ROYAL HALL OF INDUSTRIES

HERITAGE IMPACT STATEMENT

20 MAY 2019
PREPARED FOR SYDNEY SWANS LIMITED

URBIS

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TABLE OF CONTENTS

Executive Summary i
1. Introduction 1
1.1. Background 1
1.2. Site Location 1
1.3. Methodology 2
1.4. Author Identification 2
1.5. The Proposal 2
1.6. Royal Hall of INdustries building 3
1.6.1. External Façade Works 3
1.6.2. Mezzanine 3
1.7. Southern Extension 4
1.8. Landscaping 5
1.8.1. Proposed Landscaping 5
1.8.2. Tree Removal 5
2. Site Description 8
2.1. Context 8
2.2. The Site 9
2.3. The Building 9
3. Historical Overview 15
4. Heritage Significance 23
4.1. What is Heritage Significance? 23
4.2. Significance Assessment 23
4.3. Statement of Significance 25
5. Impact Assessment 26
5.1. Heritage Listing 26
5.2. Conservation Management Plan 28
5.3. Heritage Division Guidelines 39
6. Conclusion and Recommendations 43
7. Bibliography and References 45
7.1. Bibliography 45
7.2. References 45
Disclaimer 46

TABLES:

Table 1 – Assessment of heritage significance 23
Table 2 – Items of heritage significance located in the vicinity of the subject site. 26
Table 3 – Development Control Plan 28
Table 4 – Heritage Division Guidelines 39

EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd on behalf of Sydney Swans Limited (the Applicant) in order to support the State Significant Development (SSD) Development Application (DA) SSD_9627 to guide future development of the Royal Hall of Industries building at 1 Driver Avenue, Moore Park (the subject site).

The Royal Hall of Industries is identified to be of heritage significance but is not listed under the Sydney LEP as it does not apply to this site.

The proposed works will enable a range of land uses, including a new home for the Sydney Swans and NSW Swifts. It will accommodate a multi-purpose facility available for community uses, sporting, medical and rehabilitation areas, administration and office spaces and associated plant and store rooms.

A detailed assessment of the potential heritage impact of the proposal has been set out in Section 5. The following observations have been summarised from the detailed assessment:

- The RHI has historically accommodated a number of varying uses. The building is robust and has been periodically adapted to suit these uses. Uses include a venue for the Royal Easter Show, dance hall, ice-skating rink, roller skating venue, emergency hospital, army office and showbag pavilion and most recently as mixed-use venue. The flexibility of the place has ensured its ongoing relevance to the community for over 100 years.
- Notwithstanding the above, the RHI is currently underutilised. It is understood that the venue is utilised only 93 days out of the year. Its proposed use as a year-round community centre and training facility for the Sydney Swans would ensure that the RHI is consistently maintained and able to be appreciated. The proposal allows for general access to the building for at least 260 days per year.
- The place can continue to be adapted to suit wider community needs in the context of the Swans training facility. The central community space is able to be used as a function space incorporating a pre function space to the north. The ancillary function venue can accommodate up to 1000 people. It is understood that the Hordern Pavilion will continue to be able to be used for entertainment purposes.
- The association with the Hordern Pavilion would be maintained by the concentration of public spaces to the north of the RHI. The connectivity would be enhanced between the internal public spaces and the plaza to the north through the creation of two new openings to the north façade of the RHI. This connectivity will ensure the community uses within the RHI are fully utilised.
- There are three new entries proposed to the north and south facades. An additional entry from the northern façade is required to access the café directly and to enhance the connectivity with the plaza and the Hordern Pavilion beyond. A fourth entry is proposed to the west side of the north façade to retain symmetry. An additional entry is proposed to the south façade to access the wet recovery building. The additional entries would require the lowering of the sill height of the existing double width arched windows. The works would not impact the original horizontal proportions of the windows. The quoining around the opening and the arched head would similarly be retained.
- The spatial quality of the substantial internal volume would be retained. A loose fit approach has been adopted for the integration of the mezzanine. The mezzanine would not be structurally dependant on the original fabric. There will be no physical impact on the internal colonnade. Views towards the roof structure would be retained throughout. Full height glazing is proposed around the inside of the mezzanine. The glazing would be similarly independent of the existing structure. The glazing would be recessive behind the columns and would be substantially setback at ground level such that the columns would remain easily legible as original components of the roof structure.

- It is proposed to replace at least some existing frosted window panes with clear glass in order to increase natural light and achieve design consistency across the façade. This is supported from a heritage perspective given the façade is currently characterised by a combination of different glass types. A representative sample of the original frosted glass is to be stored on site. Note that all joinery to be removed to allow for new access points would be stored on site.
- The following design decisions have been made to ensure that the Swifts Building is sympathetic to the Royal Hall of Industries:
    - The new building is located in an area that has been historically back-of-house and follows the same alignment as Lang Road, splaying south away from the principal east façade of the RHI. This would ensure that no built fabric would encroach on the visual curtilage around the east façade.
    - The envelope around the community foyer between the netball court and the RHI community foyer is notably lower to mediate the difference in scale between the two buildings.
    - Key vertical proportions of the community foyer directly reference those of the RHI. The first-floor roof level directly references the height of the RHI eaves.
    - The proposed Swifts building would be appropriately set back from the early brick wall along Lang Road.
    - The Swifts building has been designed, in the spirit of the RHI and Hordern Pavilion, as a robust building capable of multiple future uses and potential adaptation.

1. INTRODUCTION

1.1. BACKGROUND

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd on behalf of Sydney Swans Limited (the Applicant) in order to support the State Significant Development (SSD) Development Application (DA) SSD_9627 to guide future development of the Royal Hall of Industries building at 1 Driver Avenue, Moore Park (the subject site).

The Royal Hall of Industries is identified to be of heritage significance. Whilst not listed under the Sydney LEP (as it does not apply to this site) the site has been treated for development purposes as though it is heritage listed.

The proposed works will enable a range of land uses, including a new home for the Sydney Swans and NSW Swifts. It will accommodate a multi-purpose facility available for community uses, sporting, medical and rehabilitation areas, administration and office spaces and associated plant and store rooms.

This report therefore assesses the potential heritage impact of the proposed works on the identified significance of the subject site.

1.2. SITE LOCATION

The site is located at 1 Driver Avenue, Moore Park and comprises a portion of two separate lots, legally described as Lot 3, DP861843 and Lot 52 of DP1041134. (Figure 1).

Picture 1 – Aerial indicating the location of the subject site (red outline).

Source: Google Earth

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

The subject site is located within the Fox Studios, Moore Park and Sydney Sports Stadiums State Significant Development Site. This SSD site is addressed under the State Environmental Planning Policy (State and Regional Development) 2011. The Sydney LEP 2012 and Sydney DCP 2012 therefore do not apply to this application.

This HIS has been prepared in response to Secretary's Environmental Assessment Requirements (SEARs) issued on 7 December 2018, and also provides an assessment of the proposal against the relevant policies included in the Conservation Management Plan prepared in 2007 by the Government Architects Office.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandria Barnier (Senior Consultant). Jonathan Bryant (Director – Heritage) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

This application seeks approval for the proposed adaptive reuse of the Royal Hall of Industries (RHI) for a high-performance sport and community facility. The development will maintain the structural integrity and façade of the RHI, whilst re-purposing the interior of the building to support a number of compatible uses and utilise the space effectively.

In addition to the repurposing of the RHI, an extension of the building will be constructed to the south of the building in the current service and courtyard area. The built form of the extension is consistent in height, scale and material with the RHI and will be largely concealed behind the existing courtyard wall.

The facility will include:

- Home of the Sydney Swans;
- Home of the NSW Swifts;
- Multi-purpose indoor facility available for community use and public events such as junior club nights, school graduations, functions
- An indoor netball court for the NSW Swifts Netball Team and netball community
- Facilities for a Swans team in the AFL National women's competition
- Player change areas, lockers and wet areas;
- Wet recovery – pool and hot/cold hydrotherapy;
- Go Foundation and Clontarf Foundation for indigenous education;
- Australian Red Cross Blood Service Donation Centre;
- Medical, rehabilitation and sport science areas;
- Gymnasium, museum, media centre and auditorium
- Back of house offices and café/canteen;
- Entry foyer and retail/shop units;
- Plant and store rooms; and
- Sydney Swans Academy.

1.6. ROYAL HALL OF INDUSTRIES BUILDING

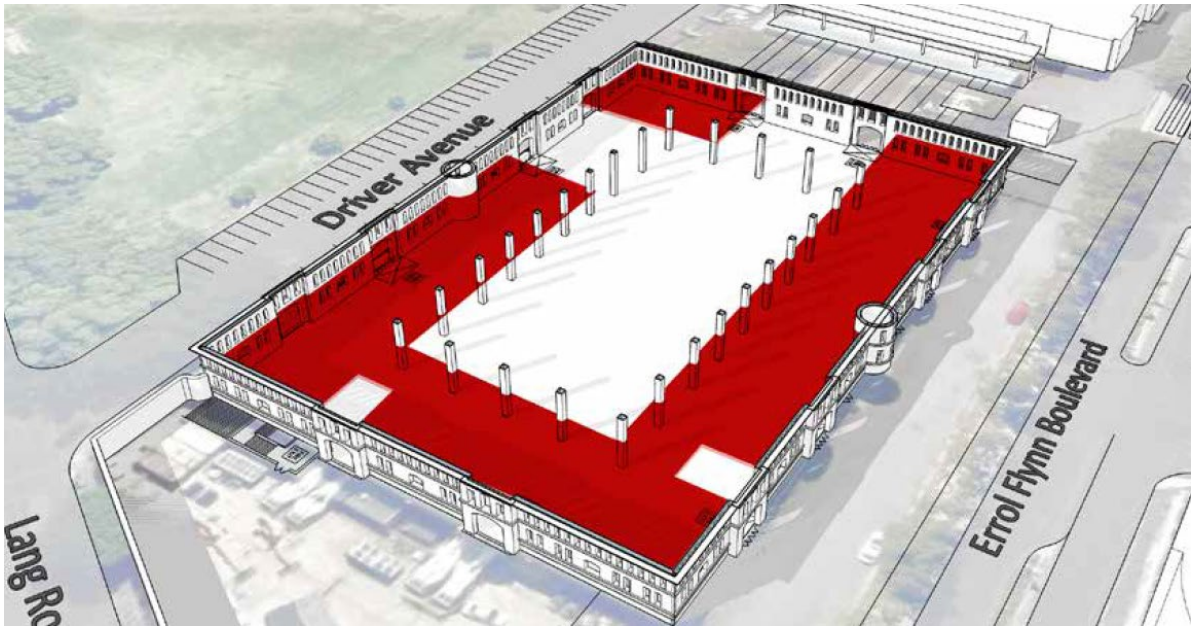
1.6.1. External Façade Works

The proposal incorporates the following structural changes to the Royal Hall of Industries building:

- Insertion of skylights within the vaulted roof trusses of the central bay, and the truncated triangular roof trusses of the outer bays.
- Demolition of the lower portion of four heritage window bays, two at ground level and two on the upper level, to create additional pedestrian entries to increase permeability of the building and to enable a connection to the proposed southern extension.
- Replacement of at least some existing frosted window panes with clear glass in order to increase natural light and achieve design consistency across the façade.

1.6.2. Mezzanine

The primary structural works to the RHI building involves the insertion of a mezzanine surrounding the central multi-purpose space to increase the amount of usable floor area, as illustrated in the image below. The proposed floor to floor heights are 4m for ground level and 3.6m for Level 1.



Picture 2 – Proposed mezzanine level.

Source: Populous

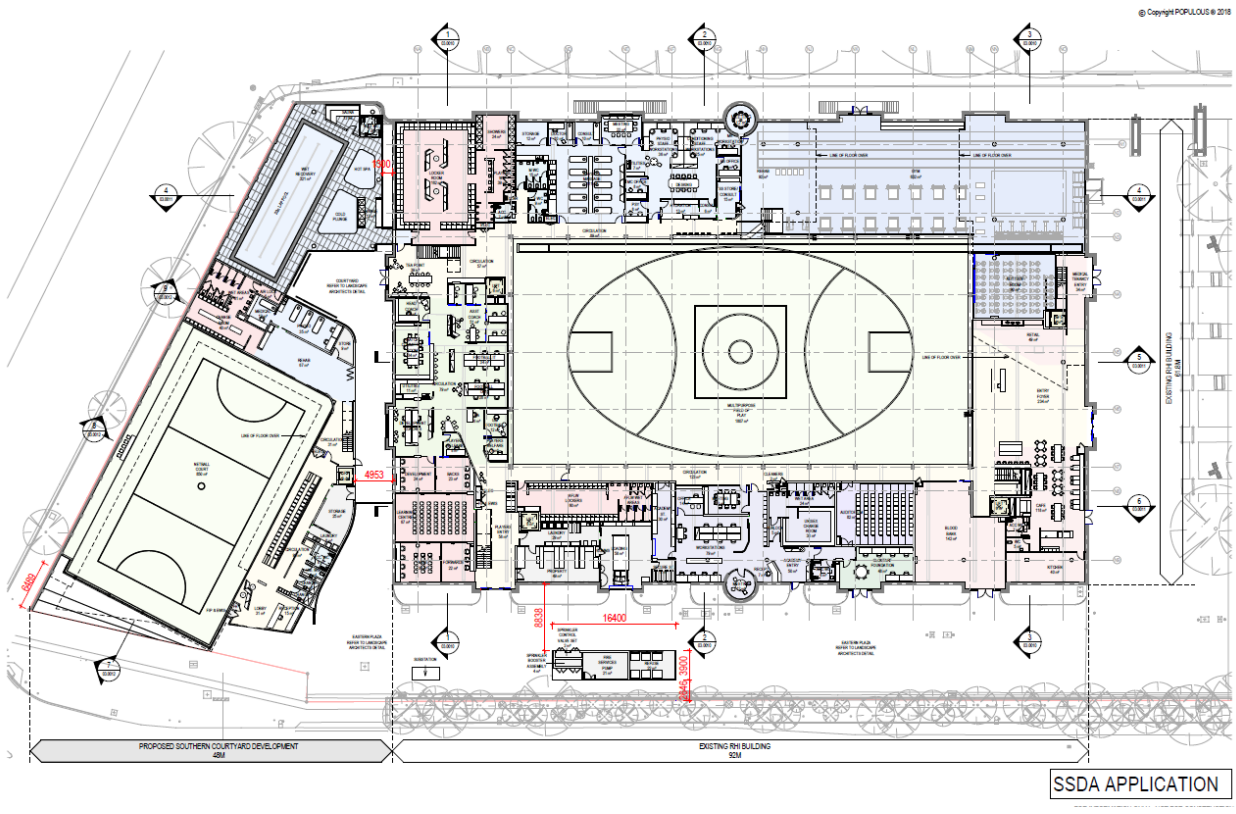
1.7. SOUTHERN EXTENSION

This SSDA includes a new building located on the south-eastern corner of Errol Flynn Boulevarde and Lang Road. The proposed Swifts building has been designed to ensure it is sympathetic to the RHI building, through the siting, massing and scale of the built form. It also supports a range of uses and potential future adaption in the spirit of the RHI building.

