

1 December 2016

Mr Peter Hearne
Managing Director
Luna Park Sydney Pty Limited
Level 3, 6a Glen Street
MILSONS POINT NSW 2061

Our Ref: 16-0369phl2

Re: Luna Park, Sydney—Carousel Café—Heritage Impact Assessment

Dear Mr Hearne,

GML Heritage Pty Ltd (GML) has been commissioned to prepare a Heritage Impact Assessment (HIA) to assess the proposed refurbishment and fit out works for the Carousel Café (under the Wild Mouse structure) at Luna Park, Sydney, located at 1 Olympic Drive, Milsons Point.

This assessment includes an overview of heritage significance of Luna Park, a brief description of the existing Wild Mouse structure, a discussion about its heritage significance, an overview of the proposed works, and an impact assessment, including a visual impact assessment to consider if there are any impacts on the setting of the Sydney Opera House.

We have considered the proposal and assessed its heritage impact with regard to the Conservation Plan for Luna Park (Godden Mackay Pty Ltd, June 1992), as well as relevant statutory controls and guidelines.

A site inspection was not undertaken in the preparation of this HIA, as it was not deemed necessary given the minor nature of the works, nature of the building and the project team's extensive experience and work at the site.

Statutory Heritage Context

The 'Luna Park Precinct' (#01811) was placed on the NSW State Heritage Register (SHR) in March 2010.

'Luna Park' (#10536) is also listed on Schedule 5 of the North Sydney Local Environmental Plan (LEP) 2013.

Heritage Significance

The Statement of Significance for the Luna Park Precinct, as presented in the SHR, is included below:

The site now known as Luna Park Precinct is historically significant as the site of the first regular ferry transport between Sydney and the North Shore, and later the busiest ferry wharf on the Harbour, with the exception of Circular Quay. The Milsons Point site was a major transport interchange during the later part of the 19th Century connecting ferry, train and trams. The site later became crucial to the construction of the Sydney Harbour Bridge.

Sydney Office

78 George Street Redfern
NSW Australia 2016
T +61 2 9319 4811
F +61 2 9319 4383
E heritage@gml.com.au

Canberra Office

2A Mugga Way Red Hill
ACT Australia 2603
T +61 2 6273 7540
F +61 2 6273 8114
E heritage@gml.com.au

GML Heritage Pty Ltd

ABN 60 001 179 362

Fabrication and assembly of steel components for the bridge was done on site at the 1925 Dorman Long and Company workshops.

After removal of the workshops the Luna Park amusement park was constructed on the site in 1935 and became a centre for recreation for generations of Sydney residents and visitors. Luna Park has strong association with former park artists Rupert Browne, Peter Kingston, Gary Shead, Sam Lipson, Arthur Barton, Richard Liney and Martin Sharp. Martin Sharp is an important Sydney artist with an international reputation who was influential in the Australian Pop Art movement in the 1960's and 70's.

The Luna Park Precinct has important aesthetic values in its own right, a celebration of colour and fantasy originally in the art deco style, and as a landmark on Sydney Harbour. Luna Park occupies an important and prominent location on the northern foreshore of Sydney Harbour and is highly visible from Circular Quay and the Opera House and other key harbour vantage points. Luna Park is one of Sydney's most recognisable and popular icons, the Luna Park face in particular is an instantly recognisable symbol of Sydney. The prominence of Luna Park is enhanced by the high quarried cliff face and the fig trees which provide a landscaped backdrop together with the way it is framed by the Harbour Bridge when viewed from the east.

Luna Park includes a rare collection of murals and amusements that demonstrate mid 20th century popular and traditional technologies. These have been complemented by the art works of Martin Sharp, Richard Liney, Gary Shead and Peter Kingston some of which survive as moveable items associated with the park and stored at other locations such as the Powerhouse Museum.

Luna Park is important as a place of significance to generations of the Australian Public, in particular Sydneyiders who have strong memories and associations with the place. Its landmark location at the centre of Sydney Harbour together with its recognisable character has endowed it with a far wider sense of ownership, granting it an iconic status. Luna Park received considerable attention following the tragic Ghost Train fire of 1979 and the ensuing short term closure of the park. It became the focus of considerable public action when it was threatened with redevelopment and remains a subject of high public interest.

Luna Park Precinct has very high potential as an archaeological resource that is likely to yield information about all phases of occupation of the site. In particular evidence of the Dorman Long wharf and the railway.

Luna Park is unique as a rare example of an amusement park and fantasy architecture constructed in the 1930s art deco style. The original murals and design of Luna Park demonstrate an amusement park aesthetic that was originally inherited from America and reinterpreted in an Australian context.

The Luna Park precinct includes many individual elements of significance. The most significant elements are the Entrance Face and Towers; Midway; the Rotor; Coney Island; Crystal Palace; Wild Mouse; the Cliff Face and the Fig Trees.

Wild Mouse Structure

Physical Description

The Carousel Café is situated beneath the Wild Mouse ride, which was first installed at Luna Park in 1963, and it has been disassembled and relocated on several occasions (eg annually to the Royal Easter Show). It returned permanently to Luna Park in 1995. It is located to the north of the Crystal Palace and the south of Coney Island, along the harbour edge of Luna Park.

In 1995, the current structure was built around the small timber gravity-fed roller coaster. It is a steel wall framed structure, faced with painted compressed fibre cement sheeting. A function room and three retail food areas (Carousel Café, Fish n Sips Café and Ice Cream Shop) are located under the concrete slab.

