

STATEMENT OF HERITAGE IMPACT



Proposed New Amenities Block and Associated Works Bat and Ball Park, Moore Park

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Issue D

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Prepared for:	Greater Sydney Parklands

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people.

Cover photo: View of the proposed works from Mount Steel.
Greater Parklands Sydney.

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) has been prepared to inform a Review of Environmental Factors (REF) for the construction of a new amenities block, with associated landscape works, at Bat and Ball Oval. Bat and Ball Oval is located within Moore Park, at the corner of South Dowling Street and Cleveland Street, Moore Park, New South Wales.

It is understood that the REF relies on the development without consent provisions set out in Chapter 2, Division 12, Section 2.73 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Moore Park is listed on the State Heritage Register under the *NSW Heritage Act 1977* as part of the listing for 'Centennial Park, Moore Park, Queens Park,' Randwick, Sydney and Waverley LGA (SHR 01384). This SoHI helps establish if consent is required under the *Heritage Act 1977* and if, so, what form of consent.

The site is located within the Moore Park Conservation Area (C36) as it is defined by Schedule 5 Part 2 of the *Sydney Local Environmental Plan 2012 (LEP 2012)*. The site is also located within the vicinity of several heritage items or Conservation Areas listed by Schedule 5 Parts 1 and 2 of this plan. Under Part 5.10(4) of the *Sydney LEP 2012*, the consent authority must consider the impact of the proposed works on the site and any heritage items in its vicinity.

This statement has been prepared at the request of Greater Parklands Sydney and accompanies plans prepared by Scale Architecture (architectural) and Civile (landscape).

There is a Conservation Management Plan for Moore Park, the details of which are as follows:

- Urbis, *Conservation Management Plan for Centennial Parklands*, February 2010.

This plan is hereafter referred to as the *CMP 2010*.

1.2 Structure of this SoHI

Section 2 of this SoHI describes the site and its setting.

Section 3 provides a brief history of the site.

Section 4 establishes the significance of the site and identifies the heritage items that lie within its vicinity.

Section 5 outlines the outline the scope of works and discuss the options considered.

Section 6 considers the impact of the proposed works on the site and nearby items using Heritage NSW guidelines and the policies of the *CMP 2010*.

Section 7 provides recommendations, including whether additional consents, not provided for under the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, are required.

Section 8 lists the references to comply this statement.

1.3 Statutory Listings

The following table identifies the statutory heritage listings for Moore Park and hence the site of the proposed works.

<i>Listing Type</i>	<i>Item Name and Details</i>	<i>Listing Number</i>
<i>The Site: Bat and Ball Oval</i>		
Listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW)	'Centennial Park, Moore Park, Queens Park,' Randwick, Sydney and Waverley LGA	SHR 01384
Listed as a heritage item by Schedule 5 Part 1 of the <i>Sydney LEP 2012</i>	No	N/A
Located within a heritage conservation area identified by Schedule 5 Part 2 of <i>Sydney LEP 2012</i>	Moore Park Conservation Area	C36
<i>Heritage Items/Areas Within the Vicinity of the Site</i>		
Located in the vicinity of an item/area listed on the Commonwealth or National Heritage List under the <i>EPBC Act</i> .	No	N/A
Located within the vicinity of items listed on the State Heritage Register (SHR) or a s170 Register under the <i>Heritage Act 1977</i> (NSW).	Yes	See Table 3 in Section 4.4.
Located within the vicinity of heritage items listed by Schedule 5 Part 2 of <i>Sydney LEP 2012</i>	Yes	See Table 3 in Section 4.4.
Located within the vicinity of a Conservation Area identified by Schedule 5 Part 2 of <i>Sydney LEP 2012</i>	Yes	See Table 3 in Section 4.4.

Table 1: Statutory heritage listings for the site and within the immediately surrounding area.

1.4 Methodology

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023) and *Guidelines for preparing a statement of heritage impact* (2023) and with reference to the planning documents listed under Section 9.0 of this statement.

Site visits were carried out by Weir Phillips Heritage and Planning in January 2024 and March 2025. Unless otherwise stated, the photographs contained in this statement were taken on these occasions.

1.5 Limitations

An assessment of archaeological potential and archaeological significance is outside the scope of this SoHI. Refer to reports prepared by others.

The site inspections were non-invasive.

Heritage items in the vicinity of the site were viewed from the public domain only.

The collection of oral history was not provided for.

No community consultation was undertaken.

2 SITE DESCRIPTION

2.1 Site Location

Bat and Ball Oval is located within Moore Park, on the south eastern corner of South Dowling Street and Cleveland Street. Figure 1 locates the Oval within the wider area.

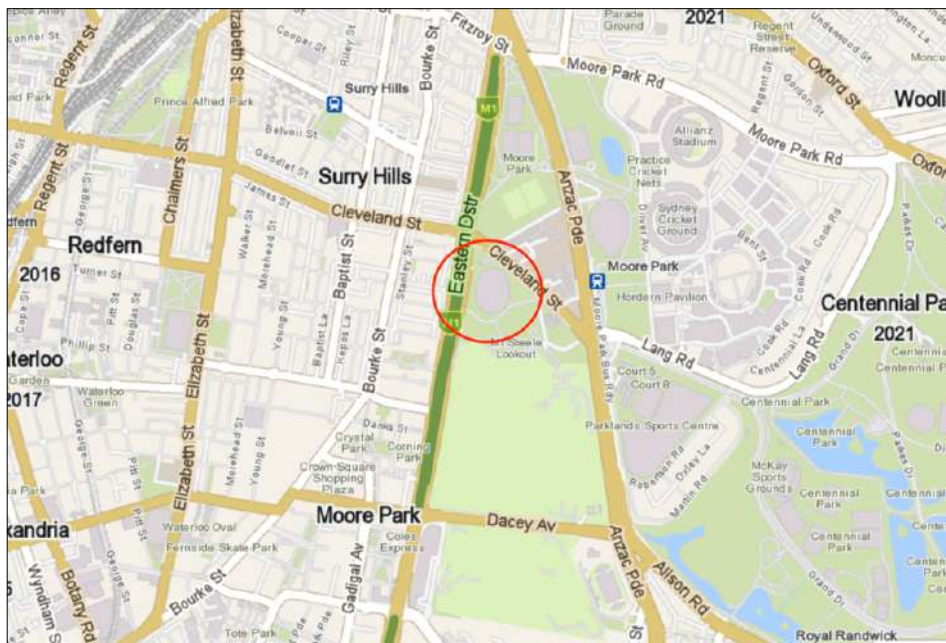


Figure 1: Site location. The arrow points to the site of the proposed new works.

Whereis.com.au; annotation by WP Heritage and Planning.

2.2 Area of Proposed Works

The proposed works are located on the western side of Bat and Ball Oval, within Lot 1 D.P. 1034716. Figure 2 identifies the location and types of works proposed.



Figure 2: Area of proposed works.

Scale Architects.

2.3 The Setting of Bat and Ball Oval Outside of Moore Park

For the following, refer to the Figure 3, an aerial photograph over the site and the surrounding area. The arrow points to the site of the proposed new amenities block.

Bat and Ball Oval lies within a mixed commercial, residential, recreational and educational precinct.

The north eastern side of Bat and Ball Oval is defined by Cleveland Street. The street is level as it passes the Oval and five lanes wide, with footpaths to either side. Fig trees, part of a historic street planting, line the street. To the north of Bat and Ball Oval, and on the opposite side of Cleveland Street, lies a large area of open space, also part of Moore Park.

To the east of Bat and Ball Oval, and on the opposite side of Cleveland Street, lies Sydney Boys High and Sydney Girls High. The two campuses have heritage listed Interwar period buildings and heritage listed remnants of Sydney's first zoo. The school buildings fronting Cleveland Street and directly opposite Bat and Ball Oval are two storey c.1970s and later buildings, set behind a metal fence.

Cleveland Street is around 200m distant from the area of proposed works, which are located on the western side of Bat and Ball Oval. Refer to Figure 4 and to the photographs in the following sections.



Figure 3: The site of the proposed works within the surrounding area.
SIX Maps; annotation by WP Heritage and Planning.



Figure 4:
Cleveland Street
opposite Moore Park,
looking north west
showing the street
plantings that line Bat
and Ball Oval.

The western side of the Bat and Ball Oval is defined by South Dowling Street. The five lanes of South Dowling Street are divided by the Eastern Distributer, which lies below street level and is screened by a wall with fencing above and by vegetation. The two lanes of South Dowling Street that lie adjacent to Moore Park are close to level with it. A narrow nature strip with concrete bollards linked with metal chain separates the street from the Park. A bitumen surfaced footpath runs adjacent to South Dowling Street on the opposite side of the bollards.

Within Moore Park, planting screens the Oval from South Dowling Street except for an open section which lies adjacent to the pedestrian crossing and footbridge that links Moore Park to the far side of South Dowling Street. This is the location of the proposed new amenities block. There are fig trees of various species towards the southern and northern ends of Bat and Ball Oval.

Refer to Figures 5 to 7 and to the photographs in the following sections.



Figure 5:
Looking north along South Dowling Street from near the site of the proposed amenities block showing the street, bollards, existing footpath and planting.



Figure 6:
Looking south along the Eastern Distributor from the foot bridge showing how the Eastern Distributor and planting separate the two sections of South Dowling Street.



Figure 7:
Looking across
the footbridge
that connects
the two sides of
South Dowling
Street towards
the area of
proposed
works.

To the west, south west, north and north west of Bat and Ball Oval, on the opposite side of South Dowling Street and the Eastern Distributor, lie the densely developed suburbs of Redfern and Surry Hills.

South Dowling Street, directly opposite Bat and Ball Oval, is occupied by one to three storey attached nineteenth century buildings, predominately dwellings, demonstrating varying degrees of integrity. On the north western corner of the intersection of South Dowling Street and Cleveland Street lies the heritage listed two storey Interwar period style Bat and Hall Hotel. This hotel is a prominent element of the intersection. As set out further below, views towards the Park from these terraces and the hotel are screened by the wall and fencing associated with the Eastern Distributor and by planting.

Refer to Figures 8 and 9 and to the photographs in the following sections.



Figure 8:
Terraces on the
opposite side of
South Dowling
Street/Eastern
Distributor,
adjacent to the
area of proposed
works, looking
south.



Figure 9:
Terraces on the opposite side of South Dowling Street/Eastern Distributor, adjacent to the area of proposed works, looking north.

