

Moore Park South Heritage Impact Statement

May 2026

for Greater Sydney Parklands
by Paul Davies Pty Ltd

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Table of Contents

1.0	Introduction	1
1.1.	The Brief	1
1.2.	Approach and Methodology	1
1.3.	Limitations	1
1.4.	Author Identification	1
1.5.	Ownership	1
1.6.	Definitions	2
2.0	Background	3
2.1.	Site Location	3
2.2.	Statutory Listings and Controls	5
	NSW Heritage Act 1977 (As amended)	5
	Local Environmental Plan	5
2.3.	Non- Statutory Listings	5
3.0	Historical Outline	5
3.1.	Historical Background	5
4.0	Physical Description	7
4.1.	Site and Context	7
5.0	Assessment of Heritage Significance	11
5.1.	Existing Assessment of Significance	11
5.2.	Criteria for Assessing Cultural Heritage Significance	12
5.3.	Levels of Significance	13
5.4.	Detailed Assessment of Heritage Significance	13
	Criterion (a) Historical Significance	13
	Criterion (b) Historical Significance (Association)	13
	Criterion (c) Aesthetic/Technical significance	14
	Criterion (d) Social significance	14
	Criterion (e) Research potential	14
	Criterion (f) Rarity	14
	Criterion (g) Representativeness	14
6.0	Proposal	15
6.1.	References	15
7.0	Discussion of Heritage Issues	16
7.1.	Assessment of Heritage Impact	16
7.2.	Discussion	16
8.0	Conclusion	17

Figures

Figure 1: Location of Moore Park South (image from NSW Lands Dept Sixviewer)	3
Figure 2: Location of Moore Park South in 1943. Note the south western edge of the site at this time was occupied by a dogs home, the site of the removed incinerator, the discarded tip site and shortly after this photo, bowling greens on the corner of Dacey Avenue and South Dowling Street. (image from NSW Lands Dept Sixviewer).....	4
Figure 3: Plan of proposed works	8
Figure 4: Plan of proposed works - Details	9
Figure 5: Plan of proposed fence removal.....	10

Tables

Table 1: Listing details for Moore Park from the City of Sydney LEP 2012 , Schedule 5: Environmental Heritage	5
Table 2: Criteria for Assessing Cultural Heritage Significance.....	12
Table 3: Levels of Significance	13

1.0 Introduction

1.1. The Brief

This heritage impact statement (HIS) has been prepared on behalf of Greater Sydney Parklands to accompany a Section 60 application to the Heritage Council of NSW for the proposal to remove the perimeter fencing which extends along South Dowling Street and part of Dacey Avenue, with associated minor works to parts of Moore Park Golf Course.

1.2. Approach and Methodology

This HIS reviews the relevant statutory heritage controls, assesses the impact of the proposal, makes recommendations as to the level of heritage impact and provides recommendations to mitigate any heritage impacts.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Statements of Heritage Impact guidelines.

1.3. Limitations

The site was visited by Paul Davies of Paul Davies Pty Ltd on a number of dates during the early part of 2026. The subject site was inspected in detail. The inspection was undertaken as a visual inspection only.

The historical outline provides background information to provide a broad understanding of the development of the site sufficient to assess the impact of the proposal. Research is sourced from a mix of primary (Sands Directory, Lands Titles) and secondary sources.

The proposed work does not involve significant excavation to any existing ground. A supporting statement by an archaeologist is attached to this application.

1.4. Author Identification

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 7 Broughton Street, Drummoyne NSW 2047.

This report was authored by Paul Davies with historical research undertaken and history written by Gina Keeble of Paul Davies Pty Ltd.

1.5. Ownership

The subject property is Crown Land under the control of Centennial Park and Moore Park Trust, which is managed by Greater Sydney Parklands.

The subject site is situated on Lot 1, DP 1034716.

