fraser Baths
- Residential parking scheme - Leichhardt B1
- Disability Parking
- Free on-street parallel parking
- On-street 90 degree angle parking



Car parking around Dawn Fraser Baths



Existing Trees

Existing trees have been mapped and evaluated for their retention value. Each individual tree has been provided a colour on the plan that correlated with its retention value: high, medium or low. Notes in the legend outline specific species and other items noted on site.

Legend

Dawn Fraser Baths

Existing Trees to be retained and protected

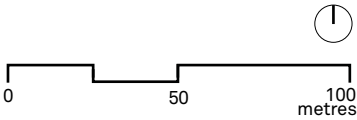
Existing Trees - medium retention value

Existing Trees - low retention value (i.e. poor structure or weed species)

1 *Lophostemon confertus* - Brushbox

2 *Lophostemon confertus* - Brushbox

3 Mixed woody weeds to be removed including: *Celtis sinensis*, Chinese Elm; *Lantana camara*, Lantana; *Olea europaea spp. africana*, African olive; *Phoenix canariensis*, Canary Island Date Palm; *Washingtonia robusta*, Cotton Palm; *Nerium oleander*, oleander; and *Cinnamomum camphora*, Camphor laurel.



Existing trees around the Dawn Fraser Baths.



02\_ Site Analysis

Natural areas management

The existing vegetation around Dawn Fraser Baths is managed by both Council maintenance staff and by 'natural areas' contracts. The plan outlines the maintenance areas (blue) and areas outlined in the former Leichhardt Native Revegetation and Biodiversity Management Plan for proposed revegetation (green).

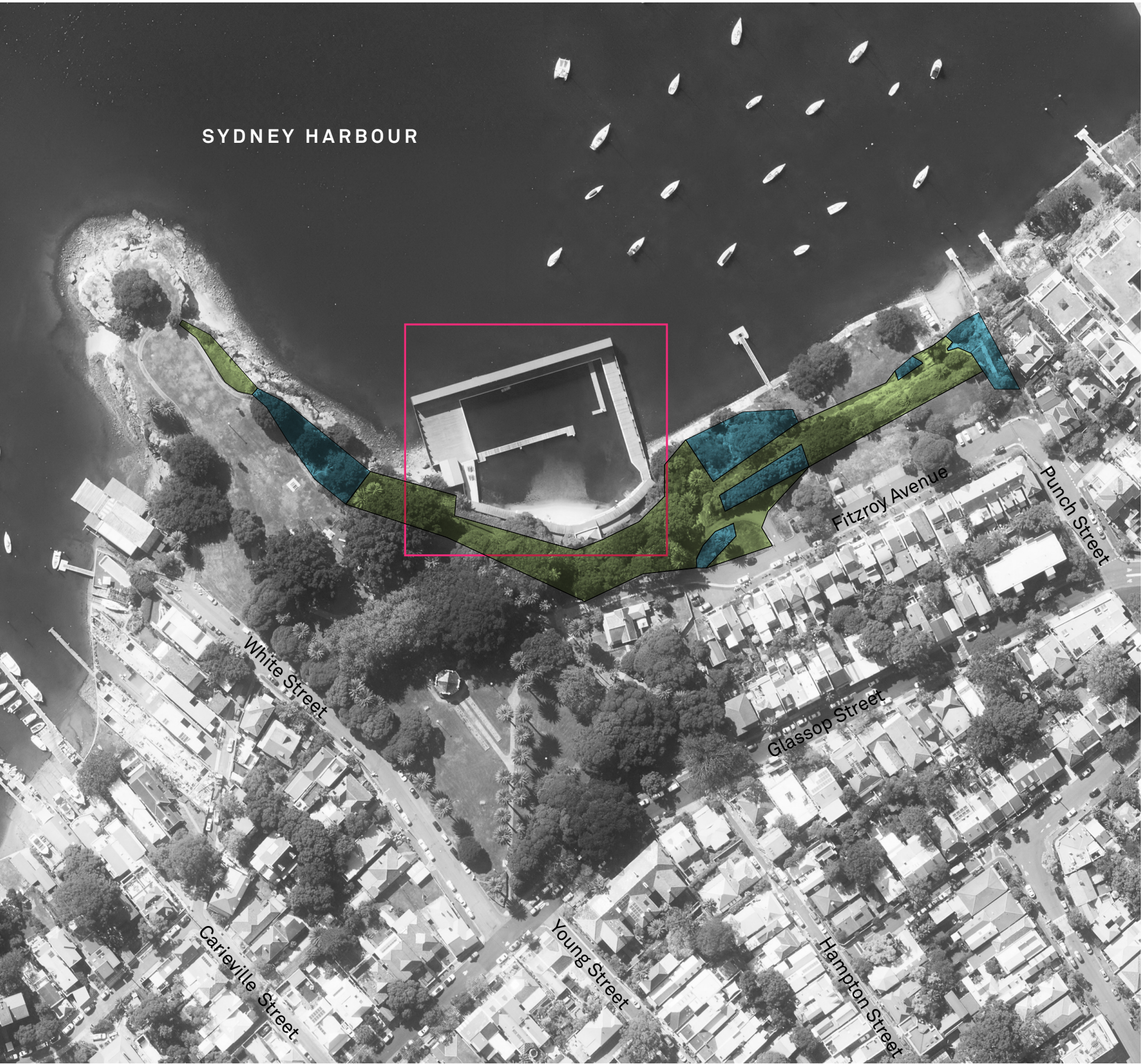
**Legend**

Dawn Fraser Baths

Existing revegetation and bush care sites - 'Natural Area' contracts

Identified future revegetation site from the former Leichhardt native Revegetation and Biodiversity Management Plan

050100metres

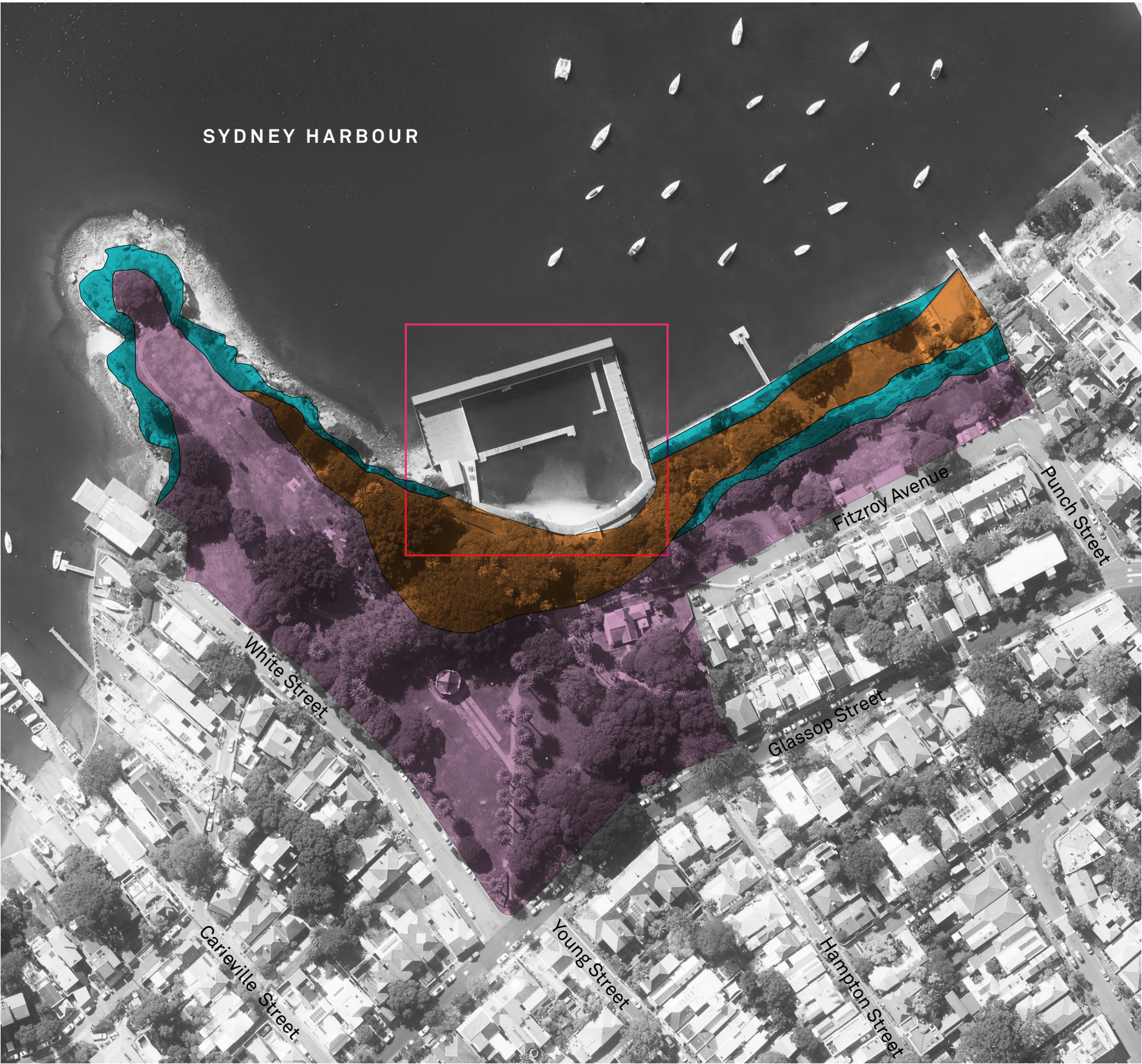


Existing and future revegetation areas within Elkington Park



Indigenous vegetation

Pre-European vegetation has been mostly cleared from the site for over 150 years. The vegetation communities that existed pre-clearing are described as a Hawkesbury vegetation type consisting of open-woodland (dry sclerophyll) in open areas with pockets of tall open-forest (wet sclerophyll) and closed-forest (rainforest) in protected gullies. Exposed headlands and escarpments are likely to have been covered in heath and stunted woodland species particularly where the soil is shallow and moisture levels low.



Different character precincts within Elkington Park

Legend

Dawn Fraser Baths



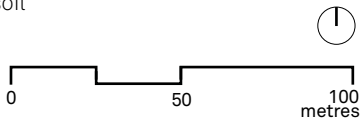
Protected gully woodland and rainforest



Open woodland



Escarpment, exposed area or area with very shallow soil





# 02\_ Site Analysis

## Pathways and connections

The existing pathways around Elkington Park have been mapped and described according to use and function. These pathways are how the Dawn Fraser Baths are accessed by the public.

Legend

Dawn Fraser Baths

Bicycle connection:  
Strategic links - On road

Street pathways

Stairs

Primary park pathway

Secondary park pathway

Maintenance access

Emergency vehicle  
access

0

50

100

metres



Pathway hierarchy within Elkington Park



Existing grades, slopes, signage and built structures

Existing site contours have been shown highlighting the varied landscape conditions occurring within Elkington Park. Additional notes in the legend highlight topographical features. Built structures including public toilets, picnic facilities, the Caretaker's Cottage, rotunda and signage have been located.

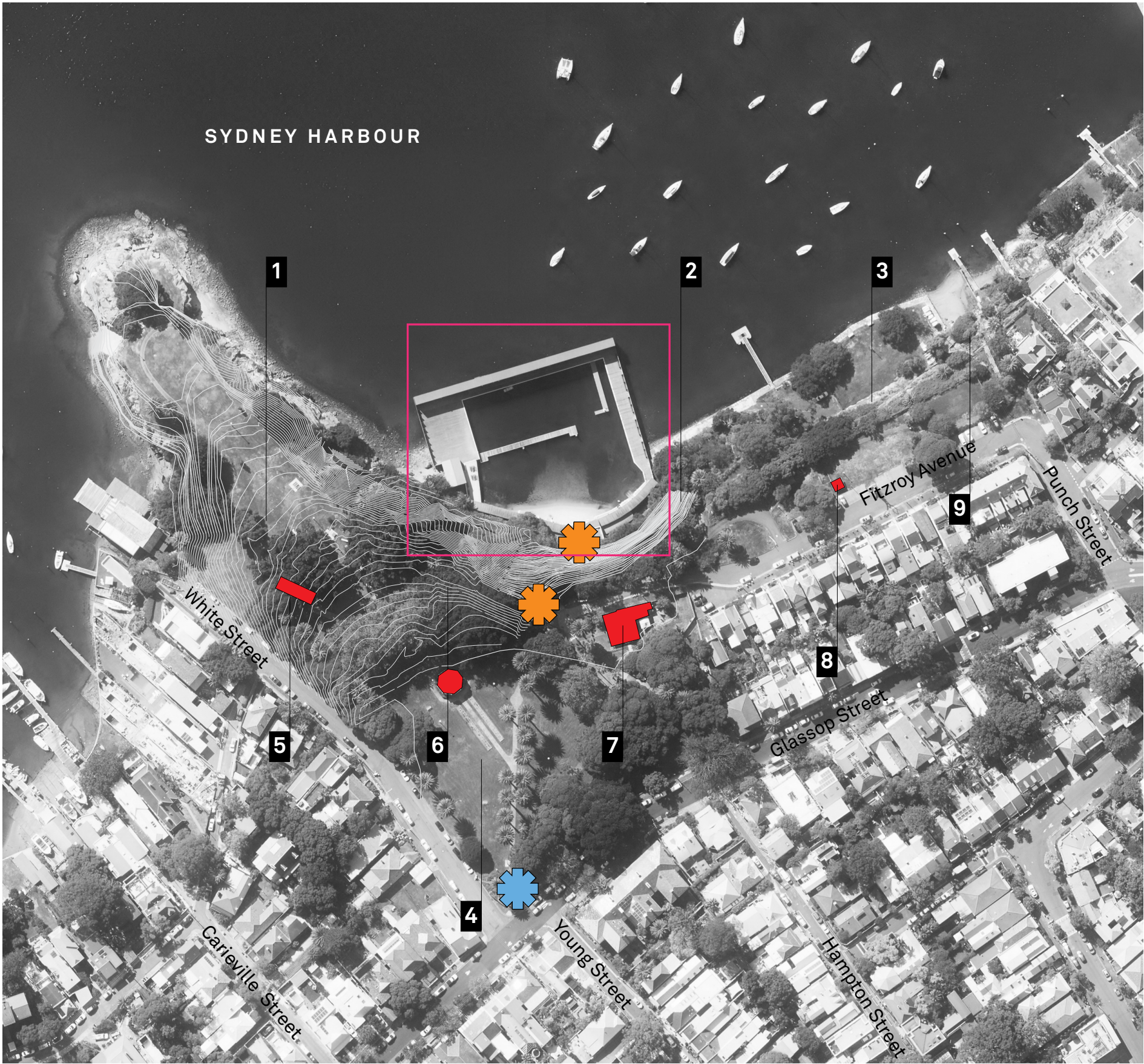
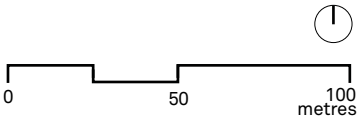
Legend

- Dawn Fraser Baths
- 0.250m Contours
- Park and Dawn Fraser Baths directional signage
- Dawn Fraser Baths identification signage
- Park Built Structures

- 1 Open, grass, gentle falls
- 2 Closed, dense vegetation, steep falls with escarpment rock cliffs
- 3 Open, steep falls with escarpment rock cliffs
- 4 Open, grass, gentle falls

PARK BUILT STRUCTURES

- 5 Public toilets - male and female
- 6 Rotunda
- 7 Caretakers Cottage
- 8 Picnic Shelter
- 9 Rock art sculpture - 'Neptune'



Identified signage and built structures as well as the contours within Elkington Park.



02\_ Site Analysis

Heritage

The site is comprised of four key elements:  
> Elkington Park  
> Fitzroy Avenue Park;  
> Dawn Fraser Baths  
> Caretakers Cottage  
Each heritage element (except the Caretaker's Cottage) is described below from the former *Leichhardt Council Heritage Inventory*. Each of the letters **(a)** to **(g)** reference heritage criteria, hence they are not always in alphabetical order. The Caretakers Cottage 'Statement of Cultural Heritage Significance' is extracted from the *Conservation and Management Plan for the Caretakers Cottage, Elkington Park 2015*.

**Fitzroy Avenue Park**  
Location: 1 Fitzroy Avenue, Balmain  
**Heritage Significance:**

- (a)** The park is of local heritage significance as it is part of an early subdivision and 20th century development of the area and former industrial site which was created in the 1970s as part of a popular movement to provide open foreshore public park and reserve areas.
- (b)** The Park is associated with the National Box Company and Leichhardt Council who formed the reserve.
- (c)** The Park is of some local aesthetic significance as a waterfront public reserve that has significant views to Snapper, Spectacle and Cockatoo Islands. It also retains a rock cut and wall which forms an interesting backdrop to the lower level.
- (d)** The park is of some local social significance as a open public recreational area with facilities that has been in use since the 1970s.
- (g)** The Park is one of several waterfront reserves on former industrial sites established by Leichhardt Council in the 1970s. Other sites include Simmons Point and Illoura Reserve.

**Elkington Park**  
Location: Glassop Street Balmain  
**Heritage significance:**

- (a)** The Park is of local heritage significance as part of an early subdivision and open public recreation space established by Balmain Council in c. 1880 with design and plantings also dating from the early 20th century.
- (b)** The Park is associated with Balmain and Leichhardt Councils and Dawn Fraser Swimming Pool. It is named after a former Mayor.

- (c)** The Park is of local aesthetic significance as an open waterfront space and early 20th century designed park that retained a sense of its early layout and elements including peripheral plantings, paths and avenues leading to Dawn Fraser Pool and Around the point, bandstand / rotunda and large Fig trees. The Park retains a landmark point of land, enhances the surrounding residential development and makes a positive contribution to the local areas.
- (d)** The Park is of high local significance that has provided public waterfront space since the 1880s with strong links to the former swimming baths and Dawn Fraser Swimming Pool.
- (f)** The Park is closely linked to the former White Horse Point Baths and Dawn Fraser Swimming Pool tidal pool that is now relatively rare in Sydney Harbour.
- (g)** The Park is one of a number of public recreation spaces and Parks established by Balmain Council in the late 19th century.

