

STATEMENT OF HERITAGE IMPACT

**Proposed works at
Five Dock Oval and Park
FIVE DOCK**



Job No. 2727
February 2017

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
reception@Heritage 21.com.au

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Cover page: Subject site at Five Dock Park (Source: Heritage 21, 26.09.16)

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3	Report issued (R12)	16.02.17	AE	-	AE

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared for Milestone Management, on behalf of the City of Canada Bay Council, to submit a development application for proposed works at the site.

1.2 Site Identification

Five Dock Oval and Park is bound to the north by Barnstaple Road, to the east by Ingham Avenue, to the south by First Avenue, and to the west by Park Road. It is legally identified as Lot 3 of DP 717249 and is in the suburb of Five Dock, falling within the boundaries of the Canada Bay Local Government Area.



Figure 1. Aerial view of the subject site (Source: Heritage 21 and available NSW LPI data).

1.3 Heritage Status

Five Dock Oval and Park is listed as an item of environmental heritage under Schedule 5 of the Canada Bay Local Environmental Plan 2013 (CBLEP). It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW).

The subject is not located within the boundaries of any Heritage Conservation Area as listed under the CBLEP.

The subject site is adjacent to or within the visual catchment area of the following items of environmental heritage as listed in the CBLEP:¹

Item Name	Address	Significance	Item no
Doremy Convent group	121 First Avenue	Local	I194
Five Dock Masonic Hall	177 First Avenue	Local	I195
Five Dock Hotel	74 Great North Road	Local	I223
CBC of Sydney Bank (former)	94 Great North Road	Local	I224
House	39 Waterview Street	Local	I486
House	6 Rodd Road	Local	I408
House, "Erina"	18 Erina Avenue	Local	I188
Parklands Estate Conservation Area	-	Local	CB

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment area of Doremy Convent group (121 First Avenue, item I194). However, the subject site within the property – the oval – is not readily visible from this listed heritage item.

¹ City of Canada Bay Council, 'Canada Bay Local Environmental Plan', 2013, <http://www.canadabay.nsw.gov.au/planning-controls-lep-and-dcp.html#acctab1>.