To the south of Bat and Ball Oval, and within Moore Park, lies Mount Steel, part of Moore Park, described in Section 2.4 below.

2.4 Moore Park and Bat and Ball Oval

2.4.1 General Description

Bat and Ball Oval lies within Moore Park, which covers an area of 115 hectares. There are playing fields, including Bat and Ball Oval and the larger E.S. Marks Athletic Field, an 18 hole public golf course and driving range and more informal areas of open space. There is one water body- Kippax Lake- which lies well to the north west of Bat and Ball Oval. The State Heritage Inventory (SHI) Sheet for the Park continues:

‘The spatial structure of Moore Park is a broad, flat and low lying area punctuated by modified remnant sandhills and water bodies with relatively straight lines of plantings following road alignments. Linear plantings have subdivided the park into a series of spaces, open in character yet defined by walls of trees. There are a series of playing fields segmented by major and secondary roads.

Moore Park has approximately 1140 specimens of trees. The species mix is limited to 44 species among 25 genera which comprise roadside, row and individual plantings of trees which includes different species of figs, evergreen oaks, pines and palms. Numerically and visually, the most dominant species in Moore Park are the Morton Bay and Port Jackson Fig trees. Older specimens are in a declined state and numbers and have been boosted by replacements.

The distinctive landscape character of Moore Park is one of large-scale elements, comprising extensive avenues of majestic fig trees which either line the roadways such as Anzac Parade, Federation Square Cleveland Street,

Darcy Avenue, South Dowling Street and Moore Park Road, or are set off the expansive fields.’¹

Built structures within Moore Park include the two storey Victorian Gothic Style former toll house building with its later extensions; the E.S. Marks grandstand and related buildings; the golf club house, the Moore Park gates and fencing (off Anzac Parade); several different fencing types; a sandstone obelisk erected in 1917 in the medium strip of Anzac Parade; several fountains and statues; a 1833 boundary stone on the corner of South Dowling and Cleveland Street; tram waiting sheds and offices; the tennis pavilion at the junction of Anzac Parade and Federation Way; and various amenities and services buildings.

Moore Park continues north of Bat and Ball Oval, on the opposite side of Cleveland Street. This part of Moore Park screened from the Oval by mature fig trees on both sides of Cleveland Street. There is a small memorial on the northern side of the intersection.

South of Bat and Ball Oval and within Moore Parks lies Mount Steel, which rises steeply up to the Moore Park Golf Course. There are mature trees down the eastern and western sides of Mount Steel, with a long grassy terraced slope between. Refer to Figures 10 and 11.



Figure 10:
Mount Steel from the
site of the proposed
new amenities block.

¹ *Moore Park Heritage Conservation Area*, Sydney. State Heritage Inventory, Heritage Item ID: 2421489



Figure 11:
Mixed planting on
the lower slopes of
Mount Steel with Bat
and Ball Park visible
through the trees.

2.4.2 Bat and Ball Oval and the Areas of Proposed Works

Bat the Ball Oval is a level natural grass playing field with flat or gently undulating grassed surrounds with mature trees, mostly fig trees, flanking the streets. The Oval has high metal light poles for night lighting and tall AFL goal posts at the northern and southern end. It is not fenced. As noted above, there is planting along most of the street boundaries. There is a wide margin of lawn around the Oval. These areas are either level with the Oval or rise gently from it.

The site of the proposed amenities building rises gently from the western side of the Oval. Two low stone walls set approximately 25m apart define the exit to a pedestrian crossing/bridge, over South Dowling Street/the Eastern Distributor. As noted above, mixed planting to the north and south of these walls screens South Dowling Street.

There is an existing single storey amenities block, erected c.2000, at the northern end of the Oval, close by the intersection of South Dowling and Cleveland Streets. This block lies approximately 100m distant from the site of the proposed new amenities block and is framed by fig trees. North of the amenities block there is an underground pump station with above ground services, including a circular tank. Note the mature trees that lie within the immediate vicinity of the block, including two varieties of fig trees. South of the block, lie two low stone block walls running down the slope to the oval. This area acts as a basin to collect rainwater from the roof.

Refer to Figures 12 to 20.



Figure 12:
Looking south
towards the existing
amenities block and
infrastructure.



Figure 13:
Southern elevation
of the existing
amenities block and
the stone walls on its
southern side.



Figure 14:
Area north of the
existing amenities
block near the
corner of South
Dowling and
Cleveland Streets.



Figure 15: Looking towards the area of the proposed amenities block from the Oval



Figure 16: Northern stone wall close by the site of the proposed amenities block.



Figure 17: Southern stone wall on the site of the proposed amenities block.



Figure 18: Looking north from the area of the proposed amenities block.



Figure 19: Detail of the above area showing the topography and screening.



Figure 20: Looking south of the area of the proposed amenities block.

3 HISTORICAL ANALYSIS

3.1 Always Was, Always Will Be

While an Aboriginal history is not provided for, it is acknowledged that the site is located within the traditional lands of the Gadigal and Gameygal people.

3.2 Sydney Common

The British Colony of New South Wales was officially established on 26 January, 1788. Ignoring the presence of the Aboriginal people, all land was declared to be Crown Land.

The subject site lies on 1,000 acres set aside by Governor Macquarie as part of the second Sydney Common in 1811. The Common was created in the hope that people would refrain from turning livestock loose in the streets. The northern side of the Common was defined by the South Head Road (now part of Oxford Street), which followed a pre-existing Aboriginal pathway.

The rolling sand dunes, waterbodies, freshwater swamps and streams of Sydney Common, so critical to its Aboriginal custodians, were considered unsuitable for European style cultivation. There were four large sandhills in the area. Only one of these, Mount Steel, which lies directly south of Bat and Ball Oval, remains prominent today. This sandhill was later named for Alexander Steel (1819-1882), publican and alderman of City of Sydney Council.

From 1820 to 1859, the Common's wetland system played a critical role in Sydney's second water supply. To maintain the purity of the water supply, the Lachlan Swamp Water Reserve was created within the Common. Other land uses infringed on the Common and Water Reserve. In 1833, for example, Governor Bourke sectioned off part of the Common for a racecourse, now Royal Randwick Racecourse. In the early 1840s Victoria Barracks were constructed in what is now Paddington and land appropriated for a military cricket ground (now the Sydney Cricket Ground). A cemetery was planned south of the present-day Bat and Ball Oval. Whilst the cemetery is shown by plans of the 1850s, it may never have been consecrated.

Figure 21 reproduces a plan of the area date 1853. South Dowling Street (created in 1850 as Dowling Street) is shown, as are the cemetery and the surviving sandhills. In 1860, a toll house was built at the corner of what is now Anzac Parade and Lang Road to collect tolls on the Botany Road (later Randwick Road, now Anzac Parade/Lang Road). This building was used as a toll house until 1890, later as the golf club clubhouse. It is now the only surviving metropolitan toll house and is heritage listed under the *Sydney LEP 2012*.

By the time that the toll house was built, present day Moore Park had become a barren and degraded area through illegal timber getting, pillaging and dumping. These problems intensified as the land to the west of the Common, in Surry Hills and Redfern, was increasingly cleared and developed. Native vegetation was further lost when, in an effort to stabilise the shifting sands, couch grass was introduced.

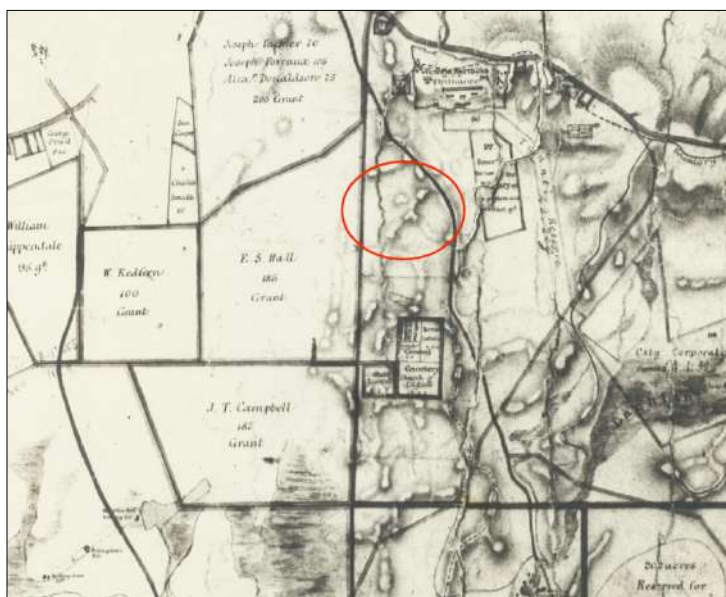


Figure 21:
Detail of J.S. Adam,
*Plan of the country
between the Old
South Head Road &
Botany Bay, shewing
the Lachlan & other
swamps, the
alienated lands & c.,
1853.* The
approximate area of
Bat and Ball Oval is
circled.
State Library of NSW.

3.3 Moore Park

In 1866, 378 acres on the north western section of the Common was dedicated by the City of Sydney as a public recreational ground to help meet the growing pressures for outdoor recreational space, including for organised sport, within the crowded inner city suburbs. By 1866, it was estimated that 65% of Sydney's population lived within five miles of the proposed park.

In 1867, work began on levelling, planting trees and laying out the grounds of the new park. The Water Reserve to the east was fenced off from the new park by a paling fence. Moore Park Road was laid out as an extension of Fitzroy Street (1867). The upper slopes of the sandhills Mount Steel and Mount Rennie, south of what is now Bat and Ball Oval, were terraced and the lower slopes planted, predominately with Moreton Bay Figs. The latter would later be significantly altered when the golf course was created. The new parklands were named 'Moore Park' in honour of Charles Moore, Mayor of Sydney City Council in 1867-9. At its time of dedication, Moore Park was bounded to the south by the privately owned Lachlan Estate and Randwick Racecourse, to the west by Dowling Street, to the north by Old South Head Road (Oxford Street) and to the east by the Water Reserve. Cleveland Street was extended through to Moore Park to connect with Randwick Road (now Anzac Parade) in 1879, completing the road pattern within the immediate area that would remain until the late 1990s and the construction of the Eastern Distributor.