The primary entry to the Swifts building will be located on the eastern elevation, in order to allow the Swifts building to operate autonomously to the RHI with its own identity. The entry foyer will be located adjacent to a full-size netball court, allowing for the public to watch training exercises and interact with the players. The location of the wet recovery areas, administration offices and rehabilitation zones towards the back of the building on the western elevation will provide a private space for the enjoyment of players and staff.

The materiality of the Swifts building will celebrate the contemporary insertion into the site through the use of light-weight and transparent materials that contrast the Federation architectural style of the RHI building. The proposed materials and finishes of the Swifts building are as follows:

- Face brickwork along the northern elevation to complement the façade treatment of the RHI building and the existing southern wall, and provide a robust and grounding material adjacent to the public domain;
- Full height glazing along windows and doors;
- Polycarbonate controlite louvre system with a rotating façade to optimise natural light whilst reducing excessive heat gains along the eastern and southern elevation;
- Vertical bands of solid aluminium panels and glazing along the northern and eastern elevation for privacy and sun shading; and
- Glazed skylights.



Picture 3 – Proposed ground floor level showing the southern extension to the left of the image.

Source: Populous

1.8. LANDSCAPING

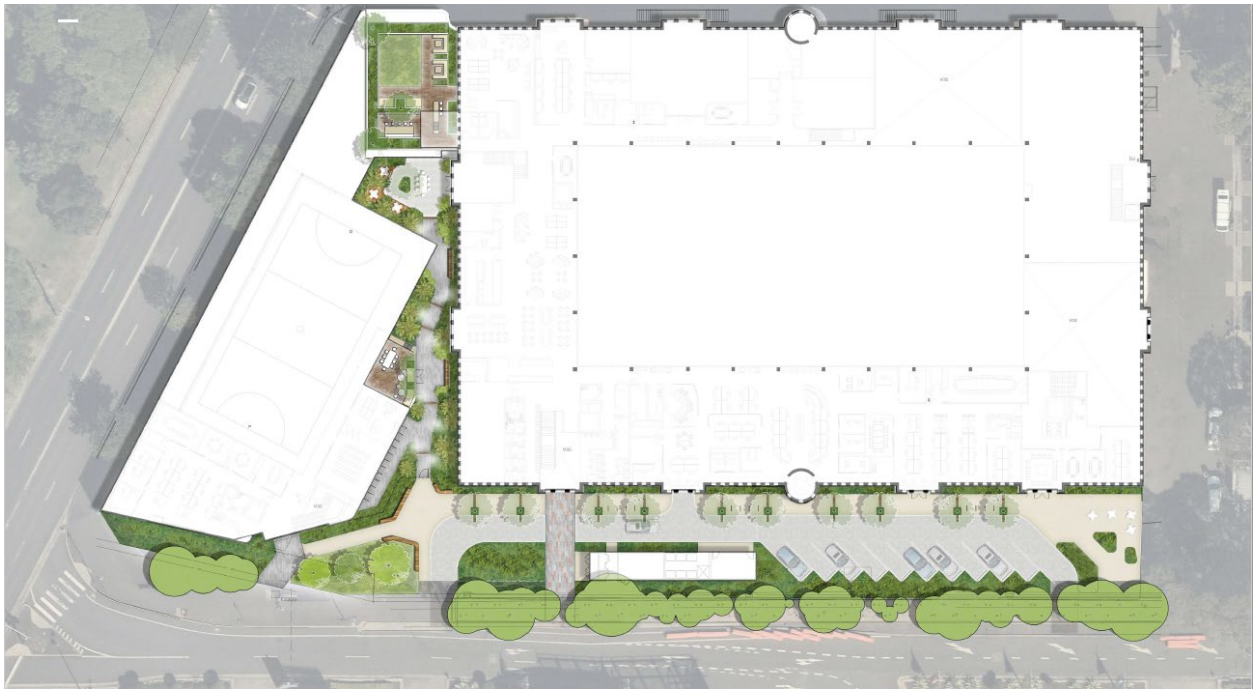
1.8.1. Proposed Landscaping

A Landscaping Plan is proposed as part of the SSDA**.** The proposed landscaping strategy aims to integrate greenery into the site and provide both publicly and privately accessible outdoor spaces. The following landscape elements are proposed:

- Inclusion of streetscape buffer planting along the eastern elevation to integrate with the adjacent road and to manage stormwater runoff.
- Landscaping and public domain upgrade works along the eastern boundary that includes tree planting adjacent to the RHI building, turf planting, seating elements, public and private bike parking and outdoor café seating.
- Use of contrasting paving types to distinguish between pedestrian and vehicular access zones, reducing opportunity for conflict.
- Creation of a landscaped laneway between the RHI building and Swifts building, including intimate seating spaces, pot planting and an open flexible space.
- Removal of fences to open up building and plaza areas.
- Provision of a roof terrace for both the RHI building and the Swifts building, landscaped with fixed and moveable furniture, passive recreation areas and low-level planting. Access to the terraces will be provided from Level 1 of the adjacent buildings.
- The vegetation proposed includes native shade tolerant planting structures, to respond to the site and ecological characteristics.

1.8.2. Tree Removal

The removal of seven trees along the eastern boundary will be required to accommodate the improved access arrangements. An Arboricultural Report has been prepared to support this SSDA, and to assess the impact of the proposed tree removal and concludes that the trees to be removed are not of significance.



Picture 4 – Proposed landscape strategy.

The following plans have been referenced in the preparation of this report:

SK 01.0001	Proposed Site Plan	Rev C
SK 02.0B10	Floor Plan – Basement Level	Rev C
SK 02.0010	Floor Plan – Ground Level	Rev R
SK 02.0110	Floor Plan – Level 01	Rev O
SK 02.0210	Floor Plan – Mezzanine	Rev A
SK 02.0310	Floor Plan – Roof Level	Rev C
SK 03.0010	East West Building Section	Rev A
SK 03.0011	North South Building Section	Rev A
SK 03.0012	Swifts Building Sections	Rev A
SK 03.0013	RHI & Swifts Building Elevations	Rev B
SK 03.0014	RHI & Swifts Building Elevations	Rev A
SK 08.0B10	Demolition Plan – Basement Level	Rev B
SK 08.0010	Demolition Plan – Ground Level	Rev B
SK 08.0110	Demolition Plan – Level 01	Rev B
SK 08.0310	Demolition Plan – Roof Level	Rev B

Picture 5 – Proposed multi-purpose sports field

Picture 6 – Indicative entry foyer

Source: Populous

2. SITE DESCRIPTION

2.1. CONTEXT

The site is located in the City of Sydney Local Government Area (LGA). The predominant character of the area is associated with entertainment, leisure and recreational land uses, with infrastructure changes associated with the CSELR (CBD and South East Light Rail) construction.

The land uses in the immediate surrounding area comprise the following:

- The Hordern Pavilion is located to the immediate north of the site, which operates as a live music and entertainment venue with an associated pedestrianised forecourt area.
- The Entertainment Quarter, to the immediate east of the site, is an entertainment, dining and leisure precinct with cinemas, restaurants, bars and an outdoor sporting, performance and event space. A 2,000-space car park is also provided.
- To the immediate south of the site is the Centennial Parklands Sports Centre, comprising netball and tennis courts with a large area of open space.
- The SCG and Allianz Stadium is located further north of the site. Allianz Stadium is currently undergoing demolition associated with the construction of a new sports stadium on the site, expected to be completed by mid-2022.
- Moore Park is located on the west and east of Anzac Parade, and Centennial Park and Queens Park are located to the south-east of the site. Collectively known as the Centennial Parklands, the parks measure 360ha in area.

Picture 7 –Open space north of the building.

Picture 8 – View across open space to south of building.

Picture 9 – View across open space to south of building and storage

Picture 10 – View across open space to south of building showing temporary air conditioning measures.

2.2. THE SITE

The site has a direct frontage to Driver Avenue to the west, Lang Road to the south and Errol Flynn Boulevard to the east, an internal access road within the Entertainment Quarter precinct. Mature fig trees are located along Lang Road, Driver Avenue and Anzac Parade.

A brick wall extends along the southern boundary. The southern setback of the building from the road is occupied by temporary plant and partly used for storage.

2.3. THE BUILDING

The below description of the building has been sourced from the Conservation Management Plan prepared in 2007 by the Government Architects Office.

The Royal Hall of Industries is a single-storey steel framed structure with load bearing external brick walls, articulated on the exterior facades to appear as a two-storey building. The structure consists of fabricated steel columns, cruciform in section, that divide the floor into three bays in each direction. The bays are roofed with lightweight steel trusses fabricated from angle and flat sections. The outer bay is spanned by a series of truncated triangular trusses, while the centre (wider) bay is spanned by a series of vaulted trusses.

The roof trusses are supported between columns on fabricated trussed girders. The building has a ground floor area of approximately 5,700 square metres on one level. The external red brick walls are relieved with painted cement render detailing to window and doorway surrounds, string lines and copings. The ground floor window surrounds are boldly quoined, while the upper round-headed clerestory windows are closely spaced with interspersed pilasters of cement render.

The building was designed with nine entrances, five on the eastern elevation (Denman Road) and two each on the north and south elevations with two exits located on the Driver Avenue frontage. The principal doorways on each façade are located in shallow breakfronts with Venetian windows over, surmounted by arched pediments that rise above the eaves line. Each pediment is topped with a distinctive cement render finial. These doorways today have cement rendered arched lintels that replace the original reinforced concrete vaulted hoods, which were demolished at some time between 1954 and 1980..

The principal doorways of the east and west façades are disposed symmetrically on either side of a central circular tower rising above the roofline and roofed with an ogee copper dome and flagpole. On the western façade to Driver Avenue the doorways connect to the street pavement via landings and double flights of steps with ornate wrought iron balustrades.

The hall was naturally ventilated by virtue of the ground floor door openings and the high level hopper windows on all sides and the louvred monitor that ran the length of the centre section of the roof. The upper windows are timber framed and bottom hinged and glazed with obscure glass. They would probably have

originally been fitted with casement stays and a means for operation from ground level. There is no evidence of such devices remaining and for exhibitions and events where natural lighting is problematic the windows are currently blocked with removable blackout boards. The louvred roof monitor that was designed to draw hot air rising from the space appears to be no longer functional.

The building interior as it appears today is largely the result of the major refurbishment work that took place in 1980. A suspended acoustic tile ceiling 6.6 metres high in the outer bays, stepping up to 11.2 metres high in the centre bay, erected at that time, was demolished during the 1990s restoration works.

Phases of Development

1913 - 1980

The external appearance of the building seems to have changed little during this period, except for the loss of the distinctive arched hoods to door and window openings on all sides of the building and the external accretions of Royal Easter Show vendors' stalls that began to appear on the eastern and northern facades from 1924-1926. These remained in various forms and permutations until the removal of the showgrounds to Homebush and the restoration of the building in 1998. The areas of cement render, painted to match the red brickwork, now seen on the northern façade may have been done to conceal evidence of these attached structures.

There is no surviving physical evidence of the interior of the hall in the period prior to the major refurbishment works undertaken in 1980. The documentary evidence available from this period includes two images of the interiors fitted out for the Royal Easter Show probably during the 1920s (see Figure 4). These show a ceiling of timber latticework suspended below the outer roof trusses. The cruciform columns fabricated from RSJ sections are clearly visible with octagonal section concrete casing to a height of approximately 3.6 metres above floor level. Above this line, there appears to be some form of folded metal casing to the steel column shafts.

From 1913 to 1920 the building was used as a roller-skating rink for the ten months of the year when not required by the RAS for the Royal Easter Show. There is no available evidence of how the building was fitted out during this time. Similarly, there is scant documentary evidence of the fit-out of the building for the Palais Royal dance hall (1920 to 1938) with the exception of a photograph showing a group of patrons at the Movie Ball, dated c.1929 (see Figure 5). In this image can be seen decorated ceiling panels suspended over the seating area

The architectural plans for the conversion to an ice skating rink in 1938 give a clear picture of how the pavilion looked during the period 1938 to 1950. The timber floor in the centre bay area was taken up and a sunken concrete slab floor was installed for the ice rink. This was covered with a demountable timber floor when required for dancing or other purposes.