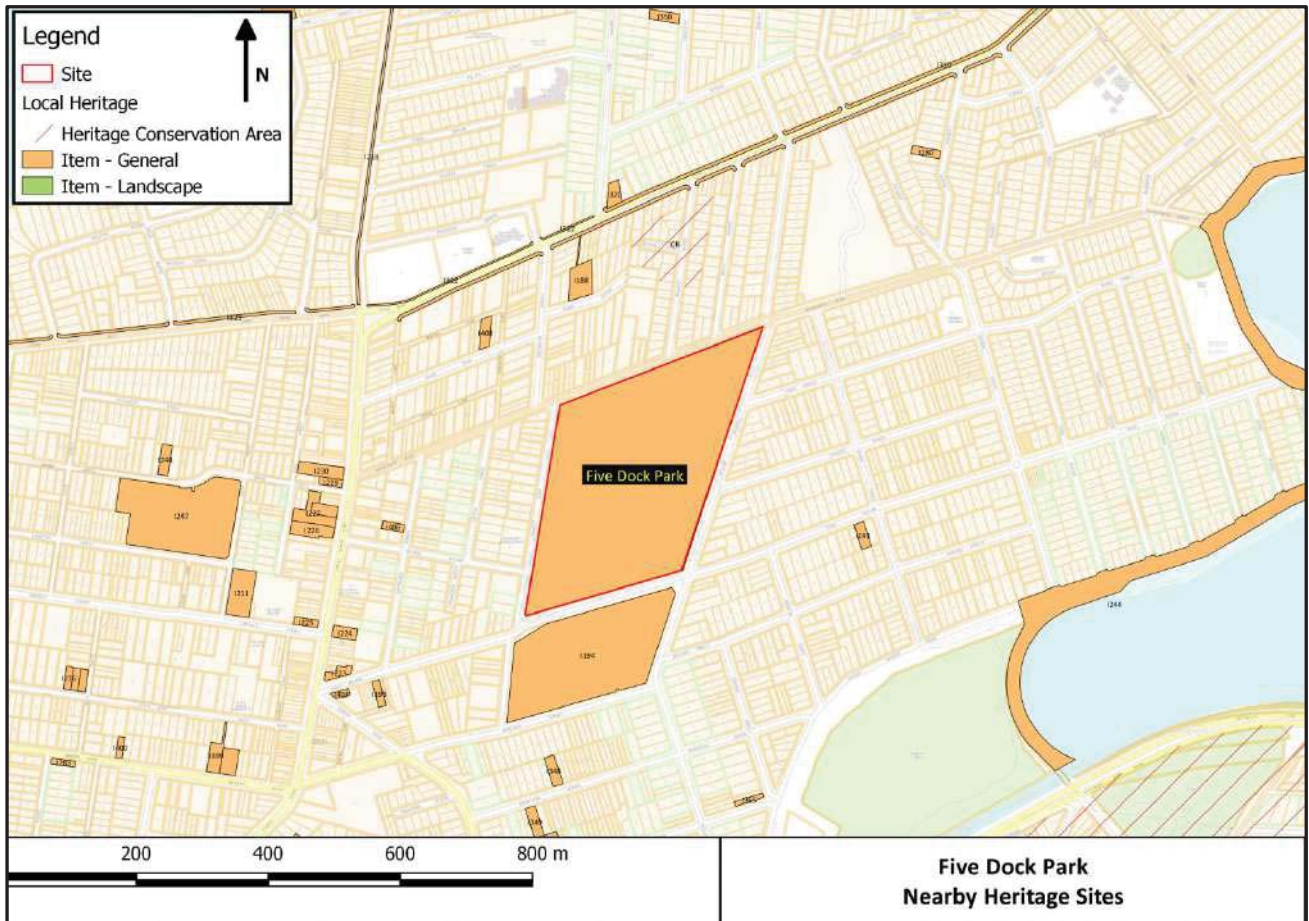


Figure 2. Subject site outlined in red, heritage items show in tan and heritage conservation areas by red hatching (Source: Heritage 21 and NSW LPI data).

1.4 Purpose

The subject site is listed and is also located within the vicinity of a number of heritage items listed under Schedule 5 of the CBLEP 2013. Sections 5.10(4) and 5.10(5) of the CBLEP 2013 requires Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 4.1), on the cultural significance of listed items or works within the vicinity of heritage items. This report has been prepared to enable the City of Canada Bay Council to ascertain whether or not the proposal will have a negative, neutral or positive impact upon the significance of these heritage items.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact and Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Anthony Kiliyas, overseen by Paul Rappoport and Matt Alexander, of Heritage 21.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name, date and Heritage 21's authorship.

2.0 SITE INVESTIGATION

2.1 Local History

The following has been sourced from the City of Canada Bay Heritage Society:²

Prior to European settlement, the area now known as the City of Canada Bay was occupied by the Wangal clan whose name was derived from the word for their country, wanne meaning 'west'. The Wangal were a clan of the Darug (sometimes spelt Dharug) tribe or language group. They called themselves the Eora, meaning 'the people'. They were living in the Sydney area for at least 10,000 years.

The land around present-day Five Dock began to be surveyed a few months after the arrival of the First Fleet. It is believed that the suburb's name originated from the land's early European settlers, who noted five 'docks', or indentations, on the peninsula.³ Originally part of the agricultural district of Concord, land in Five Dock began to be granted in 1794 to privates and non-commissioned officers of the New South Wales Corps.⁴ The first roads appeared towards the end of the 1830s, and increased transportation to the area in the form of light rail and ferries in the nineteenth century saw the area's population rapidly grow.⁵

Originally cultivated as large patches of farmland, the land started to be subdivided into residential blocks in the mid-1830s.⁶ In the twentieth century, it became an industrial hub in the Inner West, and today Five Dock has become a multicultural, village-like suburb of some 8,700 residents.⁷



Figure 3. Five Dock Quarry, c.1888.⁸



Figure 4. Great North Road, Five Dock, c.1916.⁹

² City of Canada Bay Heritage Society, "Concord History," 2016, <http://www.concordheritage.asn.au/concord-history/overview>.

³ Rotary Club of Five Dock, "History of Five Dock," 2016, <http://www.rotarynews.info/2/club/4417/4420>.

⁴ Gregory Blaxell, *A Pictorial History of City of Canada Bay* (Alexandria, N.S.W.: Kingsclear Books, 2010), 8.

⁵ Rotary Club of Five Dock, "History of Five Dock."

⁶ Blaxell, *Pictorial History*, 9.

⁷ Australian Bureau of Statistics, '2011 Census QuickStats: Five Dock', *Australian Bureau of Statistics*, 28 March 2013, http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/SSC10898.

⁸ James Mills, *Five Dock Quarry - Five Dock, NSW, c 1888*, Original item no. BCP 04387, <http://acmssearch.sl.nsw.gov.au/search/itemDetailPaged.cgi?itemID=392427>.