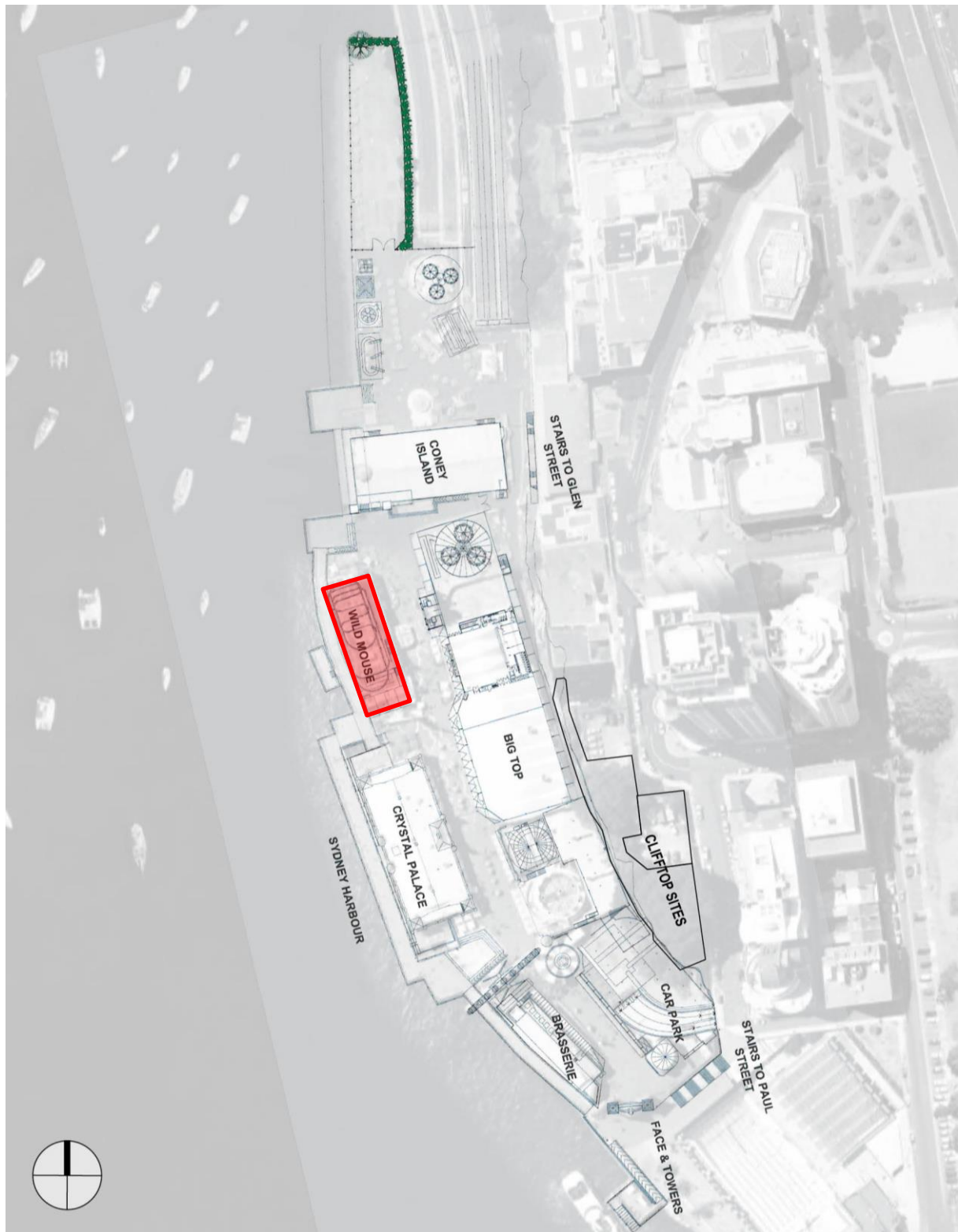


Figure A Site plan showing location of the Wild Mouse ride and structure (shaded in red). (Source: Luna Park Sydney with GML overlay)

Heritage Significance

While the Wild Mouse ride itself is of heritage significance for being a rare timber roller coaster, an early thrill ride that has been present at Luna Park for generations, and having a distinctive visual appearance, both from within the park and when viewed from outside, the 1995 supporting structure is not in itself of heritage significance. There are also no significant fabric/features within the structure that sit below the Wild Mouse ride. It is a utilitarian structure designed to elevate the roller coaster, conceal the back of house supporting services (stairs, shop and store), and provide some retail opportunities at ground level (Fish n Sips café and Ice Cream Shop).

The current decorative murals on the structure add to the fun fair character of Luna Park, and are supportive of the overall heritage significance of Luna Park, however the art works are not original and do not date from a significant period in the history of the site.



Figure B Current east façade at the southern end. (Source: GML, 2015)



Figure C Current east façade at the northern end. (Source: GML, 2015)

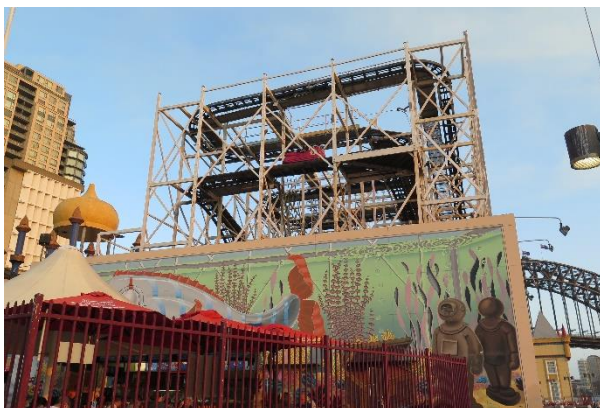


Figure D Current north façade. (Source: GML, 2015)

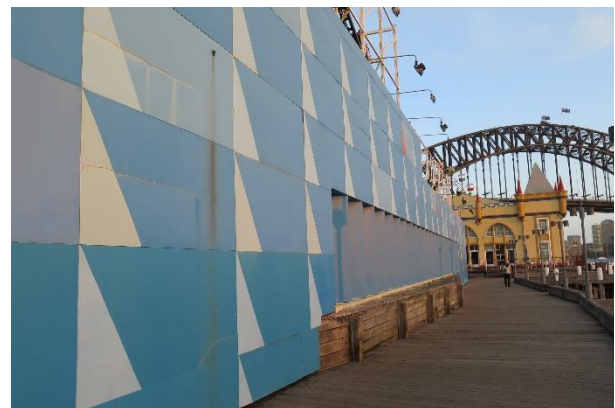


Figure E Current west façade. (Source: GML, 2015)



Figure F Interior shot of the function space. (Source: JBA Urban)



Figure G Interior shot of kitchen. (Source: Luna Park Sydney)

Description of Proposed Works

In order to revitalise and maintain the variety of dining product offerings at Luna Park, a number of modifications to the interior (ie kitchen, servery and function space) and facades of the Carousel Cafe are proposed. These ground floor internal alterations and external modifications would not alter the Wild Mouse ride in any way, or the ice cream shop and store room at the southern extent of the building.

For the purposes of this report the proposed works have been summarised by GML as follows:

- Removal of the existing internal fitout elements on the ground floor only. The upper Wild Mouse level is to be retained without alteration;
- Reconfiguration of the existing kitchen at the northern extent of the ground floor (including minor internal structural alterations);
- Fit out with new café furniture to accommodate a new food and drink premises and function space;
- Installation of new fabric awnings, entry columns and canopies;
- Installation of new decorative façades on west, north and east sides involving:
 - removal of small section of the west parapet wall to expose more of the Wild Mouse structure;
 - installation of new decorative façade on existing lightweight panels (towards the northern end) designed to be consistent with the art deco fantasy fun fair theme throughout Luna Park (including new 'Stage Set' shop front along the Midway elevation);
 - removal of the existing blade walls fronting the boardwalk (on the west) and replacement with new external louvre blinds installed to the face of existing windows; and
- Installation of new feature lighting on the facades (including a new illuminated identification sign).

Resources

The assessment of heritage impacts is based on a drawing package titled 'Proposed Fit-Out of Wild Mouse Building for the Carousel Café + Function Room, Luna Park' prepared by architects IN+OUT Pty Ltd as outlined below.