**Dawn Fraser Swimming**  
Location: Glassop Street, Balmain  
**Heritage significance:**

- (a)** It is the most complete swimming complex extending back to the turn-of-the-century.
- (b)** It is associated with Balmain Swimming Club and various members and Dawn Fraser a local resident and Olympic Swimming Champion at three consecutive Olympic games.
- (c)** It is an excellent example of pool architecture no longer practiced and a well known Sydney landmark set in an attractive harbour side location which has become a feature of the pool.
- (d)** It is socially significant as a local recreational landmark and the home of the Balmain Swimming Club - probably the oldest swimming club in Australia. It provides evidence of the major popularity of swimming as a competitive and recreational sport in Australia.
- (f)** One of the few remaining tidal public pools in Sydney Harbour and the only one to retain its over-water-enclosure

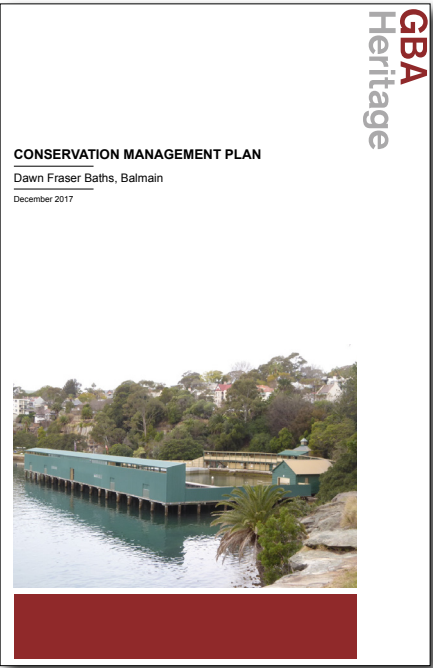
**Caretakers Cottage**  
Location: Glassop Street, Balmain  
**Heritage significance:**

The purpose-built Caretaker's Cottage, set within the grounds of Elkington Park, Balmain, has cultural significant at local level for historic, aesthetic and social values. Since

1885, the Caretaker's Cottage has been the residence of the overseer of Elkington Park and harbour baths (now known as Dawn Fraser Baths). The place has aesthetic significance as a substantially intact single story, Late Victorian cottage with polychrome brickwork, prominent gables with decorative barge boards, slate roof and chimney, set within a fine Victorian-character recreational reserve, overlooking Dawn Fraser Baths and the Parramatta River. It is one of a diminishing group of public recreational reserves and held in esteem by the local community.

**Traditional Owners**  
The land on which the Dawn Fraser Baths is situated was the traditional lands of the Gadigal and Wangal peoples of the Eora Nation. Any work undertaken to implement the master plan shall acknowledge the long standing ties people have with ancestors past and present.

Dawn Fraser Baths - Conservation and Management Plan



GBA Heritage Architects have completed a Conservation and Management Plan for the Dawn Fraser Baths in December 2017. This document is the guide for all works that impact heritage at the Baths. Key conservation policies from the report include:

- > The Dawn Fraser Baths should be retained, conserved and upgraded as part of its continued use.
- > The architectural imagery of the existing pool, including its vernacular character, sense of enclosure and composition of major elements from varying periods should be conserved.
- > The Caretakers Cottage should be conserved and retained as an integral component of the Pool environment.
- > Conservation of the Baths should include retention of its use for recreation and aquatic sports.
- > The long standing association between organised amateur swimming club participation and the local Council should be fostered and encouraged both as a community benefit and as an effective management support network.
- > Future changes to fabric, form and associated structural elements should respect its visual significance, architectural integrity and long association with aquatic sports, and respond accordingly.

- > The Dawn Fraser Baths should be retained in recognition, not only for her achievements, but for the importance of the association in the minds of the Balmain community.
- > The Elkington Park master plan should consider the recommendation made in this report and this CMP be subsequently updated to reflect the finding of the Master Plan, when completed.

Specific Strategies include:

**Setting**  
**Policy 6.4.1**  
The Baths should retain its visual prominence to White Horse Point, Fitzroy Avenue Park and the Parramatta River.  
**Policy 6.4.2**  
The heavily landscaped backdrop and natural features pathways down to the Pool should be conserved.

**Reuse**  
**Policy 6.5.1**  
Recreation and aquatic sports should remain the primary function of the Dawn Fraser Baths. Alternative uses for sections of the existing buildings may be considered where they would not be of detriment to the primary use of the site and would not negatively impact on its heritage significance.  
**Policy 6.5.2**  
New uses that are selected for any particular internal space should adopt the principle of 'loose fit', whereby the functional and spatial requirements of each use are tailored to suit the available space, in contrast to the approach that alters the building to suit the requirements of the new use.

**Policy 6.5.3**  
Location and visual presentation of new services within the building should generally remain subservient and respectful to the scale, dignity and presentation of the existing Baths facility.  
**Policy 6.5.4**  
New internal elements should not attempt to replicate the original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old.

**Retention of Significant Spaces**  
**Policy 6.6.1**  
The Dawn Fraser Baths is designed as a single open interior space with perimeter structures that are largely open towards the

pool. Any alterations to the Baths shall retain the open relationship between the pool area and the perimeter structures.

**Treatment of Fabric of Different Grades of Significance**  
**Policy 6.7.1**  
In general, future changes should be focused on areas or components which provide a lesser contribution to the overall significance and are, therefore, less sensitive to change.  
**Policy 6.7.2**  
Any work which affects fabric, spaces or relationships with an Exceptional or High assessed heritage value should be confined to preservation, restoration, reconstruction and adaptation as defined in The Burra Charter and should be carefully maintained.

**Policy 6.7.3**  
In relation to elements of Moderate significance the principles of The Burra Charter should be followed as above; work involving the adaptation of a particular element may be an acceptable option where it is necessary for the proper function of the place and is beneficial to, or does not reduce, the overall significance of the place.  
**Policy 6.7.4**  
Elements with a Little assessed heritage value are of slight significance and do not intrude on the place in a way that reduces significance. Both retention and removal are acceptable options.

**Policy 6.7.5**  
Where possible, damage or scarring caused by earlier fit-outs or service installations should be repaired to match the original or original fabric reinstated.  
**Policy 6.7.6**  
In order to reinstate, or reconstruct parts of the building, sufficient information must be available to guide the design and documentation of the work. Such information includes documentary evidence, archaeological material and evidence held within the fabric of adjacent components. Reinstatement of missing fabric, or detailing known to be consistent with such traditional beginnings, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building.

**Policy 6.7.7**  
Unless otherwise stated, existing fabric should be preserved if feasible. Where fabric is no longer serviceable and requires replacement, it should be replaced with a component of like material and design.



**Policy 6.7.8**  
While reconstruction or reinstatement should return an element to a known earlier state, past materials selection, building practices or construction details which are known to be defective should not be adopted.

**Specific Built Elements**  
**> 1900 Southern Pavilion**

**Policy 6.8.1 FORM**  
The form, structure and materiality of the 1900 Southern Pavilion are of exceptional significance and shall be retained.  
**Policy 6.8.2 RELATIONSHIP TO THE POOL**  
The open visual relationship between the pool space and the Southern Pavilion's ground and first floor walkways shall remain and shall not be obscured.

**Policy 6.8.3 TIMBER FRAMING**  
The original timber framing scheme shall remain the primary structural system for the building. The timber frame shall not be enclosed, except along the southern wall, but shall remain a visually prominent characteristic of the building.  
**Policy 6.8.4 C.1984 BATHROOMS**  
The c.1984 bathrooms have little heritage significance and may be removed or internally altered in a way that is sympathetic with the 1900 design of the Southern Pavilion.

**Policy 6.8.5 EXTERNAL CLADDING**  
The external cladding on the south, east and west facades may be replaced with timber board or corrugated metal sheet. The external cladding may be aligned either vertically or horizontally.  
**Policy 6.8.6 INTERNAL CLADDING**  
The internal cladding on the southern wall may be replaced with timber board and shall be aligned vertically.

**Policy 6.8.7 SEA LEVEL RISE**  
The entire Southern Pavilion, including the 1926 Entry Building and the surrounding ground level, may be sympathetically raised as part of a program of works to protect the building from future sea level rise.  
**Policy 6.8.8 VERANDAH HEIGHT**  
It may be possible to raise the height of the first floor verandah relative to the ground floor walkway to provide adequate head clearance for the passage of people below. Such an alteration may be acceptable should the proposal be sympathetic with the significance of the building, including retention of the consistent line of the fascia board along the entire verandah, and retention of the visual dominance of the 1926 Entry Building.

**Policy 6.8.9 NEW OPENINGS**  
No new window openings shall be introduced into the southern, eastern or western elevations of the Southern Pavilion. New doorways may be installed and existing doorways may be altered in the entry courtyard, which shall remain the main entry to the facility. New external doors may be installed elsewhere along the external perimeter but must be designed to match the appearance of the surrounding wall to the greatest extent possible such that it has minimal visual impact when viewed from outside of the Baths.

**Policy 6.8.10 CHANGING BOOTHS**  
New uses may be installed into the first floor changing booths provided that:  
> Any alterations have minimal physical impact on the booth fabric and are easily reversible.  
> Any alterations are visually subtle such that they can only be seen form the immediate vicinity of the associated booth and the original function of the booths remain interpretable.  
> A minimum of two booths on each end of the Southern Pavilion remain unaltered.

**> 1926 Entry Building**  
**Policy 6.8.11 ICONIC ARCHITECTURAL FEATURE**  
The 1926 Entry Building shall be retained and conserved as an iconic central architectural feature of the Southern Pavilion. It shall retain a height above the surrounding pavilion structure. Existing views to the pediment and pyramidal roof from within the Baths shall be retained. No new structures shall be constructed south of the Entry Building that would diminish the setting of the building when viewed from within the Baths.

**Policy 6.8.12 ADDITIONS**  
No additions shall be constructed on the northern, western or southern elevations. Sympathetic minor alterations to the existing first aid / office addition on the eastern elevation may be acceptable provided the addition retains a modest design to its exterior and the presentation of the Entry Building is not diminished.  
**Policy 6.8.13 EXTERNAL OPENINGS**  
There shall be no new openings to the eastern, southern or western elevations of the Entry Building. The ground floor openings on the northern elevation may be sympathetically altered to improve the function of the interior space provided the building's external envelope remains easily interpretable. The existing first floor openings on the northern elevation may not be altered.

**Policy 6.8.14 SIGN**  
The existing "Municipal Baths" sign in relief letters on the western elevation shall be retained and conserved.  
**Policy 6.8.15 INTERNAL ALTERATIONS**  
The interior to the ground floor of the Entry Building may be altered, including the removal or alteration of original and existing internal partitions and installation of new partitions. Should original partitions be altered or removed, wall nibs shall be retained to allow interpretation of the original layout. Alteration of the main entrance passage is acceptable provided it remains generally interpretable as a past entrance. The first floor archive room may be altered internally with the sensitive installation of partitions provided the work has minimal negative impact on significant fabric and is reversible.

**>1995 Northern Pavilion**  
**Policy 6.8.16 ALTERATIONS**  
Alterations to the 1995 Northern Pavilion may be acceptable provided they respect the general architectural form and imagery of the pavilion and its relationship with the pool. The pavilion's timber framing shall not be enclosed but shall remain visible and interpretable as an important architectural feature of the building.

**> Western Shed**  
**Policy 6.8.17 FORM**  
The Western Shed shall remain interpretable as a timber framed and clad, cabled building.  
**Policy 6.8.18 INTERIOR ALTERATIONS**  
The interior of the Western Shed may be sensitively adapted to allow for an appropriate new use, including partitioning the internal space. Any new interior additions and alterations shall be interpretable as new work. A ceiling shall not be installed in the shed and the roof structure shall remain exposed.

**Policy 6.8.19 EXTERIOR ALTERATIONS**  
The existing openings on the northern and eastern sides of the Western Shed may be sensitively altered provided the building's external envelope remains readily interpretable. Additions to the external envelope of the Western Shed are not acceptable.  
**> Substructure and Pool Apron**  
**Policy 6.8.20 MATERIALS**  
The substructure piles and pool apron may be replaced as required. Any replacement fabric may include the use of alternate materials that will provide a superior performance or an extended life span provided they will be visually sympathetic with the Baths.

**> Boardwalks**  
**Policy 6.8.21 MATERIALS**  
The timber decking planks to the western, northern and eastern boardwalk may be replaced with like planks when required to provide a safe walking environment. When the current decking is no longer serviceable, the decking may be replaced with similar timber planks or an artificial decking material of a similar appearance that is suited for use in a maritime environment.

**Principles for Design of New Elements**  
**Policy 6.9.1**  
Any alterations to the Baths shall have a design emphasis towards the facility's interior with minimal design features to the exterior elevations.  
**Policy 6.9.2**  
If any new structures are required on the site, they shall be located on the facility's perimeter and shall not reduce the open internal space. The design shall present to the pool's interior with minimal design features to its exterior, and shall be designed in a way that is sympathetic to the 1926 Baths' design, layout and massing.

**Policy 6.9.3**  
New elements should not attempt to replicate the original features. They should be of a contemporary design and character but remain respectful of the power and mixed character of the old, in accordance with Article 22.2 of The Burra Charter.  
**Policy 6.9.4**  
New elements should be designed to withstand the harsh marine environment of the Baths.

**Services**  
**Policy 6.10.1**  
Redundant services should be removed carefully to avoid damaging original fabric.  
**Policy 6.10.2**  
Where new services or upgrading of existing services are required (communication, fire, electrical and plumbing), these should be sympathetic to the original design intent. They should be introduced discreetly in areas of lesser significance to avoid damage to significant fabric and avoid visual impact on significant spaces.  
**Policy 6.10.3**  
Existing functional fire protection, emergency and electrical lighting should be maintained as part of the regular maintenance program.

**Colour**  
**Policy 6.11.1**  
Green and yellow shall remain the predominant colours for any new colour scheme for the Baths. Other colours may also be included in a new colour scheme provided they are sympathetic with the history and dignity of the Baths as a whole. With the exception of the Entry building, the Baths' exterior elevations shall remain green.  
**Policy 6.11.2**  
Selection of colour schemes, details and finishes should be provided to the consent authorities and endorsed before implementation.

**Code Compliance**  
**Policy 6.12.1**  
If original or early architectural elements have to be removed or concealed in order to achieve code compliance, then the appropriate approach should be one of "reversibility".

**Access**  
**Policy 6.13.1**  
Any changes to the site required to improve public access should also be made in accordance with the other policies in the CMP.  
**Policy 6.13.2**  
Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of the NSW Office of Environment and Heritage, or expert consultants.

**Signage**  
**Policy 6.14.1**  
Signage on Heritage Items should be:  
(i) Consistent in design to the architectural form of the building to which it is attached, and  
(ii.) Of a high standard of materials, construction and graphics.  
**Policy 6.14.2 LOCATION**  
New signage may be installed in the entry courtyard to facilitate the operation of the Baths. New signage in this location may be designed to emphasis this location as the primary Baths entrance. Minor temporary advertising signage for local community events is acceptable in this location. New signage may be installed on the exterior elevation of the eastern entrance, if required for the operation of the Baths. Any new signage in this location must be related to the

operation of the entry. It must be as small and visually unobtrusive as possible and should not distract from the entry courtyard as the primary entrance to the facility. New signage on the external envelope of the Baths, other than described above and required for public safety, is not acceptable.

**Interpretation**  
**Policy 6.15.1**  
A separate Interpretation Strategy/Plan should be prepared and implemented for the place.  
**Policy 6.15.2**  
Key interpretation themes for inclusion in an interpretation of the building should be developed. Suggested themes include, but are not limited to, the following:  
(i) The development history of the Baths.  
(ii) The history of aquatic sports at the Baths.  
(iii) The important personages associated with the Baths.

**Appropriate Skills and Experience**  
**Policy 6.16.1**  
The approach to the conservation of the historic building fabric should be based on a respect for the existing significant fabric. Competent direction and supervision should be maintained at all stages, and any maintenance work should be implemented by professionals and/or tradespeople with appropriate conservation experience and knowledge of traditional building skills. Where any significant fabric or spaces are to be disturbed, the advice of a Heritage Consultant is to be sought and implemented.

**Heritage Maintenance Regime**  
**Policy 6.17.1**  
To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented. Regular inspections should be carried out and remedial action taken to minimise deterioration of building fabric due to the effects of weathering and use. In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary. The Heritage Maintenance Schedule should be reviewed and updated every five years to coincide with a review of the Conservation Plan, or prior to major programs of upgrading or reuse. No maintenance or repair work should negatively impact on the significance of the fabric.



02\_ Site Analysis

Heritage

The Dawn Fraser Baths have been renovated a number of times since it was first constructed in 1883. The following diagram outlined the ages of each of the building elements.

Legend

Year of construction

2015



1995



1984



1926



1900



1883

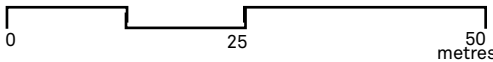
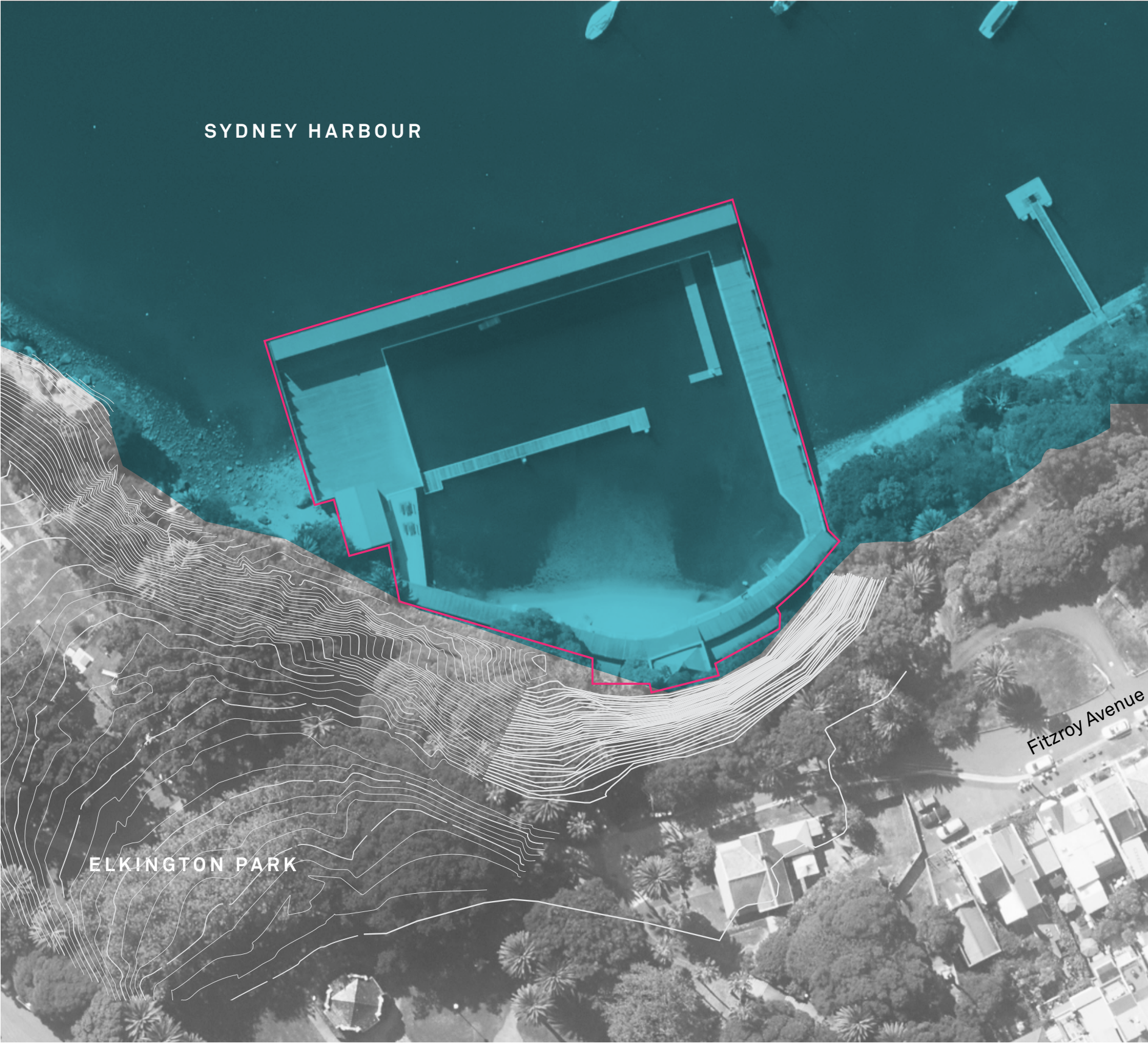


Diagram of the different construction period for the existing Baths structure





Flood liable lands and Climate Change

**General**  
The IPCC (2014) and the CSIRO (2014) outline the world is undergoing rapid unprecedented warming. The warming is having measurable impacts on our daily climate with increasing extremes of temperature, rainfall intensity, rainfall variability and the severity of storms. Rising sea levels have been attributed to increasing temperatures and in combination with increased storm events and rainfall intensity, the result is the potential for more frequent flood inundation of the foreshore areas including the Dawn Fraser Baths.

