



A1

A1 - Site Analysis

Existing Land Use

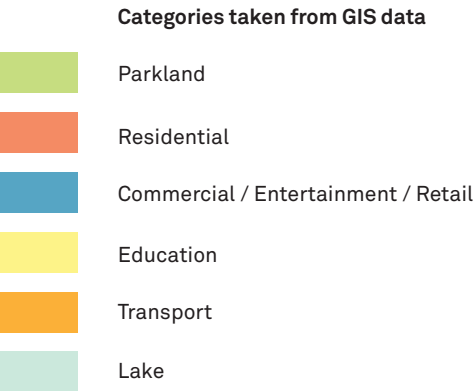
Existing Land Use

Moore Park serves a large residential catchment including Paddington to the north-east, Kensington to the south, Surry Hills to the west and the rapidly growing Green Square renewal precinct to the south-west. This growing population has reinforced the importance of the parklands, challenging its ability to cater effectively to the needs of local residents.

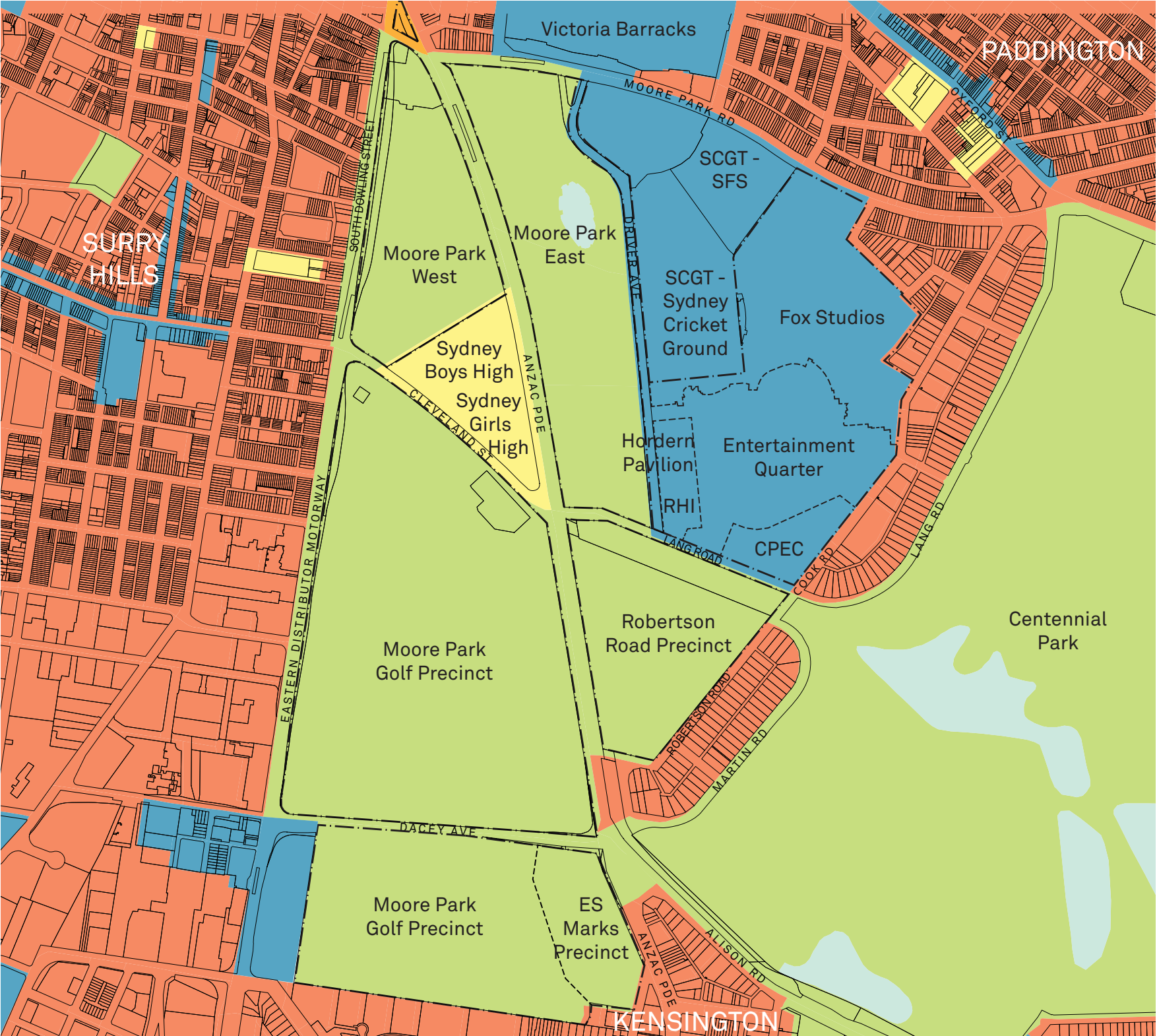
Moore Park is comprised mainly of open parkland; with the exception of the former Showground (now Fox Studios, the Entertainment Quarter and the Equestrian Centre). Although Moore Park Golf Course comprises open space, it is not publicly accessible parkland.

The SCGT land (including Sydney Cricket Ground & Sydney Football Stadium) and the two secondary high schools (Sydney Boys High and Sydney Girls High), while located outside of the Moore Park boundary, make a key contribution to the overall precinct.

The diversity of uses across Moore Park precinct are a defining factor in the current success of the parklands, drawing people from a broad array of interests into one central location.



**Land uses shown are the main land uses for the block*



Figure_1.1. Existing Land Use Map

Land Zoning

The Moore Park precinct and its surrounds include a highly varied collection of land zoning; from residential, local centres, mixed use, commercial, public recreation, infrastructure and special activities.

SEPP 47 applies to the former Moore Park Showground (now Fox Studios, Playbill venues, Entertainment Quarter and the Equestrian Centre), and restricts the use of the precinct to film, family entertainment uses and other related activities. The opportunity exists for a review of current planning guidelines to allow for greater flexibility and the ability to create a broader range of uses that will improve engagement with the community.

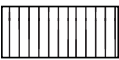
- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - B8 Metropolitan Centre
 - IN1 General Industrial
 - IN2 Light Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - RE1 Public Recreation
 - SP1 Special Activities
 - SP2 Infrastructure





Figure_1.2. Land Zoning Map, 2012.

SEPP 47 - Moore Park Showground

Development permissible without development consent:

-  The Royal Easter Show; public buildings; temporary structures for film making purposes.
-  The Royal Easter Show; equestrian uses; landscaping; public buildings; public events.

Development permissible with development consent:

-  Advertisements; amusement and entertainment facilities; car and coach parking; catering facilities; child care facilities; commercial premises; demolition; drainage; external lighting; film and television studio; film-related development; fuel storage facility; landscaping; public utilities; restaurants; roads; shops; subdivision; short term accommodation.
-  Advertisements; car and coach parking; child care facilities; demolition; drainage; external lighting; public utilities; roads; subdivision.

City and Park

Sydney’s green lungs within an urban context

Moore Park is one of Sydney’s most valuable parklands. it offers large areas of open space that relieve an area otherwise landlocked by built form.

The quality of these parklands greatly affect the lives of people that inhabit its surrounds; both mentally, physically and socially. It is therefore vital that the master plan approaches any changes to this open space with much consideration and thought to ensure the ongoing sustainable management of this valuable asset.