No.	Title	Date
DA00	Title Page + Location Plan	1/11/16
DA01	Existing Ground Floor Plan	7/11/16
DA02	Proposed Ground Floor Plan + Wild Mouse Level	7/11/16
DA03	Sections S1 S2 S3	7/11/16
DA04	Existing + Proposed Elevation West	7/11/16
DA05	Proposed Elevations East + North	7/11/16
DA06	Façade Lighting Elevation West	7/11/16
DA07	Façade Lighting East + North	7/11/16

Heritage Impact Assessment

The existing facades below the Wild Mouse ride do not retain any heritage significance, therefore modifications to their fabric and appearance would not result in an adverse heritage impact. Aside from a small section of the facades being removed to expose more of the actual Wild Mouse roller coaster structure, the overall Wild Mouse structure and height is to be retained as per the existing external form, meaning the contribution that the building makes to the urban setting of Luna Park will be retained.

The external presentation would change slightly with new decorative facades and fabric awnings installed. These decorative facades would be painted in bright colours, carnival designs with striking signs in a fantasy fun fair idiom.

- The design details, materials, colours and finishes of the 'stage set' facing the Midway would be consistent and compatible with the architectural character of other structures along the Midway (including the southern end of the Wild Mouse which is not to be altered).
- The new appearance of the western façade would be consistent with the character of Coney Island and the Crystal Palace with its red, blue and yellow colour and design scheme. Importantly, the proposed facade is more in keeping with the character of Luna Park, than the existing blue façade with grey and red triangles. These changes to the façades would also provide a more consistent view of Luna Park from the harbour.

The current internal fitout of the Carousel Café does not retain any heritage significance and could be removed and altered with no impact on the significance of the site as whole.

As there are no subsurface works proposed (existing drainage and services lines will be reused), there would be no impact on any potential archaeology.

Visual Impact Assessment

Lighting

The Statement of Significance for the Luna Park Precinct on the NSW SHR describes the important aesthetic values of the site as '*a celebration of colour and fantasy originally in the art deco style, and as a landmark on Sydney Harbour*'.

The feature lighting of Luna Park is integral to its amusement park character. At night, the myriad of moving and stationery lights, framed by the Sydney Harbour Bridge, contribute to Luna Park's identity as a major harbour icon.

The proposed LED lighting, which would be installed on the external facades of Wild Mouse, are consistent with the existing lighting and character of other rides and structures at Luna Park (including Crystal Palace and Coney Island), and supports Luna Park's on-going attraction as a harbourside amusement park.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Harbour REP)

Luna Park is located within the World Heritage Listed Sydney Opera House's buffer zone, identified in Amendment 1 to the Harbour REP. Division 3A of the Harbour REP relates to the matters to be taken into consideration for development within this buffer zone. These provisions include the need to preserve views and vistas between the Sydney Opera House and other public places within that zone, the need to preserve the World Heritage values of the Sydney Opera House, and the need to avoid any diminution of the visual prominence of the Sydney Opera House.

Luna Park is sited on the opposite side of Sydney Harbour from the Sydney Opera House, some considerable distance to the northwest. Visual connections between the two sites are framed by the dominant presence of the Sydney Harbour Bridge. The Crystal Palace obstructs the view between the Sydney Opera House and the Wild Mouse structure. The proposed modest alterations to the external façade and lighting of the Wild Mouse ride would be visually consistent with the current appearance of Luna Park, and would not appear as a prominent new item in the landscape when viewed from the Sydney Opera House. Therefore, the proposed alterations to the façade of the Wild Mouse structure would have no visual impact on the views from the Sydney Opera House. Given the proposal does not include any new structures or additions to the scale of the Wild Mouse structure, the existing views from Luna Park to Sydney Opera House would also not be altered.

The proposal therefore would have no adverse impact on Outstanding Universal Value of the Sydney Opera House in its harbourside setting.



Figure H Close up view illustrating that the Wild Mouse structure cannot be seen from the Sydney Opera House. (Source: alamy.com)



Figure I Night time view towards Luna Park. Demonstrating that the Wild Mouse is not visible. (Source: gettyimages.com)

Heritage Provisions in the North Sydney Local Environment Plan and Development Control Plan (2013)

The proposed works generally complies with the heritage conservation clauses of the North Sydney LEP 2013 in that it allows for the continuing use of a heritage item (Clause 5.10).

The structure is consistent with the aims, objectives and controls of the North Sydney Development Control Plan (DCP):

- The design of the new decorative facades and plans for internal refurbishment was based on an understanding of the heritage significance of Luna Park and the Wild Mouse ride (considering the Wild Mouse structure retains no heritage significance) (Section 13.5.1—O1).
- The new decorative facades and internal refurbishments are sympathetic to and do not detrimentally affect the heritage significance of Luna Park (Section 13.5.1—O2).
- The bulk, form, style, character and materials of the new decorative facades are sympathetic to the significant features of Luna Park (Section 13.5.1—O3 and P3).

Conservation Plan Compliance

The proposed works generally complies with the policies and requirements of the 1992 Luna Park Conservation Plan (Section 5):

- The refurbishment and modifications to the Wild Mouse structure supports Luna Park's on-going operation as an amusement park (5.2).
- The proposed facades are of a form, scale and finish that respect existing elements (5.3.1).
- The external modifications to the Wild Mouse structure are of a scale, form and design idiom that reflects the overall Luna Park concept (5.3.2).
- There would be no impact to potential archaeological features as no sub-surface works are proposed (5.3.6).

- The location, scale, form and finish of the external modifications to the Wild Mouse structure are consistent with the existing visual qualities of Luna Park and the siting and setting of the significant items (5.3.7).
- The refurbishment and modifications respects the existing design and detailing of significant items and in particular the 1930s fantasy fun fair idiom (5.3.7).
- The proposed works do respect the significant views into the site, and from the site, and particularly the visual relationship to the harbour and other significant features including the Harbour Bridge and Sydney Opera House (5.3.7).

Conclusion

In conclusion, the proposed interior refurbishment and fitout works to accommodate the Carousel Café in the Wild Mouse structure would not have an adverse heritage impact on the heritage significance of the Luna Park Precinct or any individual elements of the site.

The proposed external modifications are compatible with the heritage significance of Luna Park and do not affect the Outstanding Universal Value of the Sydney Opera House.

The proposal is assessed as acceptable in the context of the heritage values of the site and its continuing operation as an amusement park.

If you have any queries relating to this advice please do not hesitate to contact Julian Siu, Senior Consultant or the undersigned.

