



Our Ref: DOC19/979687

Mr David Glasgow  
Principal Planning Officer  
Key Sites and Industry Assessments  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [David.Glasgow@planning.nsw.gov.au](mailto:David.Glasgow@planning.nsw.gov.au)

Dear Mr Glasgow

**RE: Notice of Exhibition – Royal Hall of Industries, 1 Driver Avenue, Moore Park (SSD 9726)**

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I refer to your email dated 8 November 2019 inviting comments from Heritage, Department of Premier and Cabinet (Heritage DPC) and advice on recommended conditions for the above mentioned State Significant Development application for the Royal Hall of Industries (RHI) at 1 Driver Avenue, Moore Park.

The proposal is for the adaptive reuse of the RHI building for sport and community related facilities. The proposed multi-purpose facility will be home of the Sydney Swans & NSW Swifts and will accommodate a range of community uses including sporting, medical and rehabilitation areas, administration and office spaces and associated plant and store rooms.

The proposed works are predominantly internal alterations and additions to the existing building, however the SSD application also includes a new 'southern extension' building located on the south-eastern corner of Errol Flynn Boulevard and Lang Road.

The following documentation has been provided with the revised Environmental Impact Statement (EIS):

- Appendix A: Revised Architectural Drawings prepared by Populous, dated October 2019.
- Appendix D: Revised Heritage Impact Statement prepared by Urbis Heritage, dated May 2019.
- Appendix E: Conservation Management Plan prepared by Government Architect's Office, dated April 2007.

The RHI building is not individually listed on the NSW State Heritage Register (SHR), nor is it listed as part of the Centennial Parklands comprising Centennial Park, Moore Park and Queens Park (SHR no. 01384).

The CMP states that the Royal Hall of Industries is the largest pavilion built at the former Royal Agricultural Society (RAS) site. Together with the adjacent Hordern Pavilion, it formed the formal entrance to the Royal Easter Show. Constructed in the Federation Free Classical

style, it was designed with the dual purpose of exhibition hall and public entertainment centre and has historically played a special role in major events in Australia's history. The proposed multi-purpose facility is consistent with the historical use of the site as a major public building used for mass entertainment and other special events. It is understood that the venue is only utilised for approximately 93 days of the year and the adaptive reuse as a community centre and training facility for the Sydney Swans would ensure the building is consistently maintained.

The CMP states that the building form, exteriors and roof areas should be retained. The proposal ensures that the large open volume of space is retained, with a 'loose fit' approach for the integration of the mezzanine. The mezzanine would not be structurally dependant on the original fabric and would use full height glazing around the inside of the structure. This will ensure that views towards the exposed roof trusses would remain visible, as well as the central barrel structure of the building.

Overall, the proposal is consistent with the policies contained in the 2007 CMP. The following additional comments and recommendations are provided:

- The Royal Hall of Industries was built on land set aside for the purpose of entertainment and recreation for the people of Sydney. The building is well known to many Sydneysiders and as such, should be interpreted through the various stages of its history and displayed to allow a wider appreciation of its cultural significance. A heritage interpretation should be prepared in accordance with policy 7.4.7 of the CMP and with the Heritage Division publication 'Interpreting Heritage Places and Items Guidelines' (2005) and implemented prior to the issue of an occupation certificate.

The interpretation plan should detail how information on the history and significance of the Royal Hall of Industries will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.

- In order to capture the condition and appearance of the building in its existing form, a photographic archival recording of the Royal Hall of Industries should be prepared prior to the commencement of works, during works and at the completion of works. This recording should be in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to the Heritage Division, Office of Environment and Heritage. The photographic archival recording should be kept in a building archive on site, in accordance with policy 1.24 of the CMP.
- The proposal involves creating new openings to the north and south facades of the building. Any proposed works to the exterior facades should be guided by Policy 3.3 of the CMP which states that the existing pattern of windows and door openings be retained and conserved. Further, all original timber joinery should be salvaged and stored on site. Any opportunities to reinstate missing elements such as missing arched hoods from door and window openings should be undertaken.
- In relation to the proposed waste storage unit proposed to the south façade of the building; details of fixings should be provided prior to the issue of a construction certificate. It is understood that the location of the storage unit is in a historically back of house area and will have the least visual impact compared with other facades.

There should be no cutting or chasing into external brickwork or cement render and the installation should not adversely impact on significant fabric.

If you have any questions regarding the above approval please contact Stela Razzaque, Senior Heritage Assessments Officer, at the Heritage, Community Engagement, Department of Premier and Cabinet, on 9873 8609 or [Stela.Razzaque@environment.nsw.gov.au](mailto:Stela.Razzaque@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

**Rajeev Maini**

Senior Team Leader

Regional Heritage Assessments South

Heritage NSW, Community Engagement

Department of Premier and Cabinet

**As Delegate of the Heritage Council of NSW**

6 December 2019