1.6. Definitions

For the purposes of this report

Local	Refers to City of Sydney
State	refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i>, <i>setting</i>, <i>use</i>, <i>associations</i>, <i>meanings</i>, records, <i>related places</i> and <i>related objects</i>. Places may have a range of values for different individuals or groups.
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i>, and its <i>setting</i>. Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i>.
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

2.0 Background

2.1. Site Location

The subject site is that portion of Moore Park bounded by Anzac Parade to the east, Cleveland Street to the north, South Dowling Street to the west and parklands to the south of Dacey Avenue, excluding E.S. Marks Athletics Field and Bat and Ball Oval.

The works are proposed along the South Dowling Street and Dacey Avenue boundaries.



Figure 1: Location of Moore Park South (image from NSW Lands Dept Sixviewer)



Figure 2: Location of Moore Park South in 1943. Note the south western edge of the site at this time was occupied by a dogs home, the site of the removed incinerator, the discarded tip site and shortly after this photo, bowling greens on the corner of Dacey Avenue and South Dowling Street. (image from NSW Lands Dept Sixviewer)

2.2. Statutory Listings and Controls

NSW Heritage Act 1977 (As amended)

The property is included on the State Heritage Register (SHR) as a component of listing #01384, which includes Centennial Park, Moore Park and Queens Park.

Local Environmental Plan

The City of Sydney LEP 2012 includes the site as a component of a heritage conservation area in Schedule 5: Environmental Heritage, Part 2: Heritage Conservation Areas as part of the listing outlined in Table 1 below.

Additionally, the subject site includes the former Moore Park Tollhouse, included as a heritage item in the City of Sydney LEP 2012, Schedule 5: Environmental Heritage, Part 2: Heritage Items.

Table 1: Listing details for Moore Park from the City of Sydney LEP 2012 , Schedule 5: Environmental Heritage

Suburb	Item Name	Address	Significance	Item No.
Moore Park	Moore Park Heritage Conservation Area	Boundary Description: Moore Park Road, Driver Avenue, Lang Road, Robertson Road, Anzac Parade, Boronia Street, the southern boundary of the Sydney Athletic Field, the southern boundary of the Moore Park Golf Course, the eastern boundary of the Supa Centa, Dacey Avenue and South Dowling Street	Local	C36
Moore Park	Former Tollhouse including Interior	Anzac Parade, Moore Park	Local	#I957

2.3. Non- Statutory Listings

A National Trust listing exists for the Moore Park Conservation Area (classified 1989).

3.0 Historical Outline

3.1. Historical Background

The golf course was established in 1913 as a 9 hole course. It was enlarged in 1922 with the addition of the land to the south of Dacey Avenue and became an 18 hole course. The following timeline illustrates the changes to the golf course from 1913 and the structures built on what is now the golf course site prior to 1913 and up to the 1940s that affected the layout and boundaries of the course.

-
- 1902: The Perfectus Refuse Destructor and Disinfector commenced operation: located along south Dowling Street
- 1909: A second incinerator unit was built: adjacent to the first incinerator
- 1912: The King Edward VII Dogs' Home commenced operation: also located along South Dowling Street.
- 1913: The Municipal Golf Links opened with a 9 hole course
- 1914: The Golf Club was given the management of the Links from Council
- 1914: The Toll House was converted as the golf club house
- 1920: The golf course became the Moore Park Golf Club
- 1921: Dogs' Home taken over by RSPCA and new facilities added
- 1922: Plan of the site by the City Surveyor shows the course at 18 holes (9 holes each side of Dacey Avenue) with the various other uses of dogs' home, incinerator, tips, tramway, tennis courts and a small clubhouse on Mt Rennie.
- 1926: New clubhouse constructed on Mt Rennie to design of JH Brodrick,
Toll House became works depot
- 1928: The course was increased to 18 holes, adding land to the south of Dacey Avenue
- 1935c: The incinerator ceased use.
- 1937: Chimney demolished.
- 1939: Incinerator demolished
- 1939: City Council decided to dump garbage within the golf course area in designated 'tips', one for refuse and one for clinker from the incinerator.
- 1937: Council constructed a new stadium and cinder track that encroached on the south-eastern portion of the course.
- 1938-1950: Golf course architect Eric Apperly redesigned the whole course adapting it from a 'Links' style course to a 'Parkland' course adding extensive areas of trees and undergrowth
- 1940: Dumping of food ceased.
- 1948: The E. S. Marks Athletic Field opened, incorporating part of the golf course land
- 1949: Returned Services bowling greens built adjacent to the dogs' home on the corner of Dacey Avenue and South Dowling street.
- 1971: Dogs' Home relocated and buildings demolished, the land being taken over as part of the golf course
- 1972: RSS bowling greens removed and area combined with golf course