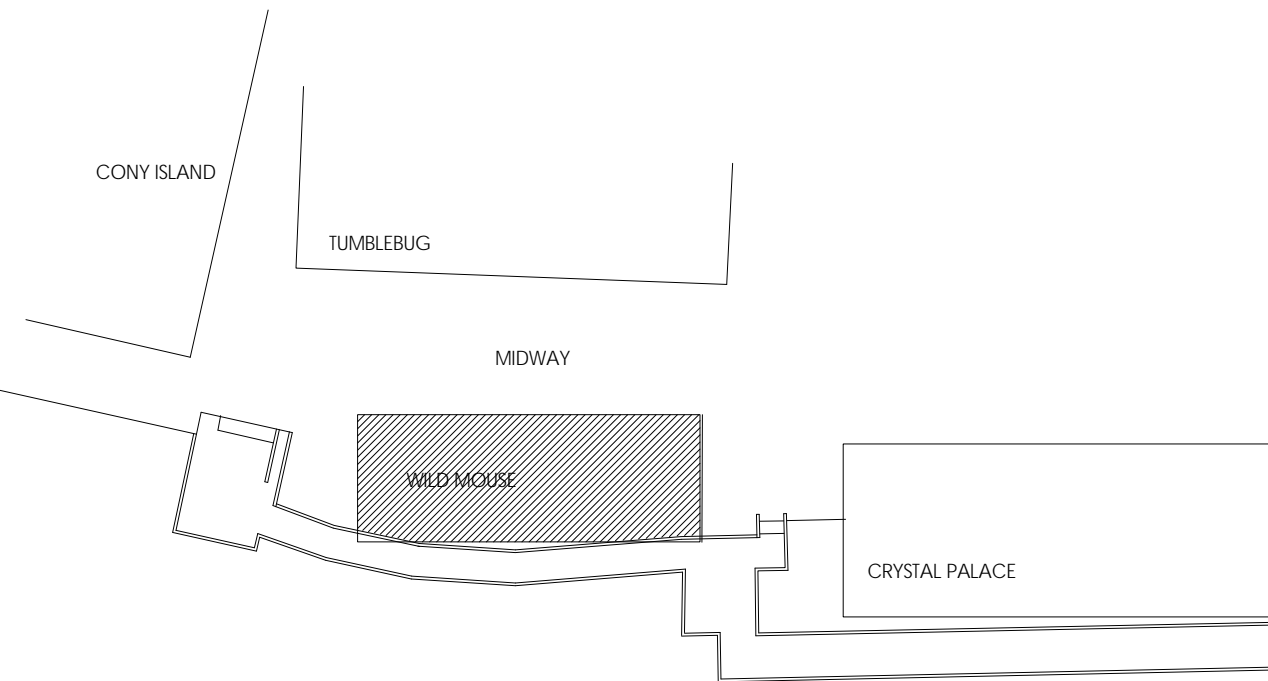
Yours sincerely
GML Heritage Pty Ltd



Claire Nunez
Associate

Attachments

- Design Documentation from IN+OUT Pty Ltd



LOCATION PLAN

DRAWINGS

- DA00 TITLE PAGE + LOCATION PLAN
- DA01 EXISTING GROUND FLOOR PLAN
- DA02 PROPOSED GROUND FLOOR PLAN + WILD MOUSE LEVEL
- DA03 SECTIONS S1 S2 S3
- DA04 EXISTING + PROPOSED ELEVATION WEST
- DA05 PROPOSED ELEVATIONS EAST + NORTH
- DA06 FACADE LIGHTING ELEVATION WEST
- DA07 FACADE LIGHTING EAST+NORTH

 EXISTING STRUCTURE

 NEW STRUCTURE

**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
FOR THE CAROUSEL CAFE + FUNCTION ROOM
LUNA PARK**

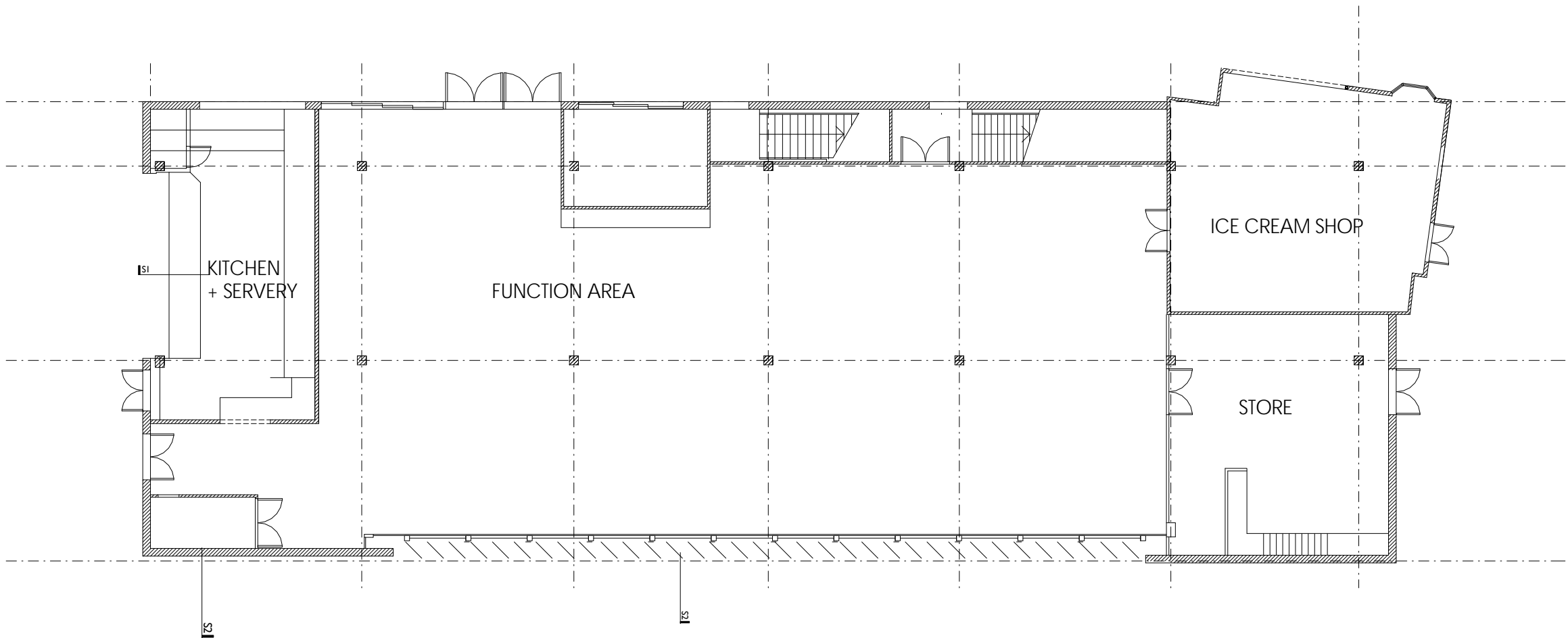
For
Luna Park Sydney

DEVELOPMENT APPLICATION DA00

DATE 1/11/16

Architect
IN+OUT pty ltd. 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnesr@bigpond.net.au