The refrigeration plant for the ice rink was located in the basement plant room at the northwest corner of the building. The perimeter of the hall was lined with a series of offices, locker rooms and other amenities, formed of 2.7 metres high timber-framed partitions, noted on 1938 plan as 'double lined and ceiled, sheeted with 3-ply, battened over joints'.

The occupation by the army during World War Two as an administrative centre probably required few changes to the hall's interiors.

The 1980 Refurbishment

In 1980 the RHI underwent a major programme of refurbishment costing $1.6 million to bring it up to standard as a modern exhibition centre. The key elements of that work were listed in an outline specification prepared by architects Peddle Thorp and Walker dated 18 January 1980 and included:

- Demolition of the existing timber floor and brick pier supports
- Construction of a new concrete retaining wall to the western side of the building to underside of floor slab level.
- Filling of the whole of the sub-floor area including the mechanical plant room(s) with fine crushed rock.

- New concrete floor slab laid on sand fill to replace the original suspended timber floor structure and a section of the later (1938) inner floor concrete slab that formed the base of the ice rink.
- The new sub floor services tunnel 3m high x 2m wide located on the north-south axis of the building and branch service trenches with removable Gatic steel cover plates running east-west between column centres.
- The encasement of the original steel columns in concrete to their full height
- Construction of a new servery, bar and amenities block with a mezzanine floor located centrally on the eastern side of the hall.
- Cutting back the jambs and arched head openings of northern and southern doorways on Denman Road (now Errol Flynn Drive) façade to provide truck access.

(Note: The removal of the original reinforced concrete hoods over the doorways and windows at ground floor level on all four fronts was not listed in the outline specification prepared for the work, neither was it noted on the elevation drawing. It must be assumed therefore that they were demolished at some earlier date, post 1954.)

1998 - Present

The refurbishment of the building undertaken in 1998 included the following works:
Internal:

- Removal of the suspended acoustic tile ceiling.
- Spraying the underside of the roofing with insulating foam material.
- Painting of the ceiling and roof structure in black paint.
- Repainting of the perimeter interior walls in white.

External:

- Re-roofing the building in grey ‘Colorbond’ corrugated steel.
- Installation of access walkways and air handling units on platforms within the roof valleys. The platforms allow condenser units to be craned in and operated during the summer season.
- Removal of remnants of show stalls from external walls; cement render patching of damaged face brickwork and repainting of cement render elements.
- Construction of an enclosure to the stairs leading to basement toilets at the western end of the south façade and a new doorway to the external wall.
- New stairway to replace the access hatch entrance to the service tunnel at the southern end of the building.
- Installation of a boiler unit and mesh enclosure attached to the south façade.

Picture 11 – Part view of north façade.

Picture 12 – Part view of north façade.

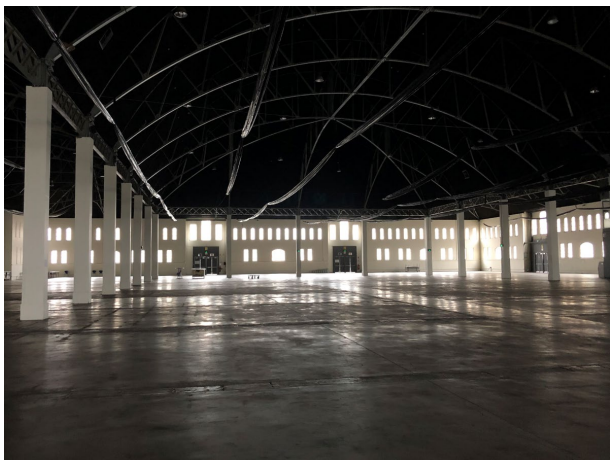
Picture 13 – View towards the south east corner of the building.

Picture 14 – Part view of east façade.

Picture 15 – View across internal space.

Picture 16 – View north east across internal space.

Picture 17 – View across internal space.

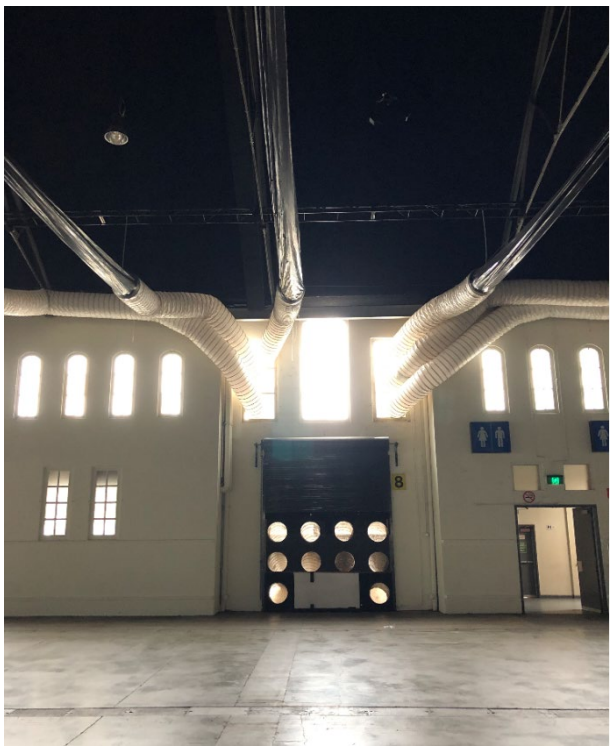


Picture 18 – View across internal space.

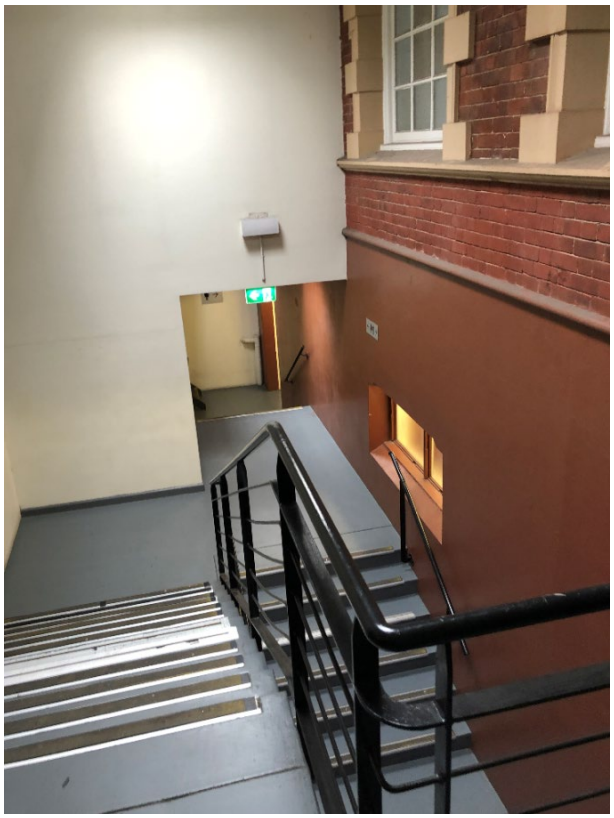
Picture 19 – View towards inside of door 9.

Picture 20 – View internal space.

Picture 21 – View towards inside of door 9.



Picture 22 – View across internal space.



Picture 23 – View towards stair.

3. HISTORICAL OVERVIEW

The following history has been summarised directly from the Conservation Management Plan prepared in 2007 by the Government Architects Office.

The Royal Hall of Industries is a purpose-built exhibition hall within the former Royal Agricultural Society Showground at Moore Park. The building was completed in March 1913 in time for the Royal Easter Show that year, and was claimed to be the largest hall in the southern hemisphere. Since its completion, the Royal Hall of Industries has had continuous use as an exhibition hall and entertainment venue.

As the lessees of the Showground from 1881, the Royal Agricultural Society (RAS) oversaw construction of the Royal Hall of Industries in 1912–13. The Agricultural Society of NSW, the precursor to the RAS, had been formed in 1822 with the objective of showcasing and promoting 'the development of New South Wales', particularly its rural industries. The Agricultural Society of NSW held regular agricultural exhibitions until it was disbanded in 1836. The Agricultural Society of NSW was reformed in 1857. It was briefly referred to as the Cumberland Agricultural Society between 1857 and 1859, but was renamed as the Agricultural Society of NSW from 1860 onwards. The Society held intermittent agricultural exhibitions at grounds within the Parramatta Domain from 1859 to 1867; thereafter the Society resolved to hold its exhibitions in Sydney. In 1869, the Society held its first exhibition at Prince Alfred Park near Central Station. The Society's lease at Prince Alfred Park was terminated ten years later to make way for Inter-colonial Exhibition held there in 1879. The Society's final 'Metropolitan Exhibition' was held at Prince Alfred Park in 1881.

In 1881, the Agricultural Society of NSW secured a lease for ten hectares of land at Moore Park to hold exhibitions, and by January 1883, the Society had acquired another six hectares in the vicinity.[3] The Agricultural Society's lease at Moore Park included part of the former Sydney Common, which had been set aside by Governor Lachlan Macquarie in 1811. The Sydney Common occupied 1,000 acres of land in the vicinity of the study area, including present-day Moore Park, Centennial Park and Victoria Barracks. For much of the early nineteenth century, the Sydney Common was used for grazing cattle although it is likely that Aboriginal occupation of the area continued until the middle of the century.

As the nineteenth century progressed, the administrators of the Colony of NSW had ongoing difficulties in supplying water to the burgeoning population of Sydney. Busby's Bore was the second scheme to supply water to Sydney, after the Tank Stream. In 1827, engineer John Busby oversaw construction of a three and a half kilometre subterranean tunnel from the Lachlan Swamps (now within Centennial Park) to Hyde Park. This tunnel, completed in 1837, was known as Busby's Bore. It was excavated through the middle of the former Sydney Common, passing through the Showground site and Victoria Barracks, and along Oxford Street. Today, a portion of Busby's Bore passes through the Showground site, well to the north of the Royal Hall of Industries in the vicinity of the Parade Ring.

The inaugural Royal Easter Show on the Agricultural Society's new grounds was held during Easter 1882. In 1891, the name of the Agricultural Society of NSW was changed to the Royal Agricultural Society of NSW (RAS), by royal assent from Queen Victoria. By 1894, the RAS had a 'secure lease on the Showgrounds site'.

Proposals to build a new exhibition hall at the Showground in the second decade of the twentieth century reflected additional changes to the RAS's leasehold arrangements at the Moore Park site. In July 1911, a bill was passed through the NSW Legislative Assembly that '…vested in the society the whole of the 53 acres and 2 roods it occupied at Moore Park and empowered it to obtain a mortgage of up to 50 per cent of the value of the land, provided the Minister for Lands approved. The Minister retained control over the uses to which the land might be put, and the ban of horse and pony races was retained.'

Prior to its construction, the site of the Royal Hall of Industries remained relatively vacant. The southwest portion of the Showground was in the vicinity of one of the entrances to the showground, along today's Driver Avenue. A plan dating to 1900 shows a small cottage in the vicinity of the Royal Hall of Industries site, which is likely under the alignment of Trefle Road, as well as a forage store and loose boxes for horses, a 'Draft Horse Ring' and Horse Paddocks to the south. A 1910 plan shows 'side shows' adjacent to Loftus Street.

The architect for the Royal Hall of Industries was J B Sanders, who was the RAS's honorary architect at that time. The minutes of the RAS Council meeting on 19 January 1912 report that '…sketches showing the outline of the proposed Main Pavilion will be presented at this meeting by Mr Sanders'.6 Further, the RAS Council noted that: 'It will be remembered that the Council practically decided to erect this hall and carry out the improvements in the section where it will be placed next year. In order that this can be managed, it would

be necessary to call for tenders not later than April'.[7] The estimated cost for construction of the new hall was £20,000 (which later increased by £3,000), with a projected revenue of 'between £2,500 and £3,000 per annum' from leasing the building throughout the year.The RAS Council minutes record that the new hall would 'practically create a new section in the Show Ground and provide a considerable exhibition in itself'.

The RAS Council formally approved construction of the new hall in April 1912. It was anticipated to be the largest hall in the southern hemisphere. The RAS President's Report for 26 April 1912 reported that: 'We propose to spend this year a large sum in a building to carry manufactured goods that are exhibited on the ground, which are now exhibited in the Old Pavilion. …The Council, acting under the power you have given them, have accepted a tender to erect the building at a cost of £23,000. It will be the largest hall in Australia, and will be a magnificent building. Its length will be 300 feet by a width of 200 feet, giving ground space of about 1 and 1/3 acres. We propose to put it in a place where it will be visible to everyone, and if we can succeed in getting it completed by next show, it will be a magnificent opportunity for the display of manufactured goods'.

Construction work was to be undertaken by contracting builder, H T Seymour. Works to build the new hall began soon after the contract was let. By mid June 1912, the site had been cleared and the contractor had begun to lay the foundations. The following month, the foundations had been completed and excavations were underway for the lavatories. Throughout the following months, work was delayed due to 'continuous wet weather' and also due to shortages in building materials including bricks, cement and steel. The most pressing delay was in the supply of the steel construction, which was being imported from England. The steel, imported and supplied by R L Scrutter and Co Ltd, was assembled in Australia. The RAS Council Minutes of 23 October 1912 note that representatives from the RAS Council had visited the factory of R L Scrutter, where the principals and girders were being fabricated.