1990:	Centennial Park and Moore Park Trust appointed Trustees of the Moore Park Golf Club and Clubhouse
1991:	Course redesigned by Ken McKay
1991-1995:	Driving range and Pro Shop constructed designed by Kann Finch
1994:	Overbridge built across Dacey Avenue to link two sections of course.
2000:	Supa Centa carpark built under 7 th fairway

The area affected by the proposed works is the land that was occupied, prior to being incorporated into the course, by the incinerator, dogs' home, bowling greens, tip area and, at the northern end of the site, a hole of the golf course.

The current landscape form of the area adjoining the entries was developed after 1972 and reflects the 1991 redesign of the course.

4.0 Physical Description

4.1 Site and Context

The works are proposed on the boundaries of the golf course area of Moore Park. The two boundaries align with major roads and are marked by high chain wire fencing to separate the golf course site from the street. The fence has served several functions including preventing stray golf balls from crossing the public area and preventing pedestrians from accessing fairways etc. where golf is being played.

The boundary is heavily vegetated with trees and undergrowth and the ground levels undulate with the street footpath at some points being on grade with the site and in other locations elevated above the site.

There is limited visibility from the street into the golf course area.

The golf course beyond the boundary zone comprises grassed fairways, tee areas, greens, bunkers and planting along the edges of fairways.

The site is well maintained.

There is one small structure near Dacey Avenue within the vicinity of the boundaries, a late twentieth century amenities block that is not significant.