MIDWAY



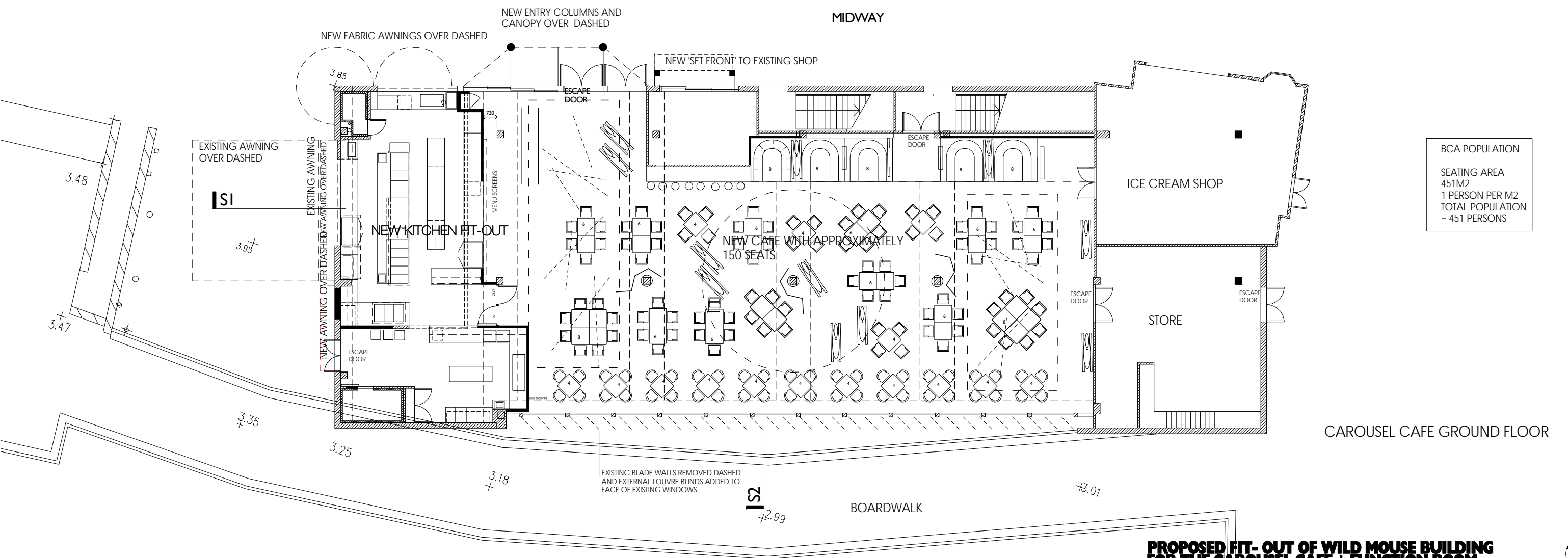
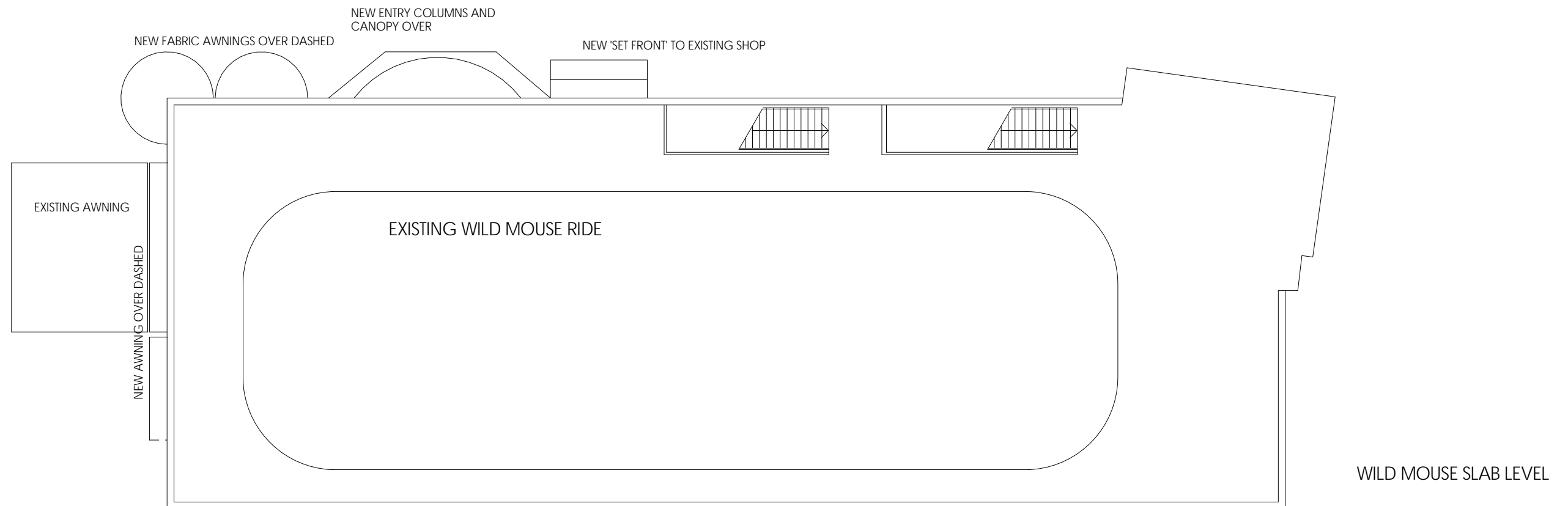
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Architect
IN+OUT pty Ltd. 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnestr@bigpond.net.au