Figure_1.3. Urban Context Map



Figure_1.4. Moore Park Golf Course looking west



Figure_1.5. View from Mt Steel

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Edges

Edges

A clearly defined urban edge to the parkland exists along South Dowling Street and comprises mainly residential uses.

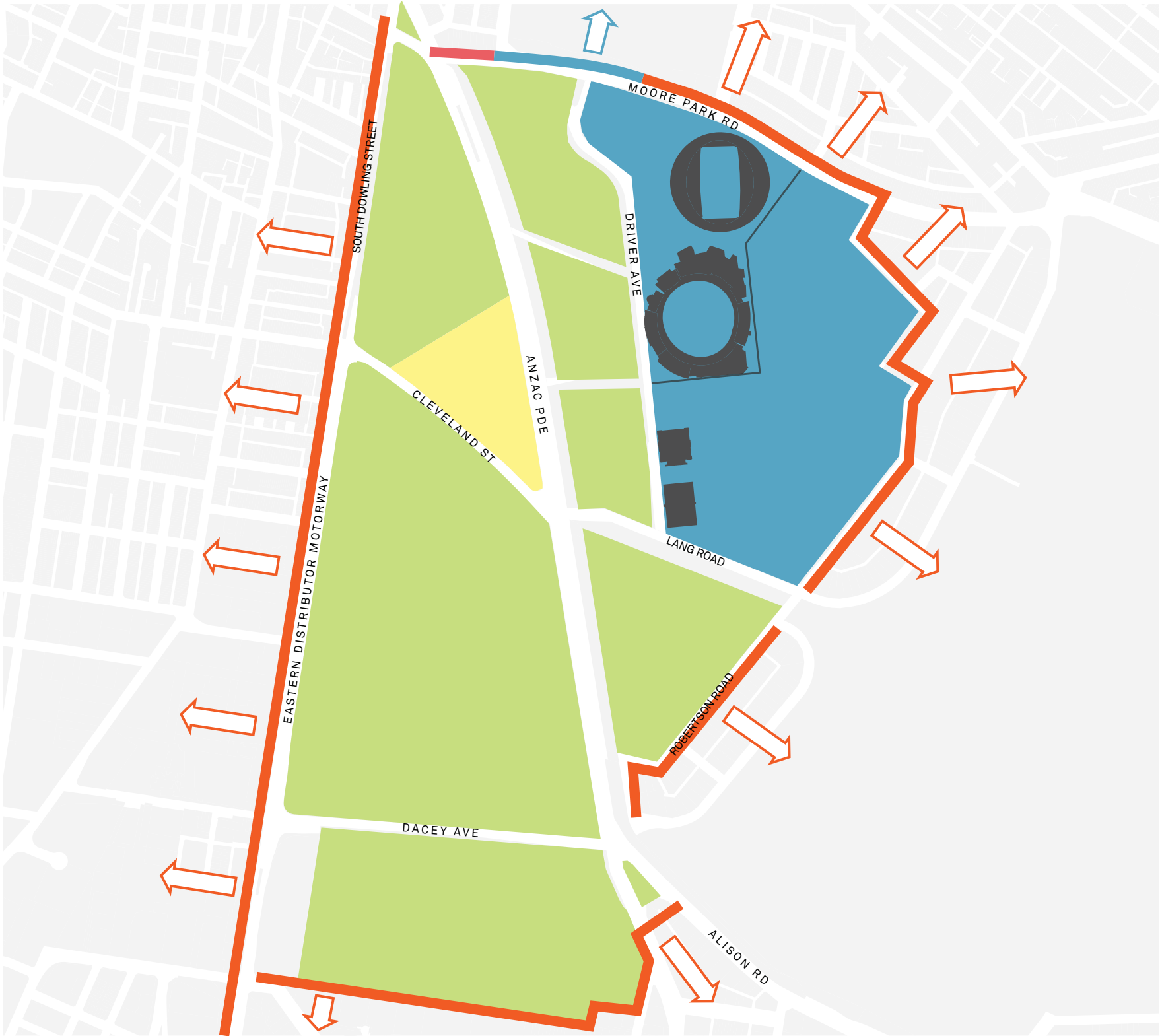
Commercial film and entertainment uses dominate the north-east section of the site and are largely edged outside of the boundary by residential uses.

The Sydney Cricket Ground, Sydney Football Stadium, Hordern Pavilion and Royal Hall of Industries sit as individual structures/buildings in the landscape.



Figure_1.6. Ground Edges

- Parkland
- Residential Edge (Predominant Use)
- Education Edge
- Commercial Edge



Figure_1.7. Existing Edges Map



Figure_1.8. Moore Park Golf Course and the built form edge that lines South Dowling Street in the background.



Figure_1.9. Moore Park Golf Course and the built form edge along South Dowling street in the background.

Road Network

The Eastern Distributor / South Dowling Street and Anzac Parade are major arterial roads which dissect the parklands but provide key vehicle access routes to Moore Park from the City and northern suburbs and south from Kensington, the airport, and beyond.

Secondary arterial and major local roads also dissect the parklands but provide vehicular access to Moore Park in the east west direction from the eastern beaches to the inner suburbs of Sydney.

- Motorway
- Arterial Road
- Secondary Arterial Road
- Major Local Road
- Local Road
- Minor Local Road
- Private Minor Road



Figure_1.10. Road Network Map



Figure_1.11. South Dowling Street/Eastern Distributor Motorway



Figure_1.12. Cleveland/South Dowling Street intersection

Main Structuring Axis

While major arterial roads dissect the parklands, the avenue of mature figs along Anzac Parade, Cleveland Street, Lang Road and Dacey Avenue, are the unifying feature that ties Moore Park together. This crucifix form of figs is one of the parklands most identifiable features and creates a strong identity for Moore Park that should be strengthened.



Figure_1.13. Main Axes Map



Figure_1.14. Robertson Road



Figure_1.15. Dacey Avenue

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Environment

Environment

The Moore Park study area lies within the geological unit of Sydney known as the Botany Sands. Extending from the northern edge of Moore Park, east to the coast, west to Surry Hills and south to Botany Bay, the Botany Sands is a major ecological unit of Sydney.

This material resulted in a natural landform of rounded sand dunes and expanses of gentle slopes with local depressions and exposed water table expressed as ponds and marshes.

Some of this natural undulating landform exists at Moore Park with panoramic views of the Sydney CBD offered at key locations including from Mt Steel and the southern end of E.S. Marks Field.

Anzac Parade has a distinctive boulevard vista with views across the Sydney Cricket Ground and Sydney Football Stadium.



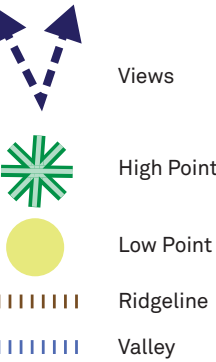
Figure_1.16. Topography and Environment Map



Figure_1.17. View from Mt Steel



Figure_1.18. View from E.S. Marks Field Sporting Facilities



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Existing Tree Survey

Existing Tree Survey

Summary below extracted from Moore Park Arboricultural Assessment Report by Birds Tree Consulting. Refer to Appendix 3 for full report.

Trees are the critical asset and defining features of Moore Park. The tree planting forms the structure of the parklands, defining avenues and framing sporting fields and pathways. These plantings have heritage significance with specimens surviving from original 1867 plantings.