In recognition of potential impacts the NSW Government in 2009 adopted the NSW Sea Level Rise (SRL) benchmark for foreshore areas. The NSW SLR benchmark uses the assumption that mean sea levels will rise by 400mm by 2050 and 900mm by 2100.

**Existing situation**  
Existing occupiable building space at the Dawn Fraser Baths is currently inundated by tide levels higher than 1.54m AHD; which occurs several times per calendar year. Increases in sea level within Sydney harbour of 400mm or 900mm above the existing tides will increasingly inundate the Baths. Furthermore, a review of the water and building heights recommends an additional 0.3m AHD be added to the 100-year ARI as freeboard for wave action.

The recommended new building height is 2.21m AHD in order for the building not be inundated in 2100.

Dawn Fraser Baths

Projected water level in 2050 - high tide inundation. 1.91m AHD. Excludes 0.3m wave height



# 02\_ Site Analysis

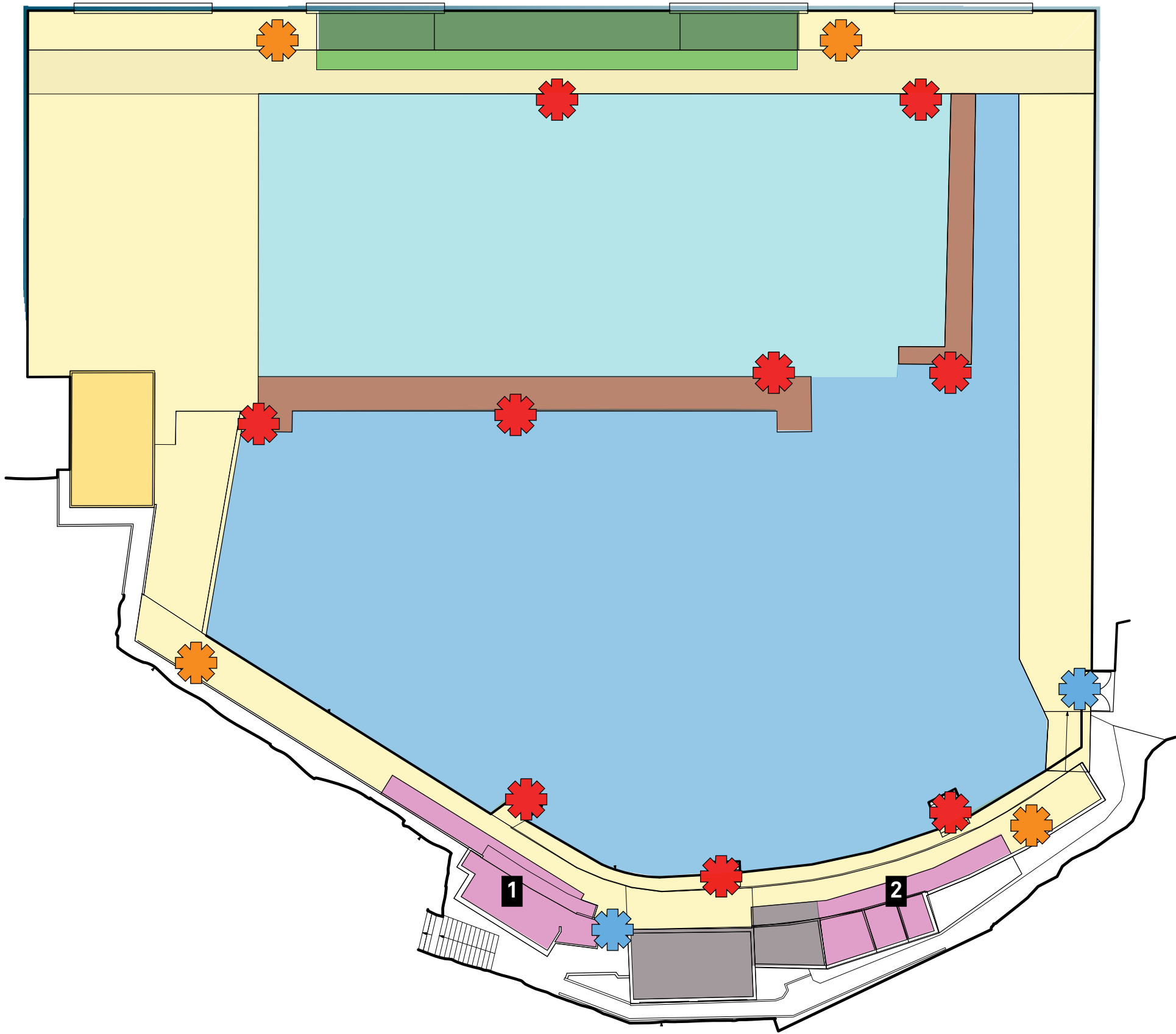
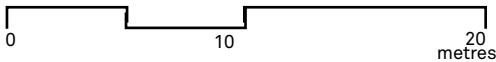
## Building uses - Ground level

The existing building uses have been mapped to understand how it is used and what the existing relationships between uses are. Each level of the building has been separated into two plans.

### Legend

- Lap swimming and water polo
- Free swimming and other recreation
- Water access - stairs
- Stair access to upper levels
- Emergency access
- Pontoons
- Spectator seating
- Kitchenette, club room and storage
- Decking - open space
- Shaded 'boat shed'
- Change rooms and toilets
- Office , first aid and entry

- 1 Female toilets and change rooms. includes secure hand wash, showers and toilets
- 2 Male toilets and change rooms. includes secure hand wash, showers and toilets

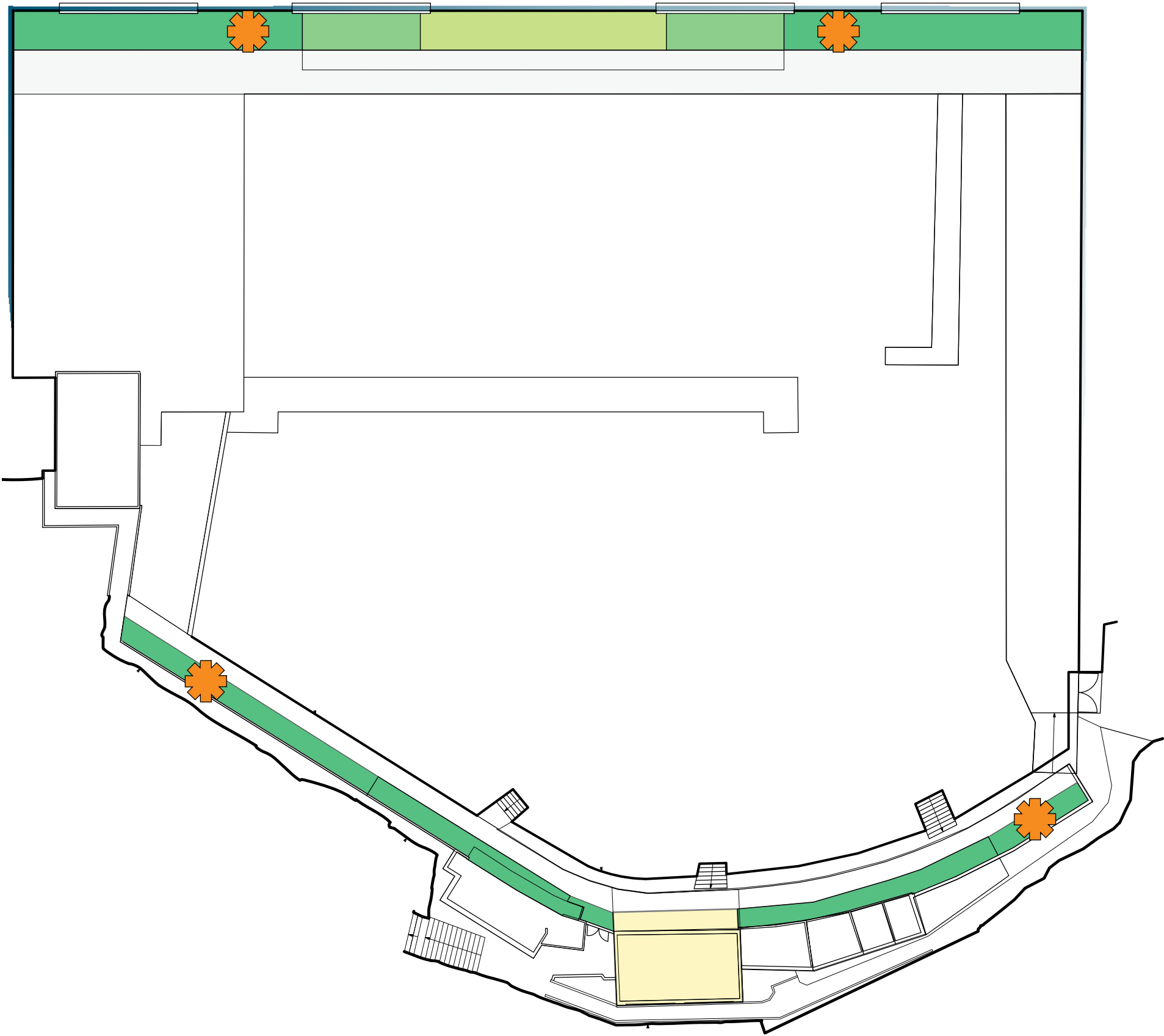









Building uses - Level 1

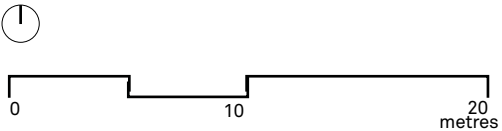
Level one uses are shown in plan for easy reference including:

- > Artist in residence (winter closure period)
- > Circulation space
- > Historic collection



Legend

- Historic collection 
- Covered open space - no use / circulation space 
- Storage and winter dawn - artist in residence 
- Open verandah 
- Stairs 





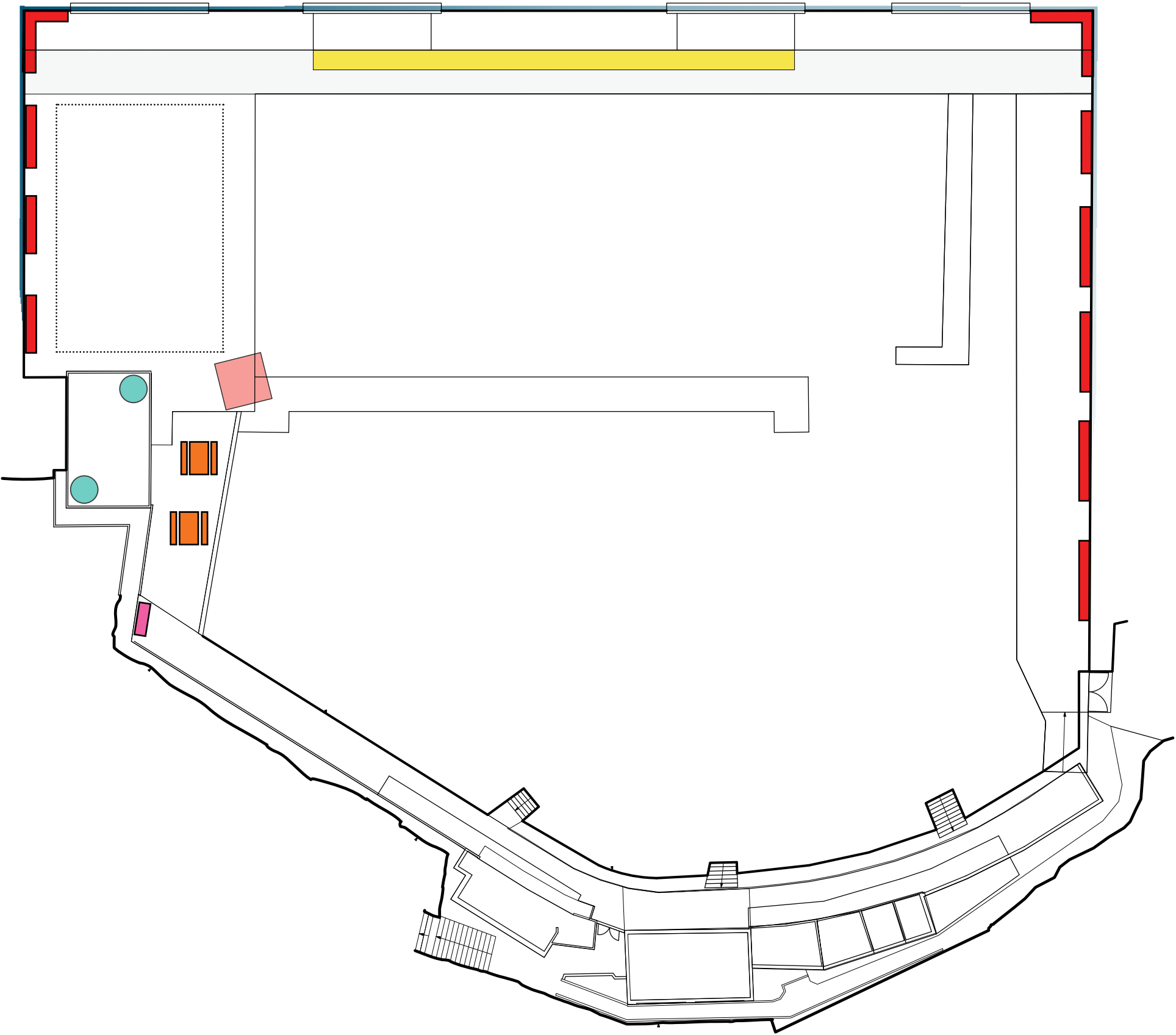
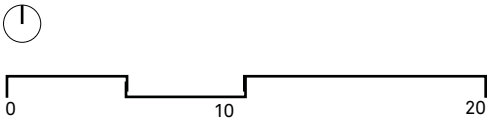
# 02\_ Site Analysis

## Furniture

The Dawn Fraser Baths have various existing furniture located around the facility. The furniture items are mostly fixed and are at least 10 years of age.

### Legend

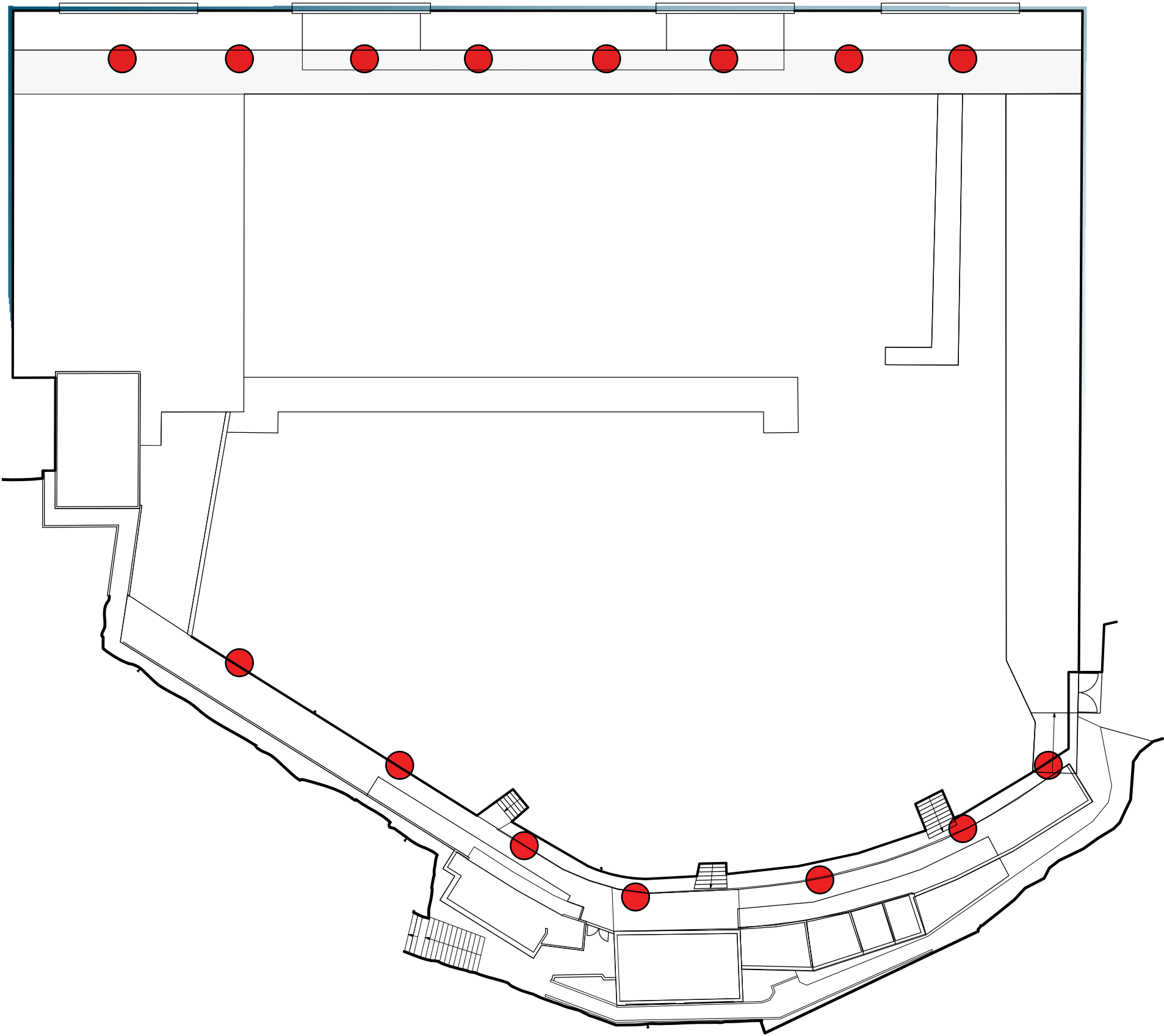
- Timber battern seat - in built into wind screen wall
- Fixed picnic table and chairs with backs
- Fixed bench seats with back
- Timber spectator seating - in built into the building structure
- Movable plastic table and chairs (stacked for use)
- Fixed shade umbrella
- Temporary shade structure during event periods





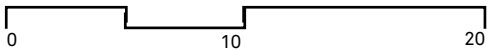
Existing pool lighting

Existing lighting is fixed to the buildings and is 'flood-light' style. The lighting does not meet user needs as the luminaires are fixed too low causing glare and reflection issues. The existing lighting does not the appropriate Lux level for sport uses.