Moore Park soon became the focus of major sporting events and entertainment facilities, including a zoological gardens (1916), the Royal Agricultural Society Showground and the first course of the Australian Gold Club. After the zoo moved to the North Shore in 1916, Sydney Boys (1918) and Sydney Girls (1921) High Schools were built. Remnants of the zoo can be found within the grounds of the former. The establishment of Moore Park Golf course in 1926 resulted in further modifications to the landscape. Centennial Park to the west was created in the late nineteenth century onwards on the former Water Reserve after the Lachlan Swamps were formally cut off from Sydney's water supply. Figure 22, a plan dated 1887, shows many of these developments.

Figure 23 provides a near contemporary photograph to Figure 22, looking south from the intersection of what is now Anzac Parade and South Dowling Street. The intersecting road, creating what was known as 'Driver's Triangle,' now extends into Moore Park Road and Fitzroy Street. The future site of Bat and Ball Oval lies within the cleared land in the

distance, as do Mount Steel and Mount Rennie (later modified for the construction of the golf clubhouse).

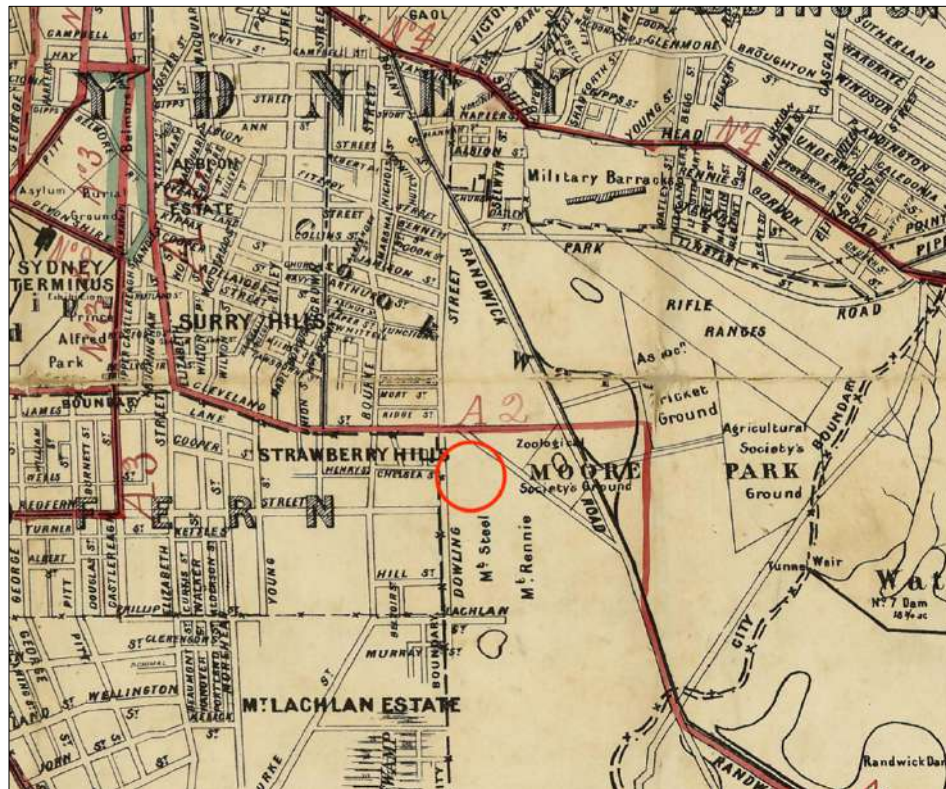


Figure 22: Detail of Sands' Directory Map of City of Sydney and Suburbs, 1887.

The approximate area of Bat and Ball Oval is circled. Note Mount Steel to the south. Mount Rennie to the east of Mount Steel was later partially flattened for the Moore Park Golf Course. Note also the Zoological Society's Ground, now Sydney Boys High School.

City of Sydney Archives.

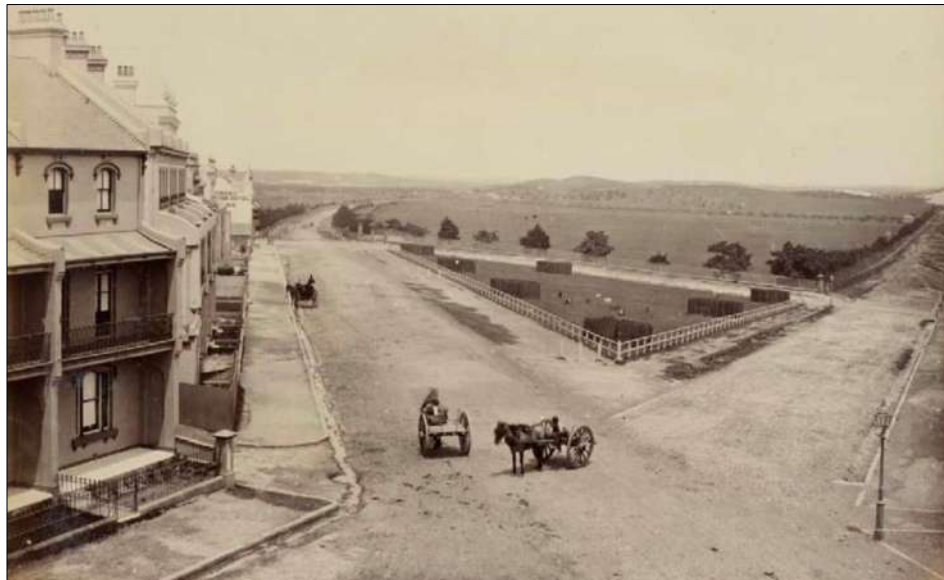


Figure 23: View of Moore Park at the intersection of Anzac Parade and South Dowling Street, Sydney, 1881. This view is towards the sandhills later modified for the golf course.

Randwick City Council.

The management of Moore Park was transferred to the Centennial Park and Moore Park Trust in the early 1990s.

3.4 Bat and Ball Oval

Aerial photographs show that the site of the Bat and Ball Oval remained cleared open space until the late twentieth century. Refer to Figures 24 to 28. When Figure 27 was taken in 1998, South Dowling Street was being widened for the Eastern Distributor and a temporary road diversion had been constructed through Moore Park across the future site of Bat and Ball Oval, which was created after the completion of the roadworks. The existing amenities block was designed by Conybeare Morrison & Partners and erected in 2000.² The site of the proposed works has been cleared for road widening. The existing stone walls on the site of the proposed amenities building and to the south of the existing amenities building date from after this period.



Figure 24: Aerial photograph over Moore Park in 1943. The site of the Bat and Ball Oval is circled. Note the now mature street trees along Cleveland Street, some of which remain.

SIX Maps; annotation by WP Heritage and Planning.

² CMP 2010, B28.



Figure 25: Aerial photograph over Moore Park in 1955. The site of the Bat and Ball Oval is circled.

Portalspatial.gov.au; ; annotation by WP Heritage and Planning.



Figure 26: Aerial photograph over Moore Park in 1975. The site of the Bat and Ball Oval is circled.

Portalspatial.gov.au; ; annotation by WP Heritage and Planning.



Figure 27: Aerial photograph over Moore Park in 1998. The site of the Bat and Ball Oval is circled.

Portalspatial.gov.au; ; annotation by WP Heritage and Planning.



Figure 28: Aerial photograph over Moore Park in 2004. The site of the Bat and Ball Oval is circled.

Portalspatial.gov.au; ; annotation by WP Heritage and Planning.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Assessment of Significance

The State Heritage Inventory listing sheets for the state and local heritage listings associated with the site contain assessments of significance under Heritage NSW criteria. Columns 2 and 3 in Table 2 below set out the assessments provided for the two statutory heritage listings for the site. How the Bat and Ball Oval contributes to these accepted assessments is considered in column 4. The conclusions in column 4 have been informed by the 'significance indicators' provided by the recent Department of Planning and the Environment guidelines *Assessing heritage significance* (2023).

Criterion	<i>From the SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR)</i>	<i>From the SHI Listing Sheet for the Moore Park Conservation Area (Sydney LEP 2012)</i>	Comment
<p>(a) Historic significance</p> <p>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>Centennial Park is historically significant as part of the site of the second Sydney Common and public open space proclaimed by Governor Lachlan Macquarie on 5th October 1811. It is the site of Sydney's second and third water supply, Busby Bore and the Lachlan Water Reserve. It is the site of Sydney's first public suburban drive - the Grand Drive. It is the first designed suburban park, based on the English model of integrated suburban residential development and recreational open space. The Park provided the setting for the following prominent events: The Centenary Celebrations, 1888; The Annual Military Review; the Commonwealth Swearing-in Ceremony 1901; the American Fleet Review 1908;</p>	<p>The area is of historic significance for being part of the Sydney Common which was reserved by Governor Macquarie in 1811 and for having evolved over time from being essentially grazing land to being a public park with passive and active recreation, as well as the location of two high schools.</p> <p>Anzac Parade which traverses the conservation area commemorate the Australian and New Zealand troops who lost their lives whilst fighting in World War I.</p> <p>Meets this criteria at a state level.</p>	<p>Bat and Ball Park, while a relatively recent element within the Moore Park area, is part of the historic and still developing significance of Moore Park as a place of public recreation. It is noted, however, that, as a relatively recent facility, it does not belong to the most important phases of historic development specifically identified by the SHR listing.</p> <p>The existing built fabric is not of high significance. The mature tree planting is of significance.</p>

<i>Criterion</i>	<i>From the SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR)</i>	<i>From the SHI Listing Sheet for the Moore Park Conservation Area (Sydney LEP 2012)</i>	<i>Comment</i>
	mourning for the death of King Edward 1910; Peace Celebrations and Thanksgiving Service 1918; Sesqui-Centenary Celebrations 1938; Federation Jubilee 1951; Federation Pavilion dedication 1988; Bi-Centenary Celebrations 1988. The most significant periods in the history of the park are: pre-European, natural environment pre-1788; Lachlan Water Reserve 1811-1887; Centennial Park 1888-1930, 1984-present [1990]. (Burton 1990)		
(b) Historical association An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).	None attributed.	The area has historical association with Charles Moore, Mayor of Sydney (1867-1869) and Charles Moore, Director of Sydney's Botanic Gardens. Meets this criteria at a state level.	Bat and Ball Oval is not significant under this criterion.
(c) Aesthetic/creative/technical achievement An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical	Centennial Park is a designed environment that, after 100 years, still retains the unity and continuity of its designed elements. Aesthetically it combines contrasting landscape types with spatial diversity that, together with a	The area is of aesthetic significance for its large expanse of open space and important tree plantings, as well as numerous elements including the Moore Park entry gates and five memorial fountains. The majestic fig trees,	Bat and Ball contributes to the aesthetic significance of Moore Park as a place of open space with mature tree plantings to its perimeter. The existing amenities block and low stone walls and

