



SYDNEY SWANS HQ & COMMUNITY CENTRE ROYAL HALL OF INDUSTRIES

RESPONSE TO PLANNING SUBMISSION UPDATE

January 2020

Introduction

This report is a response to the further outstanding queries raised by the NSW Planning Department with regards to the Adaptive Reuse of the Royal Hall of Industries

For clarity we have clearly extracted the relevant Architectural comments alongside Populous' responses.

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Rev.	Date	Description
A	29 JAN 2019	RESPONSE TO PLANNING SUBMISSION

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DoPIE Comment

The proposed amendments to the NSB, including evidence of the DRP comments relied upon. I note the central clear glazed panel appears to now be omitted from the proposal – can you confirm is this is deliberate and provide the rationale for this change.

POPULOUS Response

Within the advice note from the second meeting with the SDRP (from 10 April, 2019) there is a request to 'further articulate the facade'. We understood this related to the northern entry lobby component of the NSB.

It was not suggested in the same SDRP meeting to further articulate the form and facade of the court component. In fact the SDRP complimented the approach of clean and refined architectural facade of this component as it provided a contrast to the detailed and highly ornate RHI facade. This is reflected in comments in the advice note such as the 'bold architecture' being 'agreed' and also that the 'materiality' was 'supported'.

Further our internal minutes from the SDRP meeting note panel member Richard Johnson's summary comments as;

Reconsider the articulation of the administration element of the Swifts building as this protrudes into the public domain. Encourage to provide a bold response on the eastern corner of the Swifts building. Consider the landscaping of this corner sensitively, as he does not want to 'fuss up' the civic space.

The previous glazed panel on the eastern facade of the court was removed on a pragmatic level after further consultation with the NSW Swifts, as this window, facing due east would allow direct sunlight onto the court in the morning, creating a glare 'hot spot' on the court timber in the goal area. This was not acceptable in a high performance training facility.

Nonetheless, the window is still present albeit re-orientated and sitting between the two primary polycarbonate planes of the eastern facade - as shown in the bottom image to the right that shows the updated condition. This allows the 'clean box' architectural form and window to be retained without a glare issue.

If this window is considered a critical element to the planning department, we would be happy to explore alternative details for retaining this element including tinting however we believe that the design approach we have taken is the right outcome for the building design.

With regards to further articulation of the entry lobby component, whilst the two images to the right also clearly show progression on that front, the following pages outline in some detail our considered and elegant response to addressing that aspect.



