

PROPOSED LIGHTING

AT

RUSHCUTTERS BAY PARK, RUSHCUTTERS BAY, NSW

HERITAGE IMACT STATEMENT



Prepared by:

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment of the proposal to replace the oval lights at the Reg Bartley Oval, Rushcutters Bay, NSW and provide pedestrian lighting along the canal and foreshore in the Park. The report has been prepared on behalf of the City of Sydney, the trustees for the Park.

1.2 THE STUDY AREA

The study area is the Reg Bartley Oval and the Rushcutters Bay Park at Rushcutters Bay, NSW being Lots 1 and 2 in DP 554114 (Figure 1.1).



Figure 1.1 The Study Area

Source: Google Maps

1.3 LIMITATIONS AND TERMS

The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the City of Sydney Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 1999.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

1.6 PREVIOUS REPORTS

There are previous reports and studies on the place:

Edaw, *Rushcutters Bay Park Plan of Management*, dated November 1999 and prepared for South Sydney Council

Rod Howard & Associates, *Grandstand at Reg Bartley Oval Conservation Management Plan*, dated 2004

The latter document has not been sighted.

2.0 HISTORICAL SUMMARY

2.1 ABORIGINAL SETTLEMENT

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With European occupation of the Sydney region from 1788, the Cadigal and Wangal people were largely decimated but there are descendants still living in Sydney today.

2.2 EARLY DEVELOPMENT

The area close to the park was originally a rush-covered marsh with a stream running through the centre. Early settlers cut the rushes for a type of thatch roofing and the area was named *Rush Cutting Bay*. In 1810 seventy one acres of land running from the bay to Oxford Street was granted to Thomas West who built a house and water mill there that he named *Barcom Glen*¹.

2.3 REG BARTLEY OVAL

In November 1875 a deputation to the Minister for Lands requested that marsh and the head of the bay be reclaimed and used for public recreation. In 1878 an Act was passed providing for the reclamation of the bay and six acres were set aside for a park. Work commenced in the same year and was completed in 1883. The work included a sandstone channel for the stream².

It only took about three years after Rushcutters Bay Park was proclaimed in 1885 for a fenced cricket ground (later to become the Reg Bartley Oval) to be established. By 1894, paths around the southern side of the cricket ground were also fenced and a grandstand had been constructed. Initially, Rushcutters Bay Park fell under the jurisdiction of trustees, but during 1909 came under the control of the Municipal Council of Sydney.

In November 1926, Council approved the demolition of the old structure and erection of the new stand on the western side but this work appears not to have proceeded.

In 1897 a fountain was erected at the south western side of the oval to commemorate the Jubilee of Queen Victoria. In 1899 the Department of Public Works erected a sewerage pumping station to the south east of the oval.

The oval was used for cricket and football and in the early 1900s croquet lawns were laid close to the grandstand. These were converted to tennis courts in 1923 and other courts were added in 1929.

¹ Edaw, *Rushcutters Bay Park Plan of Management*, November 1999 for South Sydney Council

² Ibid

Towards the end of 1934 schemes were drawn up within Council for a block containing male and female toilets, to be constructed adjacent to the south western corner of the Grandstand. These were demolished in 2010 to make way for new amenities buildings.

The perceived threat of attack from hostile forces during the early years of World War II led to the construction of an air raid shelter in the vicinity of the Grandstand.

It was reported that on 12 May 1957:

Fire last nigh destroyed two dressing-rooms in a condemned wooden grandstand at Rushcutter [sic] Bay Oval.

Following the fire the building was rebuilt to the form seen today.

The oval was renamed the Reg Bartley Oval in May 1959 in recognition of Reginald James Bartley's service to the City. He had served as an alderman for eighteen years and as mayor for five yearly periods during the 1940s.

The Grandstand was substantially renovated during 1992 to the design of the architectural firm of McNamara & Associates.

The park has recently been upgraded to the design of architects Lacoste & Stevenson with the works including:

- Relocation of the cafe from the south side of Waratah Street to the north of the Oval
- Extension of the southern tennis courts
- New paths
- Reconstruction of the northern tennis courts
- Re-landscaping
- Conservation and refurbishment of the grandstand
- Construction of a raised terrace to the front of the grandstand
- Retractable Cricket Net

The park and oval are a much used and popular venue for sports and recreation and occasional concerts and functions.



Figure 2.1 Aerial view to the oval in 1949

Source: City of Sydney Archives



Figure 2.2 View to the grandstand in 1910 from the croquet lawns

Source: Dunbar Rovers Website

3.0 PHYSICAL DESCRIPTION

An inspection of the Park and oval was carried out by John Oultram in June 2014.

