



Entertainment Quarter Concept Plan Application

Heritage Impact Statement

Report prepared for CFS Managed Property Ltd
February 2009

Report Register

The following report register documents the development and issue of the report entitled Entertainment Quarter Concept Plan Application—Heritage Impact Statement, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2000.

Job No.	Issue No.	Notes/Description	Issue Date
08-0509	1	Draft Report	January 2009
08-0509	2	Final Report	February 2009

Contents

Page

Entertainment Quarter Concept Plan Application—Heritage Impact Statement, January 2009

1.0 Introduction	1
2.0 Context.....	2
2.1 <i>History of the Former Moore Park Showground</i>	2
2.2 <i>Significance</i>	3
3.0 Concept Plan Development Proposals.....	3
3.1 <i>Development Site A</i>	4
3.2 <i>Development Site B</i>	5
3.3 <i>Development Site C</i>	7
3.4 <i>Development Site D</i>	9
3.5 <i>Development Site E</i>	10
3.6 <i>Development Site F</i>	11
3.7 <i>Development Site G</i>	13
3.8 <i>Development Site H</i>	15
3.9 <i>Development Site K</i>	16
4.0 Non-Indigenous Archaeology.....	17
4.1 <i>Background</i>	17
4.2 <i>Archaeological Potential</i>	17
4.3 <i>Archaeological Impact Assessment</i>	18
5.0 Evaluation of Overall Site Heritage Issues	21
6.0 Non-Indigenous Archaeology Conclusions and Recommendations	22
6.1 <i>Conclusions</i>	22
6.2 <i>Recommendations</i>	22
7.0 Site Specific Conclusions and Recommendations.....	22
7.1 <i>Site A</i>	22
7.2 <i>Site B</i>	23
7.3 <i>Site C</i>	23
7.4 <i>Site D</i>	23
7.5 <i>Site E</i>	23
7.6 <i>Site F</i>	23
7.7 <i>Site G</i>	24
7.8 <i>Site H</i>	24
7.9 <i>Site K</i>	24
8.0 Conclusions and Recommendations.....	24
9.0 Endnotes.....	26
10.0 Appendices.....	27
Appendix A.....	27
<i>Moore Park Showground, Fox Studios Development Archaeological Assessment, prepared by Godden Mackay Pty Ltd for Fox Studios Australia, June 1996</i>	27

Entertainment Quarter Concept Plan Application Heritage Impact Statement, January 2009

1.0 Introduction

This report has been prepared by Godden Mackay Logan Pty Ltd, Heritage Consultants (GML), to accompany a Concept Plan prepared as part of a proposed amendment to the Moore Park Showground Masterplan. The Concept Plan seeks a concept approval for nine proposed development sites, with a total gross floor area of 26,187 square metres.

This report identifies potential heritage issues and impacts of the proposed developments arising from the proposed development site footprints and levels identified on the Proposed Development Floor Space Allocation and Proposed Development Building Heights Diagrams in the Urban Design Report prepared by Cox Richardson in February 2009. This report does not address the heritage issues that may be associated with architectural design of the proposed buildings shown in the Urban Design Report and that will need to be addressed when the individual proposals are being formulated.

The Moore Park Showground Masterplan for the redevelopment of the former Showground by Fox Studios Australia was approved on 3 May 1996. Since this time, numerous development applications have been lodged in relation to detailed works carried out as part of the Masterplan. Since the introduction of the major projects SEPP, developments of over \$5 million are subject to Part 3A planning processes. The proponent CFS Managed Property Limited seeks approval of the additional floor space via a concept plan with details of individual buildings to be subject of separate project applications.

As a major project, the Entertainment Quarter is subject to the Director-General's environmental assessment requirements (DGRs). The following, provided on 14 March 2008 for MP 07_0144 (former Moore Park Show Grounds), apply to heritage:

The EA shall provide a Heritage Impact Statement (HIS) [which] should be prepared in accordance with the NSW Heritage Office publication 'Statements of Heritage Impact'. The HIS shall include photomontages of the proposed building envelopes within the site context from key vistas.

This DGR has been provided in response to advice from the NSW Heritage Council, which included a request for photo montage views and an archaeological report. Cox Richardson has provided the following photo montages for review: A-CP-06; CP-07; CP-08; and A-CP-09.

The archaeological assessment undertaken by GML in 1996 has also been provided as Appendix A to this report.

CFS Managed Property Limited is the lessee of the Entertainment Quarter of the former Moore Park Showground.

The Moore Park Showground Conservation Strategy 1995¹, prepared as part of the Moore Park Showground Masterplan for the adaptation of the former Moore Park Showground as a film studio with associated activities, requires that a Heritage Impact Statement be prepared to accompany development proposals. This report is based on the assessment of significance contained in the Moore Park Showground Conservation Strategy, 1995, prepared by Godden Mackay Logan.

This report has been prepared by Julia Dowling, Research Assistant, with input and review provided by Geoff Ashley, Senior Associate.

2.0 Context

2.1 History of the Former Moore Park Showground

In October 1811, Governor Macquarie proclaimed Sydney's second common, an area of scrub of 1000 acres, encompassing the present Showground site. Its intended use was for the grazing of animals. Nine years later Macquarie set aside a large swamp, half of which lay within the boundaries of the common, as a water reserve. A tunnel to transfer water from the swamp to the centre of Sydney was constructed between the years 1827–1837. Now known as Busby's Bore, and included on the State Heritage Register, it became Sydney's first regular water supply.

In the 1830s an area of 219 acres adjoining the common was set aside for a racecourse (now Randwick Racecourse). Also during this period, Victoria Barracks was established along with its associated developments, the Military and volunteer Rifle Ranges, Military Garden and Cricket Ground (later the Sydney Cricket Ground). During the mid-nineteenth century, further alienation of sections of the public common originally proclaimed by Macquarie in 1811 occurred through the subdivision into residential properties of land in Paddington. The boundaries of all these developments were to ultimately influence the Showground's development.

In the 1840s, Randwick Road was established (now Anzac Parade). The journey along that road was described, at the time, as intolerable due to the sandy nature of the country. To combat this, couch grass was planted. This thrived, eventually leading to a change in the landscape character of the common from a scrubland into a parkland.

In 1866, Moore Park was dedicated and Randwick Road was realigned whilst in 1878, Cleveland Street was extended through Moore Park. During this time extensive planting of trees along roads occurred under the direction of Charles Moore of the Botanic Gardens. Also during this time, 490 acres of the Sydney Common were vested in the Municipal Council of Sydney and were the focus for new road alignments, tree planting and grassing. This in turn led to a new focus on recreation and leisure facilities.