Extracted page from Populous Presentation to SDRP on 10 April 2019

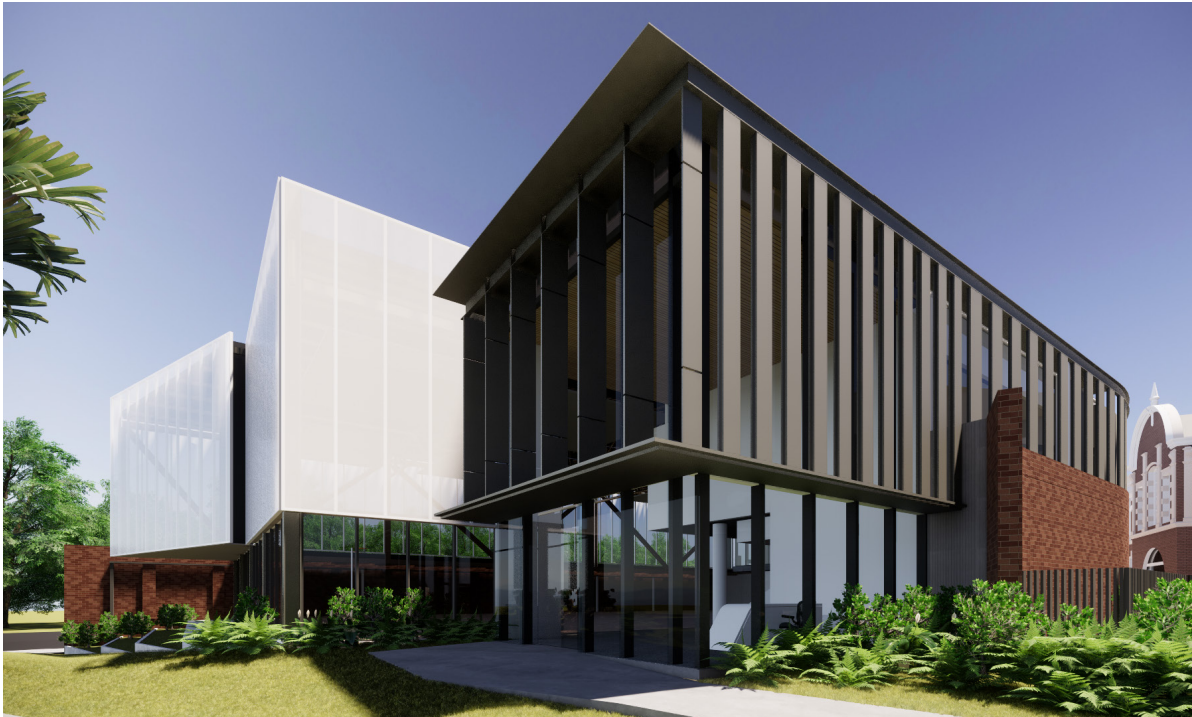
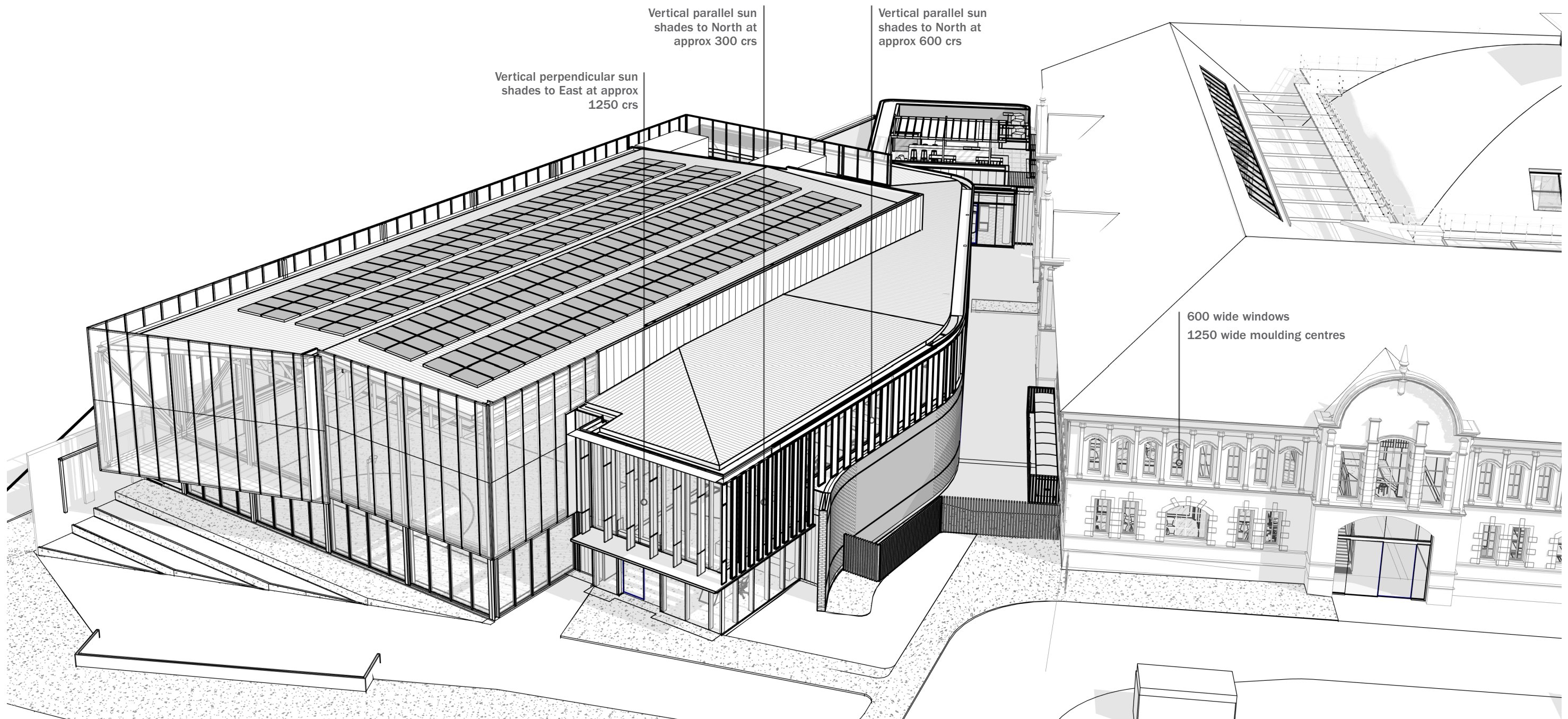