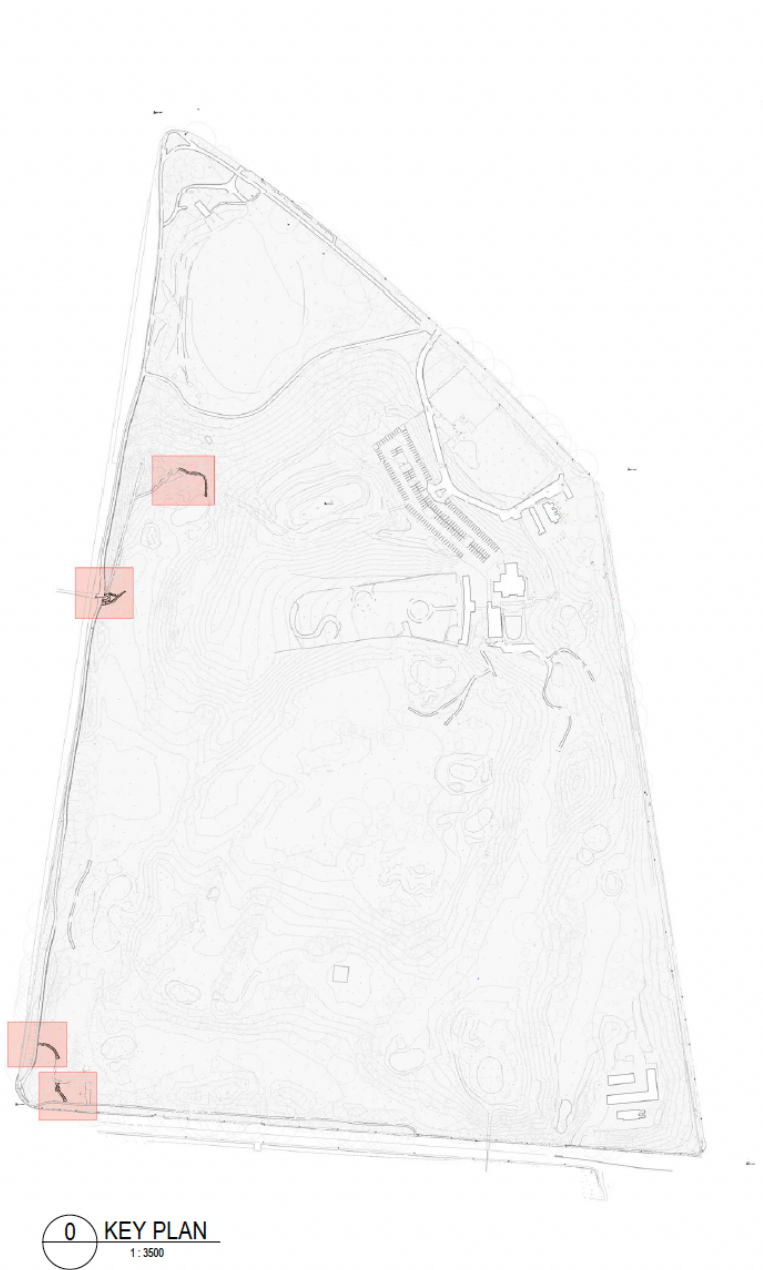


Figure 3: Plan of proposed works.