Rushcutters Bay Park and the Reg Bartley Oval is a large area of parkland bounded by the stormwater channel to the east, Waratah Street and the stone sea wall along Rushcutters Bay. There are tennis courts to the south side of Waratah Street. The site is level and generally laid to lawn with dispersed tree planting and low shrubs. The park is dominated by the oval and the associated timber grandstand to the west. There are concrete paths throughout the park and an area of stone paving between the grandstand and the café.

Major built elements include:

- The timber grandstand and changing rooms
- Timber amenities buildings to the rear of the grandstand
- Timber café
- Tennis courts with steel framed mesh fencing
- Single storey, brick pumping station

There is a bridge over the stormwater channel to the eastern section of the park (that is under the control of Woollahra Council) and a smaller, concrete bridge to the south.

The area is highly developed with many Inter War and Post War, multi-storey apartment buildings along Waratah Street and Evans Road.

There are currently eight light towers to the oval and pedestrian lighting along the main paths through the park that is to the standard City of Sydney design.

Figures 3.2-3.7

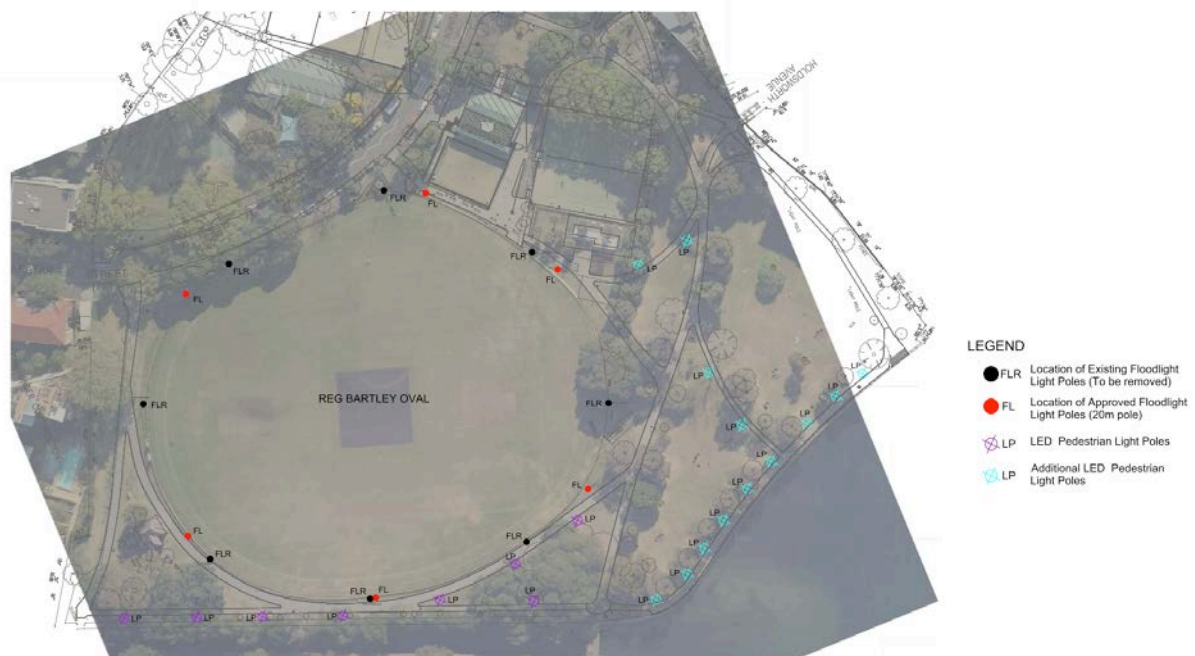


Figure 3.1 Plan of the Park showing the new oval and path lighting



Figure 3.2 Rushcutters Bay Park
Canal path looking north – currently no lighting



Figure 3.3 Rushcutters Bay Park
Canal path and oval lights



Figure 3.4 Rushcutters Bay Park
Canal path looking south



Figure 3.5 Rushcutters Bay Park
Foreshore path – currently no lighting



Figure 3.6 Rushcutters Bay Park
Main path and standard light poles



Figure 3.7 Rushcutters Bay Park
View to path at the kiosk

4.0 HERITAGE CONTROLS

4.1 NATIONAL TRUST

The park and oval are not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE BRANCH OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

State Heritage Register

Under the Heritage Act 1977 (amended 1998), the Heritage Branch of the NSW Department of Planning (formerly the NSW Heritage Office) administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the State Heritage Register.