In 1882, the Agricultural Society established its grounds within Moore Park. Ten hectares were acquired in 1881 and the first exhibition was held in 1882. The initial area was bounded by the Rifle Range, the Cricket Ground and the City Corporation's eastern boundary of Moore Park. Plantings and development occurred throughout the period from 1882 to 1901. By this time, the general layout that was to continue throughout subsequent expansion of the site had been established, the central focus being the grassed Parade Ring. In 1891 the prefix 'Royal' was granted to the Agricultural Society of NSW.

The period from 1902 to 1919 saw expansion of the grounds to the south, in alignment with the Grand Drive entrance into Centennial Park, and to the east recovering part of the southeastern end of the Rifle Ranges. During this time the formation of Cook and Lang Roads provided alternative public access. The building program of 1912 resulted in the removal of the Main Pavilion and the erection of the Royal Agricultural Hall. This program altered the site character from a rural to a more urban setting.

From 1920 to 1937 the Showground expanded to the north and within this area new squares and judging rings were created. The dominant visual elements of the complex by this time were the peripheral walls, the Members Grandstand clocktower and the tower of the Anthony Hordern building (now the Byron Kennedy Hall).

The Sesqui-centenary celebrations of 1938 led to a further building program at the Showground, with the addition of the Manufacturer's Hall (Government Pavilion) and the Commemorative Pavilion, these buildings changing the scale of the built form.

In October 1939, following the outbreak of World War II, the Showground was commandeered by the military, for the purposes of billeting troops and administration.² Aside from the military's construction of a new entrance road from Park Road, development of the Showground was brought to a standstill. The military occupation lasted until 1946, and little further development was to occur until the late 1950s that involved improvements to facilities, access and increasing the overall capacity of the Showground. Expansion continued into the mid-1960s. From the 1970s a new direction was taken in the development of the Showground, focusing on diversification and the provision of multi-purpose, year round facilities.

Planning for the relocation of The Royal Agricultural Society had been underway since 1988. When Fox Studios assumed the lease of the former Moore Park Showgrounds in 1996, the form of the showground was modified with the removal of a number of existing structures and the construction of a significant number of buildings. Modifications to the road pattern also occurred, including the creation of the new entry at Errol Flynn Boulevard, and the extension of Chelmsford Avenue from its intersection with Park Road to Suttor Avenue.

The Fox Studios Australia redevelopment of the site was managed in two components: a Working Studio Precinct that included a Back Lot Tour experience, and a Family Entertainment Precinct containing retail facilities. After the closure of the Back Lot, a formal subdivision between the two precincts occurred with Bovis Lend Lease acquiring the Family Entertainment Precinct.

In 2005 ownership of the Family Entertainment Precinct changed hands and it was renamed the Entertainment Quarter. The lease is now owned by CFS Managed Property Limited.

2.2 Significance

The following Summary Statement of Significance is taken from the Moore Park Showground Conservation Strategy, December 1995:

The Moore Park Showground is one of the finest agricultural showgrounds in Australia. Built as an expression of national pride in Australian produce and industry, the Showground has been the focus of a major social and cultural tradition for more than a century. It is a place held in high esteem and valued as a community resource and venue for both historic and contemporary events. Cut off from the outside by high perimeter walls, the Showground site is an enclosed cultural landscape, in which the overall structure, roads, buildings and plantings combine to create a special place. Built elements in their location, form, style and naming attest to the changing uses and development of the Showground and to its historical associations with major people, process and events. The Showground as an entity has value beyond the sum of its parts and is a place of outstanding cultural significance.

The significance of the former showground is embodied in many individual components comprising landscape elements, built elements, roads, street furniture, walls and entries. The heritage items relevant to this report are identified for each of the proposed development sites in Section 3.0 below.

3.0 Concept Plan Development Proposals

The floor space allocation and building heights diagrams for each development site proposed in the Concept Plan are included in the Cox Richardson Urban Design Report, January 2009. For each development site, the following section identifies the heritage items on or within the vicinity of each site, a description of the proposal and specific heritage impacts and issues for each site.



Figure 1 View of proposed Development Site A from Driver Avenue, with Rawson House to the left, and Hordern Pavilion to the right.



Figure 2 Looking east from Development Site A, towards the Commonwealth Bank building and the Banquet Hall, along Chelmsford Avenue.

3.1 Development Site A

Identification of Heritage Items

Development Site A is located at the Driver Avenue pedestrian entrance to the Entertainment Quarter (Gate C), immediately adjoining the boundary wall with Fox Studios Australia (see Figure 1). The site contains existing recent landscape elements and plantings (see Figure 2). The site does not contain built elements.

Development Site A was once the main public entry to the former Moore Park Showground and particularly associated with the Hordern Pavilion. A two-storey red brick turnstile building, constructed between 1931 and 1934, was formerly located here. It has since been removed as part of the Fox Studios redevelopment.

Development Site A does not itself contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site A.

Heritage items in the vicinity of Site A	Conservation Strategy Reference	Heritage Significance
Rawson House entry gate	W/E2	Exceptional
Hordern Pavilion	3	Exceptional
Chelmsford Avenue (Century Square)	R7	Exceptional
Sandstone kerb and gutter	E1, E2 and E3	Exceptional
Boundary wall	WE3/WE4	Exceptional
Presidents Avenue alignment	L4/R1	Exceptional
Commonwealth Bank	5	Some
Rawson House and garden setting	4	Some

Description of Proposal

The two level building proposed for this site would cover an area of 950 square metres, with a larger frontage to Chelmsford Avenue and a shorter frontage to Driver Avenue.

View models of the proposed building are included as part of the Cox Richardson report. View 1 is from Driver Avenue looking west with the proposed building located between Rawson House on the left and the Hordern Pavilion on the

right. View 2 from Driver Avenue in front of the building shows the tower of the former Banquet Hall (now Byron Kennedy Hall).

The site boundary would be set back eight metres from the frontage of building 14 (the former Commonwealth Bank).

Identification of Heritage Issues/Impacts

The location of the proposed development on Site A would positively impact on the former Showground by activating this space, and encouraging pedestrian use of the former main public entrance to the site.

The construction of a two-storey building in this location is in keeping with the history of this particular site, which was formerly occupied by a turnstile building of similar height.

The proposed development of Site A would result in a minor impact resulting from a loss of open space.

The proposed development site setback of eight metres from the former Commonwealth Bank building would protect the setting of this building and in particular its ability to be appreciated 'in the round'.

The two level height of the proposed building on this site would be within the scale of adjoining heritage items on Driver Avenue, the Hordern Pavilion and Rawson House.

The boundary wall enclosure of the former Showground is an important aspect of its history and significance and any future development of this site should retain a masonry boundary wall (although the existing recent wall could be replaced with a new wall of similar scale and material) and new development should, ideally, be set back from the boundary wall.