Legend

Building mounted pool 'flood' lighting







# 03\_community engagement



# Dawn Fraser Baths

Engagement Approach  
Common Themes  
Additional Engagement





# 03\_ Community Engagement

## Engagement approach

### Method Statement

The community engagement methodology aimed to be as inclusive as possible with a variety of forums for feedback. Feedback forums included weekday pop ups at the Baths, a Saturday stall on Darling Street at Loyalty Square (near Woolworths), one weekend stall at the Baths, stalls at the Back to Balmain Festival and Norton Street Festa. An online survey at ‘Your Say Inner West’ was available during the entire engagement period and paper surveys were also available from the counter at the Baths.

### Advertising

The community engagement events and online survey were advertised with a letter distributed to 14000 households across the Balmain peninsula including Balmain, Balmain East, Birchgrove, Lilyfield, and Rozelle. Advertisements were placed in the Inner West Courier, on the Inner West Council Website, in the Leichhardt and Petersham Service Centres, Balmain and Leichhardt Library and as posts on the Inner West Council Facebook page.

### Response

As well as a the ‘pop-ups’, an online survey was launched on 9 October 2017 and ran for 6 weeks until 19 November 2017. The online survey was well visited by the community with 1965 respondents viewing the online survey and 215 online surveys complete. Throughout the survey period activity visiting the site was steady, through there were major visitation spikes on 13 October 2017 and 18 October 2017, and smaller spikes on 31 October and 2 November 2017.

- > The majority of responses were from the Balmain Peninsula – Balmain, Balmain East and Birchgrove;
- > The majority of respondents walk or drive to the Baths;
- > The majority of respondents are aged between 35 - 49; and
- > The majority of respondents stay one to three hours at the Baths and visit once or twice a month.

## Common Themes

Common themes from the community engagement feedback has been summarised below under public domain elements:

### Character

Respondents love the existing heritage character of the baths and described it as being a very special quality. Respondents requested the existing character and heritage be retained in proposed upgrades.

### Pathway connections to the Baths entry

Access pathways to the Baths do not meet user needs. The route is not direct, and is difficult for people with wheelchairs and prams. Some respondents believe the entry to the Baths is hard to find.

### Elkington Park pathways

Respondents outlined the pathway network and kerb ramps in Elkington Park need to be improved.

### Elkington Park

Respondents very much love the park setting of the Baths. The community particularly like the green backdrop of large trees on the bank between the pool and the park. A few respondents believe the pool could be better integrated with the park.

### Elkington Park public toilets

Most respondents noted the public toilets in Elkington Park do not meet their needs. Respondents described them as dirty and not nice to use.

### Elkington Park lighting

Many respondents requested better night time lighting in Elkington Park.

### Parking

A lack of parking at the Baths was raised by many respondents as an issue.

### Sand

Many respondents requested more sand at the entry beach.

### Water access

Respondents requested improved access into the Baths for those not able to use the stairs.

### Water quality

Many respondents raised water quality and sea life (including stingrays and jellyfish) as an issue at the Baths.

### Moorings and boats

A few respondents requested that boats not moor near the Baths due to the pollution moored boats (e.g. toilet and bilge water) could contribute to reducing the Baths water quality.

### Views

The views from Elkington Park to the baths and the harbour beyond is loved by the community. Respondents described the loss of this view from some areas of Elkington Park due to weeds (Chinese elms and lantana) growing on the embankment down to the baths. These respondents requested the removal of the weeds to return the views from the park.

### Vegetation

Respondents requested the existing fig trees and palms be retained as a beautiful green backdrop to the baths.

### Safety

Respondents feel safe when they visit the Baths.

### Seating

Respondents requested more seats and seating options.

### Shade

Respondents like the option of sitting in the sun or shade at the Baths. Generally respondents however requested more shade at the Baths with a strong numbers of respondents requesting more shade over the beach area.

### BBQ facilities

Some respondents requested public accessible / usable barbecue facilities at the Baths.

### Rubbish bins

Only a few respondents requested additional rubbish bins around the pool area.

### Bicycle parking

A lack of bicycle parking at the Baths was noted by some respondents.

### Baths lighting

Respondent feedback was mixed in regards to improving lighting at the Baths. Many respondents stated they don't use the baths at night, so found it a difficult element to comment on.

### Heritage displays

There was strong support from respondents for the display of heritage items relating to the Baths on site.

### Food and beverage

The Baths kiosk is a popular source of food and beverages, but most note the kiosk could have better options for customers. Many requested a bar with alcoholic drinks in the evening.

### Change facilities and toilets within the Baths

Respondents highlighted the existing toilet and change room facilities do not meet their needs. Some requested family change areas so parents can accompany their children while they are getting changed.

### Caretaker's Cottage

There was no clear direction from respondents on whether the Caretaker's Cottage should be used as a leasable business such as small food and beverage business (café/bar) or as a hireable community use space (community meeting area). The engagement has provided no clear direction on the future use of the cottage.



Council run community engagement event at Loyalty Square, Darling Street, Balmain on Saturday 14 October 2017.



Additional Engagement

An additional submission was received from the Balmain Water Polo Club after the engagement period closed. The submission articulates a list of items to be considered as part of the master plan for Dawn Fraser Baths. The text from the submission has been copied below:

**General**  
> Sink with hot and cold water connections.  
> Dishwater connection point with cold water with sink and drain.  
> Waste water rising main to drain to sewer on land side.  
> Installation of small garden commercial grade kitchen adjacent the open pavilion for function caterers to increase utilisation and revenue for DFB.  
> BWPC requests a small commercial grade public gymnasium and multipurpose program rooms on upper level of the existing open change rooms with separation to increase utilisation and revenue for DFB. Maintain built form within the existing roof line and expand further to the land side. Provide bridge for access from existing park road. Operate for extended hours beyond pool staffed hours and open all year round.  
> BWPC suggests new bathroom, shower, change and locker facilities below proposed gym and in place of existing women's facility and garbage bin storage area. Share with gym and provide access.  
> Request for the removal of existing mens facilities and relocation of existing bin storage in its place.  
> BWPC suggests refurbishment of existing canteen and pool management offices and the archives room gallery over with access via gym. Gallery to be reconfigured to showcase history and engage with community.  
> BWPC require location to install permanent scoreboard and shot clocks with fixed power connection and wireless control system.  
>BWPC suggests expansion of leasehold land parcel river lease to make way for a new open air salt water chlorinated heated pool of *Fina* size water polo dimensions. This is a multi- functional pool to incorporate water polo matches and training or a 12 lane width by 25m across swimming pool similar to the one at Sutherland Aquatic Centre. This pool to be open all year round in conjunction with gymnasium and profitability of DFB.

> Requests for access from the park road, lower level canteen and Gymnasium expansion, mid-level cafe restaurant and commercial kitchen, top-level function centre and pool entry, all three level access serviced by accessible lift and stairs  
> Requests for installation of more visually permeable ground level facade to enhance the view from DFB whilst maintaining existing wind brakes.

**National League risk - minimum viability requirements**  
The National League is run by Water Polo Australia and has strict governance around playing conditions and facilities. DFB has adapted to these standards over the past decades as standards have been raised. The following items put the club at risk of being evicted from the National League competition.

**Lighting**  
A lack of adequate lighting has received substantial criticism from NSW metropolitan and National competition. It also is a detractor for any international games that have traditionally been possible at DFB. This comment relates to games and training being played at twilight or evening. BWPC obtained a grant to replace the light fittings with better technology in 2015 and LC installed 80% of the fittings. However, the consulting engineers report recommended that the light fittings were installed at a higher elevation than the existing structure and the requirement of a DA and associate heritage impact was cost and time prohibitive at that point in time. The report also suggested a light pole be installed on the land side of DFB near the existing southern open pavilion to allow for adequate lighting on the eastern side of the pool. (Refer appendix A for the report)

**Change/coaching rooms dedicated for National league**  
Dedicated team rooms for home and away team for the purposes of coaching and briefing session for day and night games. Rooms should be fitted with bench seating for 13 players a whiteboard and sufficient room for storage of team equipment. Space requirements for Smart TV and power would be desirable in any pool modifications. At present only the home team has this facility with salvaged whiteboard and poor lighting. An expansion of this existing facility on the upper level on the harbour side adjacent to the existing facility on the upper level with sufficient acoustic separation would be ideal.

**Score board, time clocks and associated wiring**  
The club provides this equipment in a temporary manner running data cables and power cables for each game sessions 5 days a week during summer. A more permanent installation is desirable and would save time for all concerned, including the pool staff that need to stay back and wait for pack up especially during evening games. We would like to work with the council to improve the current situation and also protect the equipment from vandals. Nominated locations for the permanent equipment is depicted on the diagram in Section 1 short term requirements.

**Shower and toilet facilities**  
Many of the clubs we play against comment on the poor state of repair of the current bathrooms. A simple inspection will reveal the poor state of repair of the bathrooms and change rooms. A minimum requirement in the short term elements of the master plan would be a full refurbishment of the bathrooms to a standard beyond that you would expect in a public facility in order to compensate for the other elements that are required to prevail under heritage requirements and conservation management plan.

**Greater Utilisation of Leichhardt Aquatic whilst Ashfield is under refurbishment**  
BWPC currently uses Ashfield Aquatic Centre for 30% of all training sessions and this increases in the Autumn and Spring seasons. There will be a requirement to find alternative pools close to the Balmain/Leichhardt catchment area whilst Ashfield Aquatic is closed for 12 months. BWPC would like to explore the possibility with council to gain access Leichhardt Aquatic during this period and the following scenarios would alleviate the situation:-  
> Greater access to the diving pool at Leichhardt;  
> The potential to sub divide Leichhardt 50m Olympic pool; or  
> Have dedicated lane access on set periods of 1.5 hours 3 times per week.

**UTS Pool Capital (directed towards a facility at Leichhardt Park Aquatic Centre)**  
BWPC have a partnership with UTS that has been in place spanning near a decade now. UTS have been expanding to meet the demands of student placements and have been reinvesting in infrastructure for the university and local communities. A submission for an additional purpose built pool for water polo has previously been submitted to council prior to the amalgamation. BWPC and UTS would like to open up a dialogue to resubmit to the amalgamated council

**FlippaBall Partnership - Program Assistance**  
FlippaBall is a modified version of water polo aimed at attracting new juniors of age 7 to 12 years to participate in sport and provide a developmental pathway to the U12 NSW metropolitan Junior competition. Many other clubs across the nation have been highly successful in running this program and have attracted hundreds of members by introducing this platform. Access to the shallow half of a 50m pool segmented into 4 fields is essential for this program to prosper. Ideally 2 hours once a week during summer school terms on a Friday evening, Saturday morning or Sunday morning would be a catalyst to open up a pipeline of new members from the local community. BWPC would like to discuss the possibilities of commencing a FlippaBall program and utilisation of Leichhardt Aquatic Centre.

Water Polo Australia together with the State Associations rolled out the national FlippaBall program over the past 5 years. Designed to get more children under the age of 12 years old playing water polo, the national FlippaBall program is a non-contact, modified version of the game designed to introduce kids to the sport in a fun way.

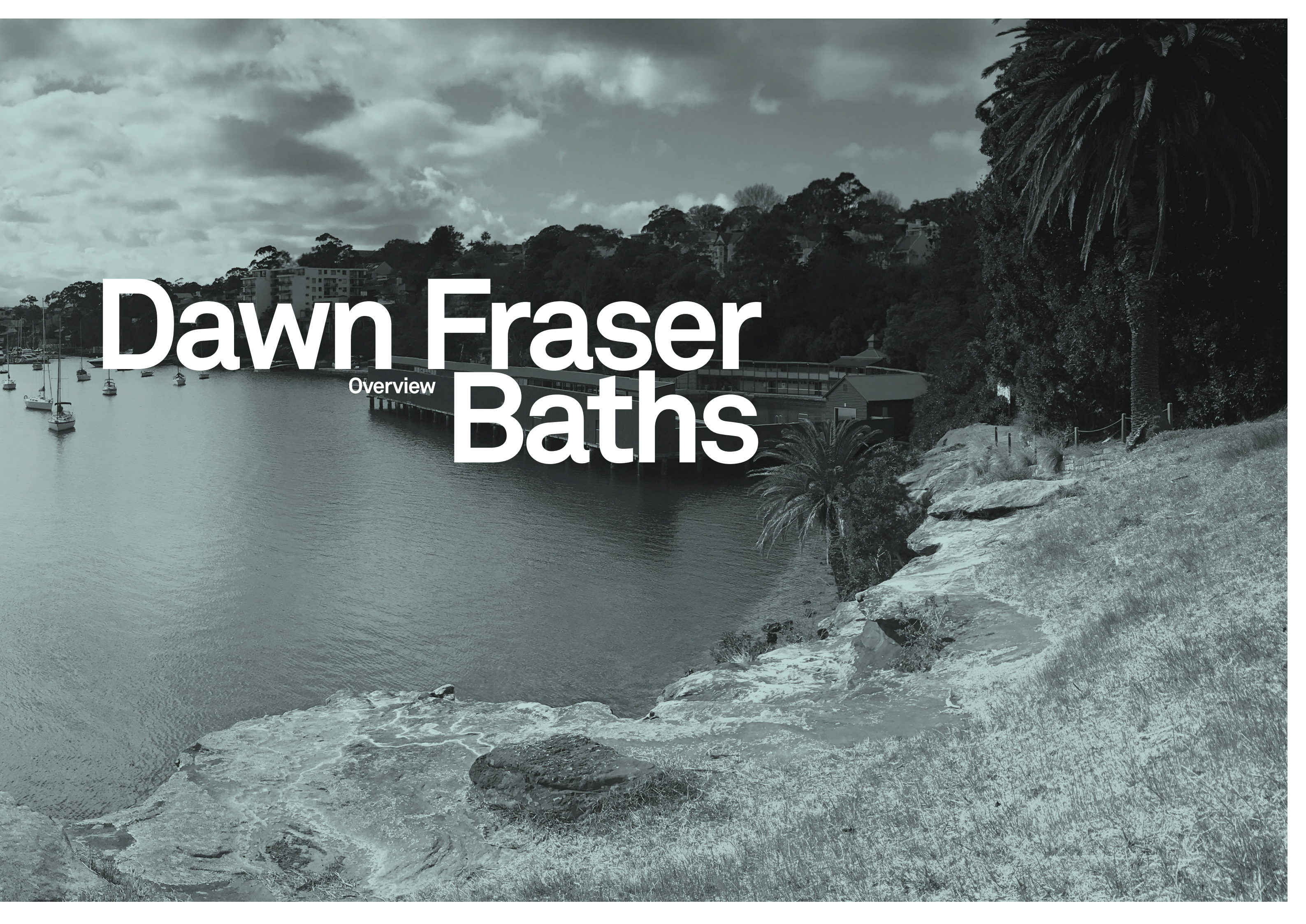
FlippaBall showcases some great ways all levels of the sport are working together. The associations have been able to develop a suite of junior products designed to get more kids playing water polo and it has been hugely successful in growing the sport at the grass roots level.





# 04\_design principles





# Dawn Fraser Baths

Overview

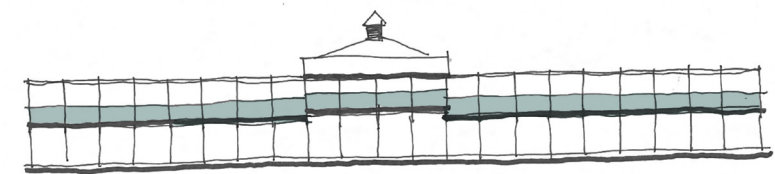


# 04\_ Design Principles

## Overview

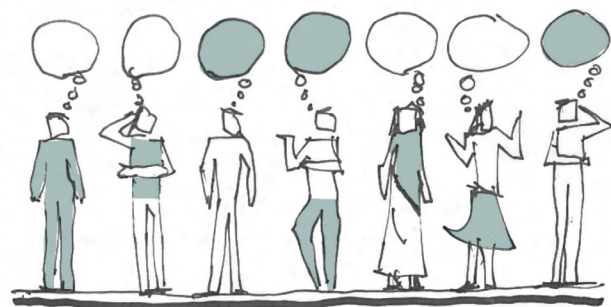
The Dawn Fraser Baths design principles outline the guidelines for which all design decisions need to be made for any future upgrades.

01.



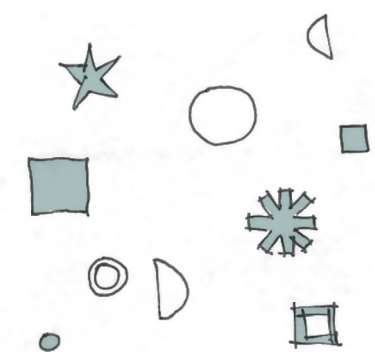
**HISTORY**  
Conserve and celebrate the heritage and character of the Dawn Fraser Baths - Including its context and surrounds

02.



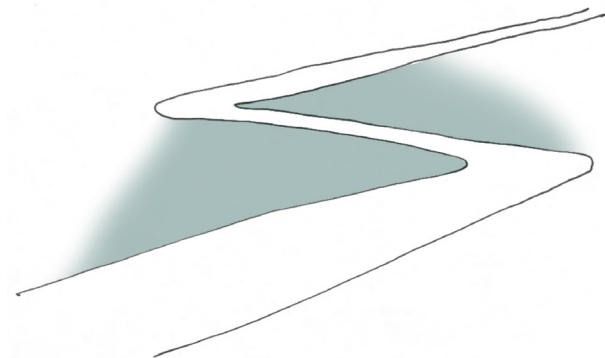
**MEMORY**  
Retain the Baths as a place of memories and as a place for new memories. Engage with the community to understand what the existing memories are and share these with the new users.

03.



**DIVERSITY**  
Provide a range of users and experiences at the Baths. Ensure users feel comfortable and can access sun, shade, water, areas to sit, stand, provide for groups and individuals, both day and night. Provide a safe space for everyone and there different needs.

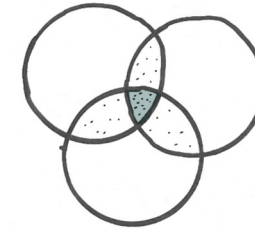
04.



**ACCESS**  
Ensure access and maintenance is improved and considered in upgrades and future construction. Improve access to the facility and the water.



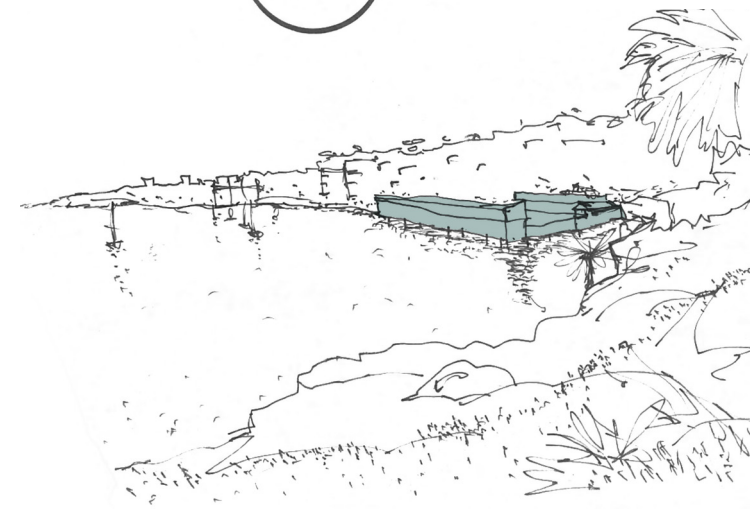
05.



