

Precinct Village & Carpark (PV&C) Moore Park, Sydney NSW

Abandoned Spur of Busby's Bore Find

CCC update



1. Introduction

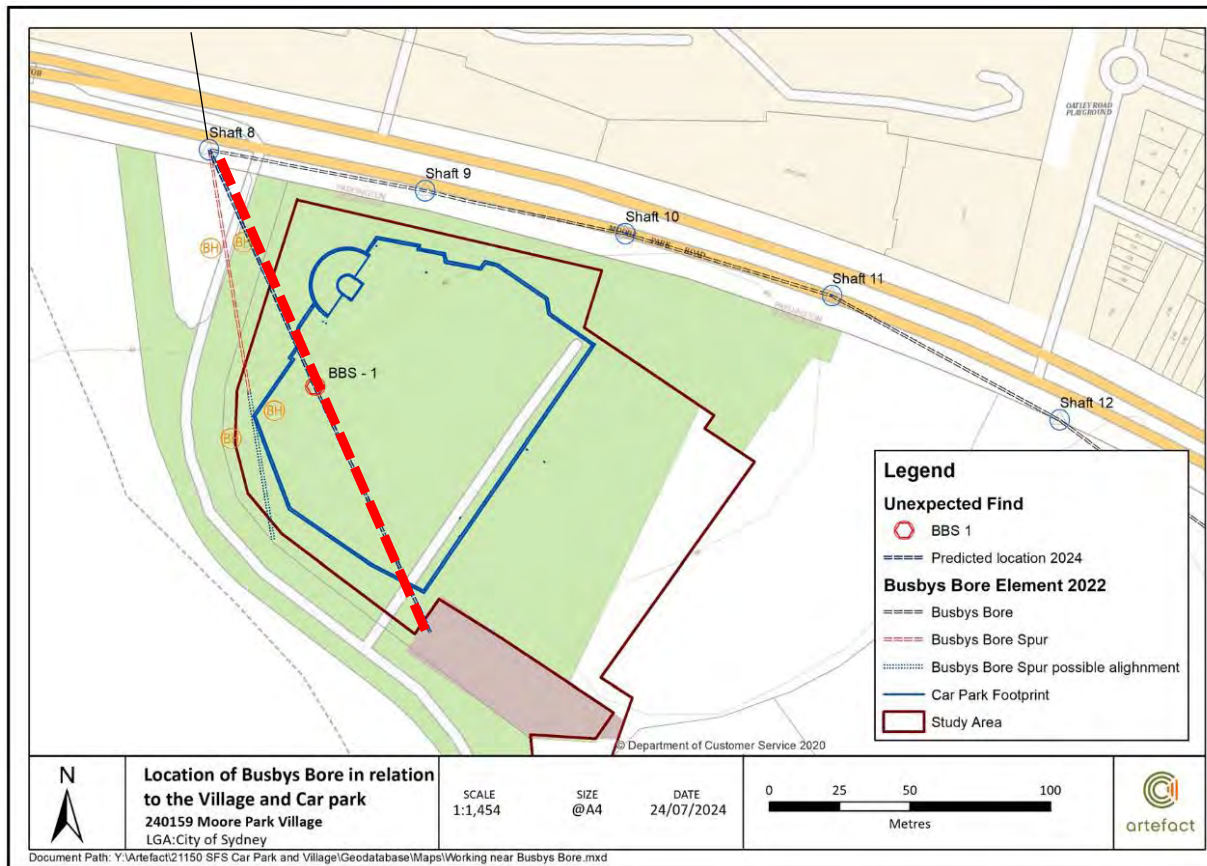
The abandoned section of Busby's Bore Spur has been found within the PV&C site, and not the live bore network.

- The shaft and tunnel that has been found within the PV&C site is the abandoned section of the Busby's Bore network.
- During construction of the bore network, they originally planned to tunnel directly to centennial park from the Barracks location.
- As they bored through what is now the PV&C site location, they encountered a steep drop in the rock levels and a sandy material layer. In addition, they likely encountered the Great Sydney Dyke which we know runs east to west along the bottom of the PV&C site.
- Once they realized that they could not continue, they tracked back to Shaft 8 (located on the street, on the corner of Moore Park Rd & Driver Ave), and then headed east along Moore Park Rd, and through what is now Disney Studios.



1. Introduction

The abandoned section of Busby's Bore Spur has been found within the PV&C Site, and not the live bore network.