- The tree planting along the northern side of Lang Road consists primarily of a mono specific stand of *Ficus microcarpa* var. ‘Hillii’ (Hills Fig).
- Federation Way tree plantings consist of avenue planting with species including *Ficus rubiginosa* (Port Jackson Fig), *Quercus ilex* (Holly Oak), *Araucaria heterophylla* (Norfolk Island Pine). These trees form a dense canopy over an enclosed avenue.
- The eastern side of Anzac Parade consists of an Avenue of *Ficus macrophylla* (Moreton Bay Fig) and *Ficus rubiginosa* (Port Jackson Fig). A number of these trees are threatened by removal as required to construct the Light Rail.
- Dacey Avenue tree planting forms a mature avenue with enclosed canopies. The majority of these trees consists of *Ficus macrophylla* with *Quercus robur* at the eastern end of the avenue and remain in good condition.
- Cleveland tree planting forms a mature avenue with enclosed canopies. The majority of these trees consists of *Ficus macrophylla*. These trees are in good condition and were planted in approximately 1879.
- The northern perimeter of Moore Park Golf Course includes plantings of *Ficus rubiginosa* and *Ficus macrophylla*. The golf course section contains pockets of native planting including *Corymbia maculata*, *Banksia integrifolia*, *Casuarina* spp, *Angophora costata*.
- The Entertainment Precinct has diverse plantings with relatively young avenue planting of *Corymbia maculata* and large mature *Ficus macrocarpa* var. ‘Hillii’ and *Ficus Rubiginosa*.
- Moore Park West Precinct and Robertson Road Precinct are both sparsely planted, with varied species of *Ficus*.
- Moore Park East Precinct has a more diverse range of tree species. This consists of woodgrove planting in the north west corner. In addition to this, there is a variety of *Ficus* and geometric groves throughout the precinct.



Figure_1.19. Tree Survey Map



Figure_1.20. Federation Way



Figure_1.21. Kippax Lake/Driver Avenue

A1 - Site Analysis Environment

Plantation Dates

Summary below extracted from Moore Park
Arboricultural Assessment Report by Birds Tree
Consulting. Refer to Appendix 3 for full report.

The tree plantings outline the history of the parks development and provide a gallery of landscape styles over the life of the parklands. The development of the parklands has meant that tree plantings have been incremental, with the character of the park's tree groves developing as the park grew.

In 2002 this development character was focused within the 2002 Tree Master plan for Centennial Parklands. This Master Plan promoted minimal changes to the tree population and emphasised the importance of tree replacement.



Figure_1.22. Plantation Dates Map. (source: produced from CAB Consulting analysis)



Figure 1.23. Federation Way



Figure_1.24. Dacey Avenue

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Parkland History

Historical Summary

Moore Park was named after Charles Moore (1869) as a dedicated leisure parkland. Together with Centennial Park, the parklands comprise the remnant public open space of the former Sydney Common dedicated by Governor Macquarie in 1811 within the Botany Sands system.

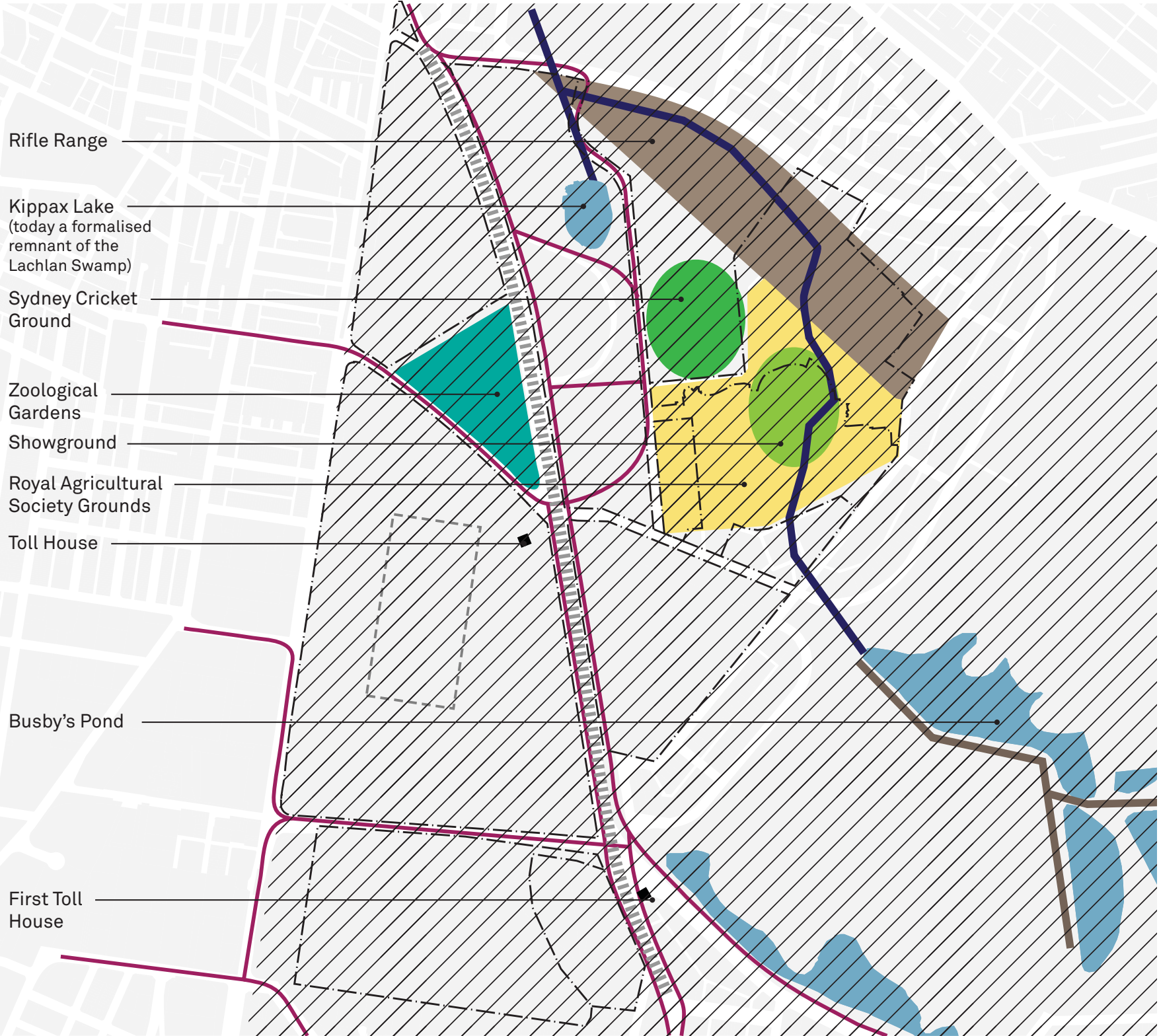
- The parklands has a rich history, a summary of which is provided below:
- _Moore Park was home to Sydney's largest zoological gardens, the Victoria Barracks rifle range and cricket oval.
 - _Busby's bore travels through the site which provided fresh water to Sydney's Hyde Park and CBD.
 - _The Royal Agricultural Showground was present on the site until 1997 (150 years).
 - _Remnants of the old tram alignment are present wihtin the parklands.
 - _Remnants of the great tree lined corridors of the mid nineteenth century contrasted with those of the late nineteenth century and early twentieth century exist along Anzac Parade and were envisaged to extend into the heart of the City of Sydney.

