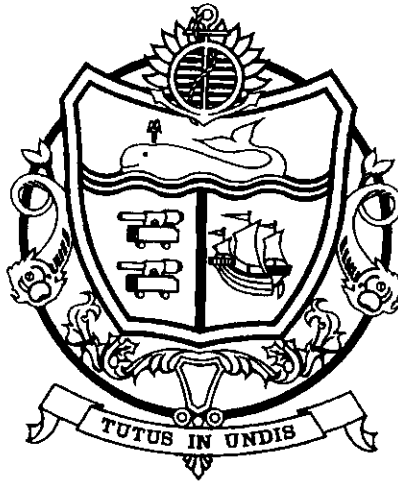

Mosman Municipal Council



Bathers' Pavilion Balmoral and Its Surrounds

Plan of Management

Adopted 11 February, 1997.

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Applicable Area

This Plan of Management applies to the whole of Lot 3 in DP 831359 (the land) of which Council is the owner. Appendices 1, 2 and 3 to this Plan of Management are respectively a copy of DP 831359, a site plan of The Bathers' Pavilion and a plan of Balmoral Beach Precinct.

Background

Erected on the land is the building known as The Bathers' Pavilion, Balmoral. The building is a two-storey structure in plan comprised of a broad shallow U shape - effectively an indented rectangle - open to The Esplanade on what is now perceived to be its rear western elevation, with its base eastern "front" elevation towards the Promenade. Central doorways in these major facades effectively divide the building into two "halves".

The building appears as a massive, white pavilion surrounded by the grand and mature fig trees of Balmoral Beach Reserve which tend to screen the building from The Esplanade and form its backdrop in views from the Bay and the Promenade to the east. The building's elevations are divided into bays by plain attached pilasters. Externally the building is of rendered brick construction, its fairly solid elevations are relieved by arched and grilled openings to the principal corner bays. The grilles reappear as spaced single openings in the lesser bays of the facades, which are otherwise plain.

Internally the building has a reinforced concrete structural frame, sitting upon a concrete base floor on footings which are essentially unknown. Off-form concrete posts support the first floor slab which has integral primary and secondary beams, bearing upon the solid brickwork outer walls.

Extensive modifications have been made to the spatial arrangement of the interior of the ground floor, with partitionings of studwork and masonry which effectively mirror the changes made to the interior over what is now more than 20 years of adaptation. The upper level has been less modified but has still been changed.

The Bathers Pavilion was constructed in 1928-29 and is of cultural and/or environmental heritage significance to Mosman, Sydney, and New South Wales due

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to its association with the development of the Mosman Municipality and, in particular, the ensemble of buildings, structures and landscape which together comprise the Balmoral Beach Reserve. The Reserve is an important example of the community acquisition development of beachfront lands for public recreation and amenity purposes which took place during the 1920s and 30s, sometimes as unemployment relief schemes.

In its design and construction the Pavilion is an important representative of its type, reflecting the architectural taste, construction economics and social mores of its day.

The Bathers' Pavilion is presently in a deteriorated, neglected and abused condition and in need of extensive maintenance but - with the exception of the interiors and services - remarkably reasonable, considering its design, construction method, location subject to aggressive exposure, and the absence of maintenance and preventative care.

Council recognizes the need to conserve The Bathers' Pavilion and to ensure that the building is used in a manner appropriate to the importance and significance of its fabric. The exterior of the building should be conserved by retaining the existing building envelope, character, details and finishes with particular emphasis on the elevations to The Esplanade and The Promenade. However, the poor condition of the interior of the building together with the original layout or design mean that the repair and restoration of the interior cannot be made compatible with the economic use of the building necessary to support and justify its survival.

It has therefore been concluded, after careful consideration of a detailed conservation study of the building, that its survival is dependant upon a commercially viable adaptive re-use of substantially the whole of the interior.

The Bathers' Pavilion is presently leased to The Bathers' Pavilion Pty Limited. The term of the lease expires on 30 June 1999. The permitted purposes of use under that lease are as a bathers' pavilion with change rooms, kiosk and licensed restaurant with attendant facilities.

Categorisation

The land is categorised by this Plan of Management as "general community use" and "park". So far as the building itself is concerned, "general community use" is

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- (1) Provide new ground floor slab, first floor slab, columns and new roof while maintaining intact the external fabric of the building.
 - (2) Attach the existing external walls to the new structure to ensure the integrity of the external walls.
 - (3) Provide -

stairs and fire stairs to first floor.

accessible toilets to ground floor and first floor.

main entry steps and a disabled ramp.

two screen walls adjacent to the service area on the western side of the building.

a lift or elevator for access to the first floor for persons with disabilities.
 - (4) Provide and fitout public toilets, showers and change rooms.
 - (5) Provide water, sewerage and stormwater drainage.
 - (6) Provide light and power circuits and light fittings to both floors.
 - (7) Completely refurbish the existing external walls, provide new windows and doors and seal existing openings all in accordance with the Alexander Popov drawings.
 - (8) Paint the building internally and externally.
2. To establish a suitable ongoing preventative maintenance program for The Bathers' Pavilion when it has been conserved.
 3. To landscape the area between The Bathers' Pavilion and The Esplanade so as to make it available to the public for passive recreation.