On 18 July 1912, it was proposed to name this new building the John See Hall of Manufacturers, to commemorate John See (1845–1907) who was a former Premier of NSW. Just two weeks later, on 30 July 1912, there was an amendment to this motion to name the hall the Royal Hall of Industry; thereafter the building was referred to as the Royal Hall of Industries.

The Governor, the Rt. Hon. Frederick Napier, Baron Chelmsford, laid the foundation stone for the Royal Hall of Industries on 29 October 1912. The RAS Council reported that the opening was 'fairly well attended and the function was well noted in the daily papers'. The Council also reported that 'Mr Sanders has now no doubt the building will be completed by the end of the year'.

It was expected that the building would be completed before the Royal Easter Show in 1913. On 19 December 1912, it was reported that the contractor had kept up a steady rate of progress and that the steel construction for the 'side and roofs will probably all be erected' by Christmas. It was also reported that '…the balance of the heavy work will be putting up the principles for the dome roof which covers the centre. This will be quicker work because all the pillars will be in position'.[14] A month later, 'excellent progress' was reported on the Royal Hall of Industries, with a forecast that 'the roof will be finished in a fortnight with the exception of the high roof lying on the centre arched roof'.

Picture 24 – The newly constructed Royal Hall of Industries, 1913 Royal Easter Show

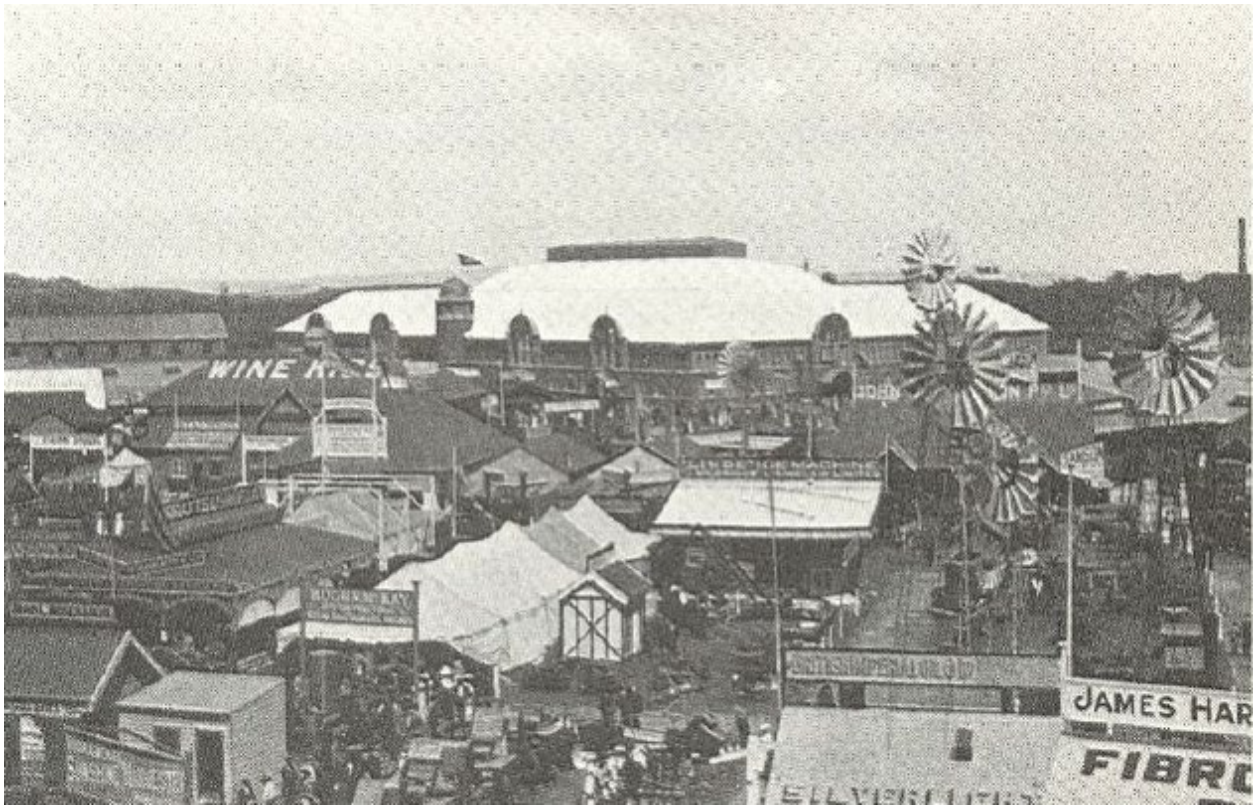
Source: ML, RAS Annual 1913, p.10

On 26 February 1913, the Council reported that the building was 'practically finished', and that the only outstanding works to be done included some painting and plastering of the interiors. All the floor space had been leased to exhibitors in time for the show, for an amount of £2,150. The Royal Hall of Industries had been completed in time for the 1913 Royal Easter Show, which opened on 31 March.

The siting of the Royal Hall of Industries in the southwest corner of the Showground, adjacent to the perimeter wall along Driver Avenue, was significant. The RAS Council wished to erect the hall at this location because it would be accessible to transport, particularly trams, and also because it afforded high visibility to people outside the showground, even beyond the two weeks set aside for the show. The Royal Hall of Industries had always been intended as an entertainment venue and exhibition space outside of show times. To this end, the RAS Council had specified during construction that the stalls should be temporary and able to be easily removed, in order that the hall could be used for alternative purposes outside the two weeks of the show.

The RAS Council was adamant that the new Royal Hall of Industries would pay its way between the Royal Easter Shows. In November 1912, the Council stated that: '…to make use of the Hall between shows a payable proposition I would propose to endeavour to let it for night entertainments in the winter, such as skating, further that the society should conduct a women's work exhibition every two or three years and an occasional show of NSW manufacturers …also the Motor Show might be held in the new building'. A special committee was convened in January 1913 to discuss how the Royal Hall of Industries would be used throughout the year, between each Royal Easter Show.[17] On 29 January 1913, P J Dwyer, 'on behalf of a syndicate' applied to lease the Royal Hall of Industries '…for periods of 44 weeks in each year for five years, provided he increases offer to £1000 per period, be accepted. Dwyer to put in a maple floor, all alterations to building to be borne by lessee.'[18] Dwyer's lease was considered by the Council and accepted.

Because the Royal Hall of Industries was intended to be used as a roller skating rink from the outset, the RAS Council proposed to light the Royal Hall of Industries with electricity, instead of the Agricultural Hall: 'I think it is highly probable that as the new building is on the side of the road and handy to the trams that eventually it would become popular and drew substantial attendees at special shows'.[19] Tenders were called for electric lighting for Royal Hall of Industries in January 1913.



Picture 25 – The new Royal Hall of Industries

Source: ML, RAS Annual 1913

In order to provide electricity to the Royal Hall of Industries, the City Council had to erect a substation on the Showground site. To do this, the Council required a lease from the Department of Lands, who was responsible for issuing leases for the Showground site. Although the Council requested a lease of more than five years, this was not given by the Department of Lands; the Council built the electricity substation regardless, after some delay. A letter from the Town Clerk to the City Electrical Engineers Office dated 4 September 1913 indicated that the mains had been 'completed for some time', but that the substation had not been built.

It appears that the Royal Hall of Industries was used as a roller skating rink from late 1913, as outlined in the City Council correspondence: 'Some months ago a deputation from the [Agricultural] Society waited on the Lord Mayor to request that a supply of electricity might be supplied. The deputation pointed out that it was specially urgent to have a supply for the lighting of a large hall which had recently [been] built and was let to a Company for use as a Roller Skating Rink'.

During the First World War, the RAS leased part of the showground to the Defence Forces as a camping ground. In 1917 it was reported that '…the ground has been occupied throughout the year, with the exception of three weeks during show time, by the Defence Department …and it would appear that the Department will continue to make use of the Showground throughout the duration of the war'.[23] It appears, however, that the Royal Hall of Industries continued to be used as a roller skating rink during the war years as the RAS's Statements of Revenue and Expenditure show that the Royal Roller Rink was paying rent on the building from 1913 to 1919.

Spanish influenza broke out in Sydney in January 1919. At the end of February 1919, the RAS Council proposed to change the dates of the Royal Easter Show because the Government had placed a ban on public gatherings due to public health concerns about the influenza pandemic spreading. By the following month, the pandemic worsened and the Jubilee Royal Easter Show for 1919 was cancelled.

In March 1919, the NSW heath authorities sprung into action and a portion of the RAS Showground at Moore Park was taken over to deal with the crisis. The NSW Board of Health notified the RAS at this time that it intended to take over the Royal Hall of Industries 'forthwith as a hospital'.[26] At the RAS Council meeting held

on 28 March 1919, the '…occupation of a portion the Show Ground as a temporary hospital and the abandonment of the Royal Show' were noted. Members of the RAS Council had consulted with the State Premier and the Cabinet on 26 March 1919, and '…it was decided that the show must be abandoned, and that the Government would compensate the Society' for financial losses.

The Administrative Relief Depot, a subsidiary of the Board of Health, was to occupy the Royal Hall of Industries as an emergency hospital, one of twelve emergency hospitals in Sydney.[28] Other buildings in the south-western corner of the Showground site, including the Horderns and Berberfalds buildings, were occupied by Department of Health hospital staff as accommodation and for offices.

Yet the RAS's enthusiasm for the upcoming show continued unabated: 'Although the State has been declared infected and the Government has imposed restrictions on shows in consequence of the outbreak of pneumonic-influenza, the preparedness for the Royal Jubilee show at Easter have been going forward steadily pending a decision as to whether the dates would be adhered to…'.

The Royal Hall of Industries was still being used as an emergency hospital in May 1919, much to the chagrin of the RAS Council.

The RAS Council believed that the occupation of the Royal Hall of Industries by the Board of Health was the only building whose occupation interfered with business interests, 'public or otherwise' and that it was never needed as an emergency hospital: '…never been any justification on the grounds of emergency for the occupation'.

On 25 June 1919, the RAS put in a claim for compensation to the State Government for the cancellation of the Royal Easter Show due to the influenza outbreak. There was, however, a second outbreak of the flu in this month, with patient numbers reaching 400. A high death rate was reported due to the coldness of the building. So while it was reported that the doctor in charge, Dr Paton, and his medical staff wished to move from Royal Hall of Industries, this was not practical given the high patient numbers.[32]

By 23 July 1919, there were still up to 400 patients in the Royal Hall of Industries emergency hospital. The RAS's winter show was held in the same month, but was not a success as there were still restrictions on public gatherings.

On 27 August 1919, the RAS Council reported that the Board of Health and the Administrative Relief Depot were still in occupation of the Showground site. RAS accused Board of Health of keeping patient numbers up to 100 by 'relieving other hospitals of flu cases.' The RAS Council noted that this 'was a breach of the agreement' and that discussions with the Minister of Health, David Storey, were not fruitful.

On 1 October 1919, a letter from the RAS President to the Minister for Public Health was sent: 'The letter informed the Minister that unless the Board of Health ceased to receive cases at the Show Ground, the Council would find it necessary to take over the gates and prevent any further admission. The Board continued to take a few cases for some time after that, but these were stopped about ten days ago'. The RAS Council reported no damage to the Royal Hall of Industries building or the grounds but proposed to claim an amount of £500 to recover the costs of the cancelled show and for lost rental.

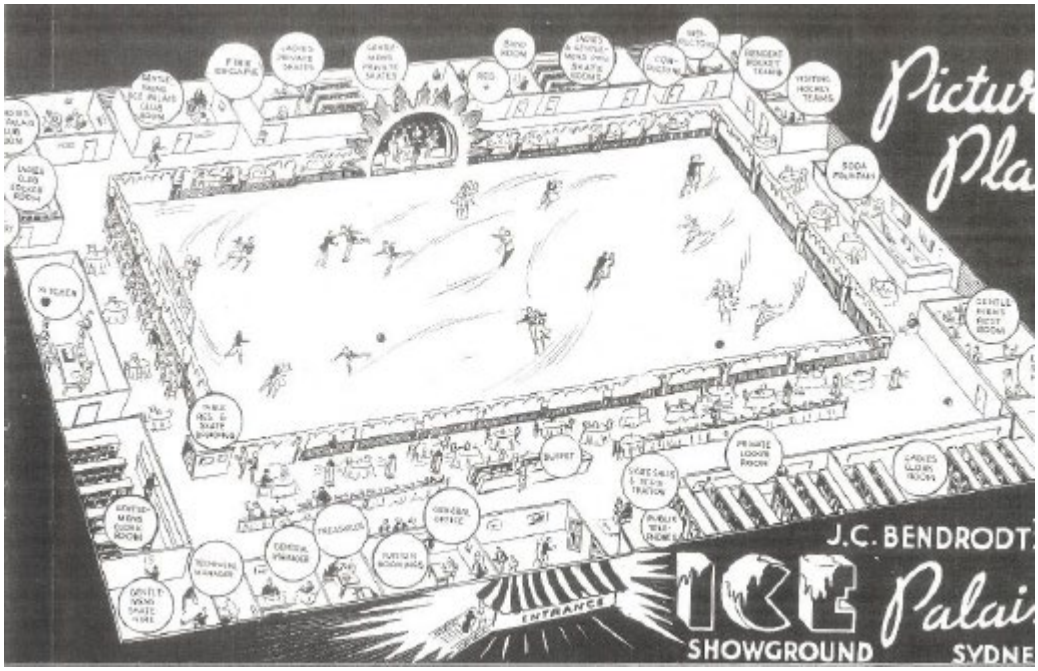
Canadian-born entrepreneur Jimmy Bendrodt (1891–1973) took over the lease of the Royal Hall of Industries in the early 1920s, and from this time through to the late 1930s the building was used as a dance hall in the months between the Royal Easter Shows.[37] The Royal Palais, as it was known during Bendrodt's tenure, became one of Sydney's most popular dancing and jazz venues in the 1920s and 30s. Bendrodt, variously described as a 'roller skater and restaurateur' and '…actor, boxer, lumberjack and all-round athlete', was responsible for importing a range of popular American dance and jazz acts to Australia from 1923, many who performed at the Royal Palais. [38] Bendrodt had been a popular fixture on the Sydney entertainment circuit prior to joining the armed services in the First World War. When he demobilised in 1919, he returned to Australia via the United States.