View 1 shows that the scale of the proposed development on Site A would be in keeping with the current scale of buildings in this area, including the Hordern Pavilion and the Rawson House entry gate. The envelope of the proposed building on Site A would reinforce the existing street pattern on Driver Avenue. View 2 shows that the proposed development will reinforce the character of this area of the former showground by emphasising the existing street pattern and building scale.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.2 Development Site B

Identification of Heritage Items

Development Site B is bounded by Park Road, Suttor Avenue and Chelmsford Avenue. The site is presently occupied by a two-storey concrete slab and perimeter façade column building, featuring a cantilevered concrete awning and tiled corner treatment (see Figures 3 to 5). Constructed in 1967, this building was designed as the administration building for the Royal Agricultural Society. It is presently used for administration purposes.

The building presently occupying Development Site B is identified as having Low heritage significance in the Moore Park Showground Conservation Strategy 1995.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of development Site B.



Figure 3 The administration building for the Royal Agricultural Society, featuring tiled corner treatment, presently occupying Development Site B.



Figure 4 Looking south along Suttor Avenue with Development Site B to the right.



Figure 5 View of Development Site B, looking towards Parade Ring.

Heritage items in the vicinity of Site B	Conservation Strategy Reference	Heritage Significance
Hordern Pavilion	3	Exceptional
Park Road	R3	Exceptional
Chelmsford Avenue (Century Square)	R7	Exceptional
Suttor Avenue	R5	Exceptional
Parade Ring	L2/S1	Exceptional
The Banquet Hall (Byron Kennedy Hall)	6	Considerable
Trees in Suttor Avenue	L2/TX	Some

Description of Proposal

The proposed building to be constructed on Development Site B is of three and four storeys in height, covering a total floor area of 5600 square metres. The western end of the site would be a maximum of three levels with the eastern end four levels. Access would be provided to an underground carpark, covering Development Sites B, C and D.

View models of the proposed building are included in the Cox Richardson report as View 2 and View 4. In View 2, the proposed building is shown behind the former Banquet Hall. View 4, taken from the Parade Ring looking west, shows Development Site B to the left of to the Sydney Cricket Ground (SCG).

Identification of Heritage Issues/Impacts

The proposed development of Site B involves the removal of the existing Royal Agricultural Society administration building presently occupying the site. This building has been identified as having Low heritage significance. Its removal will have little heritage impact.

The footprint of the proposed development continues to reinforce the significant alignment of Park Road and Suttor Avenue.

To limit impacts on views to the distinctive tower of Building 15 (the former Banquet Hall) from various locations and to limit impacts on the setting of Building 15 generally the height for Site B has been limited to three levels for its western end.

To limit impacts on the setting of the former RAS Council Stand and on nearby John Hargreaves Avenue within the Fox Studios site the majority of Site B has been limited to four

levels in height.

View 2 and View 4 demonstrate that the proposed development on Site B would be in keeping with the existing scale and street pattern of this area, with Site B allowing the tower of the former Banquet Hall to remain free of a new building behind it when it is viewed from Driver Avenue.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.3 Development Site C

Identification of Heritage Items

Development Site C is bounded by Chelmsford Avenue, Suttor Avenue, Errol Flynn Boulevard and the former Machinery Avenue. It is located opposite Building 220. It is presently used as a coach parking area, and is paved with bitumen (see Figures 6–8). It does not contain any landscape or built elements.

This site was formerly occupied by a two-storey building, constructed between 1976 and 1980, built to a circular plan. The building contained a snack bar. It was surrounded by a paved area containing outdoor furniture. This building and associated outdoor dining area was identified as an intrusive element in the Moore Park Showground Conservation Strategy 1995, and removed as part of the subsequent Moore Park Showground redevelopment.

Prior to 1976, the site was part of a complex of sites along the former Machinery Avenue containing a collection of small, temporary structures erected by various proprietors associated with the Showground.

Development Site C does not presently contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site c

Heritage items in the vicinity of Site C	Conservation Strategy Reference	Heritage Significance
Hordern Pavilion	3	Exceptional
Parade Ring	L2/S1 and L2/G1	Exceptional
Park Road	R3	Exceptional
Chelmsford Avenue (Century Square)	R7	Exceptional



Figure 6 Looking west towards Development Site C, with the Parade Ring in the foreground. (Source: GML 2007)



Figure 7 View of Development Site C, looking towards the Parade Ring. (Source: GML 2007)



Figure 8 Looking west towards Hordern Pavilion and Banquet Hall, from Development Site c (Source: GML 2007)



Figure 9 Looking west towards Development Sites C and D, with the Parade Ring in the foreground. (Source: GML 2007)

Heritage items in the vicinity of Site C	Conservation Strategy Reference	Heritage Significance
Suttor Avenue	R5	Exceptional
The Banquet Hall (Byron Kennedy Hall)	6	Considerable
Former Exhibition House (Fox & Lion Hotel)	11	Some
Trees in Suttor Avenue	L2/TX	Some

Description of Proposal

The proposed building to be constructed on Development Site C would be three levels at its western end and five levels at its eastern end and covers a total floor area of 8007 square metres. Access would be provided to an underground carpark, covering Development Sites B, C and D.

View models of the proposed building are included in the Cox Richardson report as View 2, View 3, View 4 and View 9. In View 2 Development site C is to the right side and behind the former Banquet Hall. In View 3, which is taken from Errol Flynn Boulevard looking north towards the former Banquet Hall, Development Site C is shown to the right, adjacent to building 220. View 4, taken from the Parade Ring looking west, shows Development Site C behind Development Site E. View 9 is taken from Bent Street, looking north toward the SCG, and shows the streetscape of Bent Street with Development Sites B, C, D and E.

Identification of Heritage Issues/Impacts

The proposed development of Site C complements the proposed developments of Sites B and D in terms of bulk and scale.

The proposed development will have a positive impact by activating this space along Chelmsford Avenue and would reinforce recent views along the extended Chelmsford Avenue to the Parade Ring.

To limit impacts on the setting of nearby heritage items, such as the Byron Kennedy Hall and the Hordern Pavilion the western end of this site has been limited to a maximum height of three levels. It is considered that the remainder of Site C could be developed to a maximum of five levels (as shown on the Building Heights Diagram in the Cox Richardson Urban Design Report, January 2009) provided its massing and façade treatments are sympathetic to the form and materials on other recent and heritage buildings at EQ and within Fox

Studios site.

View 2 demonstrates that the proposed development for Site C would be of a similar scale to the Hordern Pavilion and Building 220. View 3 shows that the proposed development reinforces the streetscape of Errol Flynn Boulevard and the vista to the former Banquet Hall allowing the latter item to remain the dominant aspect in this vista. The proposed development is shown as part of a new group of buildings that emphasize the western side of the Parade Ring and the extension of Chelmsford Avenue in View 4. View 4 shows that while visible from the Parade Ring Site C would not dominate the Parade Ring or buildings, such as the former RAS Council Stand, that surround the Parade Ring. The proposed development would also reinforce the curved form of Suttor Avenue, as shown in View 9.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.4 Development Site D

Identification of Heritage Items

Development Site D is located on Suttor Avenue, on the western side of the Parade Ring, adjacent to a children's playground. This site comprises a landscaped area with fencing and playground equipment (see Figure 9). The site does not contain any built elements.