⁹ Local Studies, City of Canada Bay, 'Bustling Five Dock', *Canada Bay Connections*, 4 June 2015, <https://canadabayconnections.wordpress.com/category/five-dock/>.

2.2 Site History

Five Dock Oval and Park was officially established in 1900, although maps predating this show that the land had already been in use as a recreation reserve (Figure 5). With regard to elements of its built heritage, the original brick and tile war memorial plaque was erected in the 1920s, and the grandstand at the oval was constructed c.1935. The tennis courts, bowling green, and clubhouse were all constructed c.1965. The perimeter line of Canary Palms was planted in the 1920s, and there is a remnant area of possible native botanicals thought to date back to the 1930s.¹⁰



Figure 3. Five Dock, c.1885-1890. The land now known as Five Dock Oval and Park is circled.¹¹

¹⁰ NSW Office of Environment and Heritage, 'Five Dock Oval and Park', *NSW State Heritage Inventory* (Sydney, 2008), 2891001, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2891001>.

¹¹ 'Five Dock, Parish of Concord', *Atlas of the Suburbs of Sydney*, c.1885-1890, <http://www.photosau.com.au/cosmaps/scripts/displayMap.asp?Term=AS%2Ffive+Dock&Atlas+of+Suburbs=AS%2Ffive+Dock>.

2.3 Physical Description

2.3.1 Locality

Five Dock is an inner-western suburb of Sydney, around 10 kilometres from the city centre. To its north-east and north-west points are minor bays within the Parramatta River. Five Dock sits at the southern end of the Drummoyne Peninsula.

2.3.2 Streetscape

Five Dock Oval and Park is bound to the north by Barnstaple Road, to the east by Ingham Avenue, to the south by First Avenue, and to the west by Park Road. Barnstaple Road is a grand avenue up a gradual yet evident slope, with large houses on large lots. Ingham Avenue contains more modest (yet still sizeable) residences, and is a well-treed streetscape. First Avenue, to the south, houses the sweeping, gated grounds of the Doremy College. To the west, Park Road contains more large properties with houses ranging in size from modest to large. Generally, the housing stock in the surrounding streets is somewhat similar, with new constructions showing sympathy with older structures in material, form, and setback.

2.3.3 Views

Looking eastwards, the highest point of Barnstaple Road has a very significant view of Sydney Harbour and the CBD. The other side of the property, on First Avenue, looks directly onto Doremy College, a listed property in the CBLEP 2013. However, the view is obscured due to the high fence and trees on the property's periphery. There are no significant views from Ingham Avenue or Park Road to the oval within the larger park grounds.

2.3.4 Setting

Five Dock Oval and Park is a large park roughly in the middle of Five Dock. Designed around a central War Memorial bandstand, on the north-eastern corner sits a bowls club, and on the north-western side there is an oval with a small grandstand on its western side. On either side of the grandstand are two light poles. In the south-east of the park is a new skate park, and in the south-west is a small amenities block. The park is well treed, providing good shade, and has a series of paths connecting the central bandstand with the four corners.

2.3.5 Condition and Integrity

The park is very well kempt. The lawn is neatly trimmed and the pathways are clear of any litter or debris. The grandstand, War Memorial, amenities block, and bowls club are in very good physical condition. The park has maintained its current form and circulation since its establishment.

The following photographs, taken by Heritage 21 on 26.09.16, provide a visual survey of the site and its setting.



Figure 6. The oval, as seen from the south-western corner of the park, approximate location of proposed lighting poles indicated by arrows.



Figure 7. The south-western corner of the oval.



Figure 8. The oval as seen from the east, approximate location of proposed lighting poles indicated by arrow.



Figure 9. The oval, as seen from the north-western corner, approximate location of proposed lighting poles indicated by arrow.



Figure 10. South view from the centre of the oval, approximate location of proposed lighting poles indicated by arrow.



Figure 11. East view from the centre of the oval approximate location of proposed lighting poles indicated by arrows.



Figure 12. North view from the centre of the oval, approximate location of proposed lighting poles indicated by arrows.



Figure 13. The grandstand on the western side of the oval (Source: Heritage 21, 26.09.16)



Figure 14. Trees, neat paths, and well-kempt grass within the park (Source: Heritage 21, 26.09.16).



Figure 15. The War Memorial bandstand in the centre of the park (Source: Heritage 21, 26.09.16)



Figure 16. Northern edge of the park, looking east. The bowls club is in the right side of the image, behind the tree (Source: Heritage 21, 26.09.16).