<i>Criterion</i>	<i>From the SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR)</i>	<i>From the SHI Listing Sheet for the Moore Park Conservation Area (Sydney LEP 2012)</i>	<i>Comment</i>
achievement in NSW (or the local area)	surrounding built environment that complements the scale of the Park while providing minimal visual intrusion, works together to provide a harmony of scale. (Burton 1990)	<p>which are set off the expansive fields, or line the main roadways, including Anzac Parade, Federation Way, Cleveland Street, Lang Road, Dacey Avenue, South Dowling Street and Moore Park Road, are significant landscape elements.</p> <p>Sydney Boys High School and Sydney Girls High School are significant for their fine inter-war buildings.</p> <p>Meets this criteria at a state level.</p>	other infrastructure built over 2000 is not significant under this criterion in terms of architectural merit, for the contribution that it makes to the setting of the oval or nearby significant elements, such as the memorial drinking fountain and boundary stone.
(d) Social, cultural, and spiritual An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	Centennial park, designed as a People's Park, has provided an important social venue for meetings of a range of community groups, commemorative events, sporting events, military venues, concerts and general public recreation. (Burton 1990)	<p>The parklands, with its high level of recreational usage, and the two high schools are held in high esteem by the local and wider community.</p> <p>Meets this criteria at a state level.</p>	Bat and Ball Oval is likely to have some significance under this criterion as a popular place for organized sports.
(e) Research potential An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	Centennial Park has been the site of horticultural experimentation, particularly with grass species and native tree species. It has also been the site of conservation of indigenous bird species and is the location of indigenous plant species	None attributed.	An archaeological assessment was not part of the brief for this statement. Refer to reports prepared by others.

Criterion	<i>From the SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR)</i>	<i>From the SHI Listing Sheet for the Moore Park Conservation Area (Sydney LEP 2012)</i>	Comment
	representative of the ecology of the Botany sands system. (Burton 1990)		
<p>(f) Rare</p> <p>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	None given.	<p>The bear pits at Sydney Girls and Boys High Schools are rare surviving remains of what was Sydney's first zoo that was established on land granted by Sydney City Council in 1879 and occupied by the Zoo until 1916 when it moved to its second and current home at Taronga Zoo.</p> <p>Meets this criteria at a state level.</p> <p>The Toll House located within the conservation area is exceptionally significant for its rarity as the only surviving metropolitan tollhouse and the only two -storey toll house in NSW.</p>	None of the built fabric of Bat or Ball Oval dating after 2000 is rare.
<p>(g) Represent-ative</p> <p>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or</p>	None attributed.	The parklands within the conservation area is representative of a mid - nineteenth century trend which established large landscaped parks for healthy recreation of all social classes and as a relic from cramped living conditions and industrial centres.	Bat and Ball Oval is representative of the types of playing fields provided within Moore Park over time. It is, however, relatively recent in date and does not specifically relate to the nineteenth century trend of providing healthy recreation spaces for all social classes.

<i>Criterion</i>	<i>From the SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR)</i>	<i>From the SHI Listing Sheet for the Moore Park Conservation Area (Sydney LEP 2012)</i>	<i>Comment</i>
cultural or natural environments).		Meets this criteria at a state level.	

Table 2: Heritage NSW Criteria assessment.

4.2 Statements of Significance

The following statements of significance are adopted for the purposes of this assessment.

4.2.1 Centennial Park, Moore Park and Queens Park

The SHI listing sheet for Centennial Park, Moore Park and Queens Park (SHR) provides the following statement of significance:

‘Centennial Parklands is a unique place of exceptional National, State and Local heritage significance. It is a grand, linked open space of largely nineteenth-century landscape design intended for social and physical activity.

The Parklands has developed at the head of the Botany Bay catchment in an area originally part of the territory of the Gadi people on lands designated in 1811 as the Sydney Common. The Parklands retains evidence of the original landforms and plays a vital role in sustaining natural processes and biological diversity on a scale that is rare in the inner urban environment.

The Parklands has national significance as the place of the inauguration of the nation, the creation of a People's Park, events, persons and monuments of national importance. The place also has strong associations with convict heritage, pathways and transportation routes, water supply, horticultural and agricultural experimentation, nature conservation, military use, and a diversity of sport, recreation and cultures.

Summary of Natural Heritage

Centennial Parklands retains rare evidence of the original geodiversity, biodiversity, and ecosystems of the area known today as the eastern suburbs of Sydney. The natural basin in which the Parklands is situated retains its hydrological and ecological function as the head of the Botany Bay catchment. The waterbodies and vegetation in the Parklands continue to provide rare habitat for a wide diversity of indigenous flora and fauna within a highly urbanised area.

The Parklands provides habitat for rare and threatened species and contains remnants of an endangered ecological community, Eastern Suburbs Banksia Scrub, which covered much of the area prior to European contact. The natural significance of the Parklands underpins its value to current and future generations and to the regional environment.

Summary of Indigenous Heritage

Today's Parklands forms a part of a complex of Indigenous places used as a natural resource for social, ceremonial and subsistence purposes in the pre-colonial and post-contact periods.

The traditional Gadigal cultural landscape included a detailed knowledge of the land and resources of today's Parklands, which allowed the Gadi people as custodians to manage them and look after them properly. In return the land looked after the Gadi.

The springs, wetlands and remnant vegetation that can still be found in the Parklands today continue to represent an important biological resource which would have been a useful source of fresh water, plants and animals through the generations. It is therefore probable that the Gadi people used the area for camping, food collecting and other activities in the pre-colonial period. Known associations during the post-contact era include camping and food collecting visits, employment, military activities, sport, cultural events and leisure.

The maintenance of ongoing spiritual and other associations with Country continues to be important to Indigenous Australians who wish to care for this place as a cultural landscape.

Summary of Cultural Heritage

Centennial Parklands is highly valued for its space, scale, beauty and grandeur and for the rarity and diversity of its Natural, Indigenous and Cultural heritage. For many individuals, groups and the community as a whole, Centennial Parklands is a cultural landscape that continues to play an important and vital role in personal and social histories.

The place retains significant associations with the development of the early colony of NSW, the establishment and design of parks and gardens for the public good, and prominent events. These include the Centenary and Bicentenary of the establishment of the NSW colony, inauguration of the Commonwealth of Australia in 1901, the 2000 Olympic Games, the Paralympics and the Centenary of Federation celebrations in 2001.

Centennial Parklands is highly significant for its leisure and sporting heritage. The individual parks that make up the Parklands were specifically established to cater for public recreation and have been an important social and recreational resource for over a century.

Centennial Parklands now receives millions of visits annually, attracting people from surrounding residential areas, the wider Sydney region and beyond. The Parklands provides a unique area of open space that supports a diversity of activities that are rare in an inner urban area (Conybeare Morrison, 2005).³

4.2.2 Moore Park Conservation Area

The SHI listing sheet for the Moore Park Conservation Area (*LEP 2012*) provides the following statement of significance:

³ *Centennial Park, Moore Park, Queens Park*, Randwick, South Sydney and Waverley LGAs. State Heritage Inventory, Heritage Item ID: 5045397.

‘The Conservation Area, which comprises Moore Park, Sydney Boys High School and Sydney Girls High School, has state historic, aesthetic and social significance.

The area is of historic significance for being part of the Sydney Common which was reserved by Governor Macquarie 1811 and for having evolved over time from being essentially grazing land to being a public park with passive and active recreation, as well as the location of two high schools.

The parklands are representative of a mid - nineteenth century trend which established large, landscaped parks for healthy recreation of all social classes and as a relic from cramped living conditions and industrial centres. They also have historical associations with Charles Moore, Mayor of Sydney (1867-1869) and Charles Moore, Director of Sydney's Botanic Gardens.

Moore Park is of aesthetic significance for its large expanse of open space and important tree plantings, as well as numerous elements including the entry gates and five memorial fountains. The majestic fig trees, which are set off the expansive fields, or line the main roadways including Anzac Parade, Federation Way, Cleveland Street, Lang Road, Dacey Avenue, South Dowling Street and Moore Park Road, are significant landscape elements.

Sydney Boys High School and Sydney Girls High School are significant for their inter-war buildings, their educational role and their association with past and present students, teachers and parents. The schools are also the site of the Bear Pits which are rare surviving remains of what was Sydney's first zoo that was established on land granted by Sydney City Council in 1879 and occupied by the Zoo until 1916 when it moved to its second and current home at Taronga Zoo.

The area also has a Toll House, at the corner of Lang Road and Anzac Parade, which is exceptionally significant for its rarity as the only surviving metropolitan tollhouse and the only two -storey toll house in New South Wales.

The parklands, with its high level of recreational usage are held in high esteem by the local and wider community.⁴

4.2.3 CMP 2010 and the Moore Park Master Plan

The *CMP 2010* provides the following statement of significance for Moore Park:

Moore Park has historical significance at a State level as it was part of that larger land area dedicated as Sydney's second Common in 1811, and although the landscape has substantially changed, the current park retains a similar footprint. Historical remains within Moore Park from the 19th Century include an 1833 and 1842 boundary stone and 1861 Toll House. The Toll House is rare being the only one that remains in this area, which used to collect tolls from travellers journeying from Sydney to La Perouse.

Old Grand Drive (Federation Way) demonstrates Moore Park's historical importance at a National level, providing a link from Centennial Park to the City in 1888. Its tree-lined paved footpaths and adjacent sandstone and palisade fence contribute to the aesthetics of the Park.

⁴ *Moore Park Heritage Conservation Area*, Sydney. State Heritage Inventory, Heritage Item ID: 2421489.

Moore Park has aesthetic significance at a State level in relation to the development of the landscape of the Centennial Parklands. Moore Park was part of the Lachlan Water Reserve from 1820 and the Lachlan Water Tunnel (Busby's Bore) was constructed between 1827 and 1838. Since Moore Park was laid out in 1861 significant plantings strongly contribute to the park's aesthetics, including the Morton Bay and Port Jackson Fig trees.