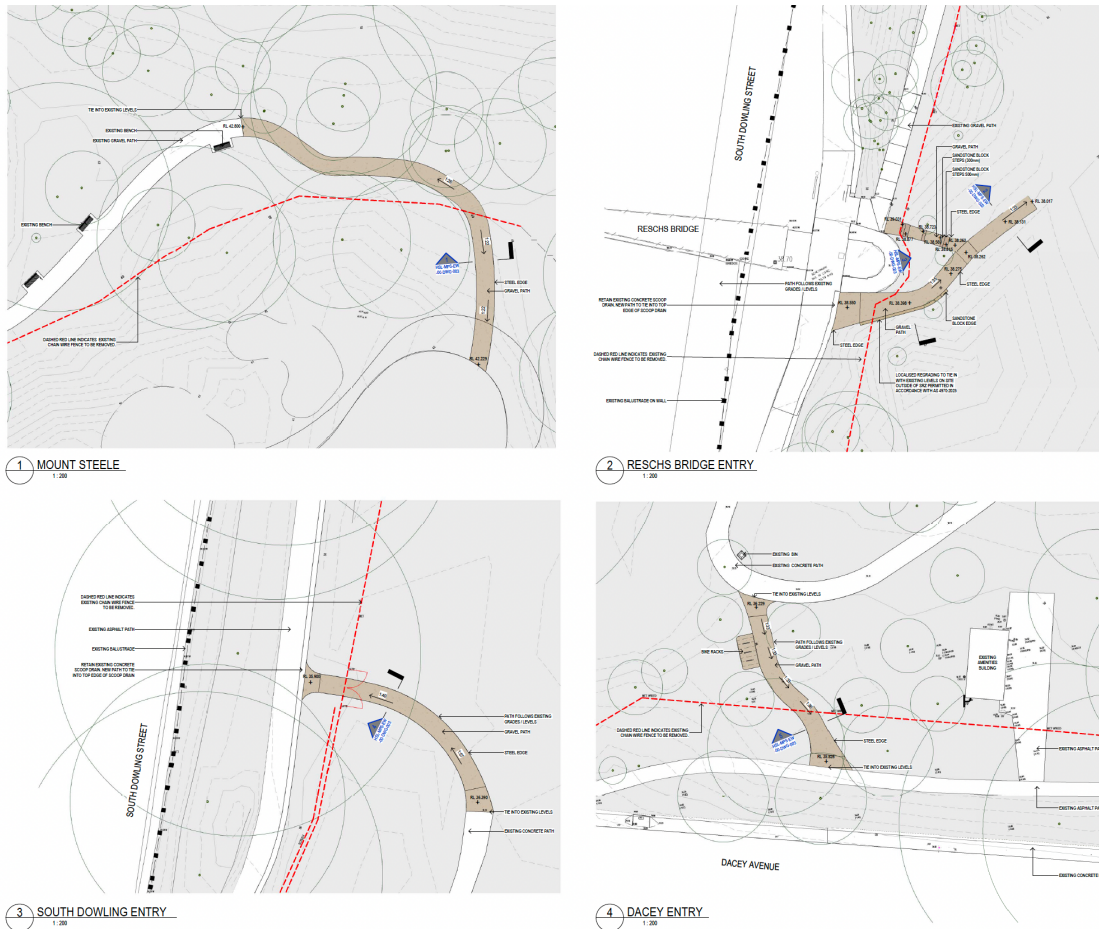


Figure 4: Plan of proposed works - Details



Figure 5: Plan of proposed fence removal

5.0 Assessment of Heritage Significance

5.1. Existing Assessment of Significance

The following Statement of Significance is drawn from Centennial Parklands Conservation Management Plan, Urbis, 2010.

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.

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.

5.2. Criteria for Assessing Cultural Heritage Significance

The NSW Heritage Manual (1996, amended 2001) sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

Table 2: Criteria for Assessing Cultural Heritage Significance.

Criterion (a)	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);
Criterion (b)	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);
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
Criterion (d)	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;
Criterion (e)	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);
Criterion (f)	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);
Criterion (g)	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 cultural or natural environments.)

5.3. Levels of Significance

Table 3: Levels of Significance.

National Heritage Listing	National heritage comprises items significant in a nation-wide historical or geographical context or attributed to an important and identifiable contemporary national community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the national context. Social significance at a national level would require recognition of an item's importance to the people of Australia or to an important and identifiable nation-wide community.
State Heritage Listing	State heritage comprises items in a state-wide historical or geographical context or attributed to an important and identifiable contemporary state-wide community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the state-wide context. Social significance at a state level would require recognition of an item's importance to the people of NSW or to an important and identifiable state-wide community. Most Aboriginal, multicultural and religious communities operate throughout the State, however, the item would have to be important to the entire group, not just a local branch.
Local Heritage Listing	Local heritage comprises items significant in a local historical or geographic context or to an identifiable contemporary local community. The local context is defined in the analysis and statement of significance of the item. In a council heritage study the local context will approximate the local government area. When considering social significance it is important to identify the local community, which values the item. This needs to be established through consultation with community groups such as local historical societies. Indications of local social significance are often found in media coverage and local community group publications.

5.4. Detailed Assessment of Heritage Significance

The following is a revised significance analysis for Moore Park South incorporating the new information from historical background research and physical analysis contained in this report. The assessment focuses on the area subject to this application.

Criterion (a) Historical Significance

The item is important in the course of, or pattern of New South Wales' cultural or natural history.

The significance under this criterion beyond that of broad public recreation is the now more than 100 years' use of parts of the area for golf.

There is also historic significance in the remaining sand dune landforms related to Mt Steele and Mt Rennie, noting that both have undergone some modification.

There is also some significance in the major identified plantings. It is noted that no significant plantings are affected by the works.

Criterion (b) Historical Significance (Association)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history.

Beyond the establishment of Moore Park, initially as a Common and then for largely recreational use, the associational values of the subject area are limited to specific associations within the use as a golf course (minor local values)

Criterion (c) Aesthetic/Technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales.

The golf course does not demonstrate particular aesthetic or creative significance. That does not mean the course does not have aesthetic appeal, it is generally a very pleasant landscape but it does not have any specific heritage significance under this criterion.

The intentional planting of fig groves has aesthetic significance. These relate to the north of Mt Steel and the avenue plantings along Cleveland Street in particular.

Criterion (d) Social significance

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons.