Refer to Appendix 2, Heritage Analysis by CAB Consulting for further explanation of the history and heritage at Moore Park.

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Anzac Parade (formerly Randwick Road) significance:
_Remnant of early road alignment
_Early tree plantings
_First AIF paraded down road on their way to the Quay for overseas service
- The Sydney Common (until 1866)
- Tram Network
- Busby's Bore Shaft
- Dam Embankment
- Cemetery

*Location of past uses indicative



Figure_1.25. historical Survey Map



Figure_1.26. Trams at Moore Park, circa 1920s



Figure_1.27. Comrie Memorial Fountain , Federation Way

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Items of Heritage Significance

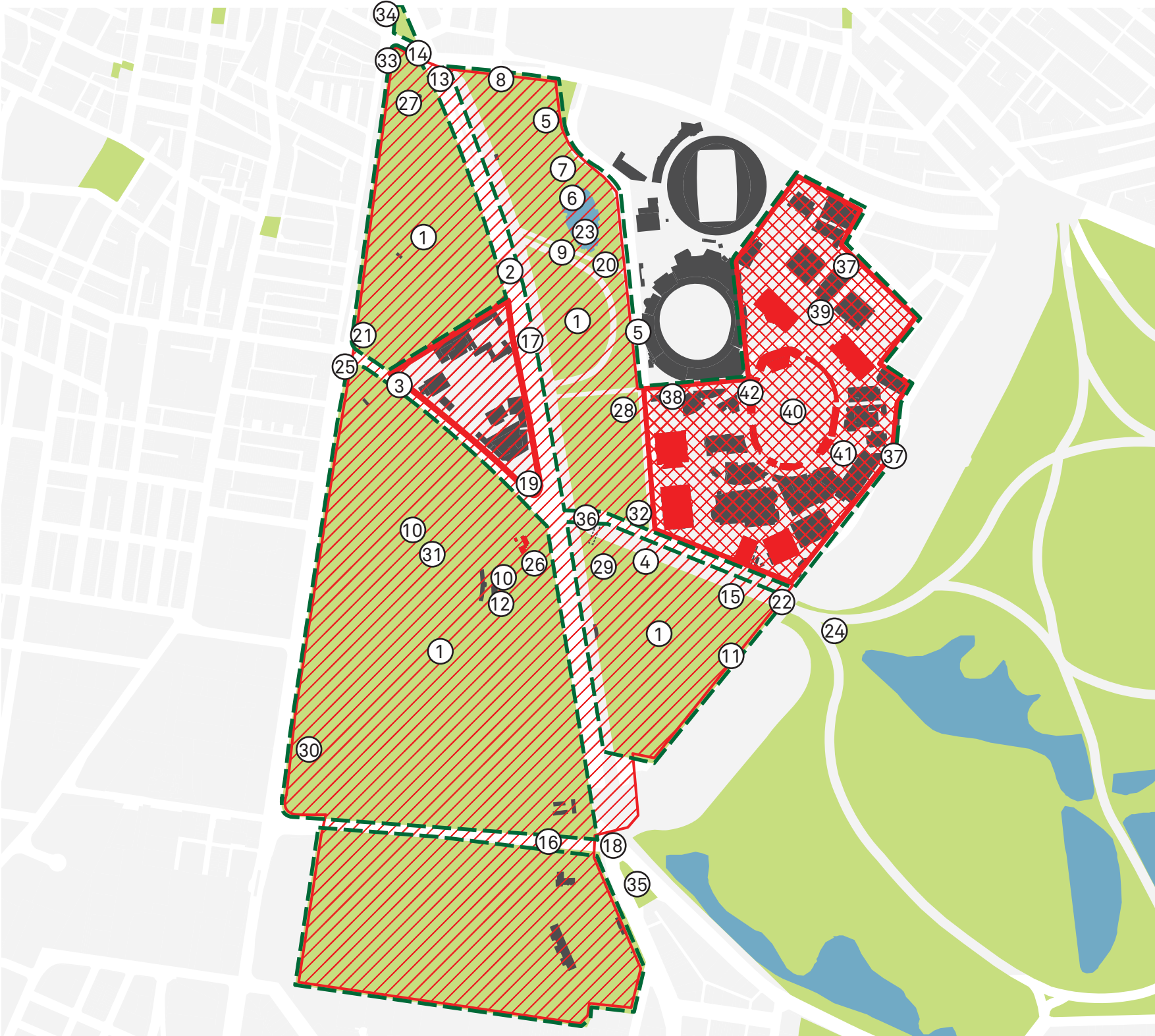
Significant areas and items:

- _1 Moore Park Open Space
 _2 Anzac Parade
 _3 Cleveland Street Plantation
 _4 The Grand Drive
 _5 Driver Avenue Plantation
 _6 Lake Kippax Water Body
 _7 Lake Kippax Plantation
 _8 Moore Park Road
 _9 Gregory Avenue
 _10 Mt Steel and Mt Rennie Landform and Plantations
 _11 Robertson Road Plantation
 _12 Mt Rennie
 _13 Moore Park Gateposts 1867-1868
 _14 Sandstone Gate Pillars and dwarf wall on Fitzroy St. alignment
- _15 Sandstone Wall and Cast Iron Pallisade Fence
 _16 Sandstone Walls to Dacey Ave.
 _17 Sandstone Kerbs: Anzac Parade, Cleveland St, Gregory Ave, MacArthur Ave, Dacey Ave, Grand Ave, and part Driver Ave.
 _18 Drinking Fountain corner Dacey Ave and Anzac Parade 1869
 _19 Drinking Fountain corner Cleveland St and Anzac Parade 1870
 _20 Kippax Lake Memorial Drinking Fountain 1888
 _21 Fountain Corner of Cleveland St and South Dowling St
 _22 Comrie Memorial Fountain in Grand Parade (Federation Way) at Junction with Robertson Road
- _23 Lake Kippax Fountain and Sculpture 1967
 _24 The Grand Drive: Federation Way
 _25 Milestone or Town Boundary Marker
 _26 Former Toll House 1860
 _27 Bandstand Moore Park
 _28 Tram Sheds Driver Avenue: Bus Interchange Area Moore Park
 _29 Tennis Changing Rooms
 _30 South Dowling St. Ave. of Washington robusta
 _31 Stone Plinth Mt. Steel
 _32 Lang Road Plantation
 _33 FitzroyStreet Plantation
 _34 Drivers Triangle
 _35 Tay Reserve
- _36 Federation Place
 _37 Former Showground: Brick Boundary Wall
 _38 Former RAS Entry Gates and Brick Wall
 _39 Former RAS Pavilion Precinct Conservation Area
 _40 Central Parade Ground
 _41 Park and Trees
 _42 Former RAS Building

Items of Heritage Significance

Moore Park and the former Showground fall under a conservation area. With the exception of the former Showground, all of the Moore Park study area is listed on the State Heritage Register. Hordern Pavilion and Royal Hall of Industries fall within the Showground Conservation Area.

Refer to Appendix 2, Heritage Analysis by CAB Consulting for further explanation of the history and heritage at Moore Park.