There are some remnant natural landscape features (although somewhat modified) that have rarity value within Moore Park, such as Mount Steel (sand hill) and Lake Kippax (original water body). The current landscape of Moore Park illustrates ongoing improvements that formed the flat playing fields and rolling hills for the golf course. The 1861 Toll House and 1926 Golf House have aesthetic significance at a State level.

Several structures, monuments and statues within Moore Park contribute to the aesthetic significance at a State level and have landmark qualities, several which have certain associations with key persons or periods of history in the development of Parklands. These include the two Walter Renny monuments on Anzac Parade, the 1866 sandstone gateposts that mark key entry points into Moore Park, and the Diana Hunt statue and other memorials that adorn Lake Kippax.

Moore Park has significance at a State level for its ongoing association with sporting and recreation activities since the 1850s, such as the Equestrian Centre, Moore Park Golf Course, Tennis Pavilion (1930s) and E.S. Marks Athletics Field. The Park also has significance at a State level for its association with military activities of the adjacent Victoria Barracks, with the Parklands being used for training grounds with air raid shelters constructed in WWII. The 1890s Bandstand also contributes to the artistic activities held in Moore Park, such as concerts. The Park has State social significance for the sporting activities, events and recreational activities that are undertaken there.

Charles Moore, former Mayor of Sydney, has a special association at a State level with Moore Park, as it was named after him in honour for his involvement with the origins and improvements of the park. Other areas within the park were named after key figures, such as Lake Kippax after Sydney City Council Alderman William Kippax and the E.S. Marks Athletics Field after politician and sportsman Ernest Samuel Marks.

Moore Park has archaeological research potential at a State level in relation to former uses, such as the Zoological Gardens (now Sydney Boys and Girls High Schools) and the 1847 Toll House (Tay Reserve).⁵

The *Moore Park Master Plan 2040* provides the following statement of significance for Moore Park:

'Moore Park together with Centennial Park comprise the remnant public open space of the former Sydney Common dedicated by Governor Macquarie in 1811 within the Botany Sands system.

⁵ *CMP 2010*, p.161.

The cultural landscape is a distinctive one created by bold plantations defining public roads and open grassed spaces or walled built spaces utilised for sporting or entertainment activities.

The Park is associated with active sport and leisure developing from early military uses, including parades, training gardening and sport, particularly cricket and football.

The design and layout of the Park are associated with Charles Moore (alderman and Mayor of Sydney), Charles Moore (Director of Sydney Botanic Gardens 1848 – 1896) and Joseph Henry Maiden (Director of Sydney Botanic Gardens 1896 – 1924).

The Park contains a number of commemorative structures, objects and spaces particularly associated with the former Mayors of Sydney City Council, sporting identities and the Great War 1914 – 1918.

The Park contains the home of the Royal Agricultural Society's Showground and its evolution from 1882 to 1997.⁶

4.3 Relative Significance

The 'Bat and Ball Cricket Wicket and Recreational Area' is ranked as having 'high' significance at a state level as a historic design element by the *CMP 2010*.⁷

Bat and Ball Oval is part of the historic pattern of the development of Centennial Park, Moore Park, Queens Park for public recreation. As a relatively recent facility, however, it does not specifically relate to the nineteenth century trend of providing healthy recreation spaces for all social classes. It likely has significance as part of the still developing social significance of Moore Park.

The Oval contributes to the aesthetic significance of Moore Park, Centennial Park, Queens Park as part of the large expanse of open space surrounded by important street plantings.

The stone walls on the site of the proposed works are not ranked by the *CMP 2010*. Given their relatively recent date of construction (after 2000) and low profile within the landscape, they are not considered to be significant fabric.

The existing amenities block is ranked as having little significance by the *CMP 2010* (MPB-B12).⁸

4.4 Heritage Items in the Vicinity of the Site of the Proposed Works

For the following, refer to Figure 29, which provides a detail of a heritage map from the NSW Planning Portal. In this plan, local heritage items are coloured brown and numbered and Conservation Areas are hatched red (local, under the *LEP 2013*) or blue (state, under the *Heritage Act 1977*) and numbered. The area of proposed works is circled. 'In the vicinity' has been determined by physical proximity, the nature of the proposed works and existing and potential view corridors.

⁶ *Moore Park Master Plan*, p.42.

⁷ *CMP 2010*, Volume 2, p.166.

⁸ *CMP 2010*, Volume 3, Appendix K, p.7.

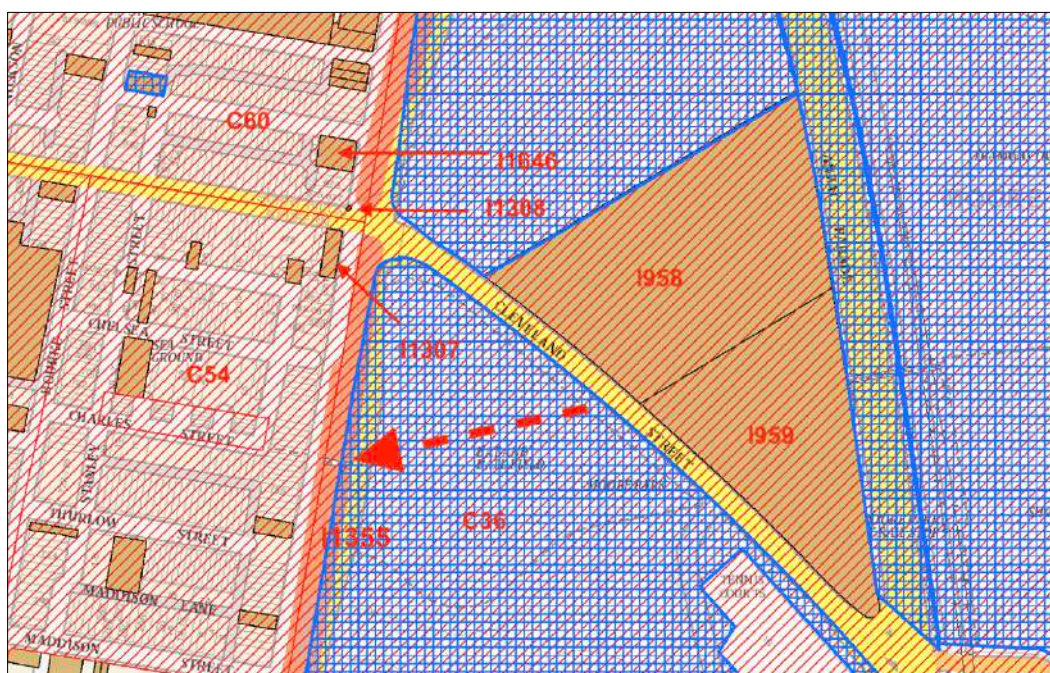


Figure 29: Detail from NSW Planning Portal identifying heritage items in the vicinity of the Oval. The arrow points to the area of proposed works.

NSW Planning Portal; annotations in black by WP Heritage and Planning.

The following table identifies the items/conservation areas. The listing numbers relates to Figure 29 and the *LEP 2012*.

<i>Listing No.</i>	<i>Item Name and Details</i>
11307 (Sch 5 Part 1)	<i>Bat and Ball Hotel, including interior, No. 495 Cleveland Street, Redfern. Lot 1, DP 64751; Lot 1, DP 78221. Local significance.</i>
11308 (Sch 5 Part 1)	<i>Ward Boundary Marker, Cleveland Street, corner of South Dowling, Redfern. Local significance.</i>
11646 (Sch 5 Part 1)	<i>Terrace Group, including interior, No. 663-669 South Dowling Street, Surry Hills. Lots A-D, DP 110491. Local significance.</i>
11355 Sch 5 Part 1)	<i>Terrace group "Park Lane Lodge" hotel and house including interiors, Nos 745-747 South Dowling Street, Redfern. Lots 6 and 7, D.P. 3941. Local significance.</i>
1958 (Sch 5 Part 1)	<i>Sydney Boys High School group including buildings and interiors, zoological gardens remnants, landscaping and grounds, No. 556-560 Cleveland Street, Moore Park. Lot 1744, DP 820527. Local significance. Note: Also listed on s170 Register.</i>
1959 (Sch 5 Part 1)	<i>Sydney Girls High School group including buildings and interiors, landscaping and ground, No. 556-560 Cleveland Street, Moore Park. Lot 1744, DP 820527. Local significance. Note: Also listed on s170 Register.</i>
C54 (Sch 5 Part 2)	<i>Chelsea and Thurlow Streets Conservation Area, Redfern. Local significance.</i>

<i>Listing No.</i>	<i>Item Name and Details</i>
C60 (Sch 5 Part 2)	<i>Bourke Street South Conservation Area, Surry Hills.</i> Local significance.

Table 3: Statutory heritage listings for heritage items/conservation areas within the vicinity of the site.

4.4.1 Heritage Items Listed under the *NSW Heritage Act 1977*

There are no heritage listed on the State Heritage Register, under the *NSW Heritage Act 1977*, within the immediate vicinity of the site. It is noted that the State significant Mardi Gras Parade Route includes Anzac Parade (SHR 02068), which is located approximately 370m east of the site of the proposed works, on the opposite side of Sydney Girls/Sydney Boys High Schools. Given this distance of separation and the intervening buildings, it is not considered to be 'in the vicinity' of the purposes of this statement.

There are two heritage items listed on the s170 Register of the Department of Education, under the *NSW Heritage Act 1977*, within the vicinity of Bat and Ball Oval being *Sydney Boys High School Building B00A* and Grounds and *Sydney Girls High School Building B00A* and Grounds, No. 566 More Park Road, Moore Park. As set out below, these items are also listed under the *Sydney LEP 2012*.

4.4.2 Heritage Items and Conservation Areas under the *Sydney LEP 2012*

There are several heritage items and two conservation areas listed by Schedule 5 of the *Sydney LEP 2012* within the vicinity of the site.

Heritage Items (Schedule 5 Part 1)

- ***Bat and Ball Hotel, including interior, No. 495 Cleveland Street, Redfern***

The Bat and Ball Hotel is a two storey Interwar Free Classical Sydney Hotel that has historic and aesthetic significance.⁹ This item lies to the north west of the site of proposed works on the south western corner of Cleveland and South Dowling Street and at approximately 170m from the site of the proposed works. Refer to Figure 30.

The principal view corridors towards this Hotel are obtained from directly outside of it on South Dowling and Cleveland Street and on approach in either direction, particularly from the north. The principal view corridors out of the item are to the north and east.

As demonstrated by Figure 31 below, the site of the proposed works is screened from this item by distance and well established planting. This planting will not be impacted upon by the proposed works.