State Heritage Inventory

The Heritage Office also compiles the State Heritage Inventory, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (No. 2421400).

Listing on the Database has no statutory implications for development at the place but reflects the listing of the property on the LEP.

4.3 LOCAL AUTHORITY

The local authority for the area is the City of Sydney. The property listed as a heritage item in Schedule 5 Part 1 of the *Sydney Local Environmental Plan 2012 (as amended) (SLEP)* and is within the Elizabeth and Rushcutters Bay Heritage Conservation Area (C20). The item is noted as:

REF	ADDRESS	ITEM	RANKING
I403	Waratah Street	Rushcutters Bay park and pumping station including grandstand, Reg Bartley Oval and picket fence, seawall and landscaping	State

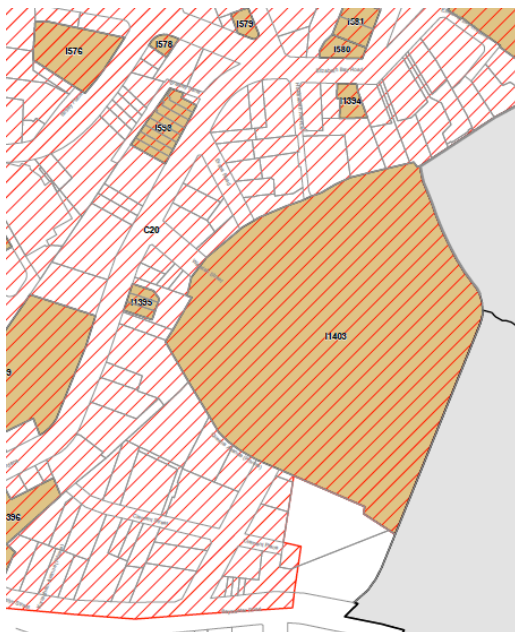


Figure 4.1 Sydney Local Environmental Plan 2013 Heritage Map_022

There are heritage items in the vicinity of the subject site, however these are not visible from the park and there is no potential impact from the proposed works that are very minor.

The heritage controls in the SLEP relating to development of a heritage item in a conservation area would apply.

Council may also take into consideration the objectives and controls in the *City of Sydney Development Control Plan 2012* (as amended) (SDCP) that contains detailed guidelines for the development of heritage items and in conservation areas.

5.0 ASSESSMENT OF SIGNIFICANCE

The listing sheet (SHI 2421400) for the property contains a detailed assessment of significance using the criteria developed by The Heritage Office of New South Wales:

<i>Criterion (a)</i>	<i>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)</i>
	The Grandstand has been an important early recreational facility and built component of Rushcutters Bay Park since 1894
	The Grandstand has limited historical interest because of its use in the motion pictures Babe and The Sum of Us, both of which are highly regarded recent Australian movies
<i>Criterion (b)</i>	<i>An item has strong or special associations 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)</i>
	The 1939 Public Toilet Block provides evidence of the high standard of design achieved by Council's architectural staff, particularly Albert Smillie
<i>Criterion (c)</i>	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The architectural form of the Grandstand generally demonstrates the aesthetic characteristics of this type of building in a clear manner, and it has retained what appears to be original timber joinery along the eastern side of the building. However, the physical fabric of the building has undergone a relatively high degree of change. This has taken place as a result of historical factors such as the fires that took place in 1956 and 1957, routine maintenance, repairs resulting from termite infestation and substantial refurbishment at ground floor level during the early 1990s. Such works indicate the ongoing viability of the building over the years
	The Public Toilet Block is considered to have aesthetic significance because of the relatively high quality of its external and internal design and because of its high level of intact original fabric, which is, however, deteriorating
<i>Criterion (d)</i>	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The community research carried out as part of the Rushcutters Bay Park Plan of Management indicates that the Grandstand is held in esteem by the local community
<i>Criterion (e)</i>	<i>An item has the 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)</i>
	The Grandstand provides evidence of the evolution of the grandstand as a building type at the end of the nineteenth century
<i>Criterion (f)</i>	<i>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)</i>
	The Grandstand is believed to be a rare surviving example of a late nineteenth century grandstand associated with a suburban park;
	Although Grandstands such as the one associated with Reg Bartley Oval are relatively common in other parts of metropolitan Sydney, the Grandstand is rare within the City of Sydney Local Government Area. It should also be noted that similar extant grandstands were generally built at a later period of time;
	The former air raid shelter, although adapted and modified for subsequent reuse, is believed to be a rare purpose designed air raid shelter within the City of Sydney.
<i>Criterion (g)</i>	<i>An item is important in demonstrating the principal characteristics of a class of NSW's or a class of the local area's Cultural or natural places; or Cultural or natural environments</i>
	The overall architectural form and detailing of the Grandstand is understood to be representative of grandstands associated with suburban sporting facilities that were built between the 1890s and the 1930s.