### **FUTURE**

Ensure improvements are holistic, considering items such as best practice, climate change and community needs. Do improvements once and do them well.

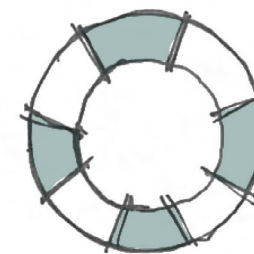
06.



### **VIEWS**

Maintain views to the Baths from the park, and the park from the Baths.

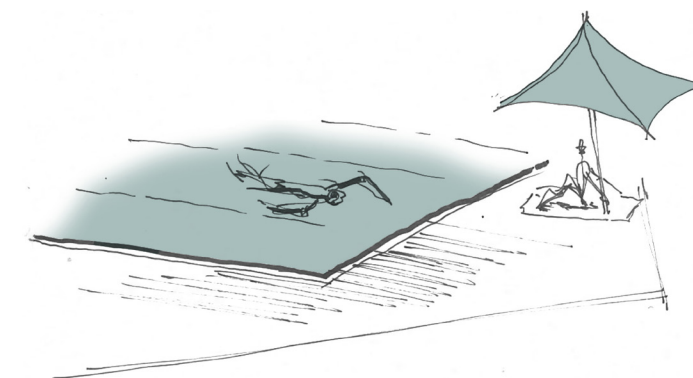
07.



### **SAFETY**

Ensure the safety of staff and Bath users.

08.



### **EXPERIENCE**

Improve the experience of the being at the Baths for both staff and customers.



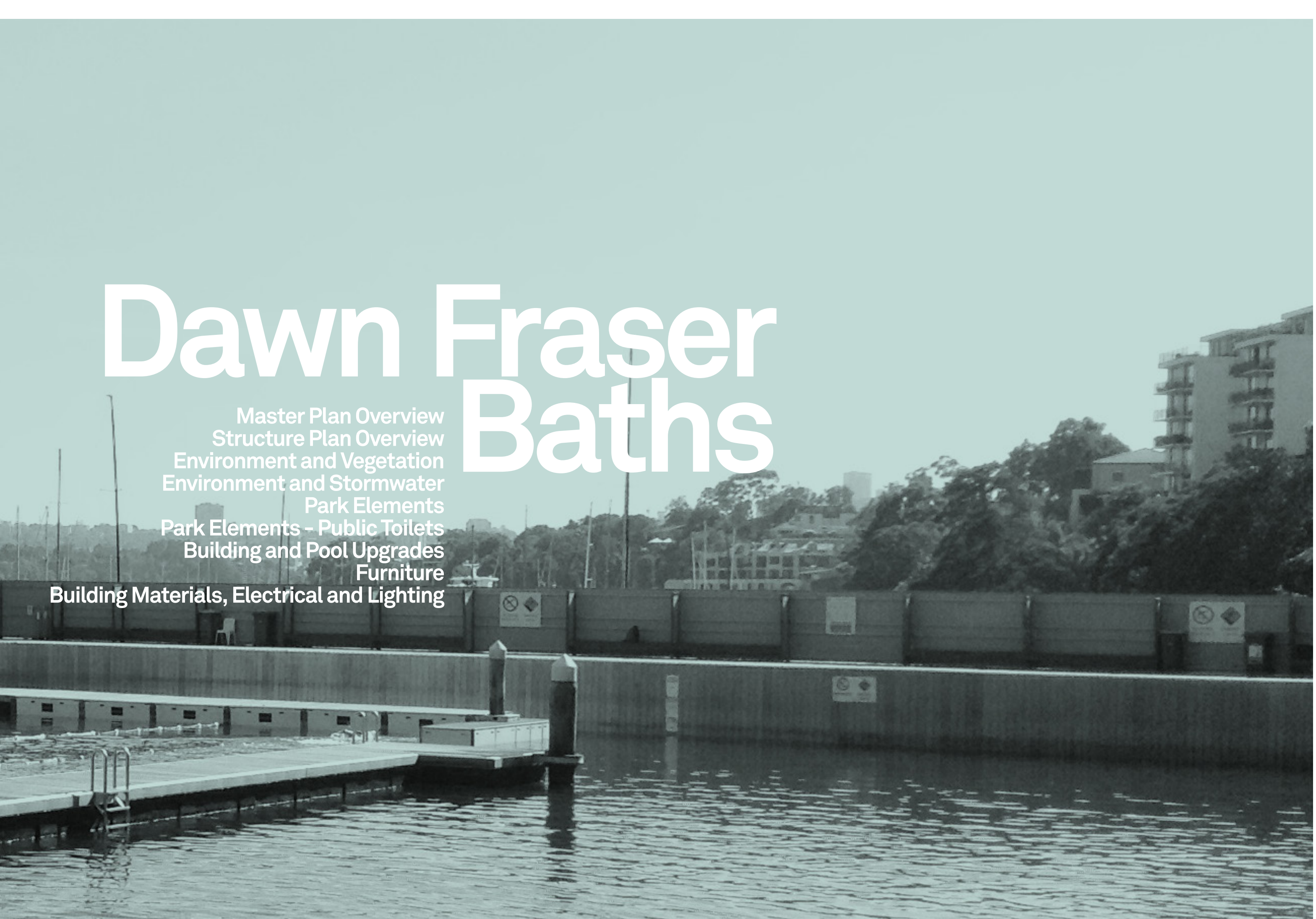


# 05\_ master plan



# Dawn Fraser Baths

Master Plan Overview  
Structure Plan Overview  
Environment and Vegetation  
Environment and Stormwater  
Park Elements  
Park Elements - Public Toilets  
Building and Pool Upgrades  
Furniture  
Building Materials, Electrical and Lighting





05\_ Master Plan

- A

Install new pool sports lighting
- B

Install Perspex memorabilia display cases on the internal (pool side) walkway
- C

New male, female and family change rooms (either side of entry)
- D

Repair structural issues with southern pavillion as per structural engineering reports

- 1

Retain open turf space for recreation
- 2

Provide additional pathway connection
- 3

Install new low native heathland vegetation to the harbour side of the pathway. Low vegetation to maintain harbour views
- 4

Renovate toilet block with best practice public toilet design principles
- 5

Redesign play facility with additional equipment and integrate vegetation for nature play. Provide additional shade trees
- 6

Renovate pathway for safe pedestrian passage, improve sight lines and harbour views
- 7

Provide additional understory rainforest species below existing fig trees
- 8

Install additional pathway to close existing pathway loops (option for suspended footing near tree root zones)
- 9

Provide moveable furniture, include sun lounges, tables and chairs to pool deck area to increase seating options.
- 10

Children's seating terraces and retaining structure to retain beach sand
- 11

Install beach sand flush with new pool surrounds
- 12

New entry plaza , turnstiles and counter
- 13

Caretaker Cottage - future work to be investigated as per Council's Property Strategy
- 14

Provide improved pedestrian access along foreshore and renovate equal access car park.
- 15

New picnic shade structures
- 16

Additional bicycle racks to be installed at locations in Elkington Park park

ESSENTIAL WORKS



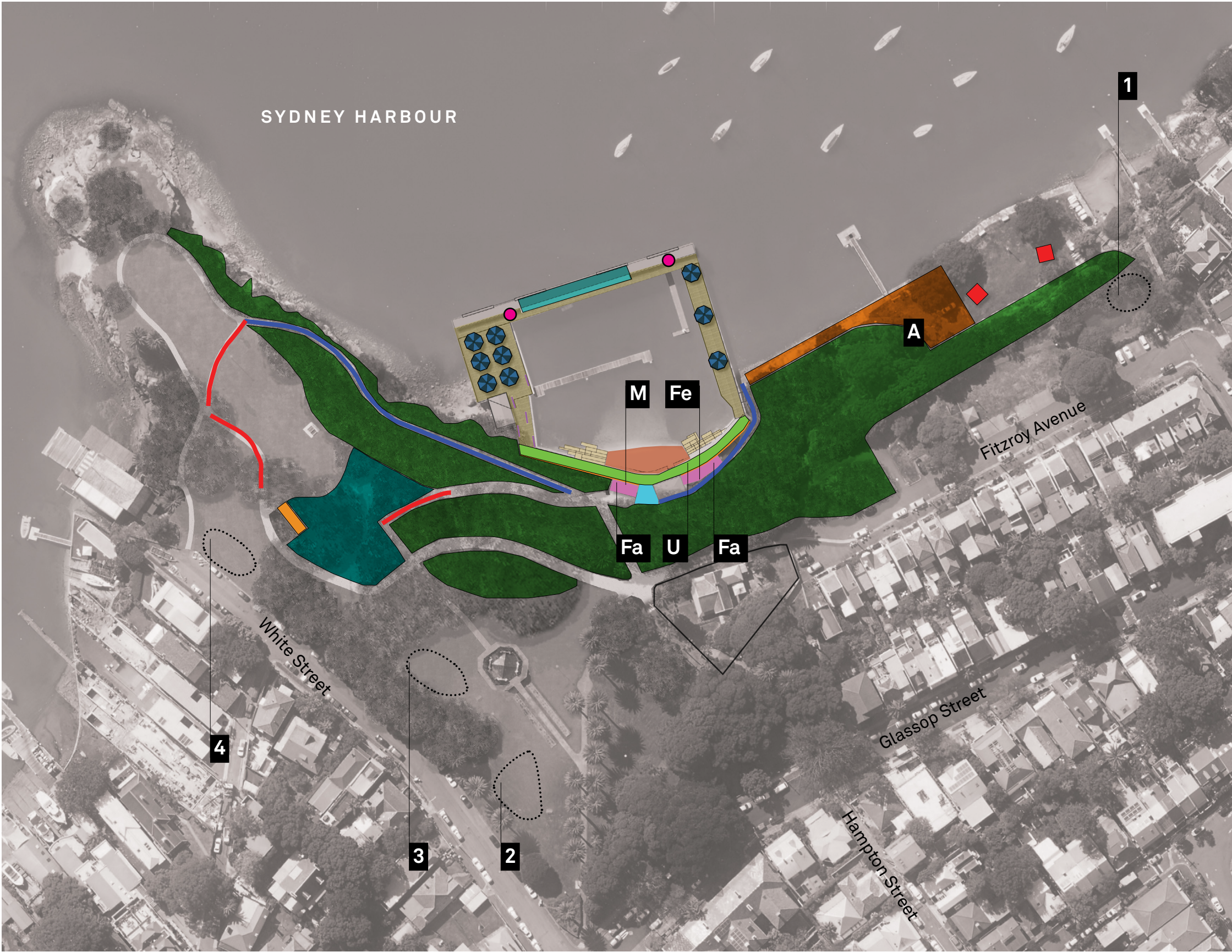


Structure Plan Overview

The structure plan provides a diagrammatic overview of the interventions and proposed works within the master plan. The details for each of the strategies are outlined on the following pages.

Legend

- New concrete 1.8m wide pathway
- Renovated existing pathway
- New entry - entry pavement, new turnstiles and counter
- New toilets, showers and change rooms - M: Male; Fe: Female; Fa: Family change; U: unisex accessible shower and toilet
- New concrete pool surrounds
- Renovated storage and club room
- Staged replacement of timber decking
- Install Perspex memorabilia display cases on the internal walkway incl. false wall backing
- New shade umbrellas and moveable furniture - tables, chairs and sun lounges
- New timber seating benches
- New picnic shade structures
- Renovated public toilet - unisex facility
- Expanded playground facility with new play elements, natural plant and vegetation including new shade trees
- Weed removals and new vegetation areas - replace with local native plant species
- New sport lighting - location and number to be confirmed
- Water Sensitive Urban Design (WSUD) location options
- Foreshore path and equal access car park renovation to improved access. Improve vehicle access from Fitzroy Avenue



NOTE: Parking number, configurations and locations are unchanged



05\_ Master Plan

Environment and Vegetation

The master plan proposes two distinct planting typologies within Elkington Park and Fitzroy Avenue. The aligns the plans with the former Leichhardt Native Revegetation and Biodiversity Management Plan

Heritage parkland species

This is composed of large spreading canopy heritage shade trees and palms that exist in the park.

Species include:

- > *Ficus spp.* Mixed fig species
- > *Jacaranda mimosifolia*, Jacaranda
- > *Lophostem confertus*, Brush Box
- > *Platanus x acerifolia*, London Plane Tree
- > *Phoenix canariensis*, Canary Island Date Palm
- > *Washingtonia robusta*, Cotton Palm

Native habitat species

Comprised of two sub typologies:

(1) Heathland

The heathland vegetation included species from the open woodland species list, but are characterised by their low growth (0.8m) and grasses that provide views beyond the vegetation to the harbour. Heathland vegetation will usually grow between rock crevices and on shallow soils near the rock escarpment.

(2) Shaded Gully

Shaded gully vegetation should be planted beneath existing shade trees and replace weed species generally on the batter slopes.

A species list is provided on the opposite page, with selected images from the plant palette including trees and shrubs, and ferns and groundcovers.

**NOTE:** Where vegetation is replacing weed species on slopes and batters, extensive consultation with the Urban Ecology and Tree Management team is required to ensure correct management of tree removals and maintain slope stability.

Legend

- Heritage parkland species
- Native habitat species - Heathland
- Native habitat species - Shaded Gully





Environment and Vegetation

EXEMPLAR SPECIES IMAGE PALETTE  
Shaded Gully



*Eucalyptus pilularis*  
Blackbutt



*Livistona australis*  
Cabbage palm



*Banksia serrata*  
Saw-Tooth Banksia



*Syncarpia glomulifera*  
Turpentine Tree



*Eucalyptus saligna*  
Sydney Blue-Gum



*Adiantum aethiopicum*  
Common Maidenhair Fern



*Microlaena stipoides*  
Weeping Grass



*Calchlaena dubia*  
Soft Bracken



*Poa affinis*  
Tussock Grass



*Asplenium australasicum*  
Birds Nest Fern

Open Woodland and Exposed Ridgetop



*Angophora costata*  
Sydney Red Gum



*Banksia integrifolia*  
Coast banksia



*Eucalyptus haemastoma*  
Scribbley Gum



*Eucalyptus oblonga*  
Sandstone stringy bark



*Isopogon anemonifolius*  
Native Drumsticks



*Themeda triandra*  
Kanagaroo Grass



*Melaleuca thymifolia*  
Thyme homey Myrtle



*Dichelachne crinita*  
Long Hair Plume Grass

SPECIES LIST  
Shaded Gully

BOTANICAL NAME

*Acacia falcata*  
*Acacia linifolia*  
*Acacia myrtifolia*  
*Adiantum aethiopicum*  
*Asplenium australasicum*  
*Asplenium flabellifolium*  
*Banksia serrata*  
*Banksia spinulosa*  
*Bauera rubioides*  
*Billardiera scandens*  
*Blechnum* sp.  
*Breynia oblongifolia*  
*Callicoma serratifolia*  
*Calchlaena dubia*  
*Ceratopetalum apetalum*  
*Ceratopetalum gummiferum*  
*Christella dentata*  
*Clerodendrum tomentosum*  
*Commelina cyanea*  
*Cyathea australis*  
*Dichondra repens*  
*Dodonaea triquetra*  
*Echinopogon ovatus*  
*Eleocarpus reticulatus*  
*Eucalyptus piperita*  
*Eucalyptus pilularis*  
*Eucalyptus saligna*  
*Hakea dactyloides*  
*Hakea sericea*  
*Hibbertia dentata*  
*Hypolepis muelleri*  
*Hydrocotyle peduncularis*  
*Livistona australis*  
*Lomandra filiformis*  
*Microlaena stipoides*  
*Notelaea longifolia*  
*Oplismenus aemulus*  
*Pandorea pandorana*  
*Pellaea falcata*  
*Pimelea linifolia*  
*Pittosporum revolutum*  
*Platylobium formosum*  
*Poa affinis*  
*Polyscias sambucifolia*  
*Pomaderris intermedia*  
*Pomax umbellata*  
*Pratia purpurascens*  
*Pultenaea linophylla*  
*Syncarpia glomulifera*  
*Syzygium paniculatum*  
*Trema aspera*  
*Tristania laurina*  
*Veronica plebeia*  
*Zieria smithii*

COMMON NAME

Sickle Wattle  
White Wattle  
Myrtle Wattle  
Common Maidenhair Fern  
Birds Nest Fern  
Necklace Fern  
Saw-Tooth Banksia  
Candle Stick Banksia  
River Dog Rose  
Apple Berry  
Hard Fern  
Coffee Bush  
False Black Wattle  
Soft Bracken  
Coachwood  
NSW Christmas Bush  
Binung  
Downy Chance  
Scurvy weed  
Rough Tree Fern  
Kidney Weed  
Large Leaf hop Bush  
Forest Hedgehog Grass  
Blueberry Ash  
Sydney Peppermint  
Blackbutt  
Sydney Blue Gum  
Finger Hakea  
Needlebush  
Toothed Guinea Flower  
Ground Fern  
Small-Leaved Pennywort  
Cabbage Palm  
Wattle Mat-Rush  
Weeping Grass  
Large Mock-Olive  
Basket Grass  
Wonga Wonga Vine  
Sickle Fern  
Queen-Of-The-Bush  
Yellow Pittosporum  
Handsome Flat-Pea  
Tussock Grass  
Elderberry Panax  
Aranda Bush  
Pomax Plant  
White Root  
Yellow Pea  
Turpentine Tree  
Magenta Cherry  
Trema Plant  
Water Gum  
Creeping Speedwell  
Sandfly Zieria

Open Woodland and Heathland

BOTANICAL NAME

***Acacia binervia***  
*Acacia suaveolens*  
*Acacia terminalis*  
***Acacia ulicifolia***  
*Angophora costata*  
*Angophora hispida*  
*Aristida* sp.  
*Banksia integrifolia*  
***Banksia serrata***  
*Bursaria spinosa*  
***Cheilanthes sieberi***  
*Clematis glycinoides*  
*Corymbia gummifera*  
***Cymbopogon refractus***  
***Dianella* sp.**  
***Dichelachne crinita***  
***Dillwynia retorta***  
***Epacris longiflora***  
***Eriostemon australasius***  
*Eucalyptus gummifera*  
*Eucalyptus haemastoma*  
*Eucalyptus oblonga*  
*Eucalyptus racemosa*  
***Grevillea buxifolia***  
***Grevillea sericea***  
***Hakea dactyloides***  
***Hakea sericea***  
*Hardenbergia violacea*  
***Hibbertia scandens***  
***Imperata cylindrica***  
***Isopogon anemonifolius***  
*Kunzea ambigua*  
*Leptospermum juniperinum*  
*Leptospermum polygalifolium*  
***Lomandra longifolia***  
***Melaleuca nodosa***  
***Melaleuca thymifolia***  
*Olearia microphylla*  
*Ozothamnus diosmifolius*  
*Pelargonium australe*  
*Platycase lanceolata*  
***Pteridium esculentum***  
*Pultenaea daphnoides*  
*Pultenaea stipularis*  
*Rytidosperma* sp.  
*Scaevola ramosissima*  
***Themeda triandra***  
***Viminaria juncea***  
*Wahlenbergia gracilis*  
***Xanthorrhoea arborea***  
***Zieria pilosa***

COMMON NAME

**Coast Mytle**  
Acacia  
Sunshine Wattle  
**Juniper Wattle**  
Sydney Red Gum  
Dwarf Apple  
Three Awns Grass  
Coast banksia  
**Saw-Tooth Banksia**  
Christmas Bush  
**Poison Rock Fern**  
Headache Vine  
Red bloodwood  
**Wire Grass**  
**Flax Lily**flax lily  
**Long Hair Plume Grass**  
**Yellow Pea Flowers**  
**Native Fuchsia**  
**Wax Flower**  
Bloodwood  
Scribbly Gum  
Sandstone Stringy Bark  
Narrow Leaf Scribbly Gum  
**Spide Flower**  
**Silky Grevillea**  
**Finger Hakea**  
**Needlebush**  
False Sarsaparilla  
**Snake Vine**  
**Blady Grass**  
**Yellow Drumsticks**  
White Kunzea  
Tea Tree  
Tantoon  
**Spiny-Head Mat-Rush**  
**Prickly-Leaved Paperbark**  
**Thyme Honey-Myrtle**  
Daisy Bush  
Sago Bush  
Wild Geranium  
Native Parsnip  
**Brachen Fern**  
Yellow Pea Flower  
Fine-Leaf Bush-Pea  
Dry Grass  
Purple Fan-Flower  
**Kangaroo Grass**  
**Native Broom**  
Asian Wildflower  
**Grass Tree**  
**Hairy Zieria**

NOTE: Bold text includes heathland species



05\_ Master Plan

Environment and Stormwater

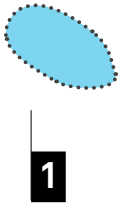
Investigations were undertaken by Council's Urban Ecology and Water and Environmental Engineering teams to investigate opportunities to incorporate Water Sensitive Urban Design (WSUD) options in the Dawn Fraser Baths, Elkington Park master plan.