Figure_1.28. Existing heritage areas and items



Figure_1.29. Royal Hall of Industries



Figure_1.30. Former Toll House

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Community & High Performance Sports

Community & High Performance Sports

The Moore Park precinct is a hub for recreational and community activities, with a wide array of community based sporting activities that occur. The precinct is also home to multiple high performance training facilities.

Refer to Appendix 4, Sports and Recreation Strategic Review by Montemare Consulting, for further analysis of the existing sport facilities at Moore Park.

- Community Sports Precinct
- High Performance Sports Precinct
- Cricket
- Cricket/AFL
- Rugby/Touch/Soccer
- Rugby (Elite)
- AFL
- Soccer/Touch
- Softball
- Baseball
- Tennis Courts
- Basketball / Netball Courts
- Multi-Purpose Courts
- Equestrian
- Athletics Field
- 18-hole Golf Course



Figure_1.31. Sport Context Map



Figure_1.32. Robertson Road sport grounds



Figure_1.33. Moore Park Golf Course driving range



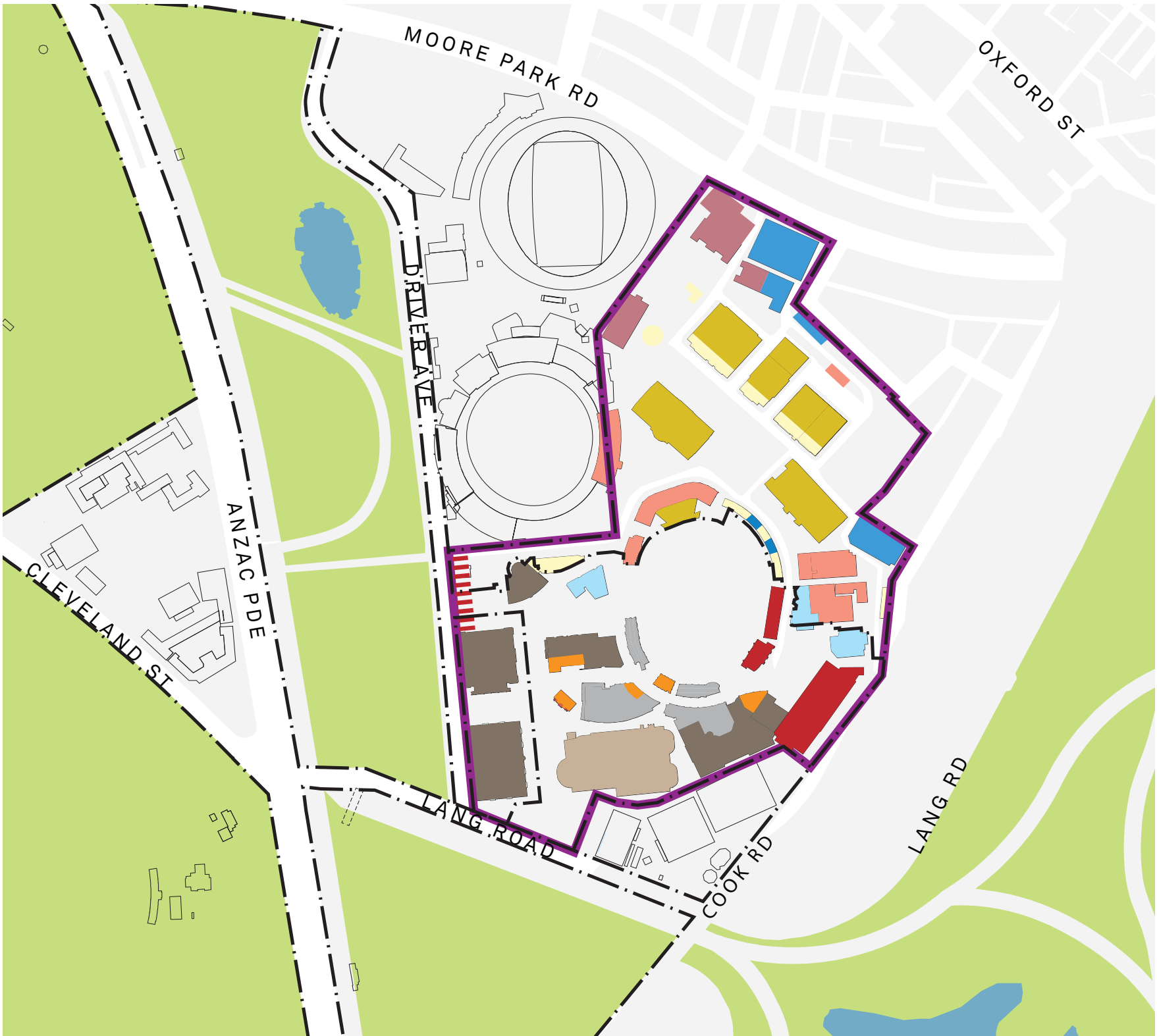
Figure_1.34. Moore Park Golf Course

Film & Entertainment

The Fox Studios and Entertainment Quarter is governed by SEPP 47, restricting the uses to film and family entertainment and other related activities.

The current leaseholder of Hordern Pavilion and Royal Hall of Industries has placed back of house facilities along Driver Avenue, undermining their appearance and sterilising activity and permeability.

- Film and Entertainment Precinct
- Stages
- Offices
- Art Dept/Costume
- Construction
- Supporting Businesses
- Education
- Cafes/Bars/Restaurants
- Entertainment
- Commercial
- Mixed-use (Cafe,Retail,Commercial)
- Carpark
- Back of House Uses



Figure_1.37. Film and Entertainment Existing Uses



Figure_1.35. Aerial View of Entertainment Quarter/Fox Studios



Figure_1.36. Entertainment Quarter

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Film & Entertainment - Approved Development Blocks

Film & Entertainment - Approved Development Blocks

An approved concept plan for Entertainment Quarter exists for the future development of six new buildings and is aimed at increasing the level of commercial and pedestrian activity around and within the Entertainment Quarter. The approved development envelopes are illustrated in red on the adjacent map and the floor area and heights are not to exceed the below numbers.

Possible development opportunities outlined in SEPP 47 for the former Moore Park Showground include: restaurants, shops, short term accommodation, child care facilities, retail opportunities, commercial premises, public utilities, landscape, film -related development, fuel storage facility, amusement and entertainment facilities, car and coach parking facilities, demolition, drainage, external lighting, roads and subdivision.