During his stay in America, Bendrodt made contact with American dance band acts including Frank Ellis, Bert Ralton, Ray Tellier, paving the way for bringing them to Australia. Bendrodt was later involved in the use of the Royal Hall of Industries as an ice skating rink.

In 1938, the Centennial Manufacturers Hall (also referred to as the 150th Anniversary Manufacturing Hall) was completed. This new hall was intended for the exhibition of 'various sections of Australia's manufacturing including iron and steel, electricity, gas, sugar, munitions and arms, aviation, technical colleges and printing'.[39] The completion of this new building on the Showground site effectively made the Royal Hall of Industries obsolete but meant that it could be used permanently as an entertainment venue. In

1938, the Royal Hall of Industries was modified for use year-round as an ice skating rink until the early years of World War 2.

Plans held by the Sydney City Council Archives dated 25 January 1938 show proposed works to convert the Royal Hall of Industries for use as an ice skating rink. These proposed works were to be carried by the lessee of the Royal Hall of Industries, the Ice Skating Palaise Pty Ltd. Jimmy Bendrodt's associations continued with the adaptation of the building as an ice skating rink. Conversion of the Royal Hall of Industries as an ice skating rink involved the laying of a new concrete floor in the centre of the building, as well as excavations underfloor for the provision of cooling equipment, including piping, machinery rooms and a snow pit, to keep the ice frozen. It is uncertain when the mechanical ventilation, to keep the hall ventilated, was installed. The concrete slab was laid on sand filing and measured 193 by 197 feet 18,721 square feet in total. William McDonald was the consulting engineer for these works. This plan shows an existing trench running between Driver Avenue and Denman Road, as well as pier structures to support the timber floor. On 21 July 1938, Royal Ice Skating Palaise Pty Ltd submitted amended plans for the ice skating rink, which presumably were built to plan.



Picture 26 – Illustration of the Ice Palais Layout in c1938.

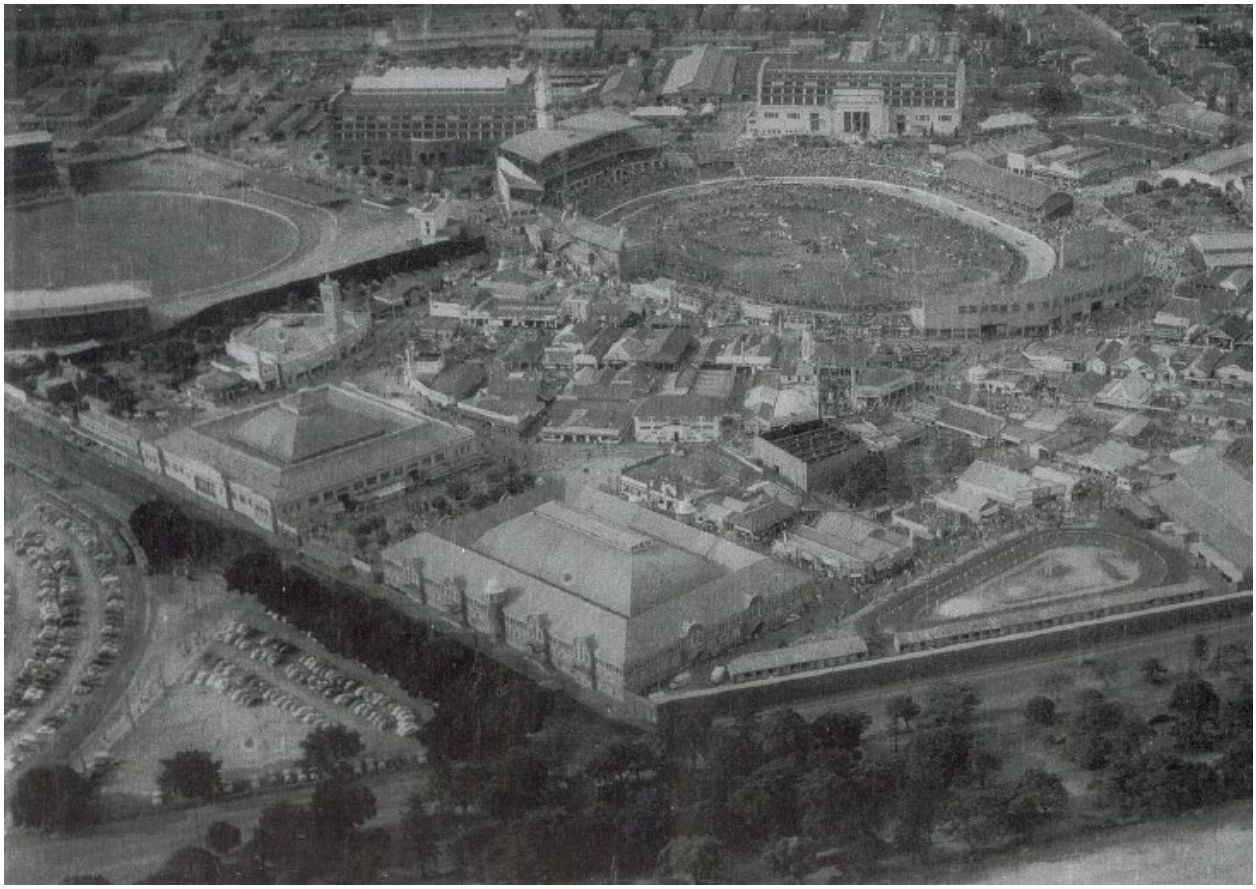
Source: Mitchell Library, James Charles Bendrodt, What's what and who's who at the world's greatest ice palais, Jno Evans & Son, Sydney c1938.

War was declared in Europe in 1939. On 3 September that year, the Australian Prime= Minister Robert Menzies declared that Australia, along with Britain, France and New Zealand was at war on Germany. In the early 1940s, as the war in the Pacific moved closer to Australia, the RAS Showground at Moore Park became involved in the war effort. The Royal Hall of Industries was occupied by the Australian Army between 1942 and c1948 and used to house the District Accounts Office, which employed up to 1200 people. The Royal Easter Show was cancelled from 1942 to 1946 to aid the war effort; the first post war show held was held in 1947.

The 1947 Royal Easter Show was a great success, attracting record numbers. As the show's popularity continued into the 1950s, the Royal Hall of Industries was used as the showbag pavilion, a use that would continue until the RAS moved to Homebush in the mid 1990s.

According to RAS historian Brian Fletcher, the origins of show bags are 'somewhat obscure'. It appears that show bags began as sample bags, which were distributed free by local confectionary companies from as early as 1909. Fletcher notes that '…during the 1920s and 1930s the idea of the advertising by means of free samples spread to other articles such as sweets, biscuits and soft drinks'. A nominal charge was set following the Second World War, and by the late 1970s, the commercial potential of the show bags was realised and they continued to be a lucrative source of revenue 'in their own right' until the Royal Easter Show moved to Homebush.

In the period from the 1950s to the 1990s, the Royal Hall of Industries continued to be leased in the off-season as an exhibition hall and entertainment venue. The Showground was Sydney's main conference venue (until the State Government plans for the Darling Harbour Convention Centre were underway in the 1980s).



Picture 27 – Detail from aerial view of the showground, Royal Easter Show 1954. The RHI is the large pavilion in the foreground.

Source: ML Small Picture Collection

In 1972, the RAS commented on a proposal to redevelop Moore Park and the Showground as an event site for 1988 Olympics.[44] By this time, the RAS already had a 'staged development program for the Showground' in place. Renovations to the Hordern Pavilion to convert it to a music and entertainment venue had been the first stage of this program. The RAS also proposed to develop a 'Disneyland style family entertainment centre' on the site immediately to the east of the Royal Hall of Industries. These plans did not come to fruition but the Royal Hall of Industries would also succumb to the pressure to modernise by the end of the decade when works were underway to upgrade the building for use as a convention centre, probably in response to the State Government plans for Darling Harbour.

The architects for the 1980s works were Peddle Thorp & Walker, and the contractor to carry out the works was Jennings Industries Ltd, at a cost of $1.6 million. Air conditioning and ventilation were installed to the small amenities block in the centre of the eastern bay of the building by Norman Disney and Young Pty Ltd. The Royal Hall of Industries was officially reopened on 14 May 1981. From 1981 onwards, the Royal Hall of Industries was used for conventions and exhibitions, including craft shows, motor shows and antique fairs. During the two weeks of the Royal Easter Show each year, the Royal Hall of Industries continued to be used as the showbag pavilion.

In the mid 1990s, the Royal Agricultural Society Showground at Moore Park, excluding the Royal Hall of Industries, the Hordern Pavilion and the newly named Equestrian Centre, was leased on a long-term basis to Fox Studios. For the remainder of the 1990s, works were carried out to redevelop to the larger Showground site for the use of the Fox Studios and other movie production houses. In 1996, it was proposed that the RAS retain a management role over the Hordern Pavilion and the Royal Hall of Industries. The RAS declined as their focus was on the new RAS Showground site at Homebush. Instead, control of the two buildings was

ceded to the Centennial Park Trust (now incorporated into the Department of the Arts, Sport and Recreation). The building is presently leased to Playbill Venues Pty Ltd, along with adjacent Hordern Pavilion, as an entertainment venue and as an exhibition hall. Regular events include the Gay and Lesbian Mardi Gras have been held at both the Royal Hall of Industries and the Hordern Pavilion since the early 1980s.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been sourced from the Conservation Management Plan prepared in 2007 by the Government Architects Office.

Table 1 – Assessment of heritage significance

Criteria	Significance Assessment
A – Historical Significance *An item is important in the course or pattern of the local area's cultural or natural history.*	The Royal Hall of Industries was a landmark building of the former RAS Sydney Showground from its completion in 1913 until 1997. It was one of the first two exhibition halls built at the Showground. It was and remains the largest pavilion constructed and, at the time of its construction, was acclaimed as the largest exhibition building in the southern hemisphere, and one of the finest buildings of its type in the world. The building played an important role as an emergency hospital during the 1919 influenza pandemic, and as an administration centre during the army occupation of the Showground during World War Two. As the 'Palais Royal' dance hall it was the venue in 1923 for the first all American jazz band to play in Australia and was Sydney's most popular rendezvous during the 'roaring twenties'. During the Great Depression it was the venue for international boxing matches.
B – Associative Significance *An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.*	The Royal Hall of Industries is associated with the life and works of the Royal Agricultural Society and in particular of Sir Francis Suttor, president of the Society from 1907 - 1915. As the 'Palais Royal' dance hall and later, the 'Ice Palais' skating rink, the building has a strong association with the life and works of entrepreneur J.C (Jimmy) Bendrodt.

Criteria	Significance Assessment
C – Aesthetic Significance *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.*	The Royal Hall of Industries is a fine and rare example of a large exhibition building designed in the Federation Free Classical style. Its imposing and elegantly proportioned facades provide a key element in the streetscapes of Driver Avenue and Lang Road and form a picturesque backdrop to Moore Park.
D – Social Significance *An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.*	The Royal Hall of Industries building has played a key role in the popular culture of Sydney society as a dance hall, roller skating rink and ice-skating rink as well as a venue for boxing matches, trade fairs, functions and special events including the annual gay and lesbian Mardi Gras Dance Party and Sleaze Ball.
E – Research Potential *An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.*	The RHI site is considered to have little archaeological potential.
F – Rarity *An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.*	The RHI is the oldest and one of the largest buildings of its type in continuous use as an exhibition hall and entertainment venue in NSW. As a venue capable of accommodating 6,000 people in an undivided covered space, it is a rare and valuable public asset to the people of Sydney and NSW. The recent privatisation of many of the other pavilions of the former showground site adds to the significance of the RHI and Hordern pavilions.
G – Representative *An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):* • *cultural or natural places; or* • *cultural or natural environments.*	In its architectural and structural design the RHI is a fine example of a grand exhibition hall of the Federation period.

4.3. STATEMENT OF SIGNIFICANCE

The following statement of heritage significance has been sourced from the Conservation Management Plan prepared in 2007 by the Government Architects Office:

The Royal Hall of Industries is the largest pavilion built at the former RAS Showground site. At the time of its construction it was said to be the largest building of its type in the southern hemisphere. Together with the adjacent Hordern Pavilion it formed the formal entrance to the Royal Easter Show and was the recognisable public face of the RAS Showground.

A Federation Free Classical style structure of grand proportions, it was designed with the dual purpose of exhibition hall and public entertainment centre. Architecturally it is a well conceived and functional building with impressive façades to all four elevations that make it a defining element in the streetscape of Driver Avenue and a picturesque element in the landscape of Moore Park.

During the annual Royal Easter Shows (1913-1937) the RHI displayed the manufactured produce of the State at a time of great progress and growth in secondary industry. Its imposing and elegant facades were designed to invoke a sense of pride in the achievements of the state and the fledgling nation.