Image showing current facade of NSB as viewed from NE aspect.

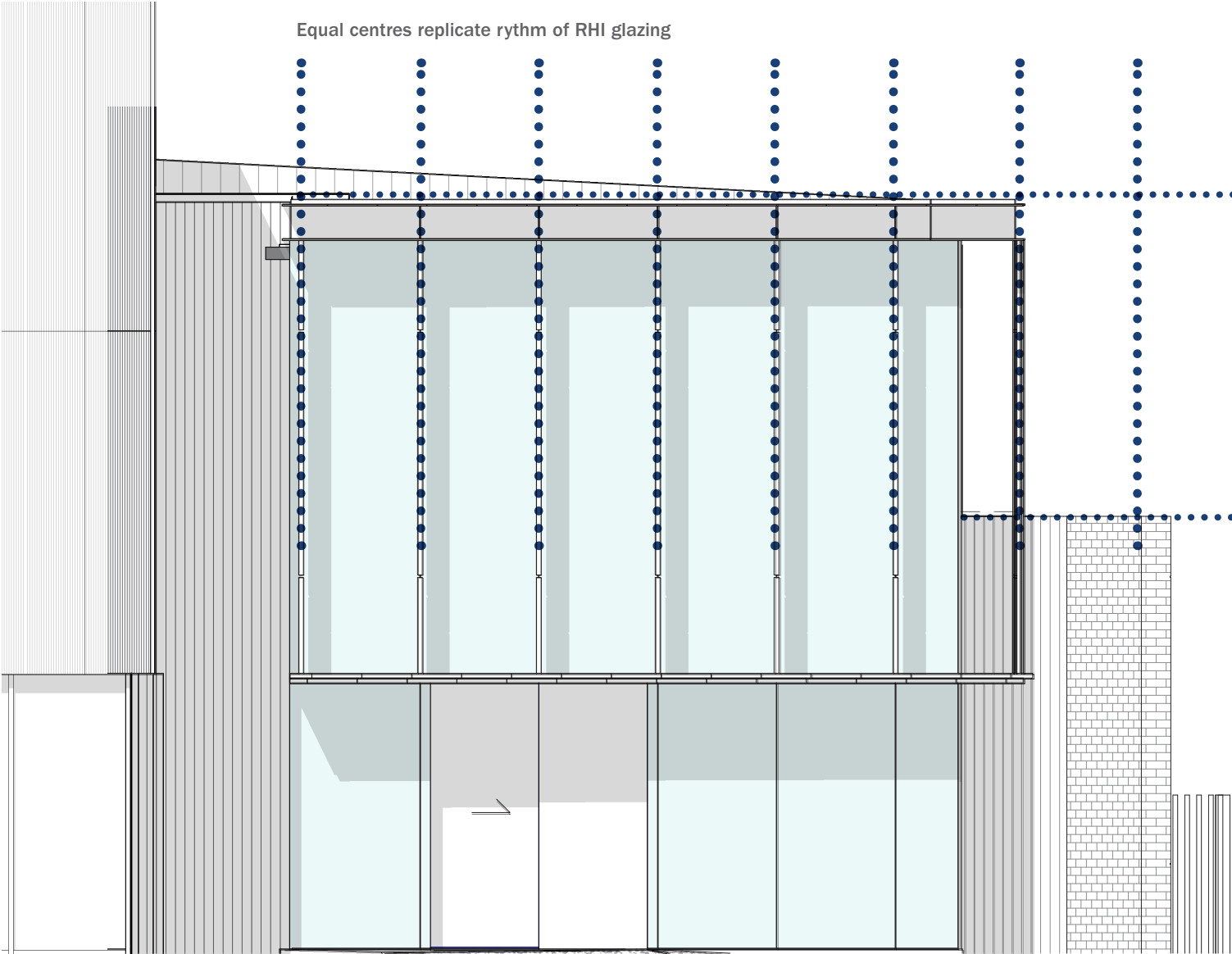
In response to comment from the SDRP meeting we have looked at further articulating the facade of the Swifts entry foyer glazing.