- Film and Entertainment Precinct
- Approved Development Block
- Approved Demolished Building
- Existing leasehold boundary
- Moore Park Precinct boundary
- B

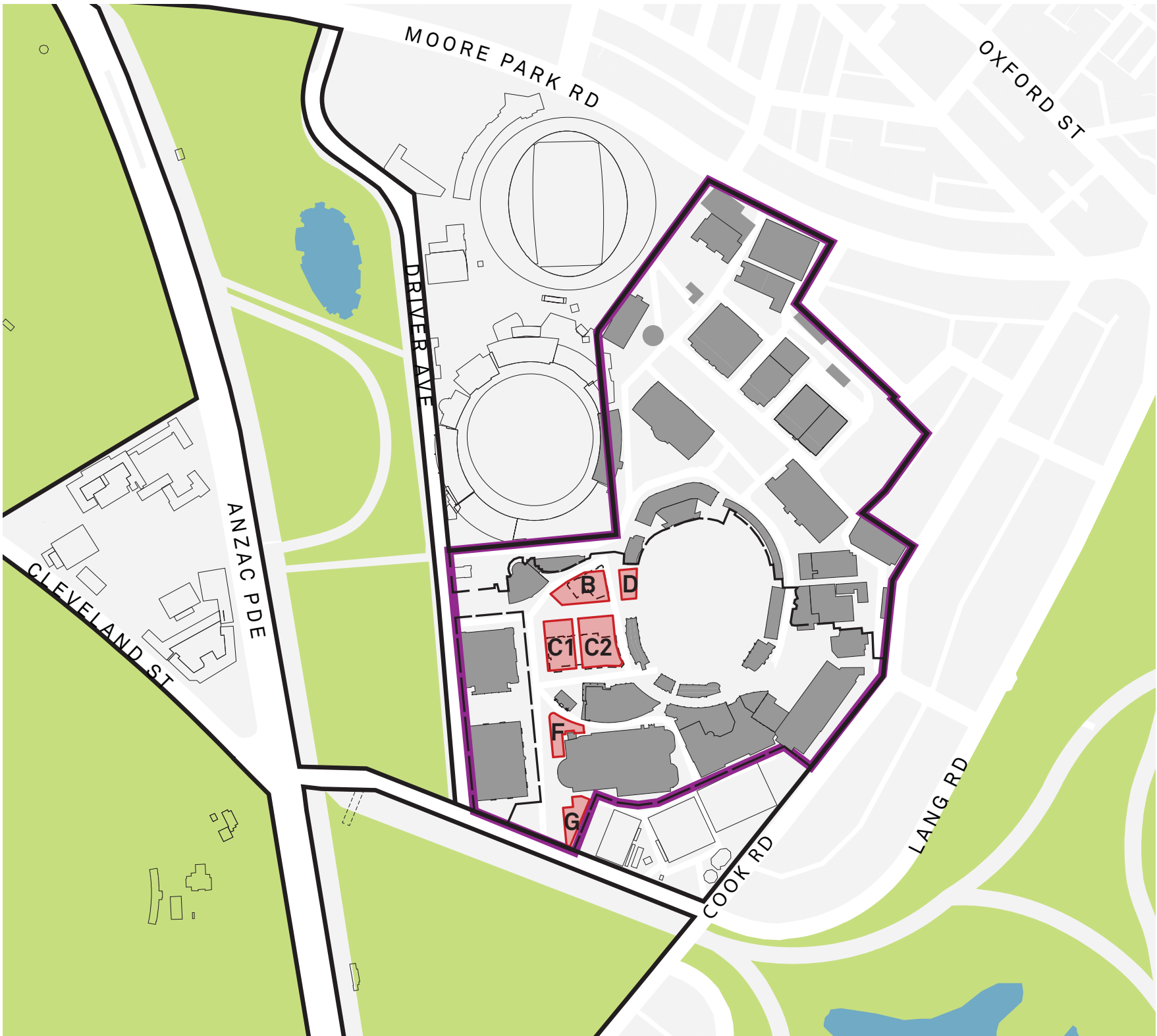
5,866 sqm
RL 60.0 (21.1m above existing ground level)
- C1 & C2

20,020 sqm
C1_ RL60.0 (21.1m)
C2_ RL64.0 (25.1)
- D

900 sqm
RL 49.5 (9.9m)
- F

4,630 sqm
RL 60.8 (22.9m)
- G

1,900 sqm
RL 48.0 (10.0m)



Figure_1.40. Approved Development Blocks within the Entertainment Quarter



Figure_1.38. Entertainment Quarter

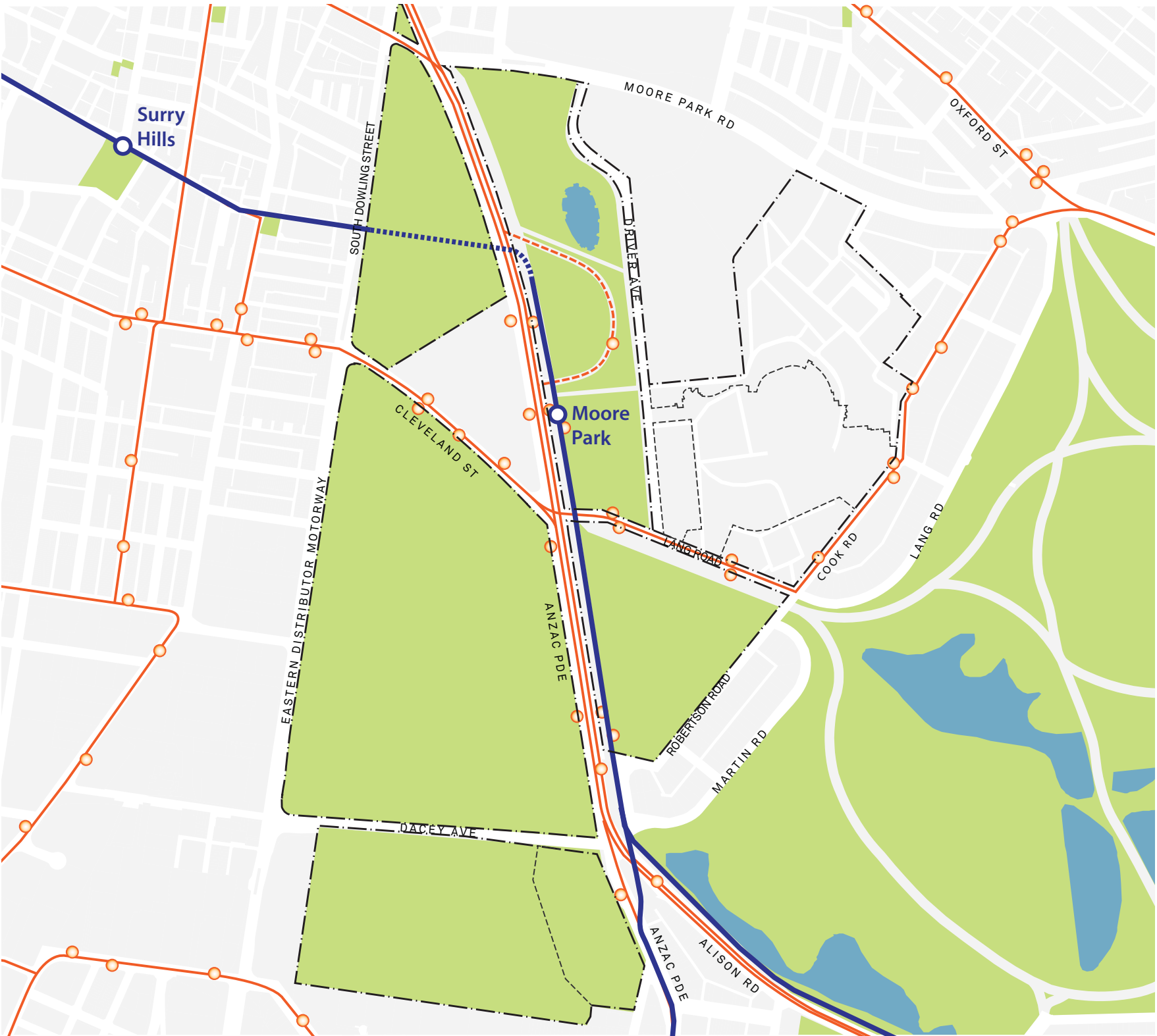


Figure_1.39. Entertainment Quarter

Public Transport

Frequent bus services operate to Moore Park between the Sydney CBD and Sydney's south/ east suburbs.