The site has general social significance as part of Moore Park and the golf course has social value to its members.

Criterion (e) Research potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history.

The site has modest research potential, however the area subject to this application has no research potential.

This largely relates to the significant built items.

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history.

The golf course is not rare, it forms part of a group of sporting activities that has taken place within the Moore Park area reflecting needs and tastes in public recreation.

The golf course is also not rare as a golf course, it is a pleasant local course without particular design excellence as seen in a number of golf courses in the Sydney region.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environment.

The place has representative value as part of the overall parkland.

6.0 Proposal

The proposal is to create four new entrances to the northern, western and southern edges of the site by removing the existing perimeter fence that extends along South Dowling Street and part of Dacey Avenue. A further part of the work is to construct four new pathways onto the site. The details of the paths and associated works are set out on the application drawings.

Several of the paths involve minor earthworks to accommodate level changes.

The entry locations relate to the pedestrian overbridge to the west, access from the Mt Steel area and access from the corner of Dacey Avenue and South Dowling Street.

The works do not involve any works to the fairway adjacent or to greens and bunkers in the vicinity.

6.1. References

The proposal is shown on drawings prepared by Hassell.

Sections have been included in the application drawings to outline the relevant minor cut and fill of the proposal.

7.0 Discussion of Heritage Issues

7.1. Assessment of Heritage Impact

There is very little specific information about the detailed heritage values of the area. The Overall CMP for Moore and Centennial Parks mentions the golf course and some specific elements of it and gives an overall attribution of significance in relation to historic values.

The CMP includes some landscape features as significant but none of these areas are part of the site where works are to take place or that could be affected physically or visually by the works.

7.2. Discussion

The project is to undertake works to create public access to areas designated to become a parkland. The works include:

- Removal of the existing golf boundary fence
- Path connections at four entry points
- Paths within the former golf course area located at the edges / entries to allow access into the park including minor earth works at the Reschs Bridge entry

None of these works have any impact on the heritage values of the precinct. In some respects, opening up the south-west corner and improving public access paths and use areas enhances the foundational values of establishing a large open parkland for public use.

The works have an overall neutral impact in relation to heritage values. They involve no physical works to the golf course elements as works are limited in location to the boundary zone.

No trees are affected.

There are minor level changes and earthworks to provide for the path access from the bridge but this work is in the edge zone of the site which is not maintained.

The following table considers impacts on heritage values that may arise from the Early Access Works and the project as a whole.

The CMP attributes historical significance only to the golf course. This relates to the historic use of the area generally as a golf course but does not reference or relate to the detailed form of the course, its size or extent or the like. As the oldest public golf course in Sydney, the attribute of historic significance is appropriate.

It is also known that the course has had many changes to design, boundaries, form etc over its life and that the current layout, design and general landscape is not of any particular heritage significance beyond the historic significance noted above.

The CMP identified several buildings related to the golf course as significant but they do not form part of the site where works are proposed and they are not affected.

Several areas of landscape have been given some heritage significance, but aside from fig plantings, this appears to be a botanical significance and not a heritage significance. In any case, none of the noted areas are within the vicinity or are affected by the proposed works.

The elements noted in the CMP with comment are:

Assessment of potential impacts on heritage values based on the Level of Significance: Moore Park

Item	Description	Significance	Impact of Works on Heritage Values
Overall Landscape	Moore Park Golf Course	High State (historic)	
COMMENT	No aspect of the historic significance of the golf course is affected by this application. The golf course continues to function as a golf course. As the proposed works take place along the boundaries and not within the formed golf course area there are no physical changes to the course contained in the application. There is no adverse heritage impact on the overall landscape from of the place.		

8.0 Conclusion

The proposed works have no adverse heritage impacts on the physical elements of the site that are assessed as having heritage value. The works also make no landscape changes or alter the spatial arrangement of the site. The entry paths require minor works that do not affect any element of significance.

Overall, the works are minor. There are no required mitigation works.

There are no heritage considerations that should prevent the works being approved.