Figure 17. View of the Sydney Harbour Bridge from within the park, looking east from the oval (Source: Heritage 21, 26.09.16).

3.0 HERITAGE SIGNIFICANCE

3.1 Established Significance

The following Statement of Significance is available for the site on the State Heritage Inventory:¹²

An important park in the network of parks throughout the area that has been formally planned and laid out with avenue plantings of palms, garden beds, pavilion and oval facilities. The park is a key feature of the Five Dock area and illustrates Federation/late Victorian recreational attitudes and planting patterns.

¹² Five Dock Oval and Park. NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

4.0 IDENTIFICATION & ASSESSMENT OF IMPACT

4.1 Proposal description

4.1.1 Works

The proposed development pertains to the installation of two (2) new light poles and associated lighting on the eastern side of the oval within Five Dock Park. It is understood that the poles are to be positioned as recommended by Australian Standard AS2560.2.3-2007 (Sports Lighting Football + Rugby).

4.1.2 Drawings

Specific details of the proposed development are shown in drawings by GRA Electrical Engineers, dated 23.08.16, received by Heritage 21 on 22.09.16. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

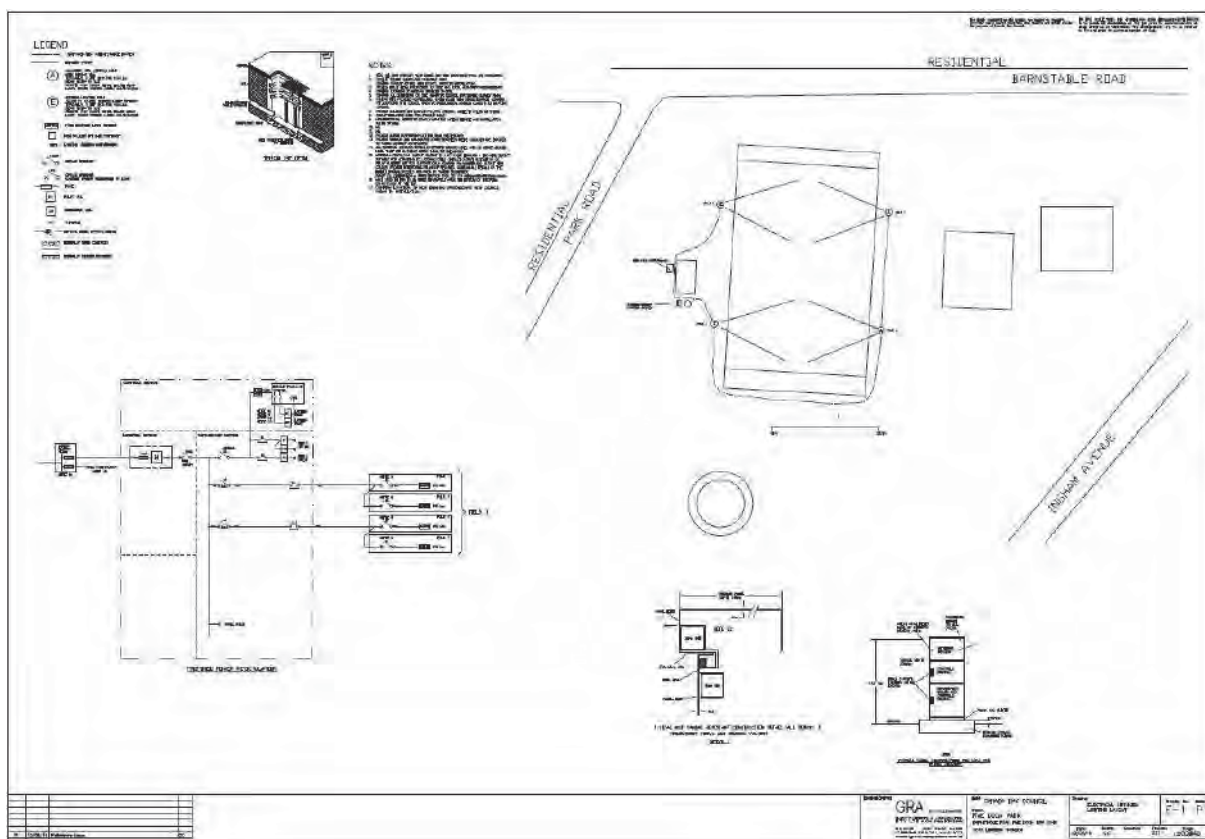


Figure 18. Proposed lighting installation plan (Received by Heritage 21 on 22.09.16).