2. MOD7 - HIA Recommendations

Heritage Impact Assessment (HIA) Dec 2021 recommended a process be followed should the spur be found

MOD 7 approved the HIA and in doing so endorsed the recommendations set out in Section 8.2, which committed to:

- *Where it is found that impacts to the spur/shaft are likely and redesign cannot be achieved to avoid impacts an Archaeological Research Design and Methodology (ARDM) for uncovering the fabric of the item, recording and removal would be provided to Planning (DPIE), Sydney Water and Heritage NSW for consultation.*
- *A Heritage Interpretation Plan be prepared to mitigate any impacts to Busby's Bore. The plan would be based on the projects Heritage Interpretation Strategy, but would include an approach for use of any salvage fabric of the bore in an interpretive display.*



3. Timeline

2024		
25 June 2024	Shaft discovered during piling platform preparation works & site remediation works.	Discovery communicated to DPHI, Heritage NSW and Sydney Water.



4. Consultation Process

Date & Time / Documentation	Meeting or Documentation	VNSW Attendees	Heritage NSW Attendees	Other Attendees
31/07/2024 10am-11.30am	(At Planning Office) Unexpected find - SFSR (SSD-9835) Draft Agenda: 1. Welcome and introduction 2. Notification and communication with organisations re: unexpected find 3. Detailed investigation findings with discussions 4. Actions to follow-up, if arisen / assigned 5. Close out Key document: Presentation created for meeting	Aleks Kukolj Deirdre O'Neill	Samantha Gibbins Jodi Cameron	Shiraz Ahmed (DPHI) Hala Fua (DPHI) Iain Stuart (Artefact) Jeremy Martin (DPHI)
15/08/24 Lodgement of Documents	Lodged the updated Construction Heritage Management Plan, and, Working Near Busby's Bore Methodology Statement onto the DPHI portal for information, noting that it had been issued to BM&G the certifier (on 14/08/24)			
15/08/2024 9am-10am	(At Planning Office) Unexpected find investigation - re-design options Key document: Presentation created for meeting	Aleks Kukolj Deirdre O'Neill	Samantha Gibbins Jodi Cameron Michael Ellis	Shiraz Ahmed (DPHI) Hala Fua (DPHI) Jeremy Martin (DPHI) Dominic Crinnion (DPHI)
29/08/2024 Letter	Letter Sent to Heritage NSW requesting that the minutes of meeting with the Heritage Council Approval Committee be confidential	N/A	Addressed to Frank Harworth (Chair of the Heritage Council Approvals Committee)	N/A
30/08/24 Presentation and supporting materials	Presentation and additional material ahead of the Heritage Approvals Committee on 3 September + PowerPoint presentation + Previous presentation issued to Department of Planning, Housing & Infrastructure & Heritage NSW containing background information relating to the discovery of the find, investigative works undertaken, protection etc. + Previous presentation issued to Department of Planning, Housing & Infrastructure & Heritage NSW containing further detailed information relating to the Hybrid Options proposed for consideration. + Memo received from Dr Iain Stuart of Artefact Heritage & Environment, containing some of his notes in preparation for the presentation, for additional information.	N/A	Email to Olga, Secretariat of Heritage Council of NSW	N/A
03/09/2024 10am-10.30am	Online Approvals Committee - Sydney Football Stadium carpark – presentation Key document: Presentation created for meeting and email to Heritage NSW including presentation and supplementary documentation	Aleks Kukolj	Samantha Gibbins Michael Ellis Optional Jodi Cameron	Iain Stuart (Artefact) Sabrina Roesner (Artefact) Optional Stephanie Ballango (Savills) Nick Papanikolaou (Watpac) Dominic Crinnion (DPHI)
09/09/2024 Letter	Heritage Council of NSW Pre-Lodgement comments letter	N/A	From Michael Ellis (Heritage NSW)	N/A
11/09/2024 11am-12pm	(At Planning Office) Precinct Village & Carpark - Busby's Bore Discussions Key document: Presentation created for meeting	Aleks Kukolj Deirdre O'Neill	Tim Smith Optional Samantha Gibbins	Hala Fua (DPHI) Dominic Crinnion (DPHI) Iain Stuart (Artefact) Sandra Wallace (Artefact)