This item has a lot boundary curtilage.

⁹ *Bat and Ball Hotel*, No. 450 Cleveland Street, Redfern. State Heritage Inventory, Heritage Item ID: 2420588.



Figure 30:
Bat and Ball Hotel
as it presents to
South Dowling
Street.



Figure 31:
Looking from
outside of the Bat
and Ball Hotel
towards the site of
the proposed
works, circled.

- ***Ward Boundary Marker, Cleveland Street, corner of South Dowling, Redfern***

This item lies on the north western corner of the intersection of Cleveland and South Dowling Street at approximately 195m from the site of the proposed works. It is a small cement filled cast iron pillar that is approximately 1m high. It marks the corner of the former Cooks Ward and bears the date 1842.

The SHI listing sheet provides the following statement of significance for this item:

‘This marker is one of three boundary markers which are surviving reminders of the early period of local government in the City of Sydney that remain publicly accessible. Still standing on its original site the marker is in itself one of a group which is a good example of the early products of the Sydney Foundry operated by Peter Nicol Russell.’¹⁰

¹⁰ *Ward Boundary Marker, Cleveland Street, corner of South Dowling, Redfern.* State Heritage Inventory, Heritage Item No.: 2420590.

The principal view corridors towards this item are obtained from Cleveland Street. It was not designed to have prominence within the streetscape. It does not depend on the character of its setting to explain its significance. Refer to Figures 32 and 33.



Figure 32:
The boundary
marker.
SHI.



Figure 33:
Photograph from
the site of the
boundary marker
towards Bat and
Ball Oval. The site
of the proposed
new amenities
block is well
removed and not
visible from this
item.

- ***Terrace Group, including interior, No. 663-669 South Dowling Street, Surry Hills.***

This group of three storey Victorian period terrace lies to the north west of the site of the proposed works at approximately 230m. They have local historic and aesthetic significance. Figure 33 shows a view from near these items towards Bat and Ball Oval. The site of the proposed new amenities block is further removed and not visible. This planting is not impacted upon by the proposed works. The site does not form part of the immediate setting of this item. If the site is visible from the top floor of these terraces over the trees, then it is an oblique view corridor.

- *Terrace group “Park Lane Lodge” hotel and house including interiors, Nos 745-747 South Dowling Street, Redfern.*

This item is a three storey Victorian Italianate Style corner building with attached terrace. It is located approximately 75m from the area of proposed works. The item has local historic and aesthetic significance. The view towards the site of proposed works is an acute angled view that is screened by vegetation.

- ***Sydney Boys High School group including buildings and interiors, zoological gardens remnants, landscaping and grounds and Sydney Girls High School group including buildings and interiors, landscaping and ground, No. 556-560 Cleveland Street, Moore Park***

These items are located west of the Bat and Ball Oval, and on the opposite side of Cleveland Street, at a distance of at least 250m to the Boys High School, with an increased distance to the Girls School. They are also listed on the NSW Department of Education’s s170 Register.

The significant building Sydney Boys High School is a two storey Inter-War Mediterranean Revival style building (c.1927). The significant building at Sydney Girls High School is a two storey face brick building in the Arts and Crafts style (c.1921) which has had several extensions. The schools have former Zoological Garden remnants, including bear pits and landscaping. The schools have historic, aesthetic, social and technical significance and lot boundary curtilages.¹¹ Figure 34 was taken outside of the Cleveland Street fence of the schools’ campuses about half way along their combined fence line. Distance and trees, not impacted upon by the proposed works, screen the site of the proposed works from them.



Figure 34:
View from Sydney
outside the high
school site towards
the site of the
proposed works,
approximately half
way along their fence
line (combined).

¹¹ *Sydney Girls High School group including buildings and interiors, landscaping and ground, No. 556-560 Cleveland Street, Moore Park. State Heritage Inventory, Heritage Item ID: 2420572; Sydney Boys High School group including buildings and interiors, zoological gardens remnants, landscaping and grounds, No. 556-560 Cleveland Street, Moore Park. State Heritage Inventory Heritage ID: 2420571.*

Conservation Areas (Schedule 5 Part 2)

- ***Chelsea and Thurlow Streets Conservation Area, Redfern***

This area lies to the west of the site of proposed works, on the opposite side of South Dowling Street and at approximately 56m. It is the closest heritage item/conservation area to the site.

This Conservation Area is predominately residential in character with some light industrial and commercial development. The South Dowling Street streetscape was described in Section 2.3.1 above, i.e. one to three storey Victorian period terraces of varying integrity, terminating in the Interwar period Bat and Ball Hotel on the corner with Cleveland Street. The streetscape is ranked 'A' by the listing sheet. Refer to Figures 8 and 9 above.

The SHI listing sheet provides the following statement of significance for this Conservation Area

'The Chelsea and Thurlow Streets Heritage Conservation Area has historic significance as a mid-Victorian residential subdivision of land which was associated with important early industries. The area has a diverse array of building types which illustrate the evolution of the area from the Victorian period, ranging from rare weatherboard and stone working class cottages to grand three storey mansions on South Dowling Street. Extant Federation Buildings demonstrate another key period of development in this Conservation Area.'¹²

Figure 31 above shows the view from the Bat and Ball Hotel, within the Conservation Area, towards the area of proposed works. Figure 7 above provides a view from South Dowling Street opposite the road crossing towards the area of proposed works. Views straight out of the terraces opposite the area of proposed works towards the site of the proposed works are screened, at street level, by the wall and fencing to the Eastern Distributor and dense planting that will not be impacted upon by the proposed works (refer to Figure 35), except in line with the walkway (Figure 7). There may be views from the upper levels of these terraces over Bat and Ball Oval.



Figure 35:
View South Dowling Street within the Conservation Area towards Bat and Ball Oval showing the dense screening of planting. Refer also to Figure 7 for a view across the road bridge, opposite the site.

¹² *Chelsea and Thurlow Street Conservation Area, Redfern*. State Heritage Inventory, Heritage Item ID: Heritage Item ID: 2421465

- ***Bourke Street South Conservation Area, Surry Hills***

This Conservation Area lies to the north west of the site of proposed works, on the diagonally opposite corner of the intersection of South Dowling Street and Cleveland Street at a distance of approximately 125m.

It is an area of mid to late nineteenth century residential and commercial streetscapes. South Dowling Street in the vicinity of the site has several, grand Victorian period terraces. The street is ranked 'A' by the listing sheet.

The SHI listing street provides the following statement of significance for the Conservation Area:

'The Bourke Street South Conservation Area is of historical significance due to subdivision patterns and buildings within the conservation area dating from the mid nineteenth century and representing key period layers for the development of Surry Hills as a direct result of the subdivision of the Palmer Estate in the 1830s into Villa estates. The conservation area demonstrates evidence of the consolidation and expansion of the Victorian working class population with large blocks of terraces, with areas of later Federation era redevelopment, both residential and industrial. The conservation area is of aesthetic significance due to its predominantly Victorian era character and contains good examples of mid to late Victorian era & also Federation era terraces. Victorian and early twentieth century buildings make a positive contribution to the streetscapes and character of the area. The conservation area represents complex layers of different periods of development, both in terms of its street layout, subdivision pattern and buildings. The development within the area demonstrates several key period layers for the development of Surry Hills as a direct result of the subdivision of the Riley Estate. It is a good example of mid to late Victorian subdivision with many intact buildings, some in unusual landscaped settings (Edgley St, Pawley St), with significant insertions of early twentieth century warehousing (1 & 3 Esther St, 28 & 35 Richards Avenue) and housing (Richards Avenue, Rainford St, Bourke St - between Rainford & Arthur Sts- and Arthur St groups of Federation era terraces). Some narrow Victorian lanes feature remnant early dwellings (Wilshire St, Collins Lane).'¹³

The site of the proposed works forms part of the wider setting of this area. It is, however, located outside of the principal view corridors to/from/within the area. The view towards the area of proposed works is further removed than the view shown in Figure 24 above.

- ***Other***

The following elements lie within the vicinity of the site of the proposed works are not individually heritage listed but are identified by the *Moore Park Master Plan 2040* and the *CMP 2010* as being significant. Refer to Figure 36. Note: this images does not include places of Aboriginal significance.

¹³ *Bourke Street South Conservation Area, Surry Hills*. State Heritage Inventory, Heritage Item ID: 2421461.



Figure 36: Detail of a Plan of Significant Items and Areas in Moore Park. The arrow points to the site of the proposed new amenities block.

Moore Park Master Plan 2040, Appendix 2, Figure 3.

Those items along the western side of the Oval in the vicinity of the proposed works include:

- 1: Moore Park Open Space. Remnant of the Sydney Common and Botany Sands System.
- 3: Cleveland Street Plantation. Mix of Moreton Bay Figs and Port Jackson Figs as row plantations established in 1879.
- 10: Mt Steel and Mt Rennie Landform and Plantations. Created terraced landform still extant. Moreton Bay Fig and Port Jackson Fig tree plantings dating to the 1870s.
25. Milestone or Town Boundary Marker. Previously located adjacent to the former Moore Park Toll House and now located at the southern corner of Cleveland Street and South Dowling Street on site thought to be its original location marking the limits of the Town of Sydney in 1833.
30. South Dowling Street Avenue of *Washingtonia robusta*. Associated with the location of the former incinerator setting
31. Stone Plinth Mt Steel. Inscribed plinth flush with ground surface at highest point of Mount Steel and site of former canopy fountain. Inscription Reads: "Mount Steel 1870".

Figure 37 illustrates the view from the top of Mount Steel towards the area of proposed works. This is the most open the view corridor is. From other points, the western side of the Oval is partially screened by vegetation. Vegetation filters views from the lower slopes of the mountain. Refer to Figure 38.



Figure 37:
View towards the areas of proposed works from the top of Mount Steel. The arrow points to the site of the proposed new amenities block.



Figure 38:
The view towards the area of proposed work is concealed by vegetation from this view point on Mount Steel.

4.5 Additional Information Relating to the Site's Significance: View Corridors

There are view corridors to/from the site of the proposed works from the surrounding streets and within Moore Park itself.

As illustrated above, views from South Dowling Street towards the area of proposed works are largely screened by planting. Refer, for example, to Figures 7, 31 and 35 above.

The site is sufficiently removed from Cleveland Street and screened by trees for works on the western side of the Oval and of the proposed nature to only be distantly visible. Refer to Figure 34 above.