Development Site D was formerly occupied by the Coronation Stand, constructed in 1911. This two-storey Federation building has since been removed as part of the Moore Park Showground redevelopment.

Development Site D does not contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of development Site D.

Heritage items in the vicinity of Site D	Conservation Strategy Reference	Heritage Significance
Parade Ring	L2/S1 and L2/G1	Exceptional
Suttor Avenue	R5	Exceptional
Manufacturer's Hall	27	Exceptional
Members' Grandstand	99	Exceptional
RAS Council Stand	108	Considerable

Description of Proposal

The proposed building to be constructed on Development Site D is two storeys in height, covering a total floor area of 1000 square metres. Access would be provided to an underground carpark, covering Development Sites B, C and D.

View models of the proposed building are included in the Cox Richardson report as View 4 and View 9. View 4, taken from the Parade Ring looking west, shows Development Site D adjacent to the Building 19 (the former RAS Council Stand) and the Parade Ring. View 9 is taken from Bent Street, looking north toward the SCG, and shows the streetscape of Bent Street with Development Sites B, C, D and E.

Identification of Heritage Issues/Impacts

The location of the proposed development of Site D will result in a positive impact by reinforcing the significant alignment of Suttor Avenue and the Parade Ring. Its scale would be appropriate to other buildings surrounding the Parade Ring and is appropriate given the location of the former Coronation Stand on this site. Its height and bulk will have little impact on significant views.

Future development adjacent to the Parade Ring should reflect a high quality design response to the history and significance of this site.

View 4 demonstrates that the proposed development for Site D would be a low building that reinforces the western edge of the Parade Ring where the former Coronation Stand was located. The proposed development is shown as part of a new group of buildings that would emphasize the extension of Chelmsford Avenue and also reinforce the curved form of Suttor Avenue, as shown in View 9.

The potential cumulative impacts of the development sites are discussed in Section 5.0.



Figure 10 Children's playground currently occupying Development Site E. (Source: GML 2007)

3.5 Development Site E

Identification of Heritage Items

Development Site E is located on Suttor Avenue, adjacent to Development Sites C and D. It is located on the western side of the Parade Ring. The site is currently occupied by a children's playground, an open grassed area and plantings (see Figure 10).

Development Site E was formerly occupied by the Coronation Stand, constructed in 1911. This two-storey Federation building has since been removed as part of the Moore Park Showground redevelopment.

Development Site E does not contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site E.

Heritage Items in the vicinity of Site E	Conservation Strategy Reference	Heritage Significance
Parade Ring	L2/S1 and L2/G1	Exceptional
Suttor Avenue	R5	Exceptional
Manufacturer's Hall	27	Exceptional
Members' Grandstand	99	Exceptional

Description of Proposal

The proposed development of Site E is for the construction of a two-level building totalling 460 square metres.

View models of the proposed building are included in the Cox Richardson report as View 4 and View 9. View 4, taken from the Parade Ring looking west, shows Development Site E adjacent to the Building 212 and the Parade Ring. View 9 is taken from Bent Street, looking north toward the SCG, and shows the streetscape of Bent Street with Development Sites B, C, D and E.

Identification of Heritage Issues/Impacts

The location of the proposed development will result in a positive impact by reinforcing the significant alignment of Suttor Avenue and the Parade Ring and would reflect the scale of the former Coronation Stand located here. Its form and scale will have little impact on significant views.

The location of Site E provides for a more open space at the end of Chelmsford Avenue that is adjacent to the Parade Ring and this also responds the existing rhythm of buildings and open spaces around the Parade Ring.

Future development adjacent to the Parade Ring should reflect a high quality design response to the history and significance of this site.

View 4 demonstrates that the proposed development for Site E would be a low building that reinforces the western edge of the Parade Ring where the former Coronation Stand was located. The proposed development is shown as part of a new group of buildings that would emphasize the extension of Chelmsford Avenue and reinforce the curved form of Suttor Avenue, as shown in View 9.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.6 Development Site F

Identification of Heritage Items

Development Site F is bounded by Errol Flynn Boulevard and Park Road. The site is located immediately adjacent to a seven-storey carpark, opposite the Royal Hall of Industries. The site contains landscaped paving and plantings. The site does not contain built elements but does contain a relocated heritage tree (see Figures 11 to 13).

Errol Flynn Boulevard (formerly Denman Road) was formed between 1912 and 1920. It provided the main access to the Royal Hall of Industries. The alignment of Park Road dates from 1890, when it formed the southwest portion of the trotting track. In 1902 the track was named Park Road, generating a significant part of the early form and arrangement of the Showground.

Development Site F was originally comprised of a complex of sites along Denman Road containing a collection of small, temporary structures erected by various proprietors associated with the Showground.



Figure 11 View of Development Site F from Errol Flynn Boulevard. (Source: GML 2007)



Figure 12 View of Development Site F, looking west from Park Road, towards the Royal Hall of Industries and Hordern Pavilion. (Source: GML 2007)



Figure 13 View along Errol Flynn Boulevard, looking north, towards the Fox and Lion Hotel, adjacent to Development Site F. (Source: GML 2007)

A *Ficus Hillii*, identified in the Conservation Strategy as of Considerable significance, is located at the northern corner of Development Site F (see Figure 11). This tree was relocated from its original location near the Woodchopping Ring during the Fox Studios redevelopment.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site F.

Heritage items in the vicinity of Site F	Conservation Strategy Reference	Heritage Significance
Hordern Pavilion	3	Exceptional
Royal Hall of Industry	7	Exceptional
Park Road	R3	Exceptional
Denman Road (Errol Flynn Boulevard)	R10	Considerable
Former Exhibition House (Fox & Lion Hotel)	11	Some
<i>Ficus Hillii</i>	L7T6-T11	Considerable

Description of Proposal

The proposed development for this site comprises a six level building covering an area of 4830 square metres, built to the irregular shape of the site.

View models of the proposed building are included in the Cox Richardson report A as View 5 and View 6. View 5, taken from Errol Flynn Boulevard looking south, shows Development Site F behind and to the right side of the former Exhibition House. View 6 is taken from Lang Road looking north toward the EQ entry with Development Site F behind and to the left of the curved shape of the existing carpark.

Identification of Heritage Issues/Impacts

The height of the proposed development of Site F has the potential to have some impact on the setting of the Royal Hall of Industries, although the overall bulk of the Royal Hall of Industries and its distance from Site F mitigate this impact.

While the proposed development has the potential to impact on views to The Royal Hall of Industries from Park Road, development to the site boundary on the road would help reinforce the alignment of Park Road—identified as having Exceptional significance, reflecting an early phase of the former Showground development.

