



7 August 2019

David Glasgow  
Principal Planning Officer  
320 Pitt St  
Sydney NSW 2000

SSD-9726 Adaptive Reuse of the Royal Hall of Industries

Dear David

The Government Architect has been asked to provide independent design review commentary on the State Significant Development Application SSD-9726.

Please find our response below.

This review is based on the reports/documents prepared by Populous, Urbis, and Arcadia:

- Architectural Plans by Populous
- Environmental Impact Statement by Urbis
- Landscape Design by Arcadia

Preliminary plans were reviewed by GANSW during the SDRP held on 20 March 2019 and 10 April 2019, and this response references comments from those reviews with additional commentary arising from information provided in the EIS.

The proponent has generally responded to the comments made through the SDRP process. In particular we note the following clarifications have successfully addressed matters previously raised:

- An improved Plaza between the Royal Hall of Industries (RHI) and Hordern Pavilion including the new landscape plan to the east of the RHI.
- The light touch of the proposed fit out of the RHI that is free of the internal colonnade and has self-supporting floors.

On the basis of the material submitted the proposal has not yet addressed outstanding concerns in both the RHI and NSW Swifts Building (NSB). We recommend these issues be addressed through the following:

- Reduce or relocate the large program elsewhere on the site, which may include within the NSB, to ensure the integrity of the RHI's heritage

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# GA NSW

- significance and value, and the ability to provide adequate internal public space is not affected.
- Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.
  - Reconsider the location of the proposed RHI toilets to ensure they service the office fit out and are easily accessed during events.
  - Enlarge the entry from the plaza into the RHI to strengthen the internal/external relationships and showcase the volumes of the existing RHI.
  - Provide a walkable space/corridor around the outside of the internal columns in the RHI.
  - Articulate the façade of the NSB to reflect its corner location and entrance to the greater site.
  - Articulate sustainability strategies to be incorporated into the RHI and NSB which demonstrate excellence in sustainability, in particular natural ventilation, appropriate solar protection and screening.

The outstanding items highlighted above should be included in the Response to Submissions.

Please call me if you would like to discuss.

Kind regards

George Savoulis  
Senior Design Advisor

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