**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
FOR THE CAROUSEL CAFE + FUNCTION ROOM
LUNA PARK**

For
Luna Park Sydney

EXISTING GROUND FLOOR PLAN DA01



BCA POPULATION
SEATING AREA
451M2
1 PERSON PER M2
TOTAL POPULATION
= 451 PERSONS

CAROUSEL CAFE GROUND FLOOR

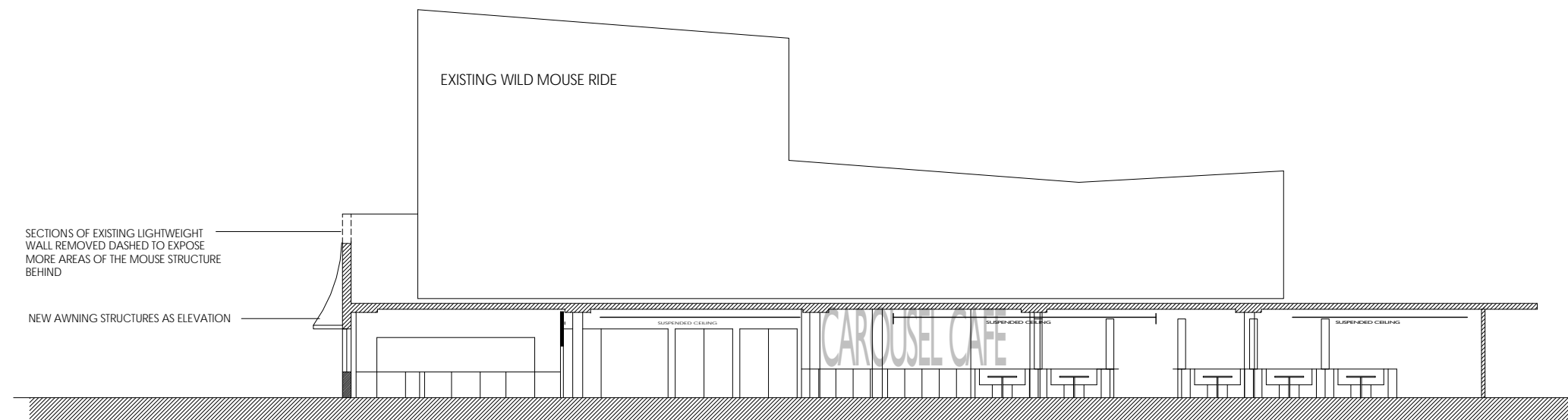
PROPOSED FIT- OUT OF WILD MOUSE BUILDING FOR THE CAROUSEL CAFE + FUNCTION ROOM LUNA PARK

For
Luna Park Sydney

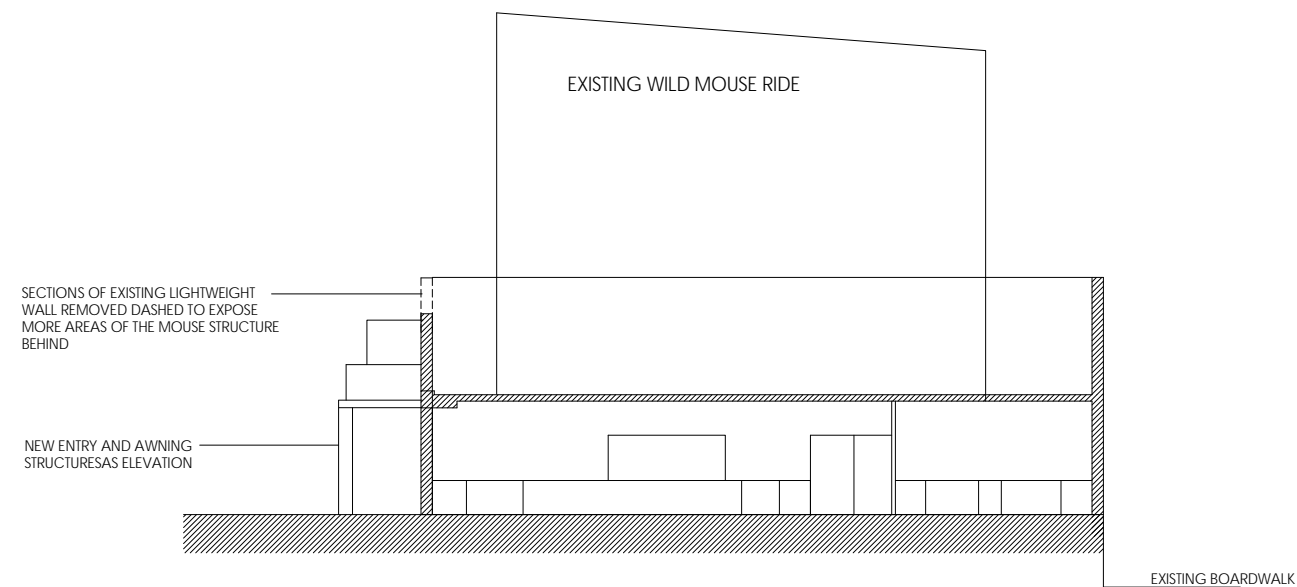
PROPOSED GROUND FLOOR PLAN+ WILD MOUSE LEVEL DA02

SCALE 1: 200 @A3 7/11/16

Architect
IN+OUT Pty Ltd, 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnestr@bigpond.net.au



SECTION S1



SECTION S2

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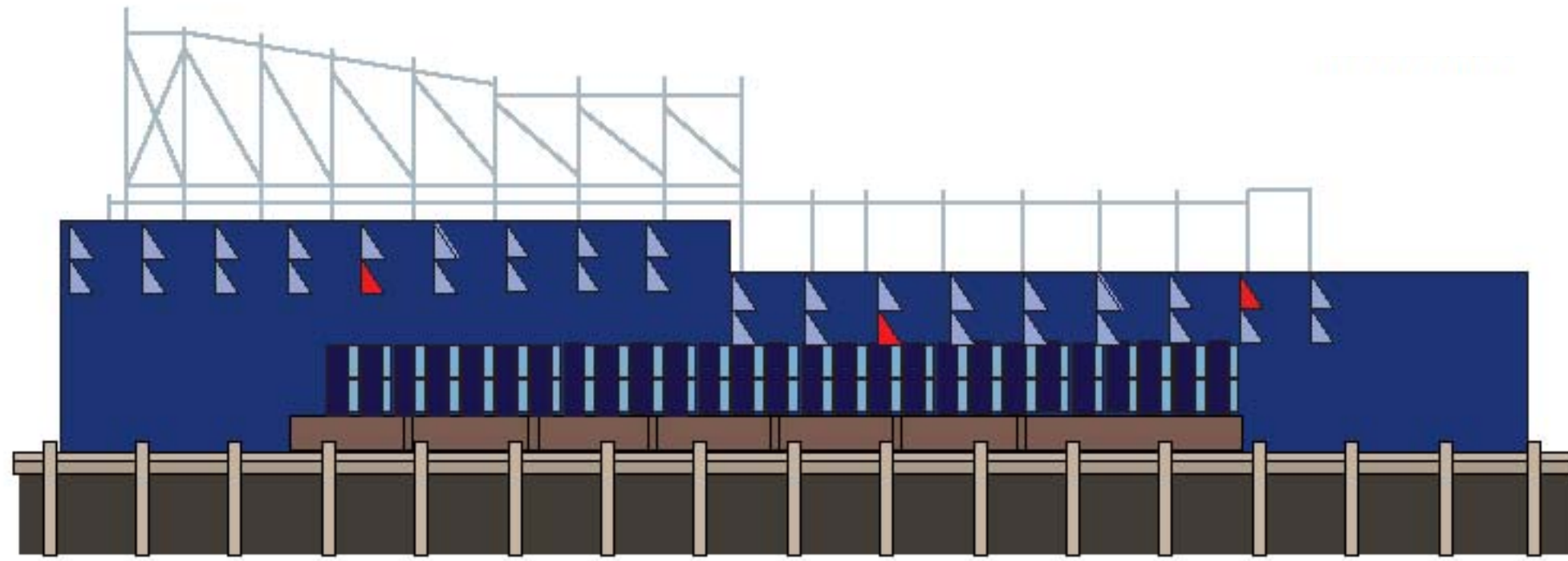
Architect
IN+OUT pty ltd. 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnesr@bigpond.net.au