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4. To rebuild and adapt the interior of the building so as to enable its re-use for the purpose of public refreshment rooms and associated facilities as well as public change rooms and toilets.

Means Of Achieving The Objectives And Performance Targets Of This Plan

Council proposes to achieve the objectives and performance targets of this Plan by:

1. Entering into contractual (including leasing) arrangements for the restoration, rebuilding and use of The Bathers' Pavilion (except for that part to be used as public toilets, showers and change rooms) for the purpose of public refreshment rooms and associated facilities (including occasional use for functions) which will -
- (a) make available funds for the carrying out of the works of conservation referred to under the headings for Objectives and Performance Targets;
 - (b) ensure that members of the public will have access to the building or appropriate parts thereof in a manner which will facilitate their enjoyment of Balmoral Beach and its environs and, in particular, by providing refreshment room facilities for their use and enjoyment as well as public toilets, showers and change rooms.
 - (c)
 - i) permit Council to carry out work for the conservation and adaptive re-use of the building;
 - ii) alternatively, require the user to carry out work for the conservation and adaptive re-use of the building;
 - iii) ensure that the external parts of the building are restored and conserved in accordance with the plans prepared by Alex Popov earlier referred to;
 - iv) ensure that the interior of the building is re-constructed in a proper and workmanlike manner;

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- v) provide for a suitable ongoing preventative maintenance program for the building when conserved;
 - vi) provide for the user to contribute funds for the carrying out of work for the conservation and adaptive re-use of the building and its ongoing maintenance;
 - vii) ensure that members of the public resorting to Balmoral will have available to them a range of refreshment room facilities at different and affordable pricing levels including cafe/coffee shop style facilities, casual dining and a la carte restaurant service and seating a maximum of 250 persons at any one time.
2. Ensuring as far as is practicably possible that the contractual arrangements referred to in 1 exclude therefrom the area of land between The Bathers' Pavilion and The Esplanade so that that area can be used for passive recreation and further exclude that part of the ground floor of the building to be used for the purposes of public toilets, showers and change rooms.
3. Regenerating and making available the area between The Bathers' Pavilion and The Esplanade for public recreation by the carrying out of the following works of demolition and landscaping:
- Construct walls and entry stair leading from The Esplanade;
Provide landscaping and paving generally in accordance with The Forecourt Landscape Plan Dwg. Nos. 9514/03 and 9514/04 prepared by Robert A. Moore Pty Limited and Barbara van den Broek, Landscape Architect held by Council in the office of the Director of Executive Services.
4. Enable the use of the interior of the building for the purpose of refreshment rooms and associated facilities (including occasional use for functions) as well as public toilets, showers and change rooms by installation of internal walls, fittings and decorations necessary to provide kitchens, restaurants and cafe areas, and administration, access and service areas.

The grant of a lease for a term not exceeding 21 years of so much of the land the subject of this plan as comprises the Bathers' Pavilion (but excluding therefrom that part of the ground floor of the building to be used as public toilets, showers and

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change rooms) and its surrounds which gives effect to, permits and/or makes provision for all or any of the foregoing matters is hereby expressly authorised.

The Manner In Which Council Proposes To Assess Its Performance With Respect To The Plan's Objectives And Performance Targets

1. Council will consider whether and how promptly the contractual arrangement and any proposed lease are negotiated and executed. If the necessary documentation is not executed with proper expedition, it will investigate whether circumstances justify any delay and/or whether any consequential or alternative action (including negotiations with different parties) by Council is required.
2. Any contractual arrangements will provide for the employment by Council of an inspector to prepare detailed reports on progress of the conservation of the building which reports will be required to be provided at regular intervals and within specific time-frames.
3. Council's Director of Executive Services will be required to prepare a timetable and costs schedule for the work set out under the previous headings and to regularly review the work to ascertain whether it is being performed in accordance with the timetable and within the cost margins thereof.
4. Following completion of the conservation of The Bathers' Pavilion and the commencement of its use for the purpose of refreshment rooms, Council will monitor the use by members of the public of the facilities provided including the conducting of surveys of users of the facilities. Council will also seek and consider comments of local residents and other users of Balmoral Reserve to ascertain the level of public acceptance of the building as conserved and the facilities provided therein.
5. Council will exercise its rights under any contractual arrangements including any lease to regularly inspect the building and any lease will provide that Council be provided annually with a certificate of the contractor carrying out preventative maintenance of the building that all appropriate work in accordance with a preventative maintenance program to be prepared for the building has been performed.

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6. Council will take account of all information it obtains in its assessment of its performance with respect to this Plan's objectives and performance targets in any decision it may take in relation to future use of The Bathers' Pavilion on expiration of the term of any lease authorised by this Plan.