At a time of rapidly increasing urbanisation it was, for two weeks of the year at least, a place where the city could meet the country. For the rest of the year the RHI adopted the role of an important entertainment and recreational venue for the people of Sydney, firstly as a roller skating rink and later as the 'Palais Royal' dance hall and then as the 'Ice Palais' skating rink, the latter two both ventures of legendary showman J C (Jimmy) Bendrodt.

The Royal Hall of Industries has special significance for generations of children who visited the Royal Easter Show for whom it will always be fondly remembered as the show bag pavilion.

The building also played a special role in two notable events in Australia's history - as an emergency hospital during the Spanish influenza epidemic of 1919-20 and as a military administrative centre during the Second World War.

The RHI has strong associations with the RAS and in particular with its president Sir Francis Suttor, the driving force behind its construction. It is also closely associated with the life and career of notable entertainment entrepreneur J C Bendrodt. In more recent times it has a special association for Sydney's gay and lesbian community as the venue for the annual Mardi Gras and Sleaze Balls.

Built on land set aside by Governor Macquarie in 1811 for the specific purpose of public recreation and entertainment, the Royal Hall of Industries has always played a key role in the social and cultural life of the people of Sydney and NSW and is a place of exceptional cultural significance.

5. IMPACT ASSESSMENT

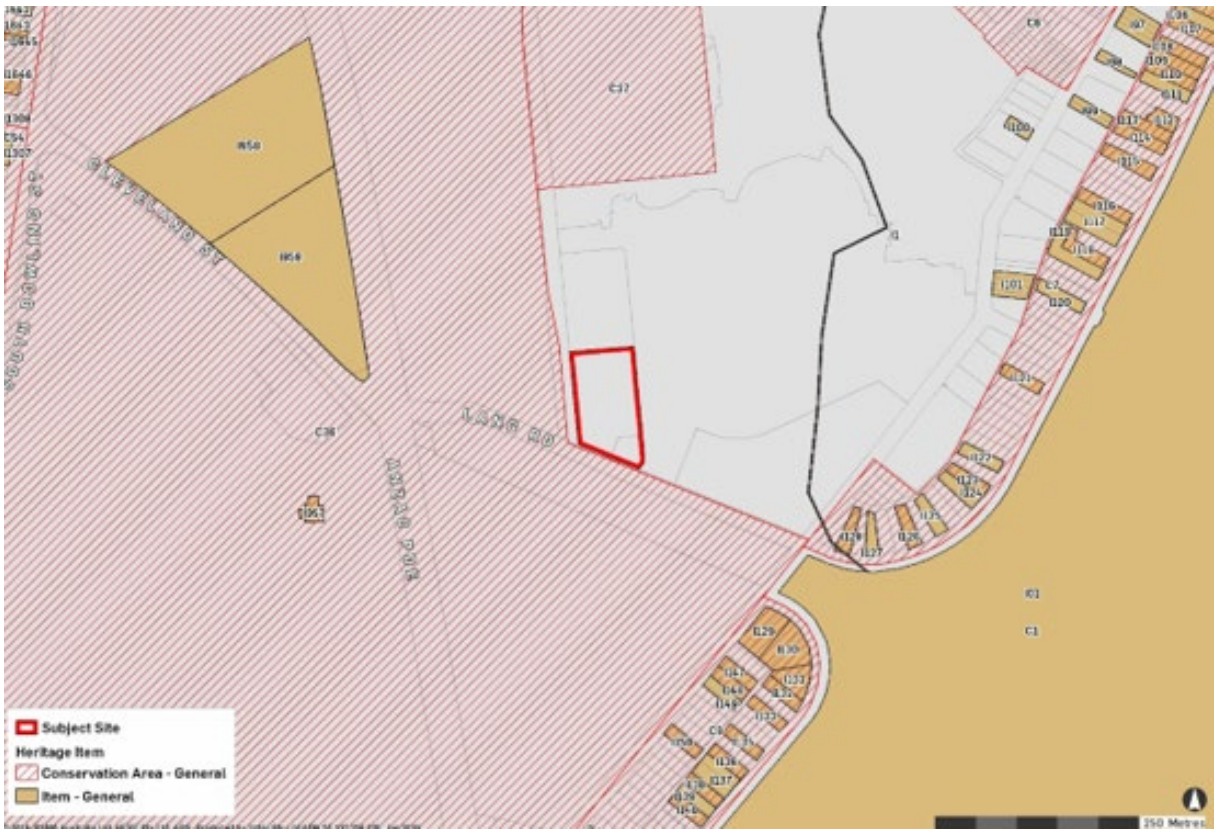
5.1. HERITAGE LISTING

The site is not identified as a heritage item on any statutory instrument, however, it is surrounded by a number of local and state heritage items, and conservation areas under the *Sydney Local Environmental Plan 2012*. All items of heritage significance are listed in Table 2 and illustrated in the figure below.

Whilst not listed under the Sydney LEP (as it does not apply to this site) The Royal Hall of Industries is identified to be of heritage significance.

Table 2 – Items of heritage significance located in the vicinity of the subject site.

Item No.	Item Name	Address	Significance
Heritage Conservation Areas			
C36	Moore Park	N/A	Local
C37	Sydney Cricket Ground	N/A	Local
C7	Lang Road	N/A	Local
Heritage Items			
I958	Sydney Boys High School group including buildings and interiors, zoological gardens remnants, landscaping and grounds	556–560 Cleveland Street	Local
I959	Sydney Girls High School group including buildings and interiors, landscaping and grounds	556–560 Cleveland Street	Local



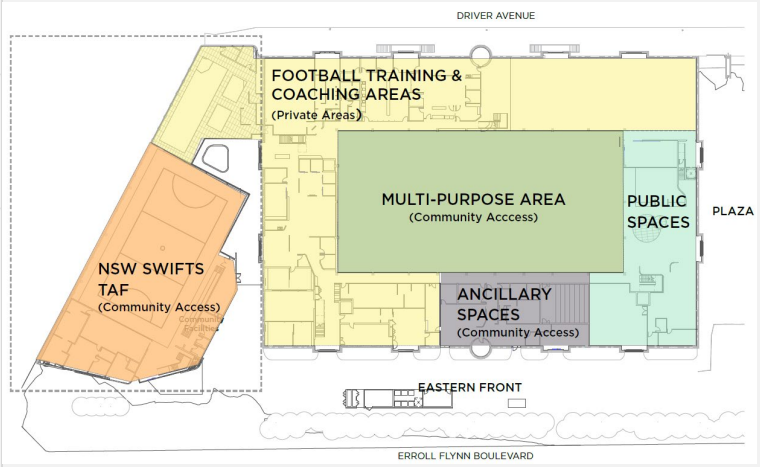
Picture 28 – Sydney LEP Heritage map indicating the location of the subject site in the context of heritage items listed on that instrument.

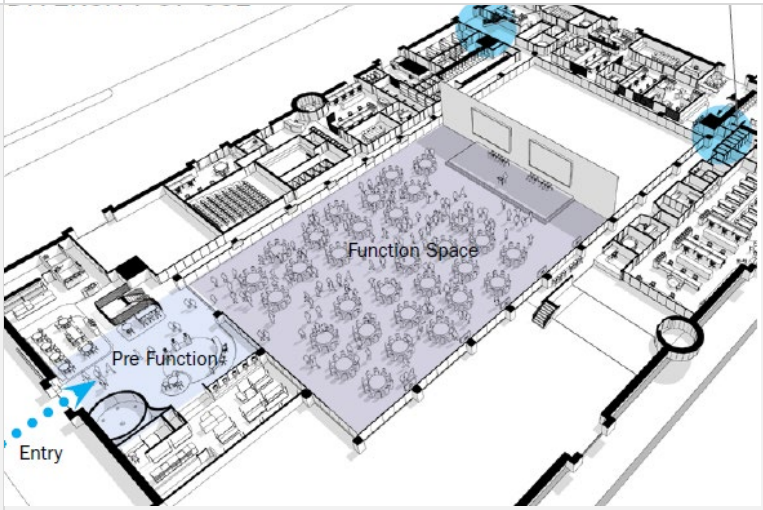
Source: Sydney LEP 2012

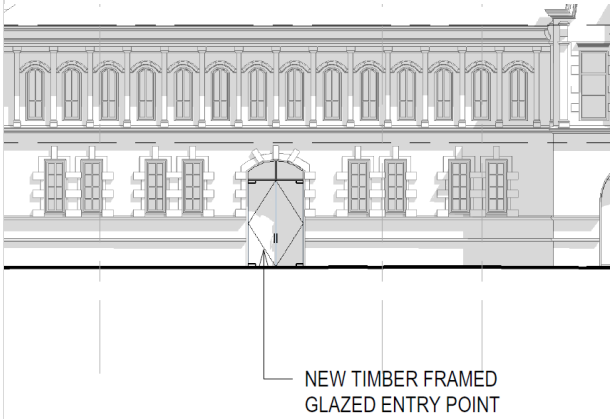
5.2. CONSERVATION MANAGEMENT PLAN

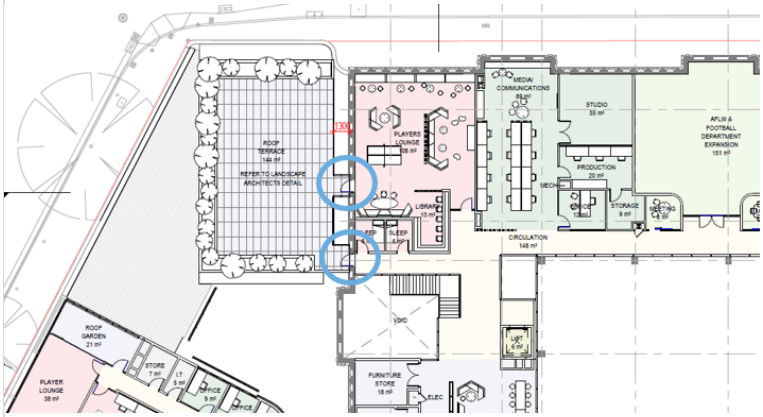
The proposed works are addressed in the table below in relation to the relevant policies set out in the CMP 2007.

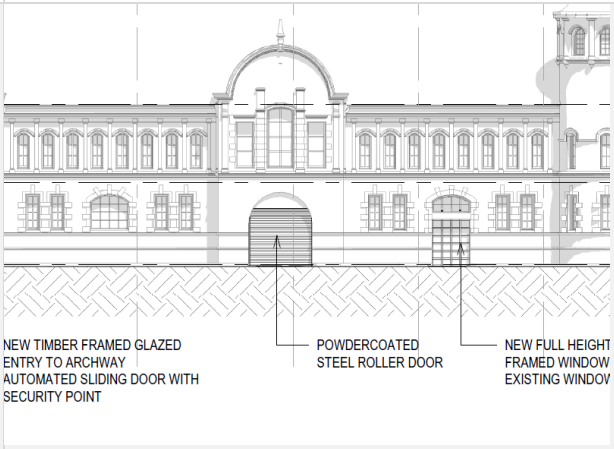
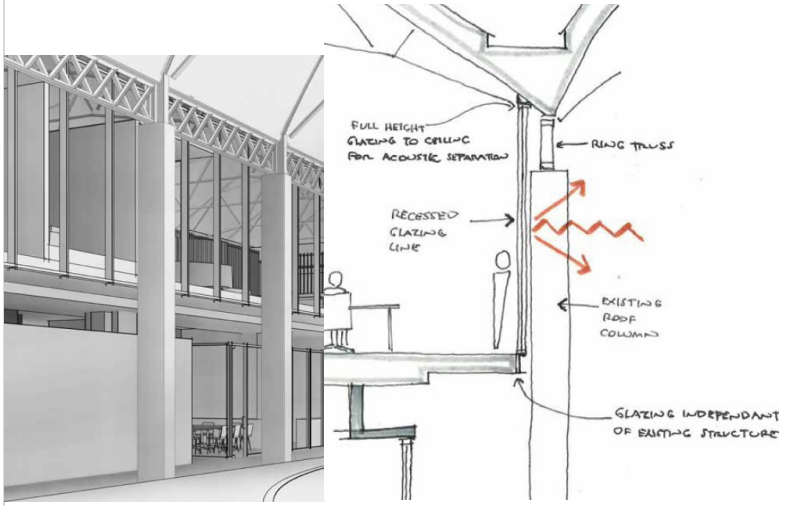
Table 3 – CMP 2007

