



Mr Tom Harley
Chief Executive Officer
SYDNEY SWANS LIMITED
PO Box 173
Paddington New South Wales 2021

16/09/2019

Dear Mr Harley

**Adaptive reuse of the Royal Hall of Industries (SSD-9726)
Request for Additional Information**

I refer to the SSD application for the adaptive reuse of the Royal Hall of Industries (RHI) (SSD 9726). During the exhibition period, the Department of Planning Industry and Environment (the Department) received 9 public submissions and 11 submissions from government agencies. All submissions received during the exhibition are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/search-name?name=royal+hall+of+industries>

In addition to providing a full response to all matters raised in submissions, the Department has considered the application further and requests the following information:

Planning Pathway

- Noting the concerns raised by Council, you are required to demonstrate how the proposal can be considered SSD under Clause 8 (1) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).
- The Department notes that the *recreation facilities (indoor)* component of the development is permitted with consent on land adjacent to the site. However, under clause 18(3) of *State Environment Planning Policy (Infrastructure) 2007* (ISEPP), for that development to be permitted with consent on the site (and thereby declared SSD under clause 8 (1) of the SRD SEPP), there must be a valid site compatibility certificate applying to the development.
- The Department also notes, that while the *public events* component of the proposal is permitted without consent under *State Environmental Planning Policy No 47 – Moore Park Showground* (SEPP 47), to be declared SSD under clause 8 (1) the SRD SEPP, the development in question must not be permissible without development consent.

Entertainment Quarter (EQ) Concept Plan

- The proposed NSW Swifts building is partially located on land subject to the EQ concept plan. You are requested to demonstrate how the proposal is consistent with the concept plan or alternately, consult with the Proponent for the EQ concept plan to modify the concept plan to ensure consistency.

Design Excellence

- Consult further with the Government Architect (GA NSW) to ensure that the proposal exhibits Design Excellence. Following this, the proposal should be presented to the State Design Review Panel to resolve outstanding issues. You are requested to demonstrate how the issues raised by the panel have been addressed and/or provide justification where changes have not been made.

Community Use and Public Benefit

- Consider any options to enlarge the central space to maximise the use of the RHI for public event and exhibitions, having regard to the comments of the GA NSW.
- Clarify the capacity of the central community/public events space.
- Clarify the impact of the reduced capacity (and availability) of the RHI building on existing users, including but not limited to the Mardi Gras after party, and how these users could be accommodated in the future operation of the building.
- If existing users cannot be accommodated, provide details of alternative venues in Sydney that could be used for these events, including consideration of capacity, suitability and availability of these venues to accommodate the displaced events.
- Provide a plan of management for use of the public events space including but not limited to the following:
 - details of the availability of the space and potential user groups, including users from the wider community, not associated with the football club
 - demonstrate how the transition of the space between high-performance sports facility and events space will be facilitated and managed
 - provide details of any proposed affordable leasing terms for community use of the public events space.
- Clarify the measures proposed to accommodate and retain the Clontarf Foundation, the GO Foundation, blood bank, medical centre and any other programs proposed as part of the public benefit offer.

Public Domain

- Clarify the design and delivery of the public plaza demonstrating:
 - how the space will relate to and support the proposed intensification of use at the RHI.
 - how the plaza relates to the landscaping and public domain works (including any cyclist and pedestrian connections) proposed as part of the application.

Transport

- The draft Green Travel Plan notes that staff bicycle parking should be provided in a secure location on site, though this is not demonstrated on plan or within supporting documents. In addition to responding to the concerns raised by the City of Sydney Council (Council) and

Transport for NSW (TfNSW) you are requested to provide details of the proposed end of trip facilities and secure onsite bicycle parking for staff, both on plan and within the Transport Assessment.

Ecologically Sustainable Development (ESD)

- Provide further consideration as to how the proposal can demonstrate best practice ESD, including a response to Council and GA NSW concerns. In addition, update the ESD report to address The Greater Sydney Region Plan, The Eastern City District Plan and how the development aligns with the NSW Government's 'Net Zero Emissions by 2050' target.

Heritage Impacts

- The Department note the concerns raised by Council regarding the adequacy of the HIS. In addition to addressing Council's concerns you are requested to provide the following additional information:
 - detailed drawings for all new interventions into the RHI including elevations and sections (at minimum scale of 1:20) of all proposed new openings, windows and doors.
 - information on building fabric or items proposed to be removed as part of demolition works, how these will be stored on site for future reinstatement, and how this is proposed to be undertaken.
 - the HIS includes reference to a museum within the RHI building, however this is not reflected in the Architectural Plans or EIS. You are requested to clarify the status of the proposed museum in the application documents.

Trees

- The EIS and Arboricultural Report indicate the removal of seven trees at the site, however the landscaping plan titled "Soft works – Ground floor" indicates removal of six trees. Please provide an updated tree removal plan clearly annotating trees which are proposed to be removed.
- Consider options to maximise tree retention on site, particularly trees 58 and 59 as noted in Council's submission.
- Clarify the impact (and mitigation measures if required) to any trees adjacent to the trees proposed to be removed.
- Demonstrate how the proposal aligns with the objectives of the Eastern City District Plan to increase urban tree canopy cover, including trees over 15 metres in height at maturity.

Biodiversity Development Assessment Report (BDAR)

- Noting the concerns raised by the Environment Energy and Science Group (EES), in addition to responding to issues raised by this agency, you may consider submitting a BDAR waiver request. Please note, the Department it is not able to advise whether a BDAR waiver is likely to be granted until EES receives the additional information requested in its submission. If a waiver is not granted a BDAR will be required.

Plans

- Provide a breakdown of the proposed Gross Floor Area (GFA) for all proposed uses.

- Clarify the area to be allocated to the RHI “Historic Display”.

In addition to the above points you are further advised to undertake additional consultation with Council, the Centennial Park and Moore Park Trust, TfNSW and the GA NSW as part of your response to submissions.

If you have any questions, please contact David Glasgow, who can be contacted on 82751182/ at david.glasgow@planning.nsw.gov.au.

Yours sincerely,



David McNamara
Director Key Sites Assessments
Key Sites

Enclosed/Attached: [if additional documents]