The scale and bulk of the proposed development would have some impact on the setting of and views to the Building 216 (the current Fox and Lion Hotel and former Wine Pavilion), due to its proximity and height.

The removal of an existing tree, identified in the Conservation Strategy as having Considerable significance, will have an impact on the current landscape setting of the Fox and Lion Hotel. The concept plan proposal is that this significant tree, a *Ficus Hillii*, would be relocated to an appropriate landscape setting within the Entertainment Quarter.

The proposed development of Site F has the potential to improve the amenity and setting of the site by activating Errol Flynn Boulevard and helping to conceal the multi-level carpark adjacent to the development site.

View 5 demonstrates that while the proposed building on Site F would be larger than that of the former Exhibition Hall (now Fox and Lion Hotel) it would be in scale with adjacent buildings and clearly define the corner of Park Road and Errol Flynn Boulevard. The vista along Errol Flynn Boulevard, as shown in View 6, shows that the proposed building is of a similar scale to buildings between Park Road and the entrance from Lang Road.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.7 Development Site G

Identification of Heritage Items

Development Site G is located at the Lang Road entrance to the Entertainment Quarter, on the eastern side of Errol Flynn Boulevard (see Figures 14–16). It is adjacent to the horse stables, within the adjacent Equestrian Centre site, and is directly opposite the seven-storey carpark.

The site is currently used as a carparking area (see Figure 16). It is paved in bitumen and surrounded by a brick boundary wall (see Figures 14–15).

Development Site G was originally occupied by horse stalls and an exercise yard adjacent to the Horse Pavilion. In 1918 Desmond Road was formed, providing access to the horse area, from the entry along Playfair Avenue. In 1960 the western portion of the exercise yard was converted into a picnic area, named Lees Square. Lees Square and the exercise yard have since been removed as part of the Moore



Figure 14 View of Development Site G, looking southeast from Errol Flynn Boulevard. (Source: GML 2007)



Figure 15 View of Development Site G, with the Horse Pavilion in the background, from the main entrance to the Entertainment Quarter. (Source: GML 2007)



Figure 16 View of Development Site G from Desmond Ave, currently used as carparking. (Source: GML 2007)



Figure 17 Historic Horse Stables on the adjacent equestrian Centre site on right and Site G on the left. (Source: GML 2007)

Park Showground redevelopment.

Development Site G does not contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site G.

Heritage items in the vicinity of Site G	Conservation Strategy Reference	Heritage Significance
Hordern Pavilion	3	Exceptional
Royal Hall of Industry	7	Exceptional
Boundary Wall(Drivers Ave/Lang Road)	W/E3	Exceptional
Denman Road (Errol Flynn Boulevard)	R10	Considerable

Description of Proposal

The proposed development of Site G is for a two level building, covering an area of 1900 square metres. The proposed building would be set back behind the boundary wall along Errol Flynn Boulevard. Access would be from Desmond Avenue.

View models of the proposed building are included in the Cox Richardson report as View 6 taken from Lang Road looking north to the entry to EQ with Development Site G between the existing boundary wall on the right and the existing carpark on the left.

Identification of Heritage Issues/Impacts

The proposed development of Site G will activate Errol Flynn Boulevard and Desmond Avenue, which will have a positive impact particularly on Desmond Avenue, which has historic significance as this road provides evidence of the early road alignments that shaped development at the Showground.

The scale of the identified building envelope are in keeping with the context of the adjacent stables on the Equestrian Centre site. Future designs should respond to the context provided by this building and the appropriate setback from this site boundary.

The footprint of the building indicates there will be little impact on the boundary wall on Lang Road surrounding the overall site.

The boundary walls on Lang Road (Exceptional significance)

and the recent wall on Errol Flynn Boulevard should be retained in future development to provide an enclosure for this site and Entertainment Quarter as a whole.

View 6 shows that the proposed building would be an appropriate scale behind the existing site boundary wall facing Lang Road.

Section 4.0 identifies some non-Indigenous archaeological potential for this site. The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.8 Development Site H

Identification of Heritage Items

Development Site H is bounded by Suttor Avenue and Bent Street, on the southern side of the Parade Ring. It is presently occupied by a three-storey building, constructed as part of the Fox Studios development in the late 1990s, containing offices and ground floor shops (see Figures 18 and 19). A cinema complex adjoins the existing building. The site is surrounded by restaurants and shops.

Up until 1969 this site was part of a complex of sites along Bent Street containing a collection of small, temporary structures erected by various proprietors associated with the Showground. From the early 1970s a theatre was also located on part of this site, which remained until the Fox Studios redevelopment.

Development Site H does not presently contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of Development Site H.

Heritage items in the vicinity of Site H	Conservation Strategy Reference	Heritage Significance
Suttor Avenue	R5	Exceptional
Park Road	R3	Exceptional
Bent Street	R2	Exceptional
Parade Ring	L2/S1 and L2/G1	Exceptional
Heritage Park	L3/G1	Exceptional
Stables	78, 79, 80, 81	Some



Figure 18 The three-storey office and retail building occupying Development Site H. (Source: GML 2007)



Figure 19 View of Development Site H and surrounding high rise development. (Source: GML 2007)

Description of Proposal

The proposed development for Site H involves the addition of two storeys to the existing building, totalling an additional 1160 square metres.

View models of the proposed building are included in the Cox Richardson report as View 7 taken from an elevated position to the east of that site with the development site located on top of the existing modern Bent Street structure.

Identification of Heritage Issues/Impacts

The proposed addition of two storeys to the existing building on development Site H will have little potential impact on heritage items in the vicinity of the site. Its scale will be in keeping with existing development in its vicinity.

View 7 demonstrates that the proposed addition will be in keeping with existing development along this section of Bent Street.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

3.9 Development Site K

Identification of Heritage Items

Development Site K is located in the northeastern corner of the Entertainment Quarter. The site is located to the east of the Parade Ring and is adjacent to Heritage Park. A boundary wall runs along the rear (north) and side (east) facade. This site is presently occupied by Stage 12 (see Figures 20 and 21).

Development Site K was previously occupied by the former Poultry Pavilion (later called the Energy Pavilion), constructed in 1910. This building has since been removed as part of the Moore Park Showground redevelopment and replaced with the current sound stage building.

Development Site K does not contain any items or components identified as having heritage significance.

The following items of heritage significance, identified in the Moore Park Showground Conservation Strategy 1995, are located within the vicinity of development Site K.



Figure 20 Stage 12 presently occupies Development Site K. Heritage Park can be seen to the left. (Source: GML 2007)



Figure 21 View of Heritage Park, located adjacent to Development Site K. (Source: GML 2007)

Heritage items in the vicinity of Site K	Conservation Strategy Reference	Heritage Significance
Heritage Park	L3/G1	Exceptional
Bent Street	R2	Exceptional
Parade Ring	L2/S1 and L2/G1	Exceptional
Suttor Stand	102	Exceptional

Description of Proposal

The proposed development for Site K involves the construction of a four level building (from lower ground level), covering an area of 4980 square metres.