- The aims of the investigations are to:
- > Improve water quality in the receiving water environment (around Dawn Fraser Baths), which has been raised previously as an issue
  - > Provide planting and passive irrigation for the park, as per the Elkington Park Plan of Management and Master Plan (2004)
  - > Improve local stormwater management (quality and quantity) and urban biodiversity

Legend

Water Sensitive Urban Design (WSUD) locations

Option (1 - 4) - referenced in descriptive text (page 46)





WSUD EXAMPLAR IMAGE PALETTE



Low WSUD planting to maintain sightlines



Recreation pathways designed to maximise views into the WSUD elements



Park elements designed to overlook the WSUD elements



Well designed and integrated WSUD element with planting, rocks, steppers and informal plant elements integrated into a picturesque park settings

Several stormwater treatment options across the park and adjoining areas have been identified and included for further investigation.

**Option 1 – Rain garden at corner of Punch Street and Fitzroy Avenue, Elkington Park**  
Preliminary sizing: 350msq (approximately 35 x 10m)

If this size cannot be accommodated, transfer partial flows using a suitable flow diversion structure. Given the slope on Punch Street, integrate energy dissipation devices into the design before water flows into the rain garden.

**Benefits:**

- > Collects, filters and cleans water running down Punch Street catchment (approximately 3.5 ha) which currently runs straight into the river. A number of public and private jetties and the Dawn Fraser Baths are in close proximity:
- > Significantly slows water flow from Punch Street catchment to reduce erosion of very steep bank leading down to river
- > Revitalises corner of the park which currently appears underutilised and poorly maintained
- > Provides opportunity for increased urban biodiversity
- > Provides education and passive recreation opportunities for the local community and park visitors
- > Locate in a discreet corner away from heritage character of the rest of Elkington Park

**Option 2 – Rain garden and constructed wetland in Elkington Park along upper White Street**

Preliminary sizing: 450msq (approximately 20 x 22.5m)

If this size cannot be accommodated, transfer partial flows from the catchment using a suitable flow diversion structure. A Gross Pollution Trap (GPT) can be considered upstream of the rain garden and a constructed wetland (i.e. a small water feature) at its downstream end. The rain garden should reflect the heritage character of the park and be sympathetically designed.

**Benefits:**

- > Collects, filters and cleans water from White Street catchment (approximately 4.5 ha) which currently runs straight into the river, addressing previous complaints from Balmain Rowing Club
- > Significantly slows and reduces water flow down White Street
- > Provides opportunity for increased urban biodiversity
- > Provides education and passive recreation opportunities for the local community and park visitors
- > Provides planting and passive irrigation to park, as per 2004 PoM
- > Enhances the backdrop for park activities such as weddings
- > Depending on irrigation demands in the park, stormwater harvesting options can be integrated
- > Include a GPT to improve the treatment performance by intercepting sediments and debris and reduce maintenance requirements for rain garden

**Option 3 – Rain garden in Elkington Park along lower White Street (alternative to Option 2)**

Preliminary sizing: 450msq (approximately 45 x 10m)

This terraced rain garden should reflect the heritage character of the park and be sympathetically designed. A GPT could be positioned upstream of the rain garden to address pollution complaints from Balmain Rowing Club. If this size cannot be accommodated, partial flows from the catchment can be transferred using a suitable flow diversion structure. Some form of energy dissipation arrangements may need to be implemented before transferring flows into the rain garden.

**Benefits:**

- > Filters and cleans water from White Street catchment (approximately 4.5 ha) which currently runs straight into the river, addressing previous pollution concerns raised by Balmain Rowing Club
- > Significantly slows and reduces water flow down White Street
- > Provides opportunity for increased biodiversity
- > Provides education opportunity and enhanced passive recreation opportunities
- > Provides planting and passive irrigation to park, as per 2004 PoM
- > Include a GPT to improve the treatment performance by intercepting sediments and debris and reduce maintenance requirements for rain garden

Environment and Stormwater

**Option 4 – GPT at end of White Street, Elkington Park**

Preliminary sizing: approximately 10m x 5m  
This option should be considered if a GPT isn't integrated into a raingarden in the upper reach of White Street. Given the steepness of White Street, an energy dissipation structure will need to be constructed upstream of the GPT. Upgrade the kerb and gutter at the end of the street and provide a relatively flat area within the park for the truck to park over the GPT during cleaning.

**Benefits:**

- > Filters and cleans water from White Street catchment (approximately 4.5 ha) which currently runs straight into the river, addressing previous pollution concerns raised by Balmain Rowing Club
- > Significantly slows water flow going into river next to the Balmain Rowing Club
- > Utilises under used portion of park.

**NOTE:** Where rain gardens are selected as an outcome, ensure plant species are selected appropriate to the engineering function. An example of plant species is included in Rain Garden Design Manual ((Former) Marrickville Council 2016).



05\_ Master Plan

Park Elements

The master plan has reviewed the pathway network to improve connectivity as well as some other aspects of the park that will help improve recreation opportunities within Elkington Park.

New Pathways

To improve circulation two sections of 1.8m wide concrete pathways are proposed to (1) provide a shorter link to the foreshore pathway from the road and on street car parking; and (2) connect a 'dead-end' pathway with the children's playground area.

Renovated Pathway

The foreshore pathway is in poor condition and requires renovation to improve safety including trip hazards and even out pathway gradients. It is recommended vegetation be cleared back from pathway edges to improve safety by increasing sightlines. Provide bank stabilisation for pathway stormwater runoff.

Renovated car parking and foreshore path

Redesign accessible car parking area with 2.4m x 5.4m long space between the parks (install standard Council bollard to delineate shared area) and a shared area at the end of each space of 2.4m x 2.4m with wheel stops. Provide a drop off space and a improved compliant connection to the foreshore pathway. Renovate foreshore pathway to remove trip hazards and uneven surface. Investigate permeable interlocking pavers to improve water infiltration

Legend

- New concrete 1.8m wide pathway
- Renovated existing pathway
- Upgraded access from the foreshore pathway to the Dawn Fraser Baths entry
- New picnic shade structures
- Expanded playground facility with new play elements, natural plant and vegetation including new shade trees. Ensure inclusive play design elements are considered
- New equal access car park and foreshore pathway
- Integrated signage locations





## Park Elements



Picnic shade structure



New 1.8m wide concrete pathway



Relay the foreshore pathway to remove trip hazards and uneven surface



### Foreshore Access Driveway

Investigate improvement options for vehicle access to the foreshore from Fitzroy Avenue. Include road upgrades that improve sightlines and general safety for vehicles and pedestrians. Limit impacts to adjacent vegetation and rock escarpment.

### Upgraded access from the foreshore

Upgraded access from the foreshore pathway to the Dawn Fraser Baths entry. Install pathway connection as per page 52 and 53 (Timber entry deck and access )of this master plan document

### Playground

Expand the playground with additional play elements and provide for different age groups. Consider inclusive play elements when designing play areas. Integrate low native planting, rocks and logs within the playground to integrate natural play opportunities. Use wood chip as softfall, decomposed granite for informal pathways and blur the boundary between plantings areas and playground.



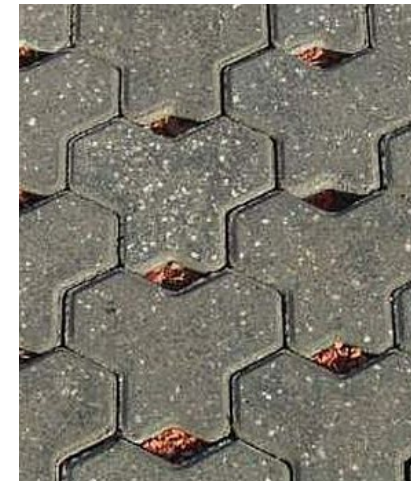
Interpretative and wayfinding signage



Identification signage



Interpretive signage - environmental education



Equal access car park to include permeable interlocking pavers



Bollard options - Equal access car park



Concrete steppers and balance beam



Natural play and exploration



Natural play with decomposed granite pathways

### Signage

Existing signage is outdated and does not articulate a clear message for park users. New signage should be simple with clear information and graphics articulating information about location, wayfinding , interpretation and identification in one signage element. Signage shall be consistent across Council parks with the same fronts, colours, information layout and graphics.

**(1) Identification signage:** Identification signage should clearly identify the park and have a strong vertical design so it can easily be seen .

**(2) Interpretive signage:** Combined with both identification and wayfinding signage, interpretive signage should be integrated and concise. Choose site stories that are relevant about local history, environment or have an education theme.

**(3) Wayfinding signage:** Wayfinding signage should highlight the location of the signage in context of other park elements including, toilets, playgrounds, the Dawn Fraser Baths, cycle connections, main streets and nearby roads and transport options.

**(4) Pets in Parks:** Integrate Pets in Parks signage into the one signage element. Pets in Parks signage shall outline where and when pets are allowed in the park.

### Picnic Shade Structures

Install propriety picnic structures on the lower terrace with views to the harbour. Provide a concrete pad with additional circulation space around the shade structure as well as picnic tables and chairs under the structure. Locate structures away from tree roots. Proposed picnic shelters will help activate a lovely but poorly used part of the park, while retaining views to the harbour for nearby residents.



05\_ Master Plan

Park Elements - Public Toilets

Public Toilets

The existing public toilets are well located adjacent the playground within Elkington Park. The location accommodates excellent casual surveillance from the park and nearby streets. The existing facility however does not meet best practice public toilet design and requires renovation to better serve the community as a safe toilet facility

Building envelope (openings, walls and doors)

The public toilet building design should appear 'light' in the landscape and complement its surrounds. Windows and buildings openings should be provided as much as possible, so long as privacy is not compromised. Windows and openings should be without glass, and be placed up high.

Unisex and externally opening

All toilets are to be designed to have externally opening doors into a communal circulation space to improve casual surveillance. Toilet cubicles are to be unisex minimising wait times for toilet users.

Communal hand wash facilities

Hand wash facilities will be designed into a communal area outside of the toilet cubicle. Communal hand washing brings users into the one external space increasing casual surveillance. Equal access toilets require hand washing facilities to be included in the cubicle as per Australian Standards.

Roof Areas

The preference for toilets opening directly onto public space requires consideration of the design for the external area. Shelter is required over external communal areas. Provide generous eaves beyond the building edge to ensure rain stays outside the communal circulation areas even on wet and windy days. Either provide a generous void space to allow excellent natural ventilation or provide insulation in the roof space directly above cubicles and other enclosed spaces to reduce heat gain. Insulation is not required in external roof areas. Roof design is to be angled to maximise solar access into communal areas and provide natural light into cubicles. Skylights and transparent roofing is encouraged. Consider installation of solar photo-voltaic arrays where there is a daytime electricity requirement or consider

the use of green roofing options. Finally consider the ability for the public to access the roof area, particularly from the ground or other nearby structures. Roof access must be avoided.

Electrical connection points

A secure additional electrical point should be provided externally with weather protection. The electrical point shall allow for maintenance staff and contractors to perform spec (e.g. Gurney) cleaning or maintenance.

Equitable Access

Section 23 of the Disability Discrimination Act makes it unlawful to discriminate on the grounds of disability. Any new building open to the public or existing building undergoing significant renovation are required to comply with the disability standards 2010. Therefore at least one public toilet at each facility needs to comply and be a equal access unisex toilets in accordance with AS1428. An equal access toilet requires a hand basin in the toilet cubicle. Where more than equal access toilet is provided, ensure the internal design of the facilities are a mirror image of each other to provide maximum flexibility for user needs. Consideration should be included in toilet design for providing a toilet that complies with 'Changing places' This will require additional space for the equal access toilet and must be considered early in the toilet design.

Second Water Supply

Ensure second water supply (recycled, grey water, stormwater harvesting) storage area and storage volume is considered in the building design and costing review. Ensure pumping requirements are also considered.

Floors

Floors need to be low maintenance and easy to clean. Floor material must be able to endure gurney pressure hose. Floor colours should be coloured dark in natural tones to hide dirt and marks. Floor finishes need to be nonslip fully tiled and epoxy grouted. Tiles should have a raised surface pattern rather than grit surface, as they are easier to clean and provide better slip resistance when dirty. Ensure slip resistance still allows use of micro-fibre mops without damage to the micro-fibre. All floors must have falls to prevent ponding of water when wet.

Walls

Walls need to be low maintenance and easy to clean. Walls should be tiled (below 1.2m) and light in colour to reflect light, helping to promote a clean, hygienic toilet environment. Painted wall surfaces should be white, and be consistent with Council's standard colour panel.

Plumbing fixtures

Plumbing connections and fixtures should be concealed to reduce visual clutter and opportunities for vandalism.

Cisterns

Cisterns should be concealed to reduce visual clutter and opportunities for vandalism. Concealed cisterns are to allow access via room / corridor behind the wall for maintenance requirements. Cistern selection should also be in accordance with Councils Water Saving Action Plan 2013.

Tap ware

Tap ware should be stainless steel for low maintenance. Taps should be 4 or 5 star WELS rated fixtures and on timers to reduce water waste. Taps need to be located according to Australian Standards to accommodate all users. Taps should be lever style to ensure people with restricted hand movements are able to use the taps successfully.

Water Supply

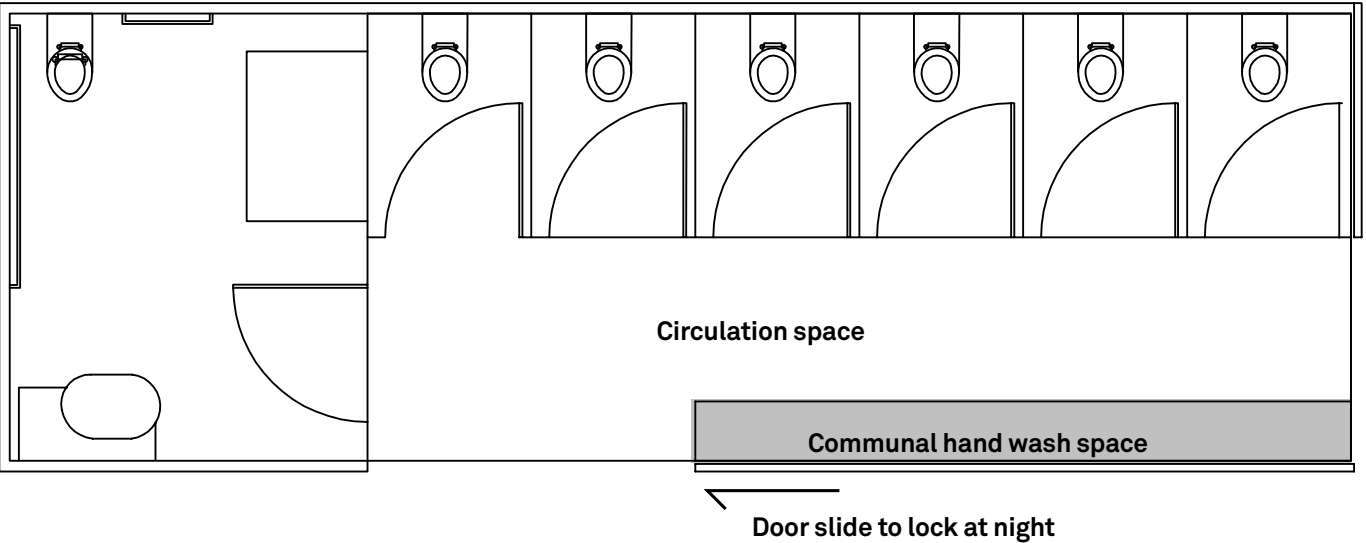
There needs to be at least two water supply points for public toilets. Water supply for toilet flushing should be recycled from whatever source available including roof rainwater or stormwater harvesting or recycled grey water. Tap water needs to be potable or if recycled, provided adequate signage to inform users of the non-potable supply. An additional tap supply either within or located just outside the cubicles should be provided for cleaning purposes. This tap needs to be at a level that facilitates cleaning and maintenance requirements.

Legend

Renovated public toilet - unisex facility

Unisex accessible toilet and baby change

Ambulant toilets with externally opening doors



Proposed toilet facility layout option



The public toilet renovation is proposed at the same location as the existing facility





## PARK ELEMENTS EXEMPLAR IMAGE PALETTE



Existing toilet facility



Example of new toilet facility with attractive low maintenance (anti-graffiti) finish set within its context - beneath spreading fig trees similar to Elkington Park



Example of new toilet facility with attractive low maintenance finish - referencing prior design with dark coloured brick. Option to recycle the brick used in the existing facility.

## Park Elements - Public Toilets

**Signage**  
Signage should be clear and legible. Signage needs to meet Australian Standards. Signage and other graphics can also help with park branding and legibility. All additional signage should be simple, bold, and graphically legible from a distance and globally understood to avoid confusion.

**Anti-graffiti exterior / interior finishes and treatments**  
Exterior finishes should be designed to avoid graffiti. Large blank sections of walls in light colours should be avoided. Textured darker colours are preferred, including finishes of timber or brick. Timber should be oiled and not varnished if in its natural state. Otherwise paint finishes are preferred. Brick is a preferred material over concrete block as it provided additional versatility and an excellent textured surface that does not paint well when graffiti is applied. Anti-graffiti coatings should be provided to all surfaces to provide an easy surface for cleaning. Interior finishes should include tiles (1.2m) and painted surfaces (the rest).

**Lighting**  
Wherever possible natural lighting should be provided through high level building openings. Illumination should be supplemented with sensor or timed lighting for evening use and overnight security. Lighting should be warm hue, while bright and meet Australian Standards for illumination. Blue lighting (anti-drug use lighting) is not to be used as it appears threatening and has been proven not to be successful in limiting drug use or antisocial behaviour in toilet facilities.