A new light rail network will improve public transport to Moore Park from the Sydney CBD and Central Station and south to Randwick and Kingsford. A light rail station is proposed within Moore Park east and south of the parklands at Carlton Street.



Figure_1.41. Public Transport Map



Figure_1.42. Existing bus lane adjacent to Anzac Parade



Figure_1.43. Event coach drop off/ pick up along Driver Avenue

Cycle Routes

While a good network of cycle routes exist within and surrounding Moore Park, they are largely disconnected. Grand Drive in Centennial Park is a popular cycle path and has been identified as a conflict with other park users in the Centennial Park Master Plan. An opportunity exists to create a continuous cycle network within Moore Park.



Figure_1.44. Cycle Route Map

- On-road separated cycle way
- Off-road cycle and pedestrian route
- On-road cycle way (low to medium traffic)
- On-road cycle way (high traffic)



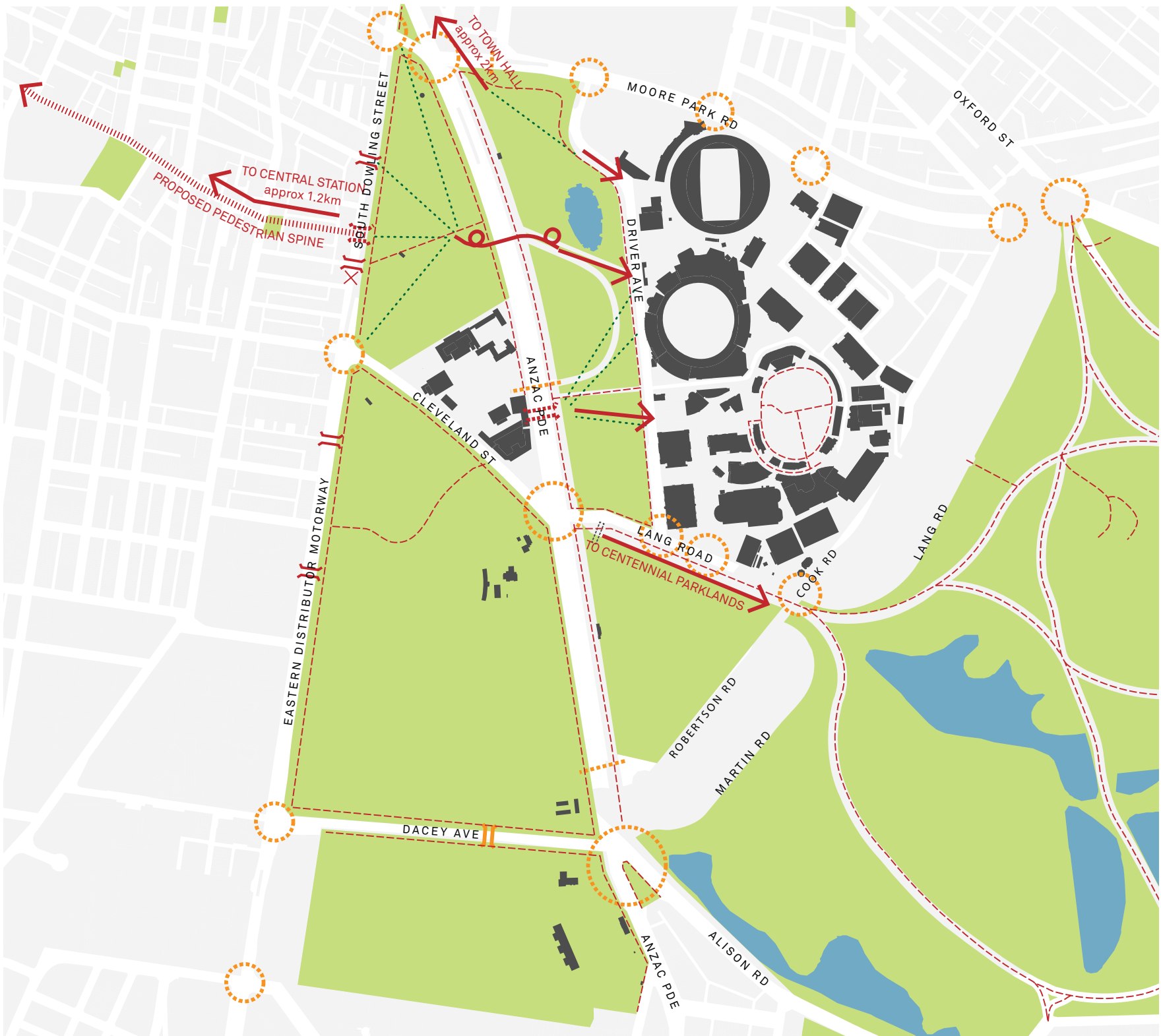
Figure_1.45. Anzac Parade/Cleveland Street intersection



Figure_1.46. Centennial Park cycle way

Pedestrian Movement

A new pedestrian spine is planned to support the new light rail corridor running along Devonshire Street from Central Station. This will connect directly to the new Albert Tibber Cottier shared pedestrian and cycle bridge crossing Anzac Parade. A new pedestrian bridge is also proposed to create a safer crossing between the high schools and proposed light rail station in Moore Park east. Currently there is limited pedestrian permeability through the Entertainment Quarter and Fox Studios precincts to the Paddington and Centennial Park residential areas.