View models of the proposed building are included in the Cox Richardson report as View 8, taken from Heritage Park with the new AFTRS building to the right, and View 11, which shows the proposed building from Cook Road.

Identification of Issues/Impacts

The footprint of the proposed development of Site K generally adheres to the footprint of the existing building occupying this site. The scale and form of the proposed building will have little potential impact on the heritage items in the vicinity provided that it is no higher than the general roof level of the adjacent Australian Film Television and Radio School currently under construction.

View 8 and View 11 demonstrates that the proposed building will be in keeping with existing development in this area and would not impact on Heritage Park or the vista from Cook Road.

The potential cumulative impacts of the development sites are discussed in Section 5.0.

4.0 Non-Indigenous Archaeology

4.1 Background

This section of the report identifies the potential impact of the development envisaged in the Entertainment Quarter Concept Plan on the potential historical archaeological resources of the site. In particular, it assesses whether Sites A–K in the Masterplan area are likely to have surviving archaeological resources that may be disturbed or destroyed by the proposed development and its associated construction and works.

As detailed design and construction documentation is not part of the Concept Plan, the impact assessment is overview by nature. Further design development and construction documentation could provide a more accurate impact assessment. However, so that most impacts can be identified at an early stage, this assessment has assumed ‘worst case’—that is, any new construction and its associated infrastructure would wholly destroy any surviving archaeological resources it may encounter.

Where appropriate, this section concludes with recommendations for managing and mitigating any adverse impacts of the proposed development on any archaeological ‘relics’, deposits or features that may survive.

4.2 Archaeological Potential

The historical archaeological potential of the Moore Park Showground including the Entertainment Quarter Masterplan area, is identified in the Moore Park Showground Fox Studios Development Archaeological Assessment, Godden Mackay Logan, 1996; this report is included in full as Appendix A.

In summary, the assessment defines three zones of archaeological potential (Zone 1—Busby's Bore, Zone 2—Fill and Occupation, Zone 3—Cuttings). These zones are shown on a plan included in the Executive Summary of the 1996 Archaeological Assessment.

- Zone 1 defines the alignment of Busby's Bore which is listed as an archaeological item on the NSW State Heritage Register. The Busby's Bore alignment traverses the Masterplan Area south to north, generally east of the Parade Ring and at considerable depth.
- Zone 2 is potentially comprised of fill and occupation deposits/archaeological resources that are unlikely to have been removed by excavation for current structures. Sites A–H and the greater part of the Masterplan Area are located in Zone 2.
- Zone 3 is an area where the site current structures have most likely cut into natural sands and bedrock and thereby previously disturbed or destroyed any archaeological resource that may have been there. Building K is within Zone 3.

The Archaeological Assessment (page 33) also identified four types of archaeological features with potential to be represented at the site:

1. Evidence of the Showground Occupation—deposits relating to demolished or superseded buildings or landscape items such as earlier arenas, foundations of early structures, roads, footpaths and garden layouts. Occupation deposits may also occur relating to extant or former structures. These may reflect change or continuity in use of structures such as the two phases of military occupation of the site.
2. Busby's Bore—the physical fabric of the bore is considered an archaeological entity in itself. Archaeological deposits relating to the construction of the bore or changes to it over time may also occur around its shafts. Such deposits could also occur more remotely from the shafts, in which case they would also fall within the next category.
3. Pre-Showground/Post-Contact Occupation Deposits—deposits relating to the use of the site since colonisation. These may include evidence of the Rifle Range/Drill Ground, rubbish dumping, agricultural and grazing activities (including fences or huts), earth works, quarrying, camping, burning off, timber getting, introduction of new species of flora and fauna, peat or clay exploitation. Post-Contact Aboriginal material could also be present.
4. Aboriginal Occupation and Land Management/Pre-European Environment—deposits may exist in dunal areas which contain evidence of the site's formation and use before colonisation. Evidence may consist of Aboriginal cultural or skeletal material, remains of human impact such as charcoal,

A copy of the Archaeological Zoning Plan from the 1996 assessment by Godden Mackay Logan is included within the Moore Park Showground Fox Studios Development Archaeological Assessment report in Appendix A.

4.3 Archaeological Impact Assessment

The following is an assessment of the potential archaeological impacts associated with the likely construction works for each of the proposed buildings. It is based on a review of the proposed building/works locations in the Masterplan, and a review of the historical maps and plans of the Showground in the Archaeological Zoning Plan.

Zone 1—Busby's Bore

Busby's Bore is an archaeological relic listed on the State Heritage Register. It is a gravity-fed tunnel between Centennial Park and Hyde Park, constructed by convict labour between 1827 and 1837 in order to provide Sydney's second water supply. Busby's Bore has been the subject of detailed survey and archaeological investigation, including excavation undertaken by Godden Mackay Logan which resulted in the document entitled *Busby's Bore—Moore Park Showground Archaeological Excavation Report*, produced in June 2001. The bore's physical attributes and location are now well understood.

While the Concept Plan area includes the Busby's Bore Zone, the proposed works (Buildings A–K) are outside the defined Busby's Bore Zone and work associated with those proposed structures and their infrastructure and services is unlikely to impact upon it.

Zone 2—Fill and Occupation

Building Sites A–G inclusive are all within Zone 2, an area characterised archaeologically by fill and occupation deposits and features. The 1996 Archaeological Assessment (page 34) identifies this zone as covering most of the former Showground, and is an area where deposits have not obviously been removed by excavation for current structures. It is identified as having potential to contain evidence of Showground Occupation, Pre-Showground/Post-Contact Occupation Deposits, and potentially Aboriginal Occupation and Land Management/Pre-European Environment (depending on subsequent activities in specific areas).

Building Sites A, B, C, D and E are located between the Driver Avenue entrances and the outer circuits of the northwest curve of the Parade Ring, with Sites D and E fronting Suttor Avenue. From the 1880s to the early 1900s, this area was largely vacant or at least unimproved, although there were a few small buildings and roads/avenues of trees running parallel with Jersey Road. From 1901, the area was occupied by various large and small buildings and/or landscape areas, and a changing arrangement of roads and lane-ways. Very little detail exists about the construction activity related to these phases and changes or about the construction nature of the buildings and landscape works.

Consequently, while it is unlikely that Aboriginal or pre-Showground occupation or peripheral landscape elements such as garden walls and road surfaces would have survived the impact of the construction of later buildings and works, there is some low potential for disturbed and truncated structural remains relating to major infrastructure works and larger buildings of Showground occupation and use to survive in sites A, B, C, D and E. Substantial archaeological remains and deposits in meaningful, well provenanced contexts are unlikely to have survived.