**Mirrors**  
Mirrors are to be installed and be a nonbreakable reflective surface.

**Soap Provision**  
Soap shall be provided. Soap needs to be in a key locked dispenser. A foaming soap type is required to minimise theft and the amount consumed by each toilet user.



New toilets to have high external openings for natural ventilation and light



Externally opening unisex toilets with communal hand wash facilities



Concealed cisterns and stainless steel fixings to reduce vandalism



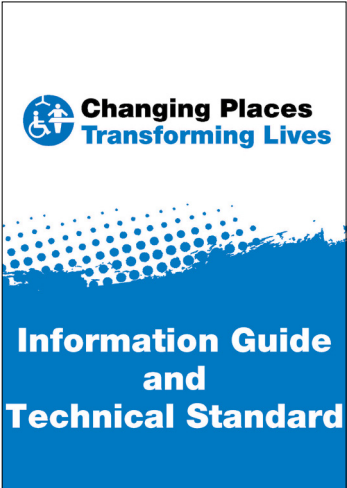
Toilets to include baby change facilities.



Option to retrofit and integrate sustainability opportunities including green walls and roof



Use simple toilet signage and include rail



Consideration should be given for inclusion of Changing Places within the toilets

**Grab rails and accessories**  
Grab rails and all toilets accessories should be stainless steel, designed and located to Australian Standards to accommodate all users. Investigate the need and ability to provide hooks on the back of toilet doors for the dry storage of personal belongings.



# 05\_ Master Plan

## Building upgrades

A series of small interventions are proposed for the building to improve:

- > The entry and facility access
- > Access into the water from the Bath surrounds
- > Additional space for circulation
- > Options for parental supervision
- > Additional seating options
- > Long term viability of the facility
- > Improve change rooms and amenities at the Baths

Each of the improvements include:

### Children's seating terraces

To provide flush access to the beach area, coloured concrete terraces of differing heights are installed to act as scoglio which stop the ocean currents from shifting the sand. The new 'beach' area will provide flush access onto the sand from the pool deck, even with the increased deck height. The flush access will provide an improved relationship between the building, the beach and the water. The concrete terraces at different heights will provide seating for parents and areas of water play at different depths. The terraces are to be detailed so they are clearly modern additions to the facility and be coloured with warm hues similar to Sydney sandstone.

### New baths surrounds

Install new finished floor level for the Baths 1000mm higher than the existing finish floor level. Install the new floor as a suspended decking structure with harbourside seawall. Use large timber sleepers as edge deterrents that also can be used as seats. Detail the deck and the beach area to finish flush to improve water access for all.

### Timber entry deck and access

Improve pedestrian access from the foreshore pathway (north-east) with a new suspended boardwalk. Investigate recycle plastic composite material (timber look alike) or timber for the decking material. Detail the deck design with gaps at the existing rock wall and building to maximise drainage and air movement. Provide a drainage grate beneath the decking to allow free drainage and reduce water near the building footings. Include hinges in the design to provide access beneath the deck. Work with the environmental team and bush care contracts to encourage establishment of native ferns, orchids and other native rock vegetation to colonise the rock facade.

### Artist in residence

Retain artist in residence during winter closure period. Provide secure access for artist in residence between spaces including the outdoor verandah.

### Improve access to water for swimming from the Pontoon

Review options to improve equal access to the water from the pool surrounds. Investigate equal access options from the pontoon including flexible flush design from pool deck and operable hoist.

### Bin storage











Review operations for bin storage and collection. Consult with pool and waste collection staff and ensure operations comply with work place health and safety, the needs of pool users and staff. Provide bin storage in an easy to reach location but have the wheeled bins concealed from view by pool users. Provide storage for both rubbish and recycling bin options

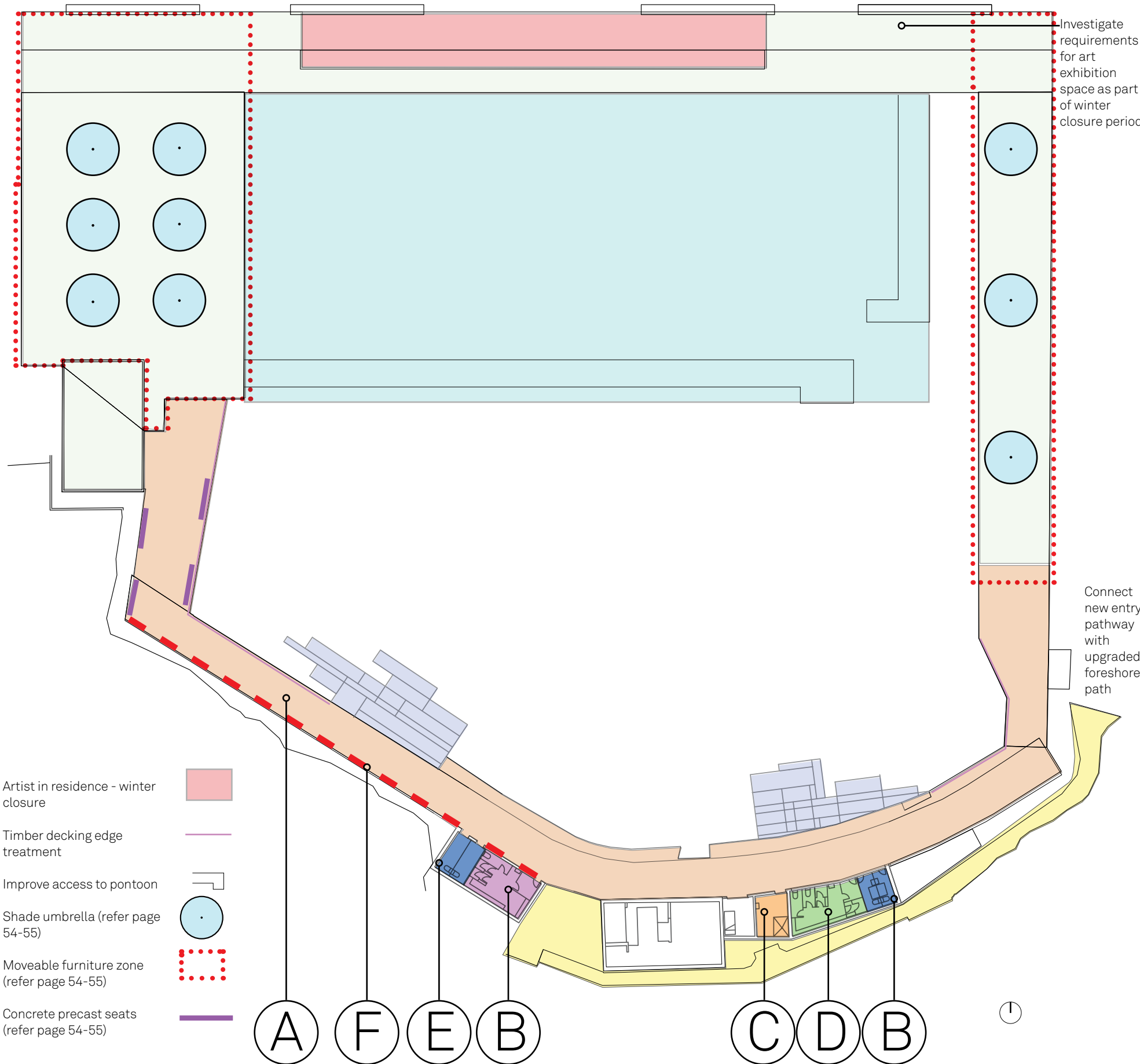
### Storage plan

Review storage requirements and allocate space within the facility for different storage requirements with a Dawn Fraser Baths Storage Plan. Ensure Work , health and Safety requirements are adhered to and coordinate the review with all stakeholders and staff. Retain Club room.

## Legend

### ESSENTIAL WORKS

New Bath surrounds - Decking raised 1.0m from existing levels		(A)
Unisex family change facilities		(B)
Unisex Accessible shower and Toilet		(C)
Female change facilities		(D)
Male change facilities		(E)
Memorabilia Display Wall		(F)
Install new pool sports lighting Water polo (refer page 56-57)		
Children's seating terraces		
Staged replacement of damaged decking		
Timber entry deck and access		





Building and Pool Upgrades

**Staged replacement of damaged decking**  
Replace the timber decking around the pool area in stages as the timber deteriorates and funding is available.

**Unisex family change facilities**  
Provide new unisex family change facility with toilet, baby change, shower, hand wash facilities, waste bin and hand drying facilities

**Unisex Accessible shower and Toilet**  
Provide at least on unisex accessible shower and toilet to Australian Standards.

**Female change facilities**  
Install new female change rooms with toilets, showers, waste bins, hand drying facilities, hand wash facilities, changing benches with hooks for hanging dry clothes. Ensure the floors are tiles with dark coloured tiles and the walls with light coloured tiles. Swap the location of male and female facilities and make better use of layout space.

**Male change facilities**  
Install new male change rooms with toilets, showers, waste bins, hand drying facilities, hand wash facilities, changing benches with hooks for hanging dry clothes. Ensure the floors are tiled with dark coloured tiles and the walls with light coloured tiles. Swap the location of male and female facilities and make better use of space.

**Memorabilia Display Wall**  
Install a ‘false backing wall’ with tempered glass or Perspex display cases front. Work with the Water Polo Club and historians to curate an appropriate display of site heritage and team memorabilia. Ensure text and interpretive displays are provided similar to that in art galleries, with engaging display graphics.

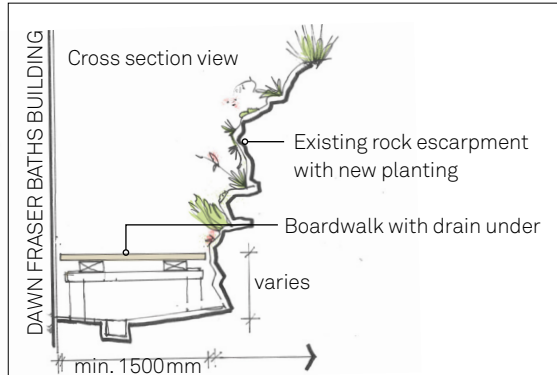
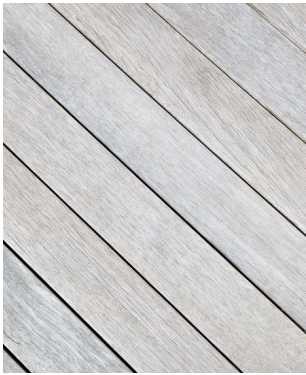
**Entry**  
Clearly delineate uses at the front counter when updating the entry design. Provide clear in and out with gates and sensors. Ensure good visibility from the staff area behind the counter.

**Stairs**  
Retain existing stair locations within the building as per the conservation and management plan. Retain stair access into Elkington Park as per the conservation and management plan.

**Spectator seating**  
Retain spectator seating. Repair any damaged timer.



New native plantings to the existing sandstone rock escarpment



New decking to entry area - to provide access to new entry levels, includes drainage under.



Children's seating terraces - example layout (left), proposed sandstone hue (centre) and relationship between the 'beach' and pool deck made possible by the terraces (right)..



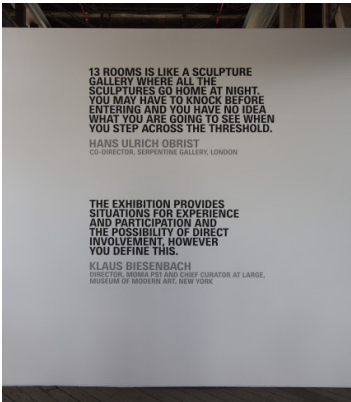
New timber deck with a flush finish to the sand 'beach'



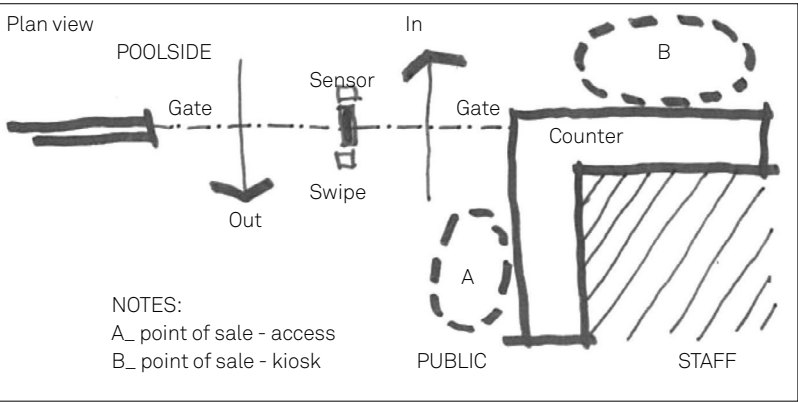
Large format timber sleepers as edge deterrents



Externally opening family change facility



Memorabilia display wall with text explanations and curated memorabilia - white dashed line indicates area of memorabilia wall



Schematic of the new entry layout design and function



# 05\_ Master Plan

## Furniture

To increase recreation opportunities and meet community requests for additional seating options at the Baths, a range of different furniture items are proposed. The proposed furniture includes:

**Permanent umbrellas:** Install permanent umbrellas to the timber decking surrounds. Umbrella fixings anchor to the under deck joists and bearers. Umbrellas to have wind ratings of minimum 100km/h. Umbrellas to have removable handles for raising and lowering shade canvas. The ability to open or close the umbrella must require one staff member only. Select umbrella colours that are sympathetic to the heritage context and existing colour scheme of the Baths.

**Lounge seating:** Provide pool-side lounge seating around the Baths to increase passive recreation opportunities. Seating to be moveable and either (a) heavy enough so it is difficult for furniture to be removed from the Baths after hours or (b) be light weight and stackable so pool staff can easily move the furniture pool-side daily. Storage of furniture is proposed to be on site.

**Moveable tables and chairs:** A small selection of moveable tables and chairs are proposed at the Baths. Moveable tables and chairs will increase the seating options at the Baths. Select tables and chairs that are stackable, light weight and can withstand regular use by the public and marine environment.

**Children's seating terraces**  
To provide flush access to the beach area, coloured concrete terraces of differing heights are installed to act as scoglio which stop the ocean currents from shifting the sand. The concrete terraces at different heights will provide seating for parents and areas of water play at different depths. The terraces are to be detailed so they are clearly modern additions to the facility and be coloured with warm hues similar to Sydney sandstone.

**Timber topped concrete seating**  
New (removable) precast concrete seating with timber tops are proposed to provide additional seating options at the Baths.

### Legend

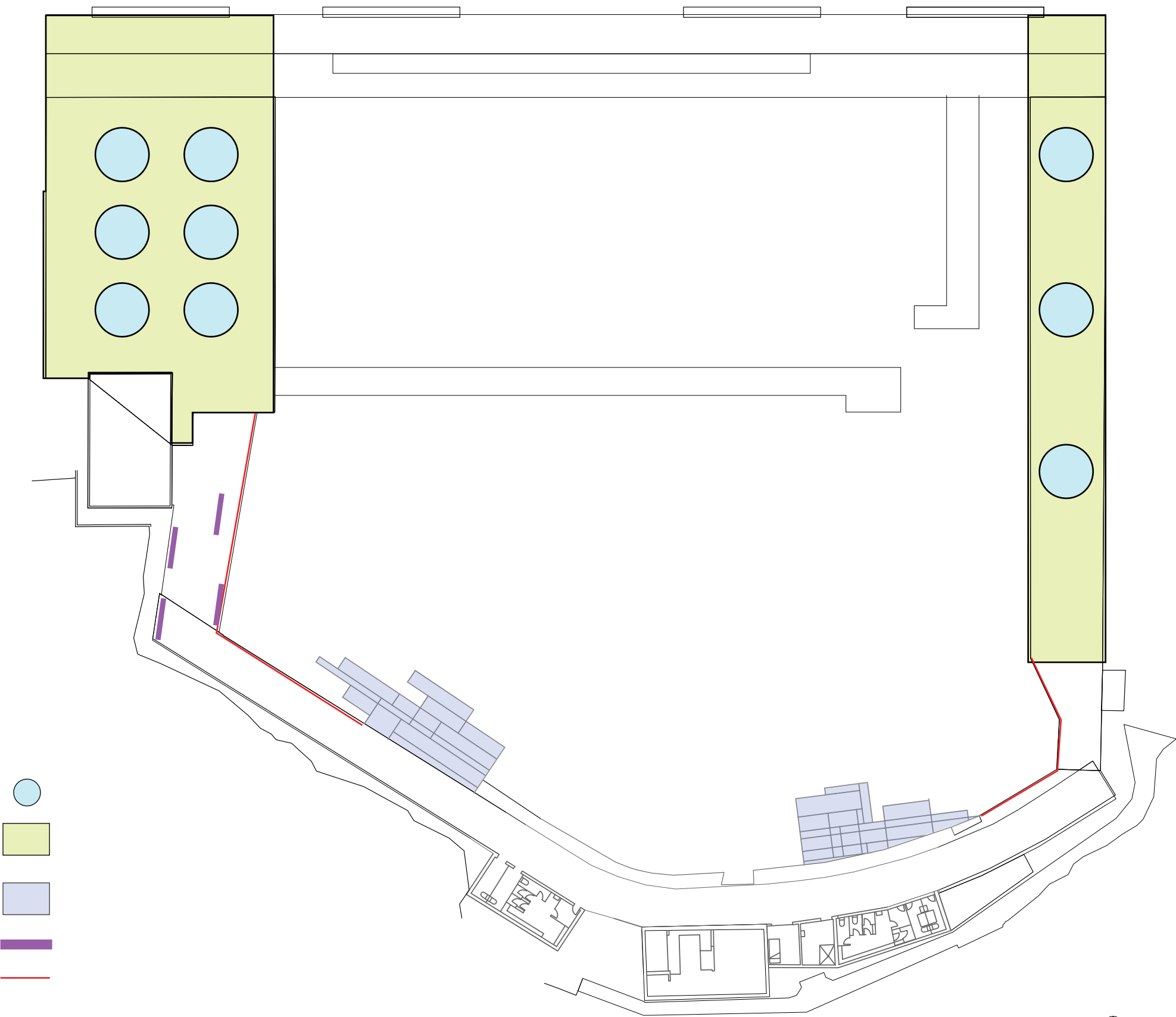
Permanent umbrellas

Lounge seating and moveable table and chairs zone - locations will change as furniture is not fixed

Children's seating terraces

Timber topped concrete seating

Timber wharf edge treatment

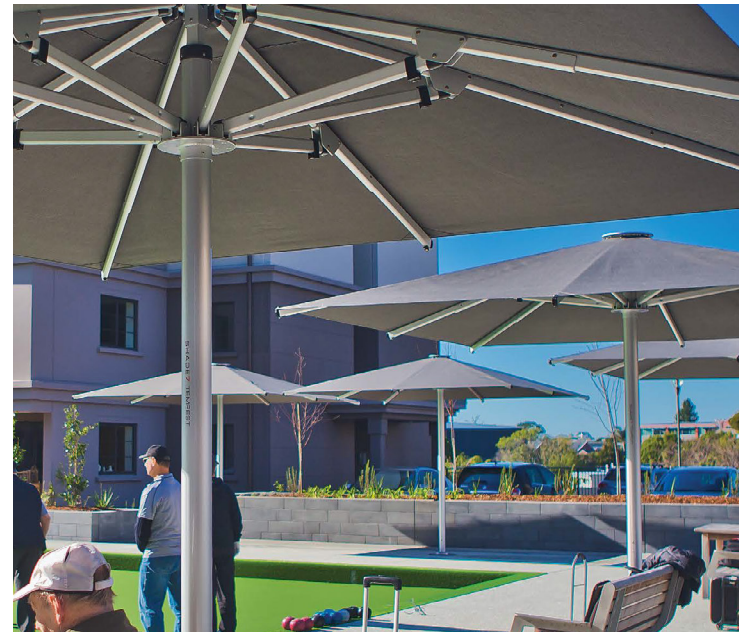




## Furniture

**Timber wharf edge treatment**  
Install recycled timber sleepers to the edge of the timber decking area. Sleepers to act as fall deterrents as well as incidental seating. Investigate designing edge treatment with integrated lighting should the facility be used for evening functions and events.