**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
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LUNA PARK**

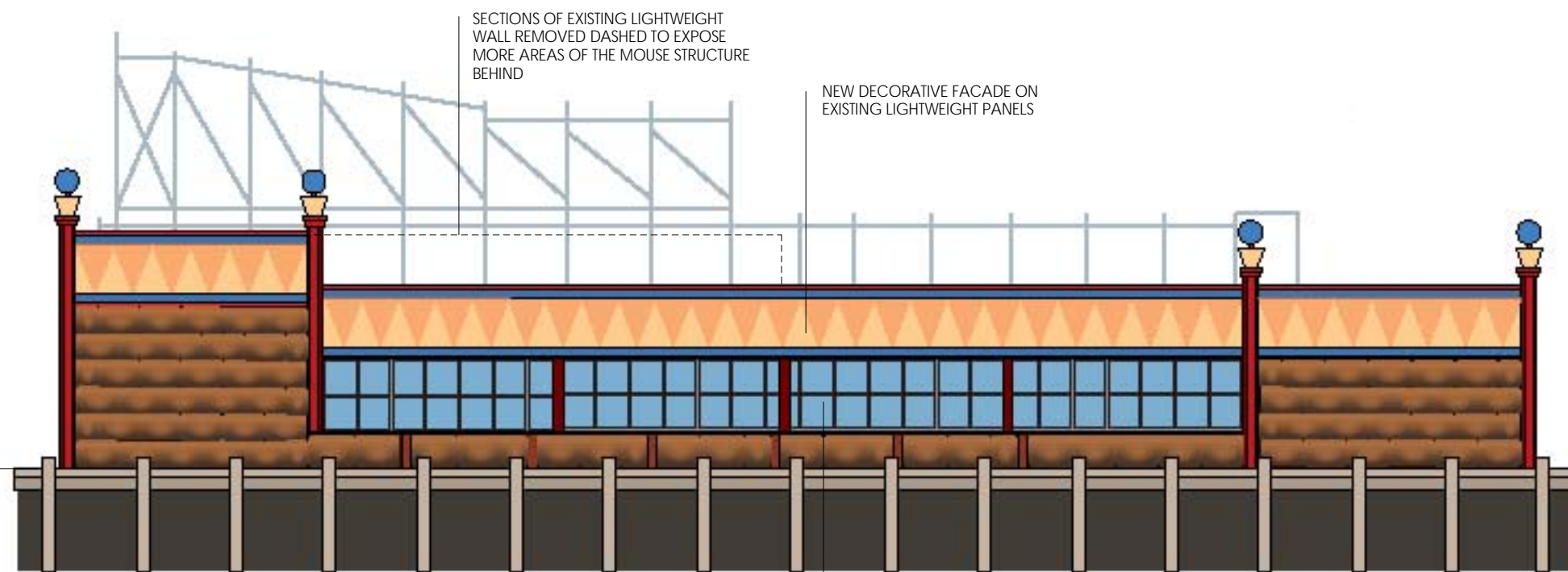
For
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SECTIONS S1 + S2

DA03



WEST ELEVATION :EXISTING DA FACADE



PROPOSED WEST ELEVATION

EXISTING BLADE WALLS REMOVED DASHED
AND EXTERNAL LOUVRE BLINDS ADDED TO
FACE OF EXISTING WINDOWS

**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
FOR THE CAROUSEL CAFE
LUNA PARK**

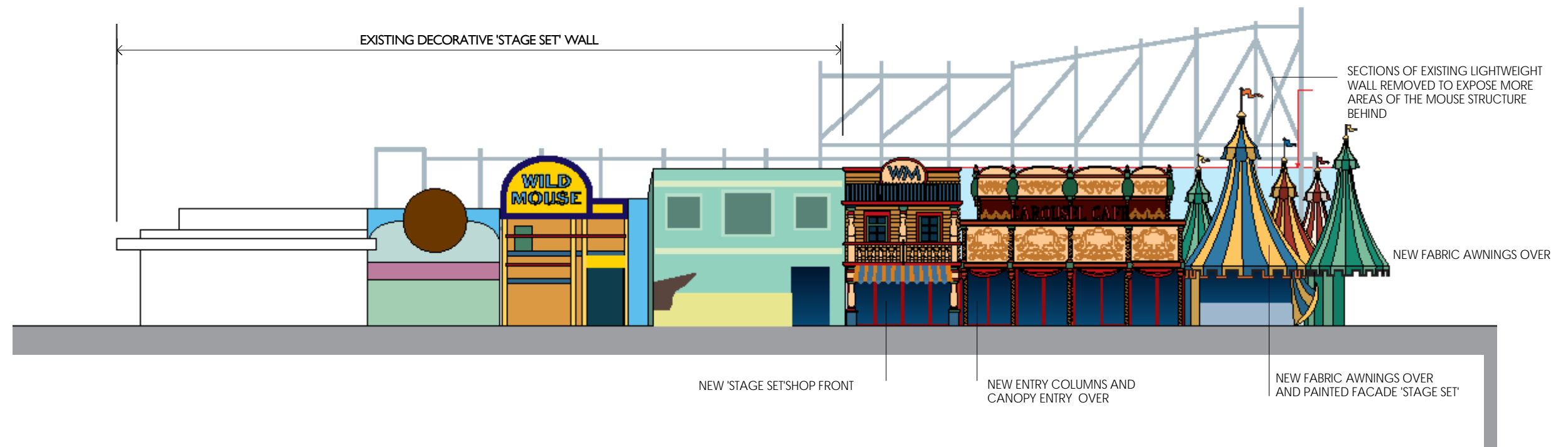
For
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EXISTING + PROPOSED ELEVATION WEST