Works associated with the construction at Buildings A–E, particularly any new services, drainage or foundations, therefore, may have some potential to impact on 'relics' and some archaeological resources relating to previous Showground occupation and use. However, the sequences of continuous building work, change and disturbance over time would indicate that these relics would have little or no research value as an archaeological resource, so the impacts of the works would have little, if any, effect on the heritage value of the site as a whole, or its archaeological research potential.

Building F is proposed to be located at the corner of Park Road and Errol Flynn Boulevard, immediately north of the current multi-storey carpark. This area was a mixture roadway and small buildings for much of the history of the Showground and was affected by changes to the alignment and width of Park Road and the creation of Angus Avenue sometime after 1917. This area of the Showground was dedicated to horses until the mid-twentieth century.

Given the construction activity associated with the erection of the current carpark, landscaping, services and road works associated with Errol Flynn Boulevard and Park Road, it is unlikely that any archaeological remains would survive in this area. If they do, they are likely to be disparate 'relics' such as bottle sherds disassociated from their archaeological contexts that could not be considered an archaeological resource. Substantial archaeological remains and deposits in meaningful well provenanced contexts are unlikely to have survived.

There is no to low potential for archaeological remains to survive in the vicinity of Building F. Works associated with the construction at Buildings F therefore are unlikely to impact on 'relics' or archaeological resources of heritage value.

Building G is located north of Errol Flynn Boulevard at the Lang Road Entrance. This area was previously open space and picnic area for most of the Showground occupation, although at one time horse stalls existed along its northern and southern edges. Because this area was not subject to previous major building activity during Showground use and occupation (although recent landscaping, grading, services and road improvement have dissected and disturbed it in part), it has some low to medium potential to contain surviving archaeological deposits relating to Pre-Showground/Post-Contact phases of the site at depth. These may include evidence of the Rifle Range/Drill Ground, rubbish dumping, agricultural and grazing activities (including fences or huts), earth works, quarrying, camping, burning off, timber getting, introduction of new species of flora and fauna, peat or clay exploitation. Post-Contact Aboriginal material could also be present.

If relics or deposits of pre-Showground phases have survived in meaningful and intact archaeological contexts that can be provenanced accurately, the pre-Showground archaeological resource that may survive could be quite rare and have a high research and heritage value.

It is likely that the new building proposed as Building G would disturb all ground within its envelope and around it to depth. This has the potential to adversely impact on any surviving pre-Showground occupation archaeological resources that may survive in those locations.

Building H is located on the southern side of Bent Street between Suttor Avenue. This general area was previously the location of the Suttor Street and Bent Street intersection (the streets no longer intersect) and some of its area may have been occupied by various small structures. A large part of the area was previously a grassed sloping bank at the southeast end of the Show (previously Parade) Ring. In the later twentieth century, part of the area would have been occupied by the Martin and Angus Stand.

Given the construction activity associated with the erection of the stands and various road works and small buildings over time, it is unlikely that any archaeological remains would survive in this area. If they do, they are likely to be disparate 'relics' such as bottle sherds disassociated from their archaeological contexts that could not be considered an archaeological resource. Substantial archaeological remains and deposits in meaningful well-provenanced contexts are unlikely to have survived.

There is no to low potential for archaeological remains to survive in the vicinity of Building H. Works associated with the construction at Buildings H, therefore are unlikely to impact on 'relics' or archaeological resources of heritage value.

Zone 3—Cut and Disturbance

Building K is an existing structure, previously the Energy Pavilion and before that, the Poultry Pavilion which was located on that site from the early 1900s. None of the historical maps indicate previous structures relating to Showground use or occupation on the subject land.

Given that the building platform for Building K was probably cut into bedrock, and that it was the first structure at that location (although it has been modified over time), it is unlikely that there are any surviving archaeological relics or deposits of previous Poultry Pavilion occupation and use on the site. There may be some potential for archaeological remains relating to service provision, drainage and building modification of the Poultry Pavilion over time, although these are likely to be of little research or heritage value.

There is some low potential for archaeological remains to survive in the vicinity of Building K, but only those relating to the history of Building K itself. Works associated with the construction at Buildings H, therefore are unlikely to impact on 'relics' or archaeological resources of heritage value.

5.0 Evaluation of Overall Site Heritage Issues

The Entertainment Quarter Concept Plan has carefully chosen relatively small and discrete sites to, as far as possible, retain the built character of the site as a whole. While there is an enlargement of an existing building on Site F, the aim is to activate an otherwise unrelieved carpark structure. Putting the additional floor space available under the previous Masterplan approvals within one or two large building envelopes would have increased impacts on the built form character of the Entertainment Quarter as a whole.

Notwithstanding the appropriate scale of all of the proposed individual sites, there would still be some adverse heritage impact resulting from the cumulative loss of open space and the change in urban character within the former Moore Park Showground as a whole. The large open space of the former Parade Ring (Exceptional significance) is currently under-utilised as open space, particularly at its northern end. As a mitigative measure, it is recommended that an Open Space Strategy be prepared to guide further landscape and use planning for the retention, public use and appreciation this area and other public open space areas including Heritage Park, roads and footpaths.

The locations of the proposed developments will generally reinforce the alignment of existing circulation routes and activate these circulation routes and significant road patterns along Errol Flynn Boulevard, Park Road, Bent Street and Suttor Avenue. The proposed developments of Sites A, B, C, D and E will activate pedestrian access along Chelmsford Avenue, formerly the main public entry to the Showground. Development along Chelmsford Avenue provides opportunities to enhance views towards the Parade Ring.

If all sites were developed to the maximum identified site boundaries, there may be heritage impacts resulting from the loss of views and impacts on the settings of adjacent heritage items, including boundary walls. Future development should be carefully designed with appropriate setbacks to minimise potential adverse heritage impacts. This may require a transfer of floor space within sites and even between sites, if required.

In a similar way, floor levels may need to be adjusted across each site and reduced in specific locations, to mitigate impacts on adjacent heritage items, such as development on Sites B and C in the vicinity of the tower of the Byron Kennedy Hall, where future development should be reduced to three levels.

6.0 Non-Indigenous Archaeology Conclusions and Recommendations

6.1 Conclusions

The proposed works will not affect any relics associated with Busby's Bore.

The proposed works are unlikely to disturb or destroy any relics relating to pre-Showground use and occupation of the site, except for works at depth in the location of Building G. These relics, if they survive in meaningful contexts near Building G, may be of some research value as they may include evidence of the Rifle Range/Drill Ground, rubbish dumping, agricultural and grazing activities (including fences or huts), earth works, quarrying, camping, burning off, timber getting, introduction of new species of flora and fauna, peat or clay exploitation. Post-Contact Aboriginal material could also be present.