**Existing seating**  
Retain all existing seating around the Dawn Fraser baths. This includes within the wind screens and spectator seating.



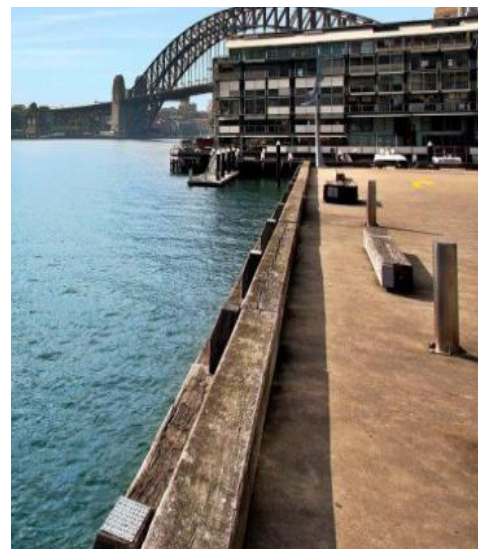
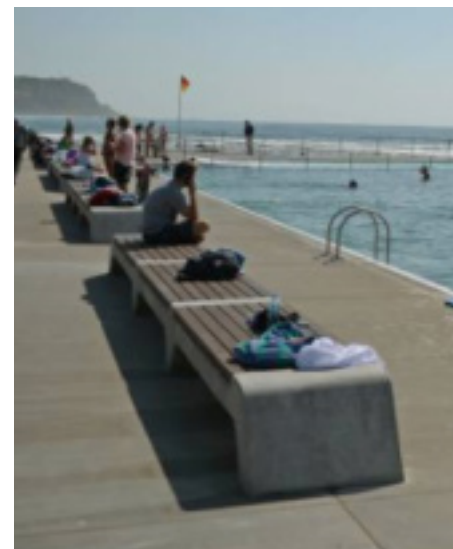
Fixed umbrellas around the pool surrounds. Select colours that are sympathetic to the heritage palette.



Movable sun lounges

Moveable tables and chairs - light weight option

Moveable tables and chairs - heavy weight option



Timber topped concrete seating

Timber wharf edge treatment



# 05\_ Master Plan

## Building Materials Electrical and Lighting

Lighting is proposed to improve night use of the facility for both access and swim training. Proposed lighting strategies include:

**Water polo lighting:** Install permanent upgraded sports lighting to meeting international water polo standards of not less than 600 Lux. Lighting must be installed at height above the existing Baths building to reduce water surface reflection. Lighting poles must be on hinges for replacement of LED lights and other maintenance functions. Hinged poles may also be required for heritage and visual appearance for the facility when not in use. Lighting poles will be powder coat black to be recessive. Lighting design must be coordinated with a heritage architect to ensure no lighting design does not negatively impact to the ongoing conservation of the Baths.

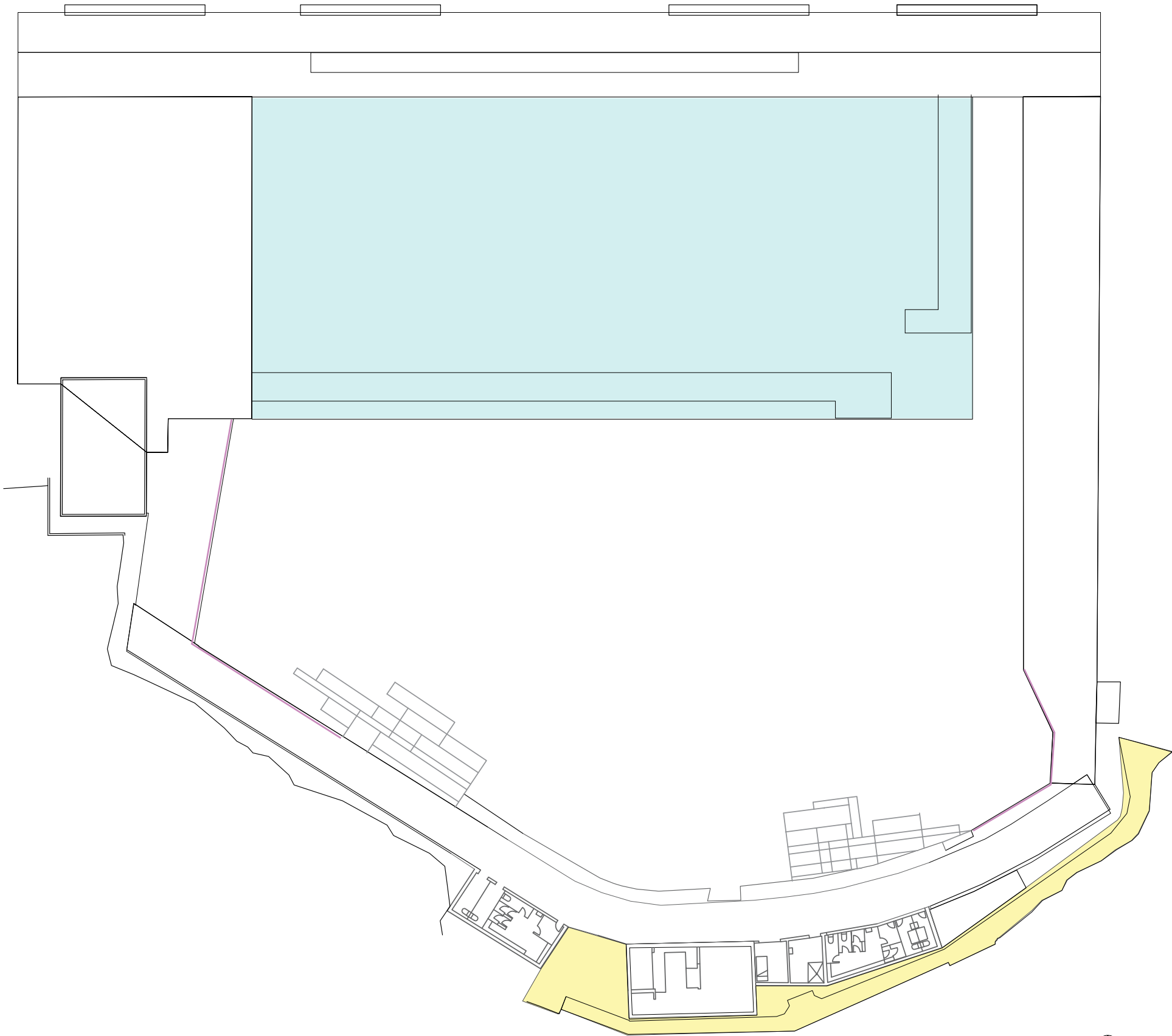
**External pathway lighting:** Provide night lighting to external spaces around the building to ensure safe access to and from the Baths. External lighting shall meet Australian Standards for pedestrian lighting. Ensure lighting extends from the Baths to car parking areas and the adjacent Elkington Park. Lighting poles are to be powdercoat black to be recessive in the landscape. Ensure lighting designs comply with both the Dawn Fraser Baths and Elkington Park Conservation and Management Plans. Ensure lighting design is fauna friendly, for aquatic and terrestrial species. Minimise light spill, and the duration and intensity of lighting.

**Light-Emitting Diode (LED) Lighting**  
Ensure lights selected for all light fixtures are LED or other similar energy efficient lighting type.

**Temporary lighting**  
There is the opportunity to use the venue after hours for weddings, festivals, functions and other uses. Provide all weather electrical connections for temporary lighting during festivals or during hire events

### Legend

- Water polo lighting (Zone for 600 Lux)
- External pathway lighting (Zone for illumination)
- Pool edge lighting





Building Materials, Electrical and Lighting



Improve pool lighting to meet Water Polo match play requirements - 600 lux.



Water Heating

Hot water system upgrades should preference solar hot water or heat pumps over standard electric water heaters, in line with Council's energy efficiency and renewable generation objectives.

Appliances

New appliances such as fridges should have a minimum 5 Star Energy rating (under the Australia/NZ Equipment Energy Efficiency Program), with the highest available Energy Rating to be preferred where practicable.

Fixtures and appliances

Water-efficient fixtures and appliances should be installed in the case of upgrades or new works. The Water Efficiency Labelling and Standards (WELS) rating that should be achieved for various fittings is indicated below:

Fixture	WELS Rating	Other controls
Showers	4 star	Push button operation/auto shut off recommended
Taps	6 star	Push button operation/auto shut off
Toilets	4 star	Dual flush
Urinals	6 star	Consider waterless / reduced water options
Flow controllers	6 star	-
Dishwashers	6 star	-

Pool deck lighting

Ensure adequate lighting is provided around the pool area that meets Australian standards for evening use. Ensure lighting is on a timer to reduce electricity use and light spill into adjacent areas including residential streets.

Pool deck edge lighting

Investigate options for illuminating the edge treatment to the pool surroundings. Illuminating the edge will provide clear delineation of the pool deck edge. Ensure this is investigated particularly if the venue is to be used more for evening functions and events.

Solar

Inner West Council (IWC) has passed a resolution that IWC facilities should be equipped with solar power. Explore options for Photovoltaic cells to be installed at the Dawn Fraser Baths. Ensure options are coordinated with a Heritage Architect and ensure proposals comply with the Conservation and Management Plan.

Sustainable materials

All new timber (structural, non-structural, joinery, timber substrates, timber products including manufactured timber products) should be either FSC-certified or PEFC-certified timber.

When choosing paints or treatments, and composite or finished materials, low or no-VOC (Volatile Organic Compounds) products should be selected.

Materials should be selected for:  
> High recycled content; and/or  
> Ability to be recycled (e.g. aluminium, steel); and/or  
> Rapid renewability, that is, agricultural products that are grown/raised in <10 years and can be harvested sustainably such as bamboo, hemp, organic cotton.

Materials should also be compatible with environmentally friendly cleaning products. Various assessment schemes can assist with sourcing sustainable products and materials including Ecospecifier Verified, BREEAM's Green Guide and Global GreenTag.

Durability in the marine environment is particularly important for materials at this site. The introduction of shade structures is recommended to improve human thermal comfort and reduce weathering and UV damage.



Provide pedestrian lighting to pathways leading to the Baths through Elkington Park



Investigate options for pool deck edge lighting to improve safety should the venue be used more for evening functions and events.



Providing all weather electrical connections around the Dawn Fraser Baths facility will allow for use after hours for hire





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implementation  
plan

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SECTION  
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# Dawn Fraser Baths

Overview  
Cost Plan



05\_ Implementation Plan

Overview

**Introduction**  
The implementation plan is to guide the preferred implementation and staging of upgrades for the Dawn Fraser Baths. The implementation plan has been used to influence the Long term Financial Plan.

**How to use the implementation plan**  
Each disciplines - Recreation and Aquatics or Trees, Parks and , Sportfields is highlighted as a heading. Below which, each project item is listed with all the elements that require costing e.g. pool decking, trees or furniture. Each listed item has a quantity provided, a unit rate, a cost rate and total costs. At the end of each subsection, a project subtotal is provided. A design allowance of 15% and a 20% contingency is also included in the final costs.

The implementation of each project has been prioritised according to community engagement, asset quality and funding availability. Each project has been given a rating of 1 – 3, with a 1 being implemented within 3 years; 2 being implemented 4 to 6 years and a 3 being implemented in >7 years. Evaluation criteria for all elements in the implementation plan should reference the project objectives and design principles during implementation.

**Exclusions**  
Some items have been excluded from project costs. These include:  
> Barge or special access for construction  
> Lighting to pedestrian pathways within Elkington Park (except where noted)  
> Escalation costs associated with time passed unless stated  
> Additional engineering above / beyond that stated

**External and or grant funding**  
Several projects will require external or grant funding from alternate sources and strong collaboration with stakeholders. This document is to be used to secure this funding and help deliver the additional projects.

**Cost Breakdown**  
An Opinion of Probable Costs has been developed to understand the full breakdown of the cost implications contained within this master plan. This breakdown is provided on the following two pages for easy reference. The breakdown includes a descriptions of the cost items, the quantity required, a unit (square metres, etc,) cost rate and total. Items have been grouped under headings of work including 'Essential Works', 'Poolside Furniture and Master Plan Improvements' and 'Elkington Park and Access Improvements'. The costs have a design allowance of 15% and a contingency amount of 20% included in the subtotals and totals. Finally, a rating of 1 - 3 is provided based on asset condition and community requests for priority of implementation.

**Financial Summary**  
A summary of the cost implications include:

Essential Works	\$6,700,000.00
Poolside furniture and other master plan strategies	\$1,117,058.00
Park and pathway access improvements	\$2,040,842.00
TOTAL Project costs	\$9,857,900.00

Dawn Fraser Baths Master Plans_ Opinion of Probable Costs			Issue D		DRAFT
					<b>Actions:</b> 1 - 1-3 years 2 - 4-6 years 3 - 7+ years
Essential Works Package					
ITEM	QUANTITY	UNIT	RATE	TOTAL	PRIORITY RATING
<b>New floor levels</b>					
Raise floor levels and reconstruct structurally damaged building	1	PC Sum	\$3,500,000	\$3,500,000	1
Subtotal				\$3,500,000	
<b>Bathrooms and change rooms renovation</b>					
Upgraded male and female toilets, showers and change rooms to meet user needs	1	PC Sum	\$650,000	\$650,000	1
DDA toilet / shower change room	1	PC Sum	\$150,000	\$150,000	1
Provision of family change rooms x4	1	PC Sum	\$220,000	\$220,000	1
Subtotal				\$1,020,000	
<b>New lighting, heritage display and new entry</b>					
Memorabilia display wall including display cases, graphics and text	1	PC Sum	\$65,000	\$65,000	1
New sports lighting for Water Polo	1	PC Sum	\$160,000	\$160,000	1
Renovated Entry with new access gates	1	PC Sum	\$65,000	\$65,000	1
Subtotal				\$290,000	
<b>TOTAL</b>				\$4,810,000	
<b>Design allowance</b>				\$721,500.00	
<b>Contingencies</b>				\$962,000.0	
<b>Escalation</b>				\$206,500.0	
<b>TOTAL</b>				\$6,700,000	
Poolside Furniture and Master Plan Improvements					
<b>Moveable furniture</b>					
Movable tables	6	each	\$450	\$2,700	1
Movable chairs	20	each	\$350	\$7,000	1
Moveable sun lounges	10	each	\$550	\$5,500	1
Storage / Club room review and renovations	1	PC Sum	\$12,000	\$12,000	1
Bin storage review and renovations	1	PC Sum	\$2,500	\$2,500	1
Subtotal				\$29,700	
<b>Shade umbrellas</b>					
Shade umbrellas including anchor system to under decking	9	each	\$5,750	\$51,750	1
Subtotal				\$51,750	
<b>Pool surround works</b>					
Children's seating terraces (insitu formed concrete construction)	1	PC Sum	\$485,000	\$485,000	2
Seating area to be limited in size and extents be minimised					
New beach sand (installed once, flush with deck)	200	m2	\$150	\$30,000	2
Staged replacement of timber decking	1	PC Sum	\$75,000	\$75,000	1,2,3
New Timber edge treatment with lighting	50	lin / metres	\$180	\$9,000	2
Precast concrete and timber seating elements	6	Each	\$4,500	\$27,000	2
Improve DDA access to pool water	1	PC Sum	\$120,000	\$120,000	2
Subtotal				\$746,000	
<b>TOTAL</b>				\$827,450	
<b>Design Allowance</b>				\$124,117.5	
<b>Contingencies</b>				\$165,490.00	
<b>TOTAL</b>				\$1,117,058	



Dawn Fraser Baths Master Plans_ Opinion of Probable Costs			Issue A		DRAFT	
			Actions: 1 - 1-3 years 2 - 4-6 years 3 - 7+ years			
Elkington Park and Access Improvements						
ITEM	QUANTITY	UNIT	RATE	TOTAL	PRIORITY RATING	
Pathway Upgrades						
Pathway connection to playground - 1.8m wide broom finished concrete	20	line/metres	\$250	\$5,000	1	
Pathway connection - circuit pathway 1: 1.8m wide broom finished concrete	35	lin/metres	\$250	\$8,750	1	
Pathway connection - circuit pathway 2: 1.8m wide broom finished concrete	30	lin/metres	\$250	\$7,500	1	
Renovated existing pathway - 1.8m wide broom finished concrete	120	lin/metres	\$250	\$30,000	1	
Foreshore path and equal access car park renovation to improved access (Pathways, incl. removal, restoration and replacement)	75	lin/metres	\$750	\$56,250	2	
Foreshore path and equal access car park renovation to improved access (Car park redesign, permeable interlocking paving and bollards)	380	m2	\$350	\$133,000	2	
Improve road access from Fitroy Avenue to the foreshore	1	PC Sum	\$95,000	\$95,000	2	
New pathway access to the building entry. Timber boardwalk with access under. New drainage works and connections	65	lin/metres	\$475	\$30,875	1	
New pedestrian lighting to link car park with entry	10	length of lighting	\$7,500	\$75,000	1	
Subtotal				\$441,375		
Environment, Stormwater and Vegetation						
WSUD Water Treatment Elements - PC Sum. Requires additional design and investigation	1	PC Sum	\$145,000	\$145,000	3	
Staged tree Removals	15	each	\$1,250	\$18,750	1	
Staged revegetation area 1	4253	m2	\$10	\$42,530	1	
Staged revegetation area 2	518	m2	\$10	\$5,180	1	
Staged revegetation area 3	1076	m2	\$10	\$10,760	1	
Staged revegetation area 4	2894	m2	\$10	\$28,940	1	
Installation of planting to entry rock wall	1	PC Sum	\$3,450	\$3,450	1	
Subtotal				\$254,610		
Park Structures						
Picnic shade structures	2	each	\$12,500	\$25,000	2	
Renovated playground with integrated planting	1045	m2	\$350	\$365,750	2	
Renovated public toilet (same location) unisex, DDA compliant x1, externally opening, communal hand wash	1	PC Sum	\$415,000	\$415,000	3	
Park wayfinding, Identification and interpretive signage	4	each	\$2,500	\$10,000	1	
Subtotal				\$815,750		
TOTAL				\$1,511,735		
Design Allowance				\$226,760.3		
Contingencies				\$302,347.00		
TOTAL				\$2,040,842		
TOTAL - ALL WORKS				\$9,857,900		