The most significant view corridor in which the site of the proposed works will be visible is the view from the top of Mount Steel illustrated by Figure 37 above. This view is identified in the *CMP 2010* (3.2.8e) as 'exceptional' for its natural and cultural values.

5 HERITAGE IMPACT ASSESSMENT

5.1 Scope of Works

The following should be read in conjunction with the plans prepared by Scale Architecture (architectural) and Civile (landscape) that accompany this application.

The following works are proposed:

- Retain and protect existing trees. Remove small areas of non-significant vegetation that was planted in the early 2000s.
- Remove the stone retaining walls on the site of the proposed new amenities block.
- Relocate services.
- Construct a new amenities block to the plans provided. The new block will provide changing room amenities, an accessible wc/shower, public amenities, bike parking, storage, facilities for umpires, concrete bleachers and shelter for spectator viewing. The construction materials will include brick, timber and corrugated metal.
- Construct a new accessible concrete pathway from the proposed new amenities block towards South Dowling Street.
- Carry out new landscaping to address South Dowling Street around the site of the proposed new amenities block. These work involve localised earthworks and new landscaping, including locally endemic species of grasses, shrubs and some tree planting.
- Construct (at a future date) a 1.5m wide asphalt footpath on the western side of the Oval from the amenities block to the north.

5.2 Pre-Lodgment Consultation

No pre-lodgment consultation has been held but is understood from Greater Sydney Parklands that key stakeholders, including the AFL and Office of Sports, have been consulted throughout the process. An update will be provided in the May Centennial Park and Moore Park Community Trustee Board meeting. This board comprises relevant stakeholders in the community including surrounding councils.

5.3 Consideration of Alternatives

Several alternatives have been considered in the provision of improved amenities at Bat and Ball Oval as follows.

Upgrading the existing facilities at the northern end of the Oval was not an option because the existing building footprint and design is not capable of meeting the required facilities.

Initial proposals were for a new building in a similar location to the existing, albeit at a different orientation to provide for the increase in footprint required, the retention of trees and the existence of sub-terranean services immediately north of the block. This option was ultimately not pursued because of the complexity of land ownership issues.

According to Greater Sydney Parklands, the internal project group undertook a site visit to assess other potential locations, taking into consideration existing trees, the shape of the field, service location, easements and significant view lines.

The location on the western side of the Oval was the option chosen for the following reasons:

- There is a lower impact on views to/from Mount Steel and the open landscaped setting, which is identified in the SHR listing sheet as being significant. A block at the base of Mount Steel would have greater visibility. The location, mass, form, scale and orientation of the building has been carefully considered to reduce the impact on the landscape setting.
- Improvements from a user perspective (i.e. at an entrance into the Park and visibility).
- Access to a space not impacted upon by trees.
- Access to services and the Oval. Location on the eastern side would require the introduction of additional services and would take away actively used open space.

Various sizes and forms were considered, with the chosen option having a smaller podium size than other options. The design explored a number of roof options, material selections and built form. The roof form chosen is low lying, yet elegant, and minimising massing and scale. The brick façade with timber posts and structures responds to the parkland setting and will recede into the landscape.

5.4 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The proposal is assessed under the suggested headings provided by the Heritage NSW publication *Guidelines for Preparing Statements of Heritage Impact* (2023) and within an understanding of:

- The relevant aims of the *Sydney LEP 2012*;
- The objectives and controls for new works within Conservation Areas and within the vicinity of heritage items/conservation areas as set out in Part 3 of the *Sydney Development Control Plan 2012*.
- With an understanding of the objectives and policies of the *CMP 2010* and *Moore Park Master Plan 2040*.

6 EFFECT OF WORK

6.1 Fabric and Spatial Arrangements

Regarding the removal of the stone walls:

- The impact on fabric includes the removal of the low stone walls installed after the road widening works of the early 2000s. There will be no impact on significant fabric or integrity because they have not been identified by the *CMP 2010*, Master Plan or this SoHI as being significant fabric.
- Removal of these walls will have no impact on significant spatial arrangements or on the aesthetic significance of this part of Moore Park because they walls do not define significant spaces, are not part of a significant landscape layout and are not prominent in significant view corridors. They are low lying elements that are not prominent within the wider setting.

Regarding the proposed new amenities block:

- The proposed block will not impact on significant built fabric or planting.
- The proposed block will not interrupt a significant space.
- The proposed earthworks are minor. The building will sit at existing ground level.
- The proposed block will not interrupt the dominant spatial arrangement that defines this part of Moore Park, being the central Oval with planting to the street boundaries and Mount Steel to the south.
- The proposed works will be visible in significant view corridors but will not block them. Aesthetic impacts are discussed in Section 6.2 below in conjunction with setting, views and vistas.

Regarding the proposed pathway to South Dowling Street:

- The proposed pathway will not interrupt the dominant spatial arrangement that defines this part of Moore Park, being the central Oval with planting to the street boundaries and Mount Steel to the south. The pathway is short and will be finished in a material similar to those used within Moore Park.

The proposed future path will have a minimal and acceptable impact because it follows a logical line and will not have undue prominence in view corridors.

The above works involve minor, localised, earthworks to the low mounds on either side of the proposed building. The building will sit at the same level as the existing flat area. The changes will have no impact on the spatial arrangement or integrity of this part of Moore Park because:

- The proposed changes are relatively minor.
- The topography in this area has been modified by past works.
- The existing levels do not contribute to the ability to understand a significant use.
- The changes to topography that will be perceptible in the significant view corridor from Mount Steel will be minimal.

Aesthetic impacts are discussed in Section 6.2 below in conjunction with setting, views and vistas.

6.2 Setting, Views and Vistas

The proposed works will not block significant view corridors into the Bat and Ball Oval from the surrounding area. The proposed pathways will be concealed in most view corridors towards Moore Park by existing and proposed planting, which is retained, and/or by distance. The amenities block will likely be concealed from most parts of South Dowling Street because of its low lying form and retained planting. Although the view corridor from the footbridge over the Eastern Distributor is not a significant one, the design takes it into consideration by dividing the new structure into two with a clear sight line between the two parts beneath the roof. The block is set back from the road/path edge to align with existing vegetation to either side. New planting is proposed to facilitate its insertion into the landscape.

The view corridor that is identified in the *CMP 2010* and Master Plan as being of significance within this section of Moore Park is the view from Mount Steel north over Bat and Ball Oval. The proposed works will be visible in this view corridor. The impacts of the proposed amenity block is acceptable because of:

- The simple, low lying, single storey form.
- The restrained material palette and colours.
- The fact that no significant view corridors will be interrupted or vegetation removed.
- The fact that views towards the distant City skyline will not be impacted upon.

Refer to the photomontage of the proposal on the front cover of this statement.

The proposed future pathway is a low lying element that follows the line of the Oval in a logical manner and does not disrupt a significant layout, space or view line. It will not detract from the view over the Oval or the distant City skyline views. The removal of some non-significant planting is balanced by replanting with endemic species.

6.3 Landscape

As discussed under section 6.1 above, the proposed minor changes in topography will have no impact on the overall significance of Moore Park.

The dominant landscape elements- the Oval and established trees- are retained and will remain the dominant landscape elements.

The proposed future pathway will have a minimal and acceptable impact. It follows the line of the Oval, thus providing a 'good fit' with the existing layout.

The proposed landscaping will not disrupt a significant landscape layout. Planting will be low level and will not disrupt view corridors. The proposed new garden beds will assist in the integration of the building and have a positive visual impact on views towards it from within Moore Park and the public domain.

6.4 Use

The proposed use supports the significance of Moore Park as a place of passive and public recreation by providing much needed facilities and an accessible pathway. This lies at the core of its historic and social significance.

Given that the works are new works designed to achieve meet existing standards, it is not envisaged that it will result in any immediate future changes (e.g. for Disability Discrimination Act) that will impact upon significant fabric. Any future works will be subject to the appropriate application and assessment process.

6.5 Demolition

Refer to Section 6.1 above. None of the fabric that it is proposed to remove is defined by significant fabric by the Master Plan, *CMP 2010* or this SOHI. Its removal will have no impact on the significance of Moore Park.

6.6 Curtilage

The proposed works will not impact on the curtilage of the Moore Park. No subdivision is proposed. Neither the proposed built nor landscape works will impact upon the ability to understand the expansive curtilage of the Park.

6.7 Moveable Heritage

Not applicable. There will be no impact on moveable heritage because there is no moveable heritage associated with this part of Moore Park.

6.8 Aboriginal Cultural Heritage

Aboriginal cultural heritage is outside of the scope for this statement.

6.9 Historical Archaeology

Historical archaeology is outside of the scope for this statement.

6.10 Natural Heritage

Natural heritage is outside of the scope for this statement.

6.11 Conservation Areas

The proposed works will not impact on the heritage significance of Moore Park Conservation Area for the following reasons:

- No boundary changes are proposed.
- The proposed works support one of the key significances of Moore Park as a place of public recreation.
- No established trees will be removed.
- No significant view corridors will be blocked into/out of/within the area.
- The impacts on the view from Mount Steel are minimal and acceptable for the reasons given above.

6.12 Cumulative Impacts

No future works have been identified by the clients.

6.13 The Conservation Management Plan

The proposal is assessed against the policies in Volume 1 Section 6.0 of the *CMP 2010*, which are set out in table format below. There are over 70 policies. Only the most relevant are considered below.

Policy No.	<i>CMP 2010</i> Policy	Consistency Assessment
7.4.3 Views and Vistas Policy 28	The Trust should ensure that further plantings or built development within the Parklands does not adversely impact upon significant views and vistas.	The proposed works will not block the significant view towards the skyline or across Bat and Ball Oval from Mount Steel. As set out above, the proposed amenities block has been carefully sighted, orientated and designed to recessive within this view.