Consultation Process

Date & Time /Documentation	Meeting or Documentation	VNSW Attendees	Heritage NSW Attendees	Other Attendees
17/09/2024 9am-10am	Precinct Village & Carpark Project, Busby's Bore Find - Site Visit Held SFS Meeting Rooms (Allianz Stadium) & On site.	Aleks Kukolj Deirdre O'Neill	Tim Smith Sam Gibbons Jodi Cameron Optional: Michael Ellis James Cole	Loredana Hibberd (Watpac) Hala Fua (DPHI) Jeremy Martin (DPHI) Dominic Crinnion (DPHI) David Lewis (Watpac) Loredana Hibberd (Watpac) Ian Stuart (Artefact)
17/09/2024 2.30pm-3pm	Online Frank Howarth meeting re Busby's Bore	Kerrie Mather Deirdre O'Neill	Frank Howarth (Chair of the Heritage Council Approvals Committee)	
20/09/2024 Letter	20240920 VNSW Letter in response to Heritage Council Approvals Committee Resolutions Sent to Ian Clarke Key document: Letter	N/A	Addressed to Ian Clarke	N/A
08/10/2024 Letter	Letter on the concept redesign to interpret the recently discovered Busby's Bore unexpected find for information (in anticipation of VNSW fulfilling Condition B39(i) of SSD 9835) & Plans and Renders illustrating Option 3.4. This document also outlined the next steps: <ul style="list-style-type: none"> • updating the CHMP pursuant to condition B39(i) • submission of this CHMP to the certifying authority for information in due course to satisfy condition B3 • design progression of the preferred option as excavation continues and the research findings of the excavation works can be documented to inform construction methodology and interpretation strategy Key document: Email with letter sent to Dominic Crinnion at DPHI	N/A	Dominic Crinnion confirmed it was forwarded to Heritage NSW on the 9/10/24 by email	Addressed to Dominic Crinnion
1/11/2024 Letter	Letter from Heritage Council requesting clarification following the Heritage NSW site visit Sent to Dominic Crinnion from Frank Howarth, and then emailed by Dominic to Venues NSW	N/A	From Frank Howarth (Chair of the Heritage Council Approvals Committee)	Addressed to Dominic Crinnion
04/11/2024 & 5/11/2024 Table of responses to comments	Table of Venues NSW Advice responses to comments in Heritage Council letter addressed to DPHI dated 1/11/24 Key documents: Documentation to DPHI responding to Heritage letter and email to Dominic Crinnion	N/A		Addressed to Dominic Crinnion
06/11/2024 Email	Email between Venues NSW and DPHI confirming the next steps: These were confirmed to be: <ul style="list-style-type: none"> • updating the CHMP to identify Option 3.4 as the option that we will be proceeding with. • Developing and implementing an Archaeological Research Design and Methodology for the salvage based on Option 3.4. We will issue this methodology to Heritage NSW, Sydney Water and the Department, for consultation purposes. No approval is required for this methodology. 	Aleks Kukolj cc. Deirdre		Hala Fua (DPHI) cc. Dominic Crinnion (DPHI) Shiraz Ahmed (DPHI)
06/11/2024 Letter	Letter from DPHI to Heritage Council in response to Heritage Council of NSW request for clarification regarding Sydney Football Stadium Redevelopment – Stage 2 (SSD-9835) This clarified the approach to be taken according to the planning conditions should the spur of Busby's Bore be found (i.e. in accordance with condition B39), and that the revised CHMP did not need to be		To Frank Howarth (Chair of the Heritage Council NSW)	From Erica van den Honert (DPHI)



