



Mr Tom Harley  
Chief Executive Officer  
SYDNEY SWANS LIMITED  
PO Box 173  
Paddington NSW 2021  
16/12/2019

Dear Mr Harley

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

I refer to the Response to Submissions (RtS) for the Adaptive reuse of the Royal Hall of Industries (SSD-9726). Following notification of the RtS the Department received eight submissions from government agencies which are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/11286>

The Department requests that you review the submissions and provide a response to all issues raised, including the key concerns of City of Sydney Council. In addition, please provide the following additional information:

**NSB Building**

- Reconsider the approach to the first-floor façade of the Errol Fyn Boulevard elevation including options to increase vertical articulation.

**Special events**

- Clarify how the central multi-use space will accommodate special events (including Mardi Gras) including the likely availability of this space for full capacity events (e.g. weekends, out of season) taking into account the other community and club related uses proposed for this space, bump in/out requirements and the day to day operation of the building.
- Clarify the necessity and availability of "Terraplas" flooring and whether this, or other floor protection will be stored on site and be available for use by prospective users of the multi-use area.

**GFA**

- Review the proposed GFA calculations and provide revised documents/plans as necessary, noting the GFA calculations provided within the RtS are not consistent with the revised architectural plans or the GFA summary (Appendix Aa).
- Provide a summary table which clearly cross references all proposed uses within the development to the appropriate land use definitions within the Standard Instrument (and SEPP 47 and ISEPP as appropriate) and provide corresponding GFA calculations.

## **Car and Bicycle Parking**

- Review and clarify the proposed car parking provision, noting the revised landscaping plans show nine car parking spaces, while the RtS states that eight parking spaces will be provided.
- Review and provide updated plans/documents detailing the proposed bicycle parking, noting the proposed landscaping plans show 20 Bicycle racks (12 for staff and eight for visitors) the RtS and Transport Assessment Addendum state a total of 16 bicycle racks (32 parking spaces) are to be provided.

## **Landscaping**

- Please update the landscape masterplan (including hard landscaping detail) to reflect the revised landscaping layout.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Mon 13 January 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact David Glasgow, who can be contacted on 82751182 or via email at [david.glasgow@planning.nsw.gov.au](mailto:david.glasgow@planning.nsw.gov.au).

Yours sincerely,



Amy Watson  
Team Leader  
Key Sites

Enclosed/Attached: [if additional documents]