Figure 19. Proposed location of lighting poles within Five Dock Park. Note that the two upper lights shown in the image have already been erected on the site (Received by Heritage 21 on 22.09.16).

4.2 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 4.1 above. These constraints and requirements form the basis of our Heritage Impact Assessment in Section 4.3 of this report.

4.2.1 Canada Bay Local Environmental Plan 2013

The statutory heritage conservation requirements contained in Section 5.10 of the CBLEP 2013 are pertinent to any heritage impact assessment for future development on the subject site.¹³ The relevant clauses for the site and proposal are outlined below:

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Canada Bay,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

¹³ City of Canada Bay Council, 'CBLEP'.

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

4.2.2 Canada Bay Development Control Plan

Our assessment of heritage impact also considers the heritage-related sections of the Canada Bay Development Control Plan (CBDPC) that are pertinent to the subject site and proposed development.¹⁴ These include:

Part 4 Heritage

- 4.2 Development of heritage items; and
- 4.3 Development in the vicinity of heritage items.

4.2.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹⁵ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 4.1 of this report.

Minor additions

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

4.2.4 Other Heritage Considerations

Other general heritage matters which may not have been addressed in heritage controls or requirements by the local Council or the NSW Office of Environment & Heritage are likely to include considerations as to whether:

- The historical use of the site would be maintained and if not, if the proposed new use would be suitable to the heritage significance;
- The historical setbacks and boundaries of the site would be retained as existing; and
- Any significant views to and from significant buildings or elements, or across significant areas would be impacted.

¹⁴ City of Canada Bay Council, 'Canada Bay Development Control Plan', 2013, <http://www.canadabay.nsw.gov.au/planning-controls-lep-and-dcp.html#acctab2>.

¹⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

4.3 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon Five Dock Oval and Park. This assessment is based upon the Site Investigation (refer to Section 0), the Heritage Significance (refer to Section 3.0), the Proposal Description (refer to Section 4.1) and a review of the Heritage Management Framework (refer to Section 4.2).

4.3.1 Impact on views

While the proposed lighting poles will, by necessity, be tall, their width will be relatively narrow. This means that they will have a negligible impact on the existing views from Five Dock Oval and Park. Similarly, while they will be visible from the Barnstaple Road and Park Avenue sides of the park, their narrow width will mean that they will have a minimal impact on the existing view of the park. A site inspection, taking into account the two existing lighting poles at the oval, has provided ready evidence for such an assessment.

4.3.2 Sympathy and appropriateness

The two new lighting poles will complement the two already existing ones adjacent to the oval. The present lighting poles are approximately ten metres tall and the proposed poles would be eighteen metres in height.

The proposed lighting poles will enhance the social value of Five Dock Oval and Park, as they will allow the oval to be more readily used after sunset, assisting in alleviating the pressure on such facilities that are constrained by after dark availability. Under the current proposal, the use of Five Dock Park and Oval would not change nor would it increase. The proposed lighting would continue to allow for the illumination of the park Monday to Friday between the hours of 17.00 and 21.15. The additional lighting would allow for adequate lighting of the site in accordance with established AS Standards and allow for a positive impact on user experience.

Moreover, the proposed lighting will enhance the function of the oval as a sporting field and in turn of the park in general as a place for community gatherings.

4.3.3 Location

As shown in Figures 18 and 19 above, the two new lighting poles will be located within the boundaries of the park, setback at an appropriate distance from the oval. This is similar to the two existing lighting poles at the site.

5.0 CONCLUSION & RECOMMENDATIONS

5.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹⁶ This is based on the assessment of impact provided in 4.3 of this report.

5.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects respect the heritage significance of the subject site and heritage items in the vicinity:

- The narrow width of the new poles will have minimal impact on the views to and from the site
- The two new poles will be appropriately setback from the oval, in accordance with relevant standards and guidelines;
- The additional lighting will enhance the oval's function as a sporting field, allowing for evening games to be played;
- The enhanced functionality of the site will in turn enhance the site's social value; and
- The two new poles will be set within the boundaries of the site.

5.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, the proposal has negligible impact on the significance of Five Dock Oval and Park and the heritage items in the vicinity. The positive impacts of the proposal have been addressed above in Sections 4.3 and 5.1.

5.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the proposed development. Notwithstanding, no solutions of greater sympathy with the significance of the subject site, heritage conservation area or heritage items in the vicinity are known to us.

5.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would have minimal impact on the heritage significance of the subject site, heritage conservation area or heritage items in the vicinity. Indeed, the proposed development will have a positive impact on the function of the site as a community recreational facility.

¹⁶ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

6.0 SOURCES

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