



Our Ref: DOC19/592501

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

By email: Jessica.fountain@planning.nsw.gov.au

Dear Mr Glasgow

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

I refer to your email dated 10 July 2019 inviting comments from Heritage, Department of Premier and Cabinet (Heritage DPC) and advice on recommended conditions for the above mentioned State Significant Development application for the Royal Hall of Industries (RHI) at 1 Driver Avenue, Moore Park.

The proposal is for the adaptive reuse of the RHI building for sport and community related facilities. The proposed multi-purpose facility will be home of the Sydney Swans & NSW Swifts and will accommodate a range of community uses including sporting, medical and rehabilitation areas, administration and office spaces and associated plant and store rooms. The proposed works are predominantly internal alterations and additions to the existing building, however the SSD application also includes a new 'southern extension' building located on the south-eastern corner of Errol Flynn Boulevard and Lang Road.

A review of the documentation associated with the Environmental Impact Statement (EIS) has been undertaken, in particular:

- Appendix E: Architectural Drawings prepared by Populous, dated May 2019
- Appendix H: Heritage Impact Statement prepared by Urbis, dated May 2019
- Appendix I: Historical Archaeological Assessment prepared by AMAC Archaeological, dated May 2019.

Based upon this review, as delegate of the Heritage Council of NSW, I provide the following comments:

The RHI building is not listed on the NSW State Heritage Register (SHR). It is however adjacent to a number of local and state heritage items, including 'Centennial Park, Moore Park, Queens Park' (SHR No. 01384) and the 'Moore Park Conservation Area' (C36). As such, it is recommended that:

- ***Early collaboration with local councils takes place in order to mitigate potential impacts to these items and on urban design, visual amenities and landscape treatment associated with the project.***

Although the RHI building is not a listed item under any statutory instrument, it has been identified as holding heritage significance in the CMP 2007. Heritage DPC notes that the HIS

prepared by Urbis makes considerable references to the CMP and uses it as a basis for the heritage impact assessment. However, a copy of the document has not been provided with the SSD submission. The CMP is a pertinent document in assessing any major proposal for the building. It is recommended that:

- ***The Department of Planning, Industry and Environment (the Department) be provided a copy of the 2007 CMP, along with any recent amendments.***

The HIS states that the proposed new 'Swifts building' has been designed to ensure it is sympathetic to the RHI building, through the siting, massing and scale of the built form. The new building is located in a historically back-of-house area which follows the same alignment as Lang Road and away from the principal (eastern) façade of the RHI building. However, it is recommended that:

- ***The siting of the new building provides an appropriate setback from the early brick wall along Lang Road and Driver Avenue, as it informs the early layout of the site and contributes to its historical and aesthetic values.***

It is also recommended that:

- ***The Department considers potential visual impact of the new building on significant sight lines to and from adjacent heritage items in determining this application.***

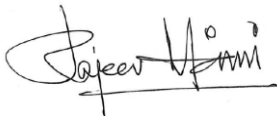
The HIS states that the majority of the proposed works are located inside the existing building. As such, it is recommended that:

- ***The Department request a photographic archival recording of significant built and landscape elements affected by the proposal, prior to the commencement of works, in accordance with the NSW Heritage Division publications How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture.***

Heritage DPC have reviewed the Archaeological Assessment and Work Method Statement (AMAC Group May 2019). Heritage, Department of Premier and Cabinet concurs with the archaeological assessment and the Work Method Statement is appropriate for the assessed level of archaeological potential and significance.

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

Yours sincerely



Rajeev Maini

Senior Team Leader

Regional Heritage Assessments South

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Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

7 August 2019