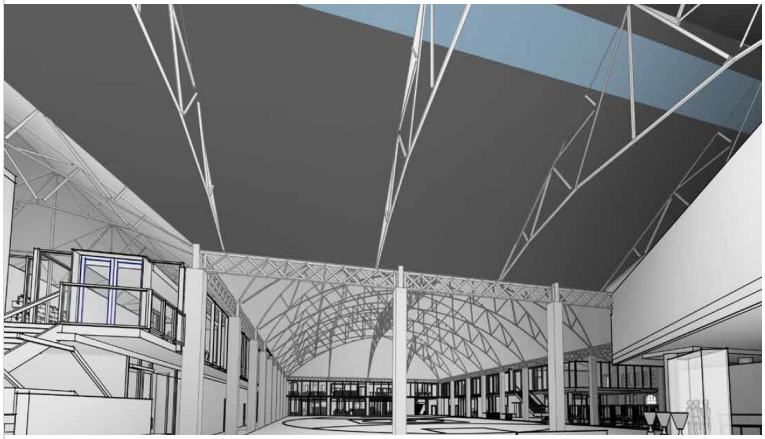
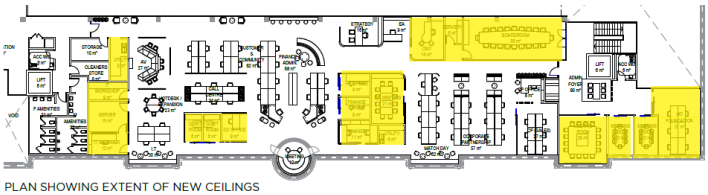
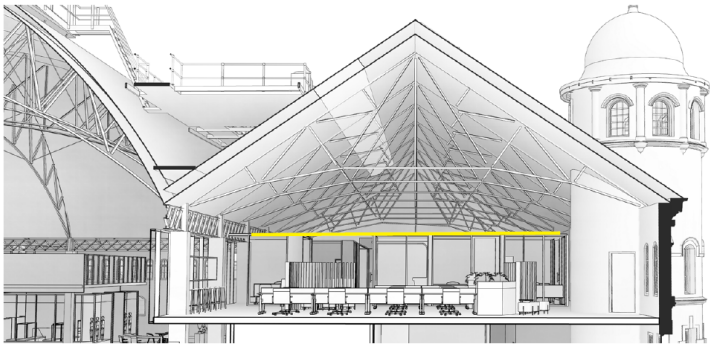
Policy	Discussion
Policy 1.4 *Uses for the building should be limited to those for which the building was designed, namely as a public building for the purposes of exhibitions and as a venue for mass entertainment, gatherings and other special events.* • *The Royal Hall of Industries should remain an important and useful public asset.* • *The Royal Hall of Industries should maintain its strong and historic connection with the Hordern pavilion.* • *The relationship of the building to the former showgrounds site should not be further compromised.* • *Fabric and spaces are not to be destroyed, damaged or altered except in accordance with later policy: s.7.2.8 Treatment of Site Areas and Fabric.*	This application seeks approval for the proposed adaptive reuse of the Royal Hall of Industries (RHI) for a high-performance sport facility for the use of the Sydney Swans. However, it is also proposed to function as a community facility. A significant proportion of the floor space on the ground and first floors across both buildings has been designated for public or community access as shown in the image below.  Picture 29 – Proposed space planning. *Source: Populous* The RHI has historically accommodated a number of varying uses. The building is robust and has been periodically adapted to suit these uses. Uses include a venue for the Royal Easter Show, a dance hall, an ice-skating rink, roller skating venue, emergency hospital, army office, a showbag pavilion and a mixed use venue. The place currently functions as an exhibition hall and hosts major entertainment events including the Sydney Mardi Gras after party. The flexibility of the place has ensured its ongoing relevance to the community for over 100 years. Notwithstanding the above, the place is currently underutilised. It is understood that the venue is utilised for a maximum of 93 days out of the year. Its proposed use as a year-round training facility for the Sydney Swans would ensure that the place is consistently maintained and able to be appreciated. The proposal allows for general access to the building for 200 events per year. The plans below further indicate how the place can continue to be adapted to suit wider community needs in the context of the Swans training facility. The central community space is able to be used as a function space incorporating a pre function space to the north. The ancillary function venue can accommodate up to 1800 people. It is understood that the Hordern Pavilion will continue to be able to be used for entertainment purposes.

Policy	Discussion
	 Picture 30 – Proposed space planning. *Source: Populous* The association with the Hordern Pavilion would be maintained by the concentration of public spaces to the north of the RHI. The connectivity would be enhanced between the internal public spaces and the plaza between the RHI and the Hordern through the creation of two new openings to the north façade of the RHI. The physical impacts of this are assessed in detail below. This connectivity will ensure the community uses within the RHI are fully utilised. The proposed works, namely the Swifts Building have been designed to ensure the relationship between the RHI and the former showground is not further comprised. Specifically, the new building is located in a historically back-of-house area following the same alignment as Lang Road and splaying south away from the principal east façade of the RHI. This would ensure that not built fabric would encroach on the visual curtilage around the east façade. All existing storage and plant in area south of the RHI would be consolidated and internalised and the landscaping works along the eastern boundary would enhance the presentation of the site to the former showgrounds site.
Policy 1.6 *The name of the building, the Royal Hall of Industries, should be retained.*	The name of the building, the Royal Hall of Industries, will be retained.
Policy 1.12 *Where alterations, additions, demolition or new work to the Royal Hall of Industries is proposed, these works should be reviewed and supervised by a qualified and experienced conservation architect.*	Urbis has been engaged as the Heritage Consultants and has contributed to the design development of the project including liaison with the Office of the Government Architect NSW. Refer to the following policies in this table which sets out how the works have been designed sympathetically to ensure no detrimental heritage impacts.
Policy 1.18	All façade and roof elements except for a section of the southern façade are identified to be of exceptional significance.

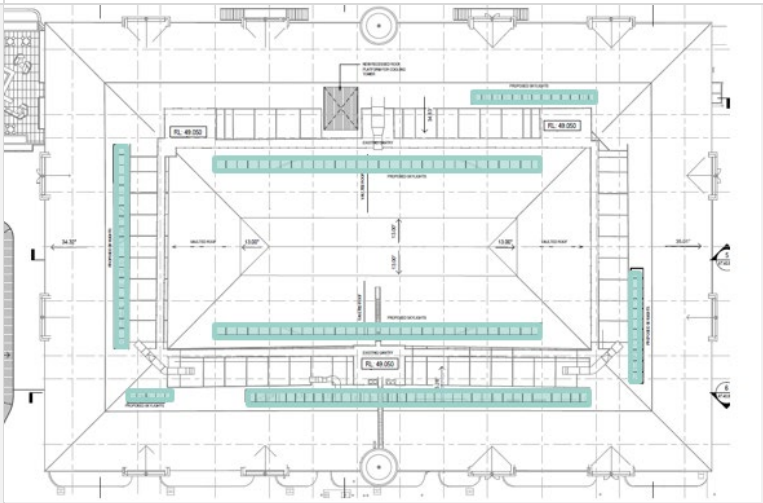
Policy	Discussion
In areas of exceptional significance, all original or early fabric shall be retained. *Preservation, restoration or reconstruction only shall be used.* *Where evidence of missing original fabric does not exist, conjectural reconstruction is not appropriate.*	The overall form of the place including the primary facades would be retained with minimal alterations. There are 5 keys areas of alterations to the north, south and east facades. The main entry from the northern façade and the players entry would be through two existing access points located on that façade. A third entry is required to access the café directly and to achieve to enhance the connectivity with the plaza and the Hordern Pavilion beyond. A fourth entry is proposed to the west side of the façade to retain symmetry and provide visual activation into the gym. The additional entries would require the lowering of the sill height of the existing double width arched window. The works would not impact the original openings, the new doors would fit within the original horizontal proportions of the windows. The quoining around the opening would similarly be retained. The minor alteration of this elements is accepted in the context of ensuring the viability of the café and by extension the ability of the place to function as a community space.  Picture 31 – Part view of the proposed northern elevation indicating the new doorway adapted from the existing window opening. One new entry point is proposed to the eastern façade, with an additional new full height timber framed window proposed in the adjacent bay to the south to maintain symmetry on the façade. The same principles as above would apply. The horizontal proportions and the surrounding detailing would be retained. Part of the south west corner of the site is to be occupied by a wet recovery building accommodating a lap pool and plunge pools to be utilised by both the Swifts and the Swans. The wet recovery building would appropriately be of a single storey so it minimises the amount of the southern façade obscured when the place is viewed from Lang Road. Two new access points are required to connect the roof terrace to the RHI. It is proposed to remove two sets of windows to allow for a new door. All other windows to the western section of the façade would be retained in situ, protected and separated from the new building by landscaping. These items of work are understood to be necessary in providing the floorspace

Policy	Discussion
	required to meet the needs of the Swans and the Swifts. This corner of the building is the least visible at present and is not utilised as a major public space such as that between the RHI and the Hordern. Rather the space is used for storage and plant. It is considered that the insertion of a high-quality building to this space in place of the existing items would be a positive heritage outcome.  Picture 32 – Proposed new doors between terrace to annex and RHI circled blue. *Source: Populous* It is proposed to replace at least some existing frosted window panes with clear glass in order to increase natural light and achieve design consistency across the façade. This is supported from a heritage perspective given the façade is currently characterised by a combination of different glass types. A representative sample of the original frosted glass is to be stored on site. Note that all joinery to be removed to allow for new access points would be stored on site.
Policy 1.19 *Re-use existing penetrations wherever possible. New openings where necessary are to be kept to a minimum and restricted to areas of lesser significance.*	The new players entry would re existing the existing entry to the north west corner of the building. Refer to discussion under policy above which assesses the impact of the additional openings to the north and south facades. A loading dock would be inserted into the eastern façade. The new steel roller door would be confined entirely within the existing opening and this item of work would therefore have no impact on the pattern of fenestration on the eastern façade.

Policy	Discussion
	 Picture 33 – Proposed steel roller door to east façade. *Source: Populous*
Policy 1.21 *In areas of considerable significance, aim to retain all fabric. If adaptation is necessary for the continued use of the place, keep changes to a minimum. Aim not to remove or obscure significant fabric and give preference to changes that are reversible.* *Spaces and elements of considerable significance include:* • *Interior spaces and fabric original to the 1912 construction including the roof trusses.* • *The "Showbags" sign, exterior northeast corner.*	All fabric original to the 1912 construction would be retained including the roof trusses and the shows sign to the exterior, northeast corner. The spatial quality of the substantial internal volume would be retained. It is considered that the building was designed for the specific purpose of integrating temporary fixtures to facilitate different uses. Therefore, a loose fit approach has been adopted for the integration of the mezzanine. The mezzanine, which has been set back from the line of the colonnade, would not be structurally dependant on the original fabric. There will be no physical impact on the internal colonnade. Views towards the roof structure would be retained throughout. A zone at the northern entrance has been retained as a double height space with no mezzanine structure. The image below shows how the mezzanine could be integrated in the context of the highly significant heritage fabric. Full height glazing is proposed around the inside of the mezzanine. The glazing would be similarly independent of the existing structure. The glazing would be recessive behind the columns and would be substantially setback at ground level such that the columns would remain easily legible as a component of the roof structure. 

Policy	Discussion
	Picture 34 – View across internal space and diagram showing the proposed integration of the mezzanine. The existing roof trusses would remain entirely exposed. The central barrel structure would remain entirely visible as it would be located directly above the central training area, which comprises much of the primary vista from the main century.  Picture 35 – Proposed view south across the building shown the barrel vault. *Source: Populous* The outer trusses cover areas proposed for ancillary functions including offices and a gym. These uses lend themselves to a transparent materiality i.e. the glazed petitioning, which would ensure maximum visibility to the trusses above. Some rooms are required to have ceilings however these are minimal and confined only to meeting rooms and client rooms. The covered rooms would be inserted as pods as per the image below and would not notably impact on the ability to view the trusses above given the ceilings are significantly lower than the trusses.  PLAN SHOWING EXTENT OF NEW CEILINGS  PLAN SHOWING EXPOSURE OF TRUSSES

Policy	Discussion
	Picture 36 – Plan showing areas of ceiling above meeting rooms (shaded yellow) and section showing relationship to trusses above. *Source: Populous* Notwithstanding the above, it should be considered that the trusses where not always historically entirely visible. The image below from the 1930s shows a lattice ceiling above the main exhibition space which obscured views to the trusses. The trusses will remain exposed in the proposed development in order to reveal the maximum amount of original fabric.  Picture 37 – c1930s. White Wings Flour exhibit showing mesh ceiling below trusses. *Source: Royal Hall of Industries CMP 2007.* The showbags sign to the north east corner would be retained and conserved.
Policy 1.23 *In areas of some significance, aim to retain most of the fabric. Adaptation of these areas may be acceptable where such changes are necessary for the continued use of the place.* *Spaces and fabric of some significance include:* • *The 1980s internal amenities block and mezzanine floor.* • *The basement toilet block southwest corner, (extensively modified)* • *The 1998 "Colorbond" roofing replicating the original painted corrugated steel roofing.*	Spaces of some significance are identified as 1980s fabric. The 1980s mezzanine would be removed, to be replaced with the lightweight steel and glazed structure which would be easily reversible. Small sections of the later colourbond roof would be removed to allow for several rows of skylights. The skylights would be installed to the inside planes of the original roof forms as shown in the image below such that none would be visible from the public domain. This item of works would therefore have no visual or physical impact on the significant fabric. The fabric to be removed constitutes 1990s fabric which Urbis considers to have no heritage significance beyond its ability to interpret the original corrugated steel roofing.

Policy	Discussion
	 Picture 38 – Proposed roof plan. Proposed skylights shaded blue. *Source: Populous*
Policy 1.25 *Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to adjacent significant fabric.* *Spaces and fabric of little significance include:* • The 1980 alterations including concrete floor slab and concrete encasement of original fabricated steel internal columns. • The 1998 plant room additions to the south façade. fit out of the art galleries for audio- visual presentations and conferencing. • The 1998 toilet stair enclosure to the south façade. • The 1998 roof-mounted air handling equipment and access platforms.	Elements of little significance are identified as elements which date from the 1980s or later and are largely defined as plant elements. The southern façade of the building was previously dominated by retrofitted plant which enters the building through first floor windows. It is understood that Playbill have removed this plant as part of the end of lease arrangements.  Picture 39 – Intrusive plant to the southern façade of the building. The portion of the brick wall to be removed along Erol Flynn Boulevard, dates from the 1980s and is an extension to the earlier wall which bounds Lang Road. The removal of this element would not have an impact on the significance of the place.