Elsewhere, the relics that may survive would be of limited research potential and so are very unlikely to have any heritage significance. They would not warrant in situ retention or detailed archaeological investigation.

Provided the following recommendations are observed, the proposed works will result in no adverse impacts on the heritage values of the archaeological resource at the site.

6.2 Recommendations

In view of the low potential for and low significance of any archaeological relics likely to be located in the Masterplan Area (except for Area G), the proposed works may be covered by the statutory exception to the requirement for an excavation permit under Section 139 of the *Heritage Act 1977* (NSW). The Heritage Council of NSW should be asked to confirm that an exception does apply in this case.

If such an exception is not available, an application for an excavation permit must be made under Section 140 of the *Heritage Act* for any proposed excavation works in the vicinity of the Royal Agricultural Hall and Wheat Road. In such a circumstance, an appropriate on-site investigation strategy should be prepared and submitted to the Heritage Office, Department of Planning, with an Archaeological Assessment and Research Design as supporting documentation for the Section 140 excavation permit application.

In the event of historical archaeological remains being exposed on the site, they should be appropriately documented, according to procedures outlined in the investigation strategy accompanying any applications for excavation permits.

Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the relics provisions of the *Heritage Act 1977* (NSW) and the statutory protections of the *National Parks and Wildlife Act 1974* (NSW).

7.0 Site Specific Conclusions and Recommendations

The following recommendations should be used to guide future development proposals for the subject sites.

7.1 Site A

Site A was previously partly occupied by a two level building and a two level building is considered appropriate for this site and its setting.

The 8 metre setback provided for this site from the former Commonwealth Bank will provide for an appreciation of the 'in-the-round' form of this heritage item.

A face brick boundary wall should be retained in Driver Avenue and any new development on this site should be set behind this boundary wall.

7.2 Site B

The removal of the existing building on this site (low significance) and replacement with a higher building is supported in general terms.

The proposed maximum height at the western end of this site to provide for three levels will limit heritage impacts on the setting of the Byron Kennedy Hall (the former Banquet Hall) and in particular the setting and visual prominence of its tower. The maximum height limit on the remainder of Site B to provide for four levels will limit heritage impacts on the setting of the former RAS Council Stand (Building 19) and the setting of John Hargreaves Avenue, the former Presidents Avenue.

7.3 Site C

The maximum height to provide for three levels at the western end of Site C is proposed to mitigate the potential loss of views to the Byron Kennedy Hall and in particular the setting of its tower.

It is considered that the remainder of Site C could be developed to a maximum of five levels provided its massing and façade treatments are sympathetic to the form and materials on other recent and heritage buildings at EQ and within Fox Studios site.

7.4 Site D

The proposed development of Site D will contribute to a positive sense of enclosure on the western edge of the Parade Ring, reinforcing the historic form of this significant space that contained a large spectator stand.

Future designs for this site should aim to ensure a high quality design relationship to the Parade Ring Space.

7.5 Site E

The proposed development of Site E will also contribute to a positive sense of enclosure on the western edge of the Parade Ring, reinforcing the historic form of this significant space that contained a large spectator stand. The specific future design of this site should aim to ensure a high quality design relationship to the Parade Ring Space.

7.6 Site F

The footprint of the proposed development of Site F reinforces the significant alignment of Park Road. However, development to this frontage would have some minor impact on views to and from Park Road to the Royal Hall of Industries.

The proposed further relocation of an existing tree, identified in the Conservation Strategy as having Considerable significance, may have some potential adverse heritage impact on the tree (it was previously moved during the Fox Studios development) and would have some impact on the landscape setting of Building 216 (now the Fox and Lion Hotel and formerly the Wine Pavilion).

7.7 Site G

The proposed development for Site G will result in a positive impact by activating pedestrian access along Errol Flynn Boulevard. Development on this site would be located behind the retained face brick boundary wall, to retain the sense of site enclosure. While a setback is provided between this site and the adjacent horse stables on the Equestrian Centre site, future development on Site G should be designed to compliment the scale and character of the adjacent horse stables.

7.8 Site H

There are no heritage issues with this site. This site has the potential for additional floor space to be transferred from more sensitive sites.

7.9 Site K

The proposed development of Site K will have a positive impact by activating a currently under-utilised area of the Entertainment Quarter. Its general form and scale is in keeping with existing development in this part of the site.

Future building on this site should be consistent with surrounding development and should not exceed the height of the general roof level of the AFTRS building. The proposed development of Site K should be designed in a way that minimises potential impacts on Heritage Park.

8.0 Conclusions and Recommendations

The development sites identified in the proposed amendment to the Masterplan have been carefully chosen as discrete sites to reflect the built form and scale of the former Moore Park Showground. The potential building envelope of the sites has been carefully selected to minimise heritage impacts. The maximum heights identified for all sites have been defined to limit any heritage impacts on nearby heritage items and the scale and character of the former Showground as a whole. Sites B and C have maximum heights that vary across these sites to minimise impacts on specific nearby heritage items. Sites A and G have specific setbacks to protect the setting of adjacent heritage items.

The photo montage views prepared for this Concept Plan application show that the proposed development sites are of a similar scale to the existing site buildings; they reinforce existing building alignments and street patterns; and allow for views to key heritage landmarks such as the former Banquet Hall tower.

Notwithstanding the careful selection of sites and the definition of maximum envelopes together with the urban design improvement of some of these sites, this report concludes that there will be some inevitable cumulative loss of open space and a resulting impact on the heritage character of the site as a whole from its time as the Moore Park Showground. As a mitigative measure, it is recommended that an Open Space Strategy be prepared to guide further landscape and use planning for the retention, public use and appreciation of public open space areas including the former Parade Ring, Heritage Park, roads and footpaths.

Future development should represent an appropriate design response to the heritage significance, setting and character of the Entertainment Quarter. Future development of these sites should give consideration to pedestrian access and the importance of heritage interpretation of the former Showground.

As part of future development, there may be further opportunities for the transferral of floor space, both within and between sites, in order to further mitigate potential heritage impacts that may arise from the development of each site to the extent of the footprints and floor levels indicated in the Cox Urban Design Report, April 2007.

This report identifies that the proposed Concept Plan as an amendment to the approved Masterplan would not have a negative impact on the former Moore Park Showground as a whole, provided that the suggested mitigative measures described in Sections 6.2 and 7.0 and 8.0 are implemented.

9.0 Endnotes

- ¹ Godden Mackay Pty Ltd, December 1995, Moore Park Showground Conservation Strategy, Section 8.5.
- ² Fletcher, Brian H, The Grand Parade: A History of the Royal Agricultural Society of New South Wales, The Royal Agricultural Society of New South Wales, Paddington, 1998, p 212.

10.0 Appendices

Appendix A

Moore Park Showground, Fox Studios Development Archaeological Assessment, prepared by Godden Mackay Pty Ltd for Fox Studios Australia, June 1996