We would concur with this assessment but would note that the public toilet block has been demolished. The listing sheet also contains a statement of significance.

5.1 STATEMENT OF SIGNIFICANCE

Rushcutters Bay Park is a significant harbour foreshore park, situated in the north-eastern corner of the local government area. It forms part of a series of linked parklands that provide a valuable open space resource for the communities of Potts Point, Elizabeth Bay and Rushcutters Bay, which are considered the highest population densities in Australia.

The Grandstand at the Reg Bartley Oval, Rushcutters Bay Park has been an important built component and recreational facility within Rushcutters Bay Park since 1894. The architectural form of the Grandstand generally demonstrates the aesthetic characteristics of this type of building in a clear manner, although cycles of maintenance, repair and adaptive change have eroded original fabric. The Grandstand is believed to be a rare surviving example of a late nineteenth century grandstand associated with a suburban park generally and, more specifically, within the City of Sydney Local Government Area. Its overall architectural form and detailing is believed to be representative of grandstands associated with suburban sporting facilities that were built between the 1890s and the 1930s. There is evidence to suggest that the building is held in high esteem by the local community.

The former air raid shelter, although adapted and modified for subsequent reuse, is believed to be a rare example of a purpose designed air raid shelter within the City of Sydney.

The Public Toilet Block, designed as women's conveniences in 1939, is considered to have aesthetic significance because of the relatively high quality of its external and internal design and because of its high level of intact original fabric, which is, however, deteriorating

We would concur with this assessment.

The oval lighting has been in place for some years and the current pedestrian lights are part of the recent renovation of the Park and Oval and, while they contribute to the amenity of the Park, they would not be considered to be of any heritage significance in their own right.

6.0 PROPOSED LIGHTING

6.1 CURRENT PROPOSAL

The City of Sydney would like to replace the current oval lights with taller lights to improve illumination. There is also additional lighting along the canal path, the foreshore path and the path close to the kiosk.

The proposals are shown on Drawings No. 0212 0488 SK 01 and SK02 dated May 2014 and prepared by Tract. The works include:

- New steel light poles (6No.)
- New pedestrian light poles

The proposal for the oval lights is shown below:



Existing oval layout and lighting



Proposed oval layout and lighting

The new oval lights are taller than the existing (20 metres) and are sectioned to allow them to be lowered for replacement of globes. The path lights are to the standard detail used in the Park.

6.2 ASSESSMENT OF THE IMPACT OF THE PROPOSED WORKS

The Rushcutters Bay Park, Reg Bartley Oval and the grandstand are of considerable significance and have been in operation since 1894. They are a popular and well-used sport and recreational facility.

The oval has had lighting for over twenty years and the new lights will increase the illumination of the oval for users and considerably increase the amenity of the oval. The current lights are of no heritage significance and the proposed lights are a like for like replacement in a similar form. Though higher they will have little more visual impact being very slender structures. The number of lights will be reduced mitigating any additional visual impact.

The new path lights will considerably improve safety and security and follow the pattern of the other lighting in the park. The proposal has been developed with community consultation and the lights are replacements for lights that were removed during the most recent upgrade of the Park. The adjoining park in the Woollahra LGA has lights along the foreshore and the proposals will provide a common detail along the foreshore.

We consider that, in heritage terms, the proposed works will have no impact on the significance of the place and is neutral in heritage terms.

6.3 ELIZABETH BAY CONSERVATION AREA

The listing sheet for the conservation area contains management guidelines for the area but is mute on the treatment of the oval.

The proposed works are a like for like replacement of modern elements or are additional works to replace lights that were previously removed and will have no greater visual impact on the conservation area than the current lighting.

6.4 CITY OF SYDNEY DEVELOPMENT CONTROL PLAN 2012 (SDCP)

The HDCP contains no specific guidelines for this particular type of works but the proposal are generally in line with the objectives of the SDCP to maintain the significance of places and limit the impact of new works.

7.0 SUMMARY

7.1 SUMMARY

We consider that the proposed lighting is an appropriate replacement for the current and the new lights will considerably improve the security and safety at the Park. The works will have no impact on the significance of the place or the setting of the nearby grandstand and will also have no impact on the surrounding conservation area.

In heritage terms, we would recommend that the works be approved.

JOHN OULTRAM