Figure_1.47. Pedestrian Movement Map



Figure_1.48. Federation Way



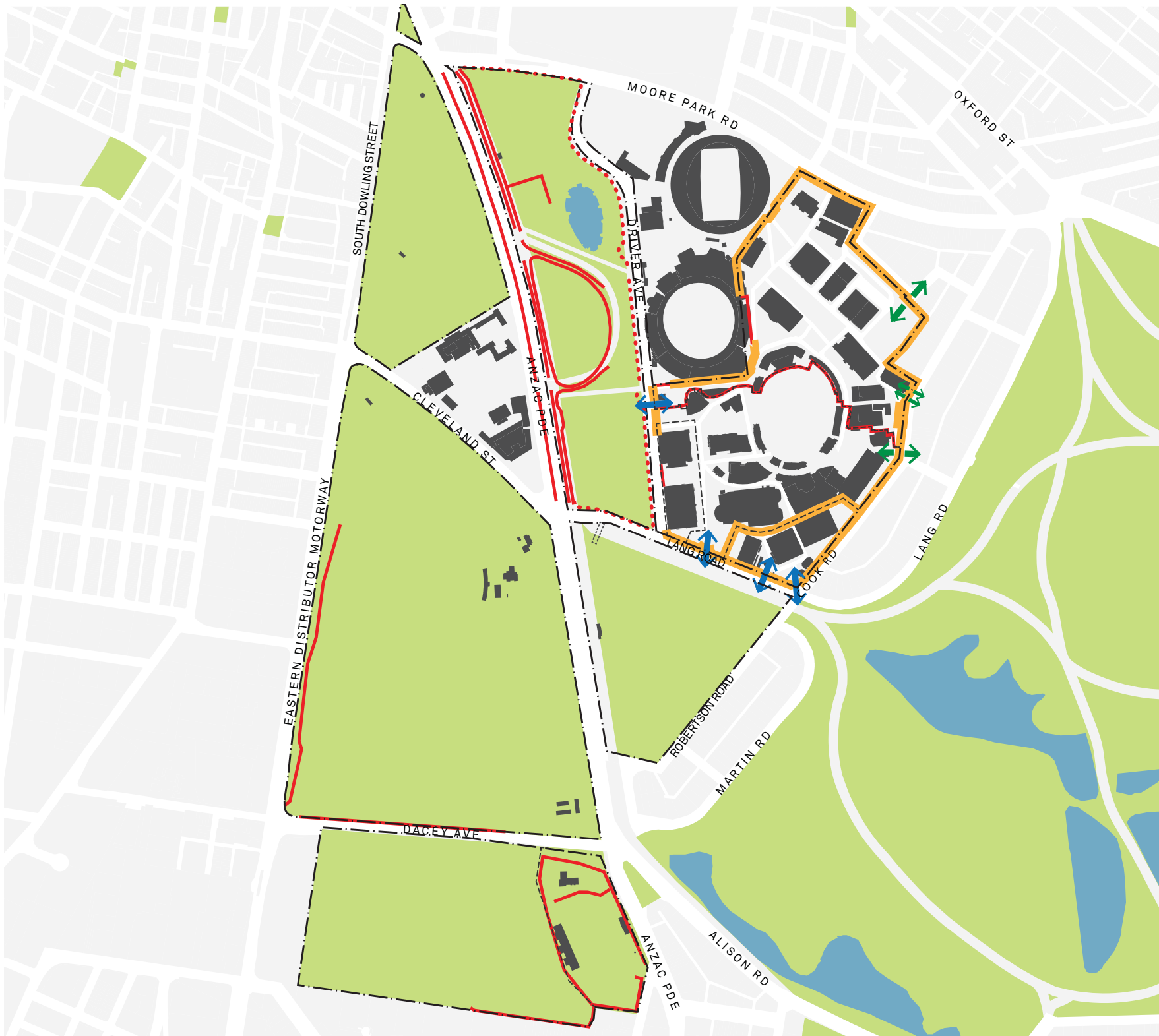
Figure_1.49. Crowds outside SCG



Figure_1.50. Crowds along Driver Avenue

Pedestrian Barriers

A number of barriers to pedestrian flow exist across Moore Park including numerous walls, fences and inaccessible uses to the general public. The heritage wall enclosing the former Showground has a number of gates which are locked. The potential exists to open a number of these which will improve pedestrian permeability through the precinct.



Figure_1.51. Pedestrian Barriers Map

- Wall
- Fence
- Bollards
- Opening
- Closed Gate, Potential Opening



Figure_1.52. South Dowling Street/Eastern Distributor Motorway



Figure_1.53. Retaining wall along Anzac Parade creating a barrier to E.S. Marks Field

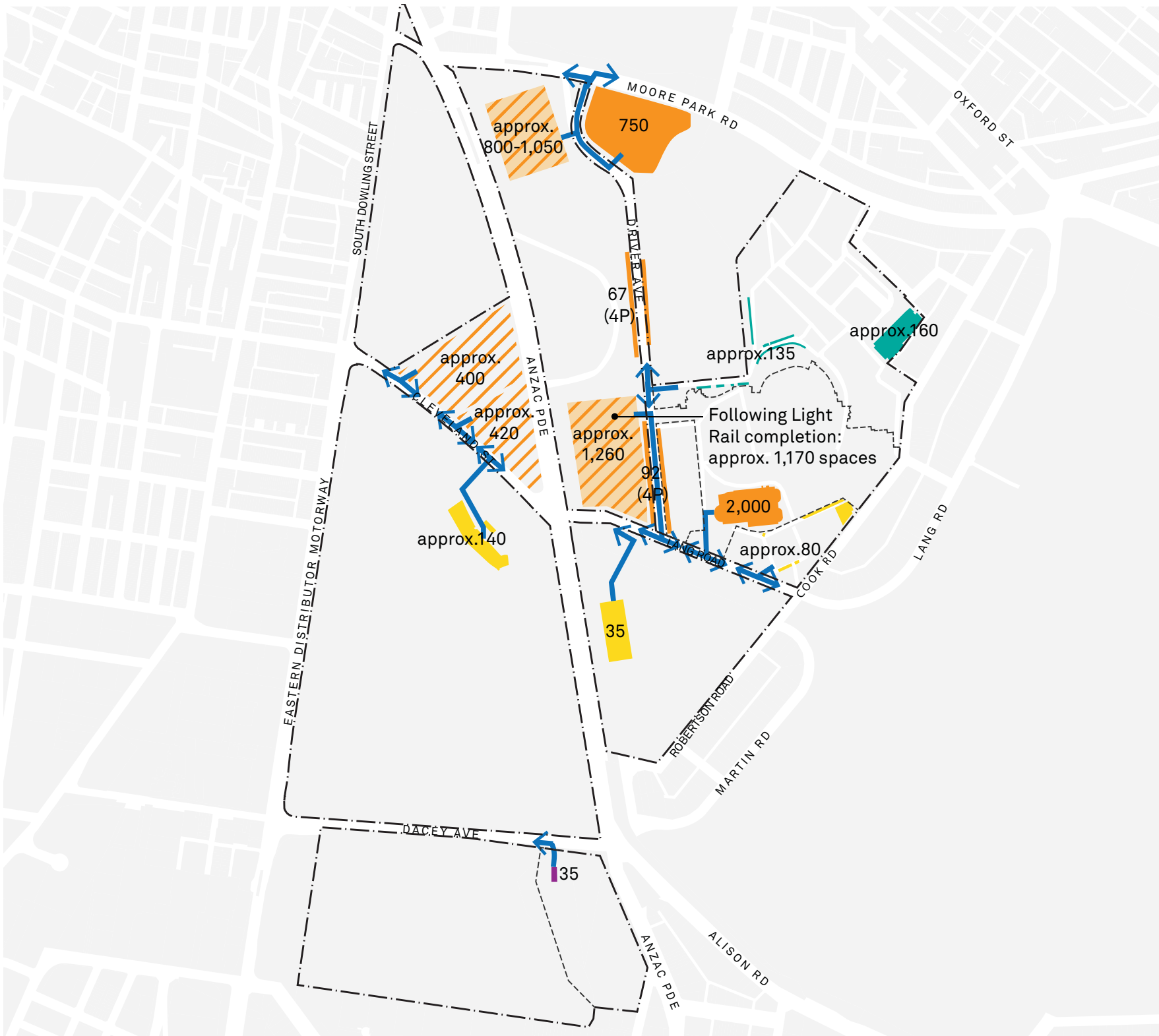
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Parking

Parking

Providing adequate parking within Moore Park with appropriate egress continues to be a challenge for the parklands. Currently parking is scattered across the precinct with limited permanent parking.

Event parking located on the grass at Moore Park East compromises the quality of green space and creates a conflict between vehicular and pedestrian movements. Preference is for the progressive removal of on-grass event parking.



Figure_1.54. Parking Map



Figure_1.55. Car Park off Moore Park Road/Driver Avenue



Figure_1.56. Car Park at E.S. Marks Field