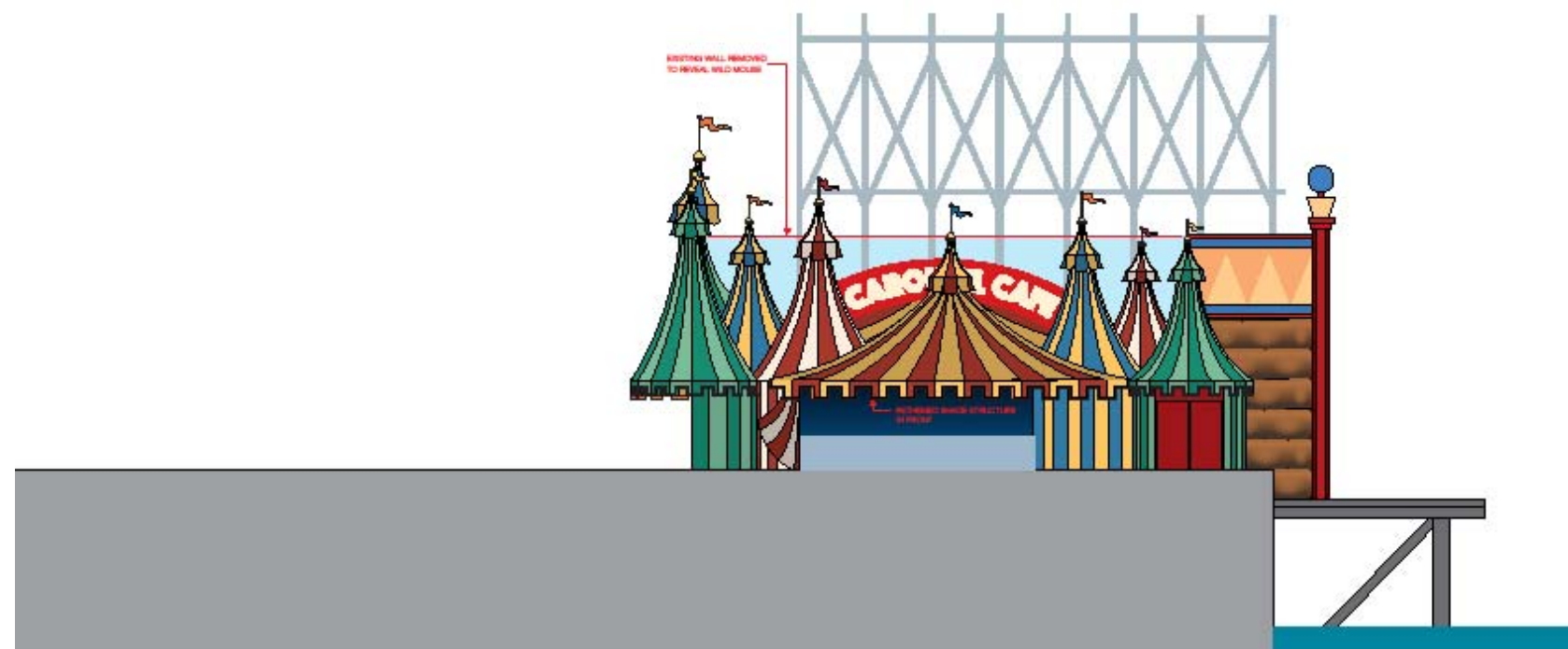
DA04

SCALE 1: 200 @ A3 7/11/16

Architect
IN+OUT pty Ltd. 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnesr@bigpond.net.au



ELEVATION EAST : TO MIDWAY



ELEVATION NORTH

**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
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LUNA PARK**

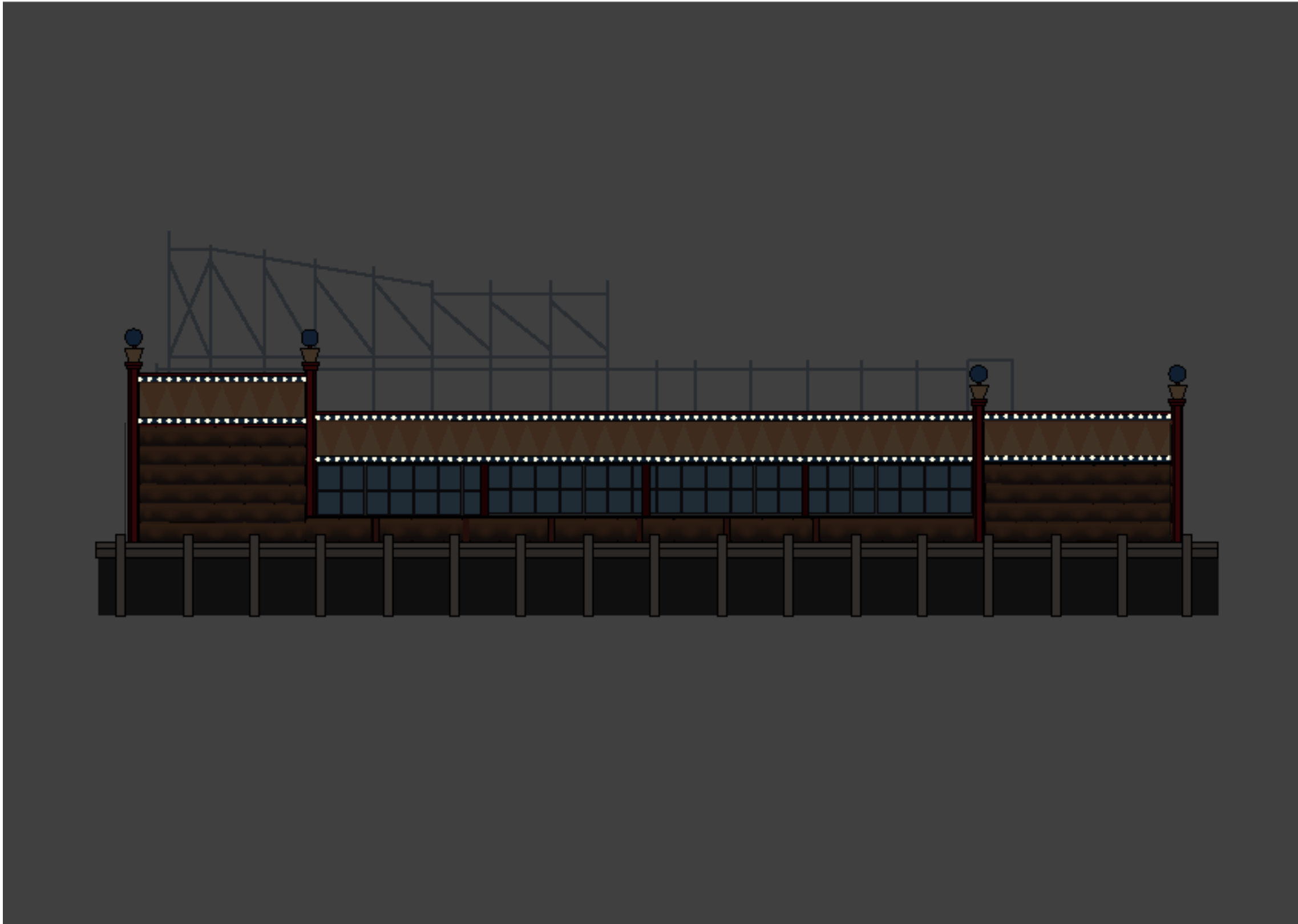
For
Luna Park Sydney

PROPOSED ELEVATIONS EAST + WEST

DA05

SCALE 1: 200 @ A3 7/11/16

Architect
IN+OUT pty ltd. 135 Ashley Street Roseville 2069 T9411 3002 M 0416 040 995 E mcinnesr@bigpond.net.au



SCALE 1: 200 @ A3 7/11/16

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**PROPOSED FIT- OUT OF WILD MOUSE BUILDING
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LUNA PARK**

For
Luna Park Sydney

LIGHTING ELEVATION WEST

DA06



ELEVATION EAST : TO MIDWAY



ELEVATION NORTH