Policy	Discussion
Policy 2.1 *Any proposals for alterations to the external facades or roof of the building must take into account the impact on the aspect of the building as seen from key viewpoints, principally from Driver Avenue, Lang Road (east and west ends,) Anzac Parade (west) and Moore Park (south and west). Aim to rectify intrusive elements as seen from such viewpoints in any future works.*	As discussed above, the proposed removal of the intrusive plant to the southern façade would significantly improve the presentation of the building. The proposed Swifts building to the south of the RHI would be located in close proximity to the significant building and in a location that has been historically back-of-house. The siting of the Swifts building is appropriate in that it addresses Lang Road rather than occupying the space between the RHI and the Hordern Pavilion which would severe the historic relationship between the two early building. The Swifts building appropriate splays to the south to ensure maximum visual curtilage around the RHI. No other development, except public domain and landscaping works are located within the building's east, west or north setbacks.
Policy 3.2 *Retain the existing form of the building. There is an opportunity to incorporate some new work in areas previously modified, such as the 1980s internal amenities block, the sub-floor space, the south façade and previously modified doorways. Any such work should be closely guided by the recommendations and policies of this Conservation Management Plan, in order that impacts on heritage significance can be positive rather than negative.*	The overall form and character of the building would be retained. The addition to the south west corner of the building as discussed above, is a modest addition which would be identifiably new, and which would not obscure the original building form. Additions to this area are in accordance with Policy 3.2.
Policy 3.3 *In general, any proposed works involving the exterior facades should be guided by the following principles:* • Retain and conserve the existing pattern of window and door openings • Do not cut or chase into external brickwork or cement render. • Retain and conserve the fabric of original timber windows. • Existing exterior colour scheme for windows, timber trim and cement rendered elements should be retained and matched in any maintenance/conservation work. Any proposal to alter the existing colour scheme should be referred	There would be no impact on the existing pattern of window or door openings. Only two minor alterations are proposed to existing windows. The sills of these windows would be lowered to allow for two additional entries to the buildings. The horizontal proportions of the openings and the arched heads would be retained. There would be no cuts or chasing into external brickwork cement render. All windows would be retained and conserved save the two windows on the north (north/gym) and four windows onto the level 1 roof terrace as discussed in detail above. Despite the lowering of the sills of these windows the works would not notably interrupt the existing pattern of windows and door openings as no new penetrations are proposed and symmetry to the north façade is maintained through new openings both to the east and west sides of that façade. All window frames would be retained and conserved except the three discussed above. These would be salvaged and stored on site for potential reinstatement in the future. No changes to the existing exterior colour scheme are proposed.

Policy	Discussion
to and managed by an experienced Conservation Architect. • Conservation work to the exterior facades shall be of the best quality craftsmanship, commensurate with the level of skills and quality of materials used in the construction of the building. • Take opportunities as they arise to reinstate the missing arched hoods from door and *window openings, particularly on the Driver Avenue façade where they would not impede the functional access to the building.*	
Policy 3.6 *Retain, conserve and maintain all structural elements of the original 1912.*	All original 1912 structural elements would be retained and conserved. As discussed in detail above in this section the works have been designed to leave exposed key elements of the structure including the central barrel vault and the trusses above the mezzanine. The trusses would remain easily visible through the selective application of ceilings to only the spaces which require them including meeting rooms.
Policy 3.9 *The open planning facilitated by the steel frame structure of the original building(s), should be retained in any internal planning scheme. Any partitions installed for a particular exhibition or event should be temporary and completely reversible.*	The insertions required to facilitate the Swans facility have been designed on a loose fit principle. The central space would be a double height volume with no partitioning to accommodate a training field. It is considered that the proposed use is appropriate in that it requires the open planning that characterises the building. A mezzanine would surround the field at first floor and offices/ancillary training spaces would be incorporate under and on the mezzanine. The walls bounding the mezzanine would be appropriately glazed to ensure transparency across the building and ensure appreciation of its spatial quality. The mezzanine, set back from the colonnade, would be structurally independent of the original building and all new partitions would be associated with this mezzanine. The new works are therefore considered to be a series of pods which can be easily removed with the mezzanine following the 27 year lease if required.
Policy 3.11 *Ensure that the upgrading of services and/or planning for new services:* • Minimises the impact on significant fabric	The southern façade of the building was previously dominated by retrofitted plant which enters the building through first floor windows. It is understood that Playbill have removed this plant as part of the end of lease arrangements. This has had a positive heritage impact. New plant is proposed to the roof of the RHI. The existing roof form facilitates the installation of plant which is not visible from the public domain given the high pitch. The new recessed roof platform with cooling

Policy	Discussion
• Locates services in areas of lesser significance or areas already containing services • Avoids areas of potential archaeological sensitivity.	tower which is proposed to the western valley of the roof form would therefore have no visual impact on the presentation of the RHI.

5.3. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 4 – Heritage Division Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	This application seeks approval for the proposed adaptive reuse of the Royal Hall of Industries (RHI) for a high-performance sport facility for the use of the Sydney Swans. The place is currently underutilised. It is understood that the venue is utilised only 93 days out of the year. Its proposed use as a year-round community centre and training facility for the Sydney Swans would ensure that the place is consistently maintained and able to be appreciated. The proposal allows for general access to the building for at least 260 days per year. The works have been designed to ensure that the place is able to be fully utilised while having an acceptable impact on significant fabric. The central space would remain open plan and a structurally independent mezzanine would surround the field at first floor and offices/ancillary training spaces would be incorporate under and on the mezzanine. The walls bounding the mezzanine would be appropriately glazed to ensure transparency across the building and ensure appreciation of its spatial quality. The mezzanine, set back from the colonnade, would be structurally independent of the original building and all new partitions would be associated with this mezzanine. The new works are therefore considered to be a series of pods which can be easily removed in the future. The proposed Swifts building would respect the significance of the Royal Hall of Industries through its form, siting and detailing as detailed below in this table.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	There are no aspects of the proposal which are anticipated to have a detrimental impact on the significance of the subject site.
The following sympathetic solutions have been considered and discounted for the following reasons:	N/A
Major additions How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If not, why not?	A mezzanine would surround the field at first floor and offices/ancillary training spaces would be incorporate under and on the mezzanine. The walls bounding the mezzanine would be appropriately glazed to ensure transparency across the building and ensure appreciation of its spatial quality. The mezzanine would be structurally independent of the original building and all new partitions would be associated with this mezzanine. The new works are therefore considered to be a series of pods which

Question	Discussion
Will the additions tend to visually dominate the heritage item? Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	can be easily removed with the mezzanine following the 27 year lease if required.
New services (e.g. air conditioning, plumbing) How has the impact of the new services on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented? Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	The southern façade of the building was previously dominated by retrofitted plant which enters the building through first floor windows. It is understood that Playbill have removed this plant as part of the end of lease arrangements. This has had a positive heritage impact. New plant is proposed to the roof of the RHI. The existing roof form facilitates the installation of plant which is not visible from the public domain given the high pitch. The new recessed roof platform with cooling tower which is proposed to the western valley of the roof form would therefore have no visual impact on the presentation of the RHI.
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The Royal Hall of Industries is not a listed item under any statutory instrument. However, it has been identified to have heritage significance in the CMP 2007. The following design decisions have been made to ensure that the Swifts Building is sympathetic to the Royal Hall of Industries: • The new building follows the same alignment as Lang Road, it therefore splays south away from the principal east façade of the RHI. This would ensure that not built fabric would encroach on the visual curtilage around the east façade. • The height of the ceiling above the netball court is emphasised to accommodate the sports use. However, this higher mass is located to Land Road. The envelope around the community foyer between the netball court and the RHI community foyer is notably lower to moderate the difference in scale between the two buildings.

Question	Discussion
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	• Key vertical proportions of the community foyer directly reference those of the RHI. The first-floor roof level directly references the height of the RHI eaves. • The glazed material to the community foyer would ensure the new development does not dominate the context of the RHI. • The proposed Swifts building would be appropriately set back from the early brick wall along Lang Road as shown in the image below. • The Swifts building has been designed, in the spirit of the RHI and Hordern Pavilion as a robust building capable of multiple future uses and potential adaptation.  Picture 40 – Massing options showing setback of court building from southern boundary. *Source: Populous* As outlined in Section 5.1 the subject site is in the general vicinity of a number of heritage items and conservation areas. Note that the majority of the proposed works are located to the internal spaces of the existing building. The only works with the potential to impact on listed items and conservation areas in the vicinity constitute the proposed Swifts building and landscaping works. Items 958 and 959 listed under the Sydney LEP 2012 are considered to be located a sufficient distance from the subject site that the modestly scaled addition would not dominate or detract from the items. The subject site is located directly adjacent to conservation area C36 – Moore Park. This park is defined by open green space which already existing in the broader context of built development, concentrated at the Fox Studio site, including the RHI and Hordern Pavilion. It is not considered that the proposed new building would change the predominant typology which already defines its setting.

Question	Discussion
New landscape works (including car parking and fences) How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? How does the work impact on views to, and from, adjacent heritage items?	The removal of seven trees along the eastern boundary will be required to accommodate the improved access arrangements. An Arboricultural Report has been prepared to support this SSDA, and to assess the impact of the proposed tree removal and concludes that the trees to be removed are not of significance. The landscaping has been designed to encourage pedestrian circulation around the building. The landscaping in general enhances the presentation of the place and facilitates the use of the RHI as a community place. The formal activated laneway along the southern boundary of the RHI would encourage appreciation of the place in the round despite the construction of the Swifts building adjacent.

6. CONCLUSION AND RECOMMENDATIONS

The proposed works will enable a range of land uses, including a new home for the Sydney Swans and NSW Swifts. It will accommodate a multi-purpose facility available for community uses, sporting, medical and rehabilitation areas, administration and office spaces and associated plant and store rooms.

A detailed assessment of the potential heritage impact of the proposal has been set out in Section 5. The following observations have been summarised from the detailed assessment:

- The RHI has historically accommodated a number of varying uses. The building is robust and has been periodically adapted to suit these uses. Uses include a venue for the Royal Easter Show, dance hall, ice-skating rink, roller skating venue, emergency hospital, army office and showbag pavilion and most recently as mixed-use venue. The flexibility of the place has ensured its ongoing relevance to the community for over 100 years.
- Notwithstanding the above, the RHI is currently underutilised. It is understood that the venue is utilised only 93 days out of the year. Its proposed use as a year-round community centre and training facility for the Sydney Swans would ensure that the RHI is consistently maintained and able to be appreciated. The proposal allows for general access to the building for at least 260 days per year.
- The place can continue to be adapted to suit wider community needs in the context of the Swans training facility. The central community space is able to be used as a function space incorporating a pre function space to the north. The ancillary function venue can accommodate up to 1000 people. It is understood that the Hordern Pavilion will continue to be able to be used for entertainment purposes.
- The association with the Hordern Pavilion would be maintained by the concentration of public spaces to the north of the RHI. The connectivity would be enhanced between the internal public spaces and the plaza to the north through the creation of two new openings to the north façade of the RHI. This connectivity will ensure the community uses within the RHI are fully utilised.
- There are three new entries proposed to the north and south facades. An additional entry from the northern façade is required to access the café directly and to enhance the connectivity with the plaza and the Hordern Pavilion beyond. A fourth entry is proposed to the west side of the north façade to retain symmetry. An additional entry is proposed to the south façade to access the wet recovery building. The additional entries would require the lowering of the sill height of the existing double width arched windows. The works would not impact the original horizontal proportions of the windows. The quoining around the opening and the arched head would similarly be retained.
- The spatial quality of the substantial internal volume would be retained. A loose fit approach has been adopted for the integration of the mezzanine. The mezzanine would not be structurally dependant on the original fabric. There will be no physical impact on the internal colonnade. Views towards the roof structure would be retained throughout. Full height glazing is proposed around the inside of the mezzanine. The glazing would be similarly independent of the existing structure. The glazing would be recessive behind the columns and would be substantially setback at ground level such that the columns would remain easily legible as original components of the roof structure.
- It is proposed to replace at least some existing frosted window panes with clear glass in order to increase natural light and achieve design consistency across the façade. This is supported from a heritage perspective given the façade is currently characterised by a combination of different glass types. A representative sample of the original frosted glass is to be stored on site. Note that all joinery to be removed to allow for new access points would be stored on site.
- The following design decisions have been made to ensure that the Swifts Building is sympathetic to the Royal Hall of Industries:

- The new building is located in an area that has been historically back-of-house and follows the same alignment as Lang Road, splaying south away from the principal east façade of the RHI. This would ensure that no built fabric would encroach on the visual curtilage around the east façade.
- The envelope around the community foyer between the netball court and the RHI community foyer is notably lower to mediate the difference in scale between the two buildings.
- Key vertical proportions of the community foyer directly reference those of the RHI. The first-floor roof level directly references the height of the RHI eaves.
- The proposed Swifts building would be appropriately set back from the early brick wall along Lang Road.
- The Swifts building has been designed, in the spirit of the RHI and Hordern Pavilion, as a robust building capable of multiple future uses and potential adaptation.

Urbis supports the proposal and recommends that the consent authority should have no hesitation in approving this application on heritage grounds.

Interpretation is a valuable means of communicating the significance of a site to its current users and other members of the public. An Interpretation Strategy is a site-specific document that identifies how this can be best achieved. Urbis recommends that an Interpretation Plan should be prepared for the RHI by a suitably qualified consultant and its recommendations implemented. The Plan should include measures to interpret all historical phases of the site.

Urbis also recommends that a photographic archival recording of the RHI should be carried out in accordance with the NSW Heritage Office publication: Photographic Recordings of Heritage Items Using Film or Digital Capture before any major changes are carried out to the building.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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