Policy No.	<i>CMP 2010</i> Policy	Consistency Assessment
<p>7.6.1 Building and New Development</p> <p>Policy 35</p> <p>And</p> <p>Policy 36</p>	<p>The Trust should ensure that potential new development within the Parklands does not adversely affect the place's overall heritage significance, and consider adaptive reuse of existing built heritage. New development should be sensitive to the landscape, and include a heritage assessment of impacts including but not limited to views, significant built fabric or plantings, and the cultural and natural landscape, and may also include location and feasibility studies.</p> <p>The Trust should ensure that requirements for new facilities within the Parklands should include an assessment of those existing, and consideration of upgrading prior to the addition of new facilities.</p>	<p>The proposed amenities block supports the use of Bat and Ball Oval for recreation, which is one of the aspect of significance for the Parklands. The reasons why the existing amenities cannot be re-utilised are set out above. Careful consideration has been given to the location, orientation and design of the building to minimise the impact on the significant view corridor to/from Mount Steel. No significant plantings or landscape elements will be removed.</p>
<p>7.6.2 Walls, Fences, Gates, Paths, Roads, Access and Parking</p> <p>Policy 42</p>	<p>The Trust should maintain existing historic paths across the Parklands and may consider installing additional paths to meet contemporary access needs based on approved Master Plans and be consistent with the Plan of Management, however these areas should still be guided by the heritage significance of the place.</p>	<p>A short section of pathway is proposed to South Dowling Street to meet access requirements. This pathway will not have undue prominence in the setting.</p> <p>The proposed future pathway on the western side of the Oval will fit with the existing spatial arrangements and will not have undue prominence in view corridors.</p>

Policy No.	CMP 2010 Policy	Consistency Assessment
7.8 Managing Use Policy 52	The Trust should encourage the ongoing diverse uses of the Parklands, such as sport, leisure, recreation, commercial, entertainment and events, due to their historical associations and their financial contribution to the ongoing viability and appreciation of the place (in line with the Trust's goals and values).	The proposed works support the use of Bat and Ball Oval for organised support.
7.8n Managing Use Policy 53	The Trust should consider potential impacts on significant fabric, views and values, as well as impact on the surrounding neighbourhood, including use at night.	As set out above, the proposed works support an appropriate use that is connected to the significance of the Parklands, will not impact on significant fabric and will have carefully considered and managed impacts on views.

6.14 Other Heritage Items in the Vicinity

- ***Bat and Ball Hotel, No. 495 Cleveland Street, Redfern and Terrace Group, No. 663-669 South Dowling Street, Surry Hills and the Bourke Street South Conservation Area, Surry Hills***

The proposed works will have no impact on the significance of these items or the Conservation Area for the following reasons:

- There will be no impact on the physical fabric of the item.
- The proposed works will not block view corridors to/from the item.
- The proposed new building will be well removed from these items and screened by distance, the roads/intersection and existing planting. It will not impact upon their setting or on view corridors at ground floor level. Even if visible in oblique angles from the first floor level of these items, there is nothing in the size, form or finishes of the proposed new building or landscape works that will give it undue prominence in the setting of this item.

Given the above, the items and their setting is retained. There will be no impact on the ability of the public to view and appreciate the hotel as an Interwar period hotel, the terraces as Victorian period terraces or the Bourke Street South Conservation Area.

- ***Ward Boundary Marker, corner of Cleveland and South Dowling Street, Redfern***

The proposed works will have no impact on this item for the following reasons:

- There will be no impact on the physical fabric of the item.
- The proposed works will not block view corridors to/from the item.

Whilst the location of this item is important, it does not depend on the setting on the opposite side of the street for its significance to be understood. It could be read and understood as a boundary marker whatever its setting.

Given the above, there will be no impact on the ability of the public to view and appreciate this marker as a former ward boundary marker.

- ***Sydney Boys and Sydney Girls High Schools, No. 556-560 Cleveland Street, Moore Park***

The proposed works will have no impact on the schools for the following reason.

- There will be no impact on the physical fabric of the items.
- The proposed works will not block view corridors to/from the items.
- The proposed works are located outside of the significant view corridors obtained to/from the most significant buildings on the school campuses (being the Interwar buildings). Views out of the school campuses towards the site of the proposed works are not significant and distant.
- The proposed building and landscaping will be largely screened by trees, distance and a busy road. Even if visible, there is nothing in the size, form or finishes of the proposed new building or associated works that will give them undue prominence in the setting of either item.

Given the above, there will be no impact on the public to view and appreciate the High Schools, in particular the Interwar period buildings and the remnants of the zoological remains. The character of their setting is retained.

- ***Chelsea and Thurlow Street Conservation Area, Redfern and Terrace group "Park Lane Lodge" hotel and house including interiors, Nos 745-747 South Dowling Street***

This conservation area and item are located on the opposite side of South Dowling Street to the area of proposed works. The proposed works will have a minimal and acceptable impact on them for the following reasons:

- There will be no impact on the physical fabric part of the Conservation Area or the item.
- The proposed works will not block view corridors to/from/within the Conservation Area or to/from the item.

The proposed amenities block may be visible in slot view corridors out of the Conservation Area notably opposite the footbridge over the Eastern Distributor. The building will, however, be otherwise screened by trees and a busy road. Even if visible, there is nothing in the size, form or finishes of the proposed new building that will give it undue prominence in the setting of the Conservation Area. The setting of the Conservation Area is retained.

6.15 Commonwealth/National Heritage Significance

Not applicable to this site, which is not identified as an item of National Heritage significance.

6.16 World Heritage Significance

Not applicable to this site, which is not identified as an item of World Heritage significance.

7 SUMMARY

This SOHI has been prepared to accompany an application to construct a new amenities building and associated landscaping at Bat and Ball Oval, Moore Park.

Bat and Ball Oval was created in the early 2000s. Although a relatively new element, the Oval is part of the historic and social significance of Moore Park as a place for organised sport and passive recreation.

The proposed new building has been carefully sited having regard to the Oval, existing surfaces, view corridors and established trees. The building will not have undue prominence in the landscape because of its low lying and simple form and neutral colours and finishes. New landscaping is proposed to help integrate it into the landscape. Massing is managed by breaking the building into two blocks under its roof and by use of a flat roof. The building will not result in the loss of a significant space or disrupt a significant layout. The proposed future pathway on the western side of the oval follows a logical alignment.

No significant trees or landscape elements will be removed to carry out the proposed works. The proposed changes in topography are minor. New planting will not block significant view corridors and will assist in the integration of the new building into the site.

The proposed works support the core significance of Moore Park as a place of passive and organised public recreation and are in accordance with the policies of the *CMP 2010*.

8 RECOMMENDATIONS

Under the *Heritage Act 1977* works to an item listed on the State Heritage Register that will have a moderate or greater impact on heritage significance require the approval of the Heritage Council or its delegate. The exceptions are works that can be carried out under a list of published Standard Exemptions or works that are identified as Site Specific Exemptions. There SHR listing sheet for Centennial Park, Moore Park, Queens Park identifies several site specific exemptions.

The proposed new amenities block requires a s60 Application. There is no Standard Exemption that provides for its construction. The Site Specific Exemptions allow for the upgrading of services and public utilities but not the construction of new facilities.

The proposed removal of the stone walls on the site of the proposed new amenities block can be carried out under Standard Exemption 3 Alterations to Non-Significant Fabric.

The proposed pathway from South Dowling Street to the proposed new block can be carried out under:

‘Site Specific Exemption 1 General Maintenance and Repair (iv): Minor works to improve public access, provide disabled access and to eliminate or reduce risk to public safety.’

The proposed new garden beds and hard landscaping can, in the author’s opinion, potentially be carried out under:

‘Site Specific Exemption 4 Alteration or roads, pathways and fences, (ii) Removal, construction or alteration or garden beds, hard landscaping and planting to implement the Plan of Management and other policies for the Parkland where the Trust is satisfied that the activity will not material effect the heritage significance of the Parklands as a whole or the area in which they are undertaken.’

Use of this provision is, however, at the Trust’s discretion. The author is not aware of all the Trust’s policies for the Parkland. This statement should, however, inform the Trust’s decision

regarding the impact on the Parkland's significance. It is put forward that the proposed works will not materially effect the heritage significance of Bat and Ball Oval or the Parklands as a whole for the reasons given above.

Similarly, the potential future pathway along the side of the Oval could, in the author's opinion, be carried out under:

'Site Specific Exemption 4 Alteration or roads, pathways and fences, (i) closure, removal, alteration or construction of roads and pathways to implement the Plan of Management and other Trust policies.'

if it is identified in any of the Trust's policies. It is put forward that the proposed works, subject to future detail, will not materially effect the heritage significance of Bat and Ball Oval or the Parklands as a whole for the reasons given above.

9 REFERENCES

9.1 General References and Guidelines

Department of Planning and Environment, *Guidelines to preparing Statements of Heritage Impact*, 2023.

Hassell, *Moore Park Master Plan: A Place for Everyone*, April 2017.

Urbis, *Centennial Parklands Conservation Management Plan*, February 2010.

9.2 Historic Photographs and Plans

Adam, J.S., *Plan of the country between the Old South Head Road & Botany Bay, shewing the Lachlan & other swamps, the alienated lands & c.*, 1853. State Library of NSW.

(*Aerial photograph over Moore Park*), 1943. SIX Maps.

(*Aerial photograph over Moore Park*), 1955; 1875; 1998; and 2004. Portalspatial.gov.au

Sands' Directory Map of City of Sydney and Suburbs, 1887. City of Sydney Archives.

View of Moore Park at the intersection of Anzac Parade and South Dowling Street, Sydney, 1881. Randwick City Council.

9.3 Heritage Inventory Sheets

Bat and Ball Hotel, No. 450 Cleveland Street, Redfern. State Heritage Inventory, Heritage Item ID: 2420588.

Bourke Street South Conservation Area, Surry Hills. State Heritage Inventory, Heritage Item ID: 2421461.

Centennial Park, Moore Park, Queens Park, Randwick, South Sydney and Waverley LGAs. State Heritage Inventory, Heritage Item ID: 5045397.

Chelsea and Thurlow Street Conservation Area, Redfern. State Heritage Inventory, Heritage Item ID: 2421465

Moore Park Heritage Conservation Area, Sydney. State Heritage Inventory, Heritage Item ID: 2421489

Sydney Boys High School group including buildings and interiors, zoological gardens remnants, landscaping and grounds, No. 556-560 Cleveland Street, Moore Park. State Heritage Inventory Heritage ID: 2420571.

Sydney Girls High School group including buildings and interiors, landscaping and ground, No. 556-560 Cleveland Street, Moore Park. State Heritage Inventory, Heritage Item ID: 2420572.

Ward Boundary Marker, Cleveland Street, corner of South Dowling, Redfern. State Heritage Inventory, Heritage Item No.: 2420590.

9.4 Planning Documents

- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*
- *Sydney Local Environmental Plan 2012.*