The new design introduces an awning and vertical fins over the double height glazed wall. The new sun shading is spaced at centres to closely mimic the rhythm of the RHI's upper window mouldings.

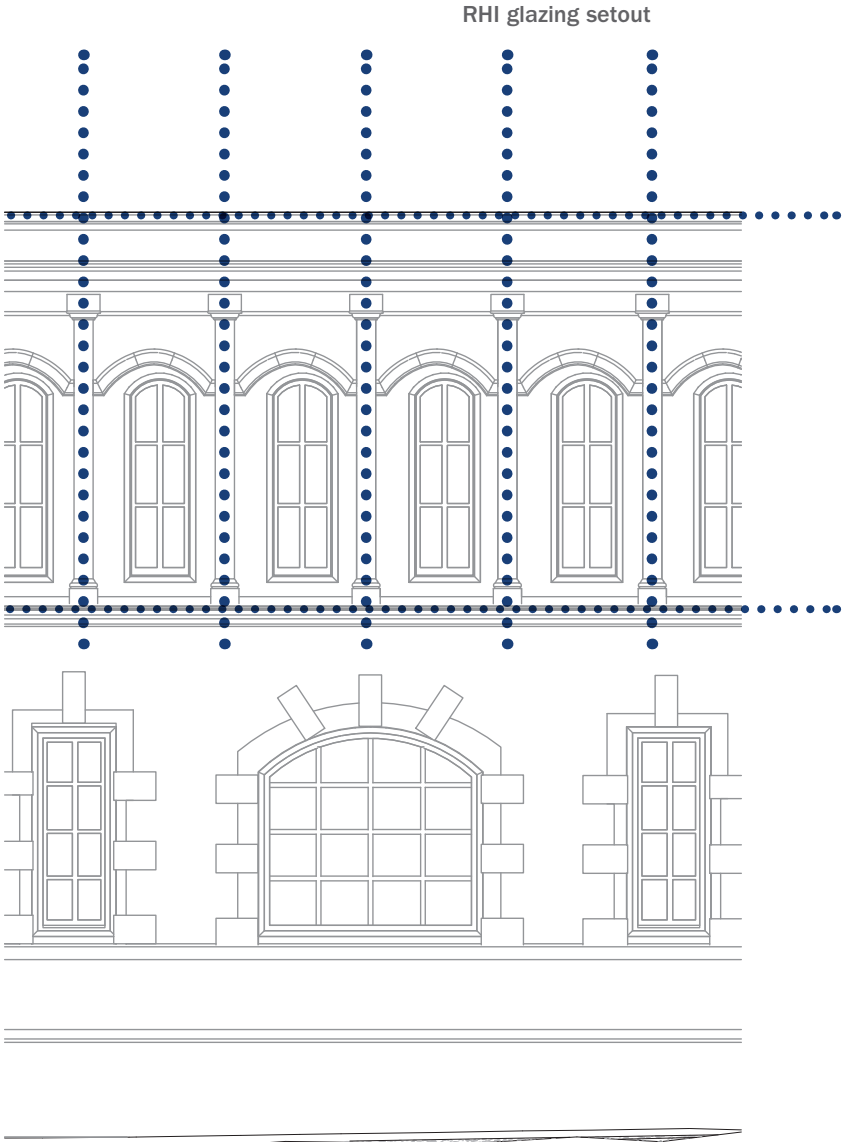
To the north, these new fins will tie into the progression of existing sunshades along the northern building facade.