Consultation Process

Date & Time /Documentation	Meeting or Documentation	VNSW Attendees	Heritage NSW Attendees	Other Attendees
	approved by the Heritage Council, nor was approval needed ahead of recommencing works after unexpected finds. Letter was sent by email to the Heritage Council Note: This letter also forms part of the RIS on the Major Projects Planning Portal			
07/11/2024 Email	Email between MO of Scully (Planning & Public Spaces) & MO planning (Sport) confirming that Venues just needed to update the management plans (as per condition B39(i)) and undertake whatever redesign, salvage and interpretation work that is reasonable in consultation with Heritage/DPHI/Syd Water. This is in alignment with the email of 06/11/24 above.			
03/12/2024 4pm-4.30pm	Online MOD 10 for SSD 9835 Sydney Football Stadium	Aleks Kukolj Deirdre O'Neill		Shiraz Ahmed (DPHI) Dominic Crinnion (DPHI) Katherine Klouda (DPHI) Hala Fua (DPHI) Stephanie Ballango (Savills)
19/12/2024 Documents	Documents issued to DPHI including CHMP, ARDM & Working Near Busby's Bore.			
10/01/2025 Public Exhibition	MOD 10 documents go on public exhibition including CHMP & Addendum SOHI etc, closing on the 25.01.2025			
21/01/2025 Letter	Letter submission from Heritage NSW on MOD 10 public exhibition (SSD-9835Mod-10)		From Tim Smith (Director Assessments Heritage NSW)	
29/01/2025 10am-11am	(At Planning Office) Sydney Football Stadium PV & C Modification--Heritage concerns. Key document: Agenda and agreed actions from the meeting in email dated 30.01.25 (Katherine Klouda), responded by Aleks Kukolj 30.01.25	Aleks Kukolj Deirdre O'Neill	Samantha Gibbins Tim Smith Michael Ellis	Shiraz Ahmed (DPHI) Dominic Crinnion (DPHI) Stephanie Ballango (Savills)
13/02/2025 BtS	Submission of the Response to Submission including updated documents including Addendum SOHI, ARDM, CHMP			
Dated 17.02.2025 Letter Received by Venues NSW 27.02.2025	Letter providing additional advice from Heritage NSW following their review of the Response to Submissions and associated documents	Forwarded to VNSW 27.02.2024	From Michael Ellis	Addressed to Katherine Klouda
20.02.2025 Email	Venues NSW provided the Working Near Busby's Bore Methodology and CHMP as requested by Heritage NSW via DPHI on 20.02.2025 Katherine confirmed that she forwarded to Heritage NSW	From Aleks Kukolj		Emailed to Katherine Klouda
28/02/2025 Document	Venues NSW response to the Heritage NSW letter dated 17.02.2025. This included additional information and data including updated documents Working Near Busby's Bore Methodology, SOHI, photos of tunnel find etc. Katherine confirmed that she would forward to Heritage NSW and had timing until 07/03/25 to respond.	From Aleks Kukolj		Emailed to Katherine Klouda
04/03/2025 BtS update	Updated RIS to address other submissions provided late by DPHI This also included updated ARDM, CHMP, Working Near Busby's Bore Methodology etc. to address heritage additional comments.			
10/04/2025 Email	Email from Venues NSW to Heritage NSW letting them know that updated ARDEM would be issued to the Heritage NSW Mailbox. Heritage NSW acknowledged this email (10/04/2025) and Venues NSW also offered to meet if that would help with the review.	From Deirdre O'Neill	Emailed to Tim Smith	



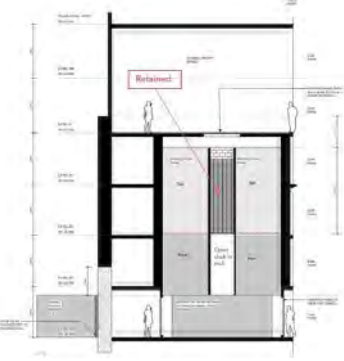
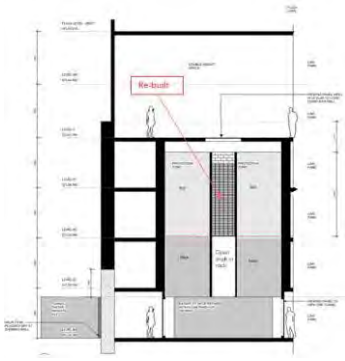
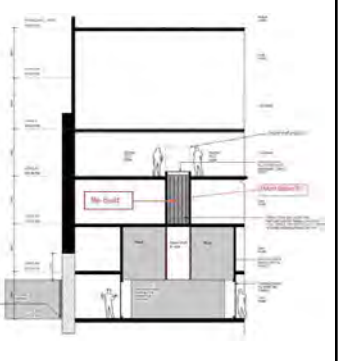
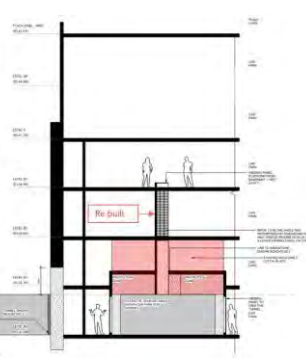
Consultation Process

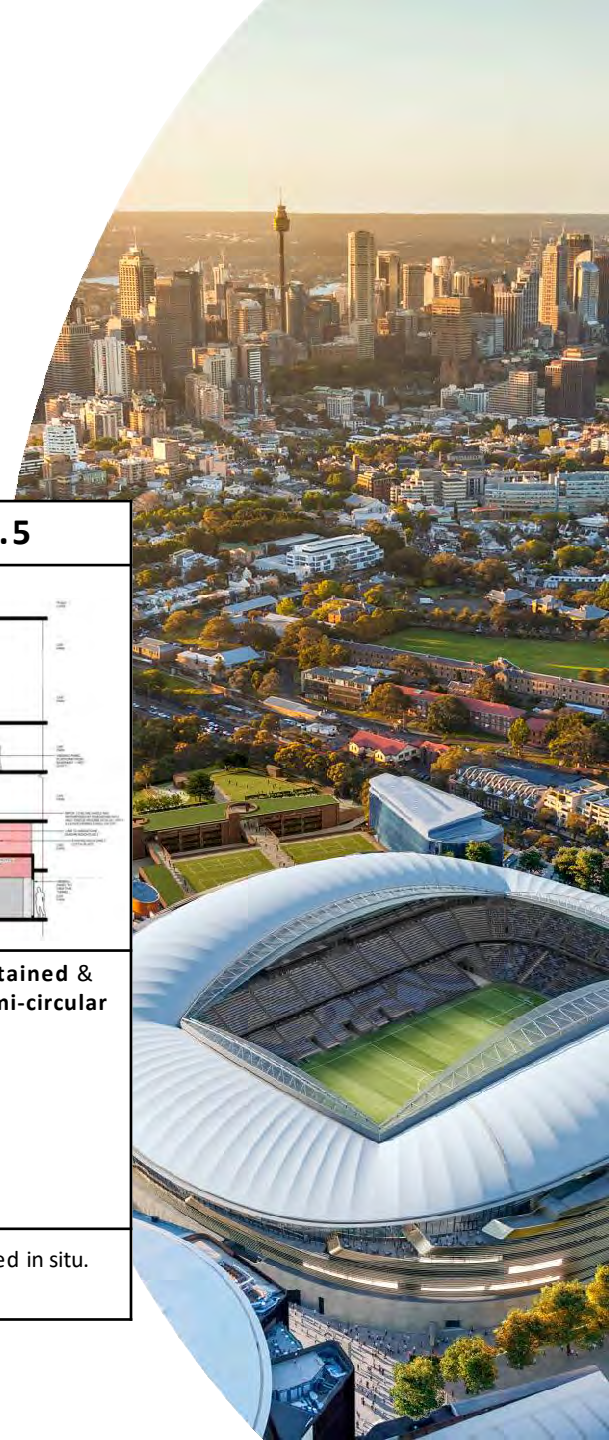
Date & Time /Documentation	Meeting or Documentation	VNSW Attendees	Heritage NSW Attendees	Other Attendees
	Heritage NSW later requested (email from Samantha Gibbins, 14/04/2025) that the updated ARDEM be referred to Heritage NSW via the Major Projects Portal which was completed.			
17/04/2025 Other consultation for Sydney Football Stadium	Letter from Heritage NSW providing comments from the Heritage Council of NSW on the proposal, and report submitted to comply with condition B44A.		Letter from Michael Ellis.	Addressed to Stephanie Ballarogo (Savills)
01/05/2025 Letter issued to HNSW	Venues NSW response to HNSW Comments.			



5. Redesign Options

Options to try and retain the shaft and tunnel in situ were investigated. The poor condition of the brickwork and low rock strength meant that they could not be retained in situ.

Option 3.1	Option 3.2	Option 3.3	Option 3.5
			
Shaft is retained insitu .	Shaft is partially retained & partially rebuilt up to original top of shaft level . In this option, the brick section of the Shaft is reconstructed. Would remain in an operational carpark with no real opportunity for safe public viewing.	Shaft is partially retained & partially re-built up to Level B2 . This option is similar to Option 3.2 except that less of the brick section is reconstructed.	Shaft is partially retained & partially rebuilt (semi-circular section) .
Extensive structural heritage engineering reviews confirmed the shaft and tunnel were not structurally adequate to be retained in situ. Option 3.4 – rebuild of the brick shaft on the Plaza was the only viable option.			



6. Current Status

Excavation of the shaft & tunnel in rock is approved: Consultation with HNSW & DPHI has concluded

- With respect to the excavation of the shaft & tunnel, the consultation with HNSW concluded with the review of the updated Archaeological Research Design Excavation Methodology (ARDEM). The ARDEM update was the fifth Revision to the document and followed over six months of consultation between the various departments.
- The ARDEM documents the salvage and recording requirements as well as the methodology for the archeological excavation of the abandoned spur. Salvage and recording of the shaft and tunnel has been completed.

Heritage Interpretation: Consultation is ongoing

- A Heritage Interpretation Plan is currently being prepared in consultation with HNSW to finalise the rebuild of the shaft on the plaza.
- A final post-excavation Heritage Report will be prepared. The report will detail the archival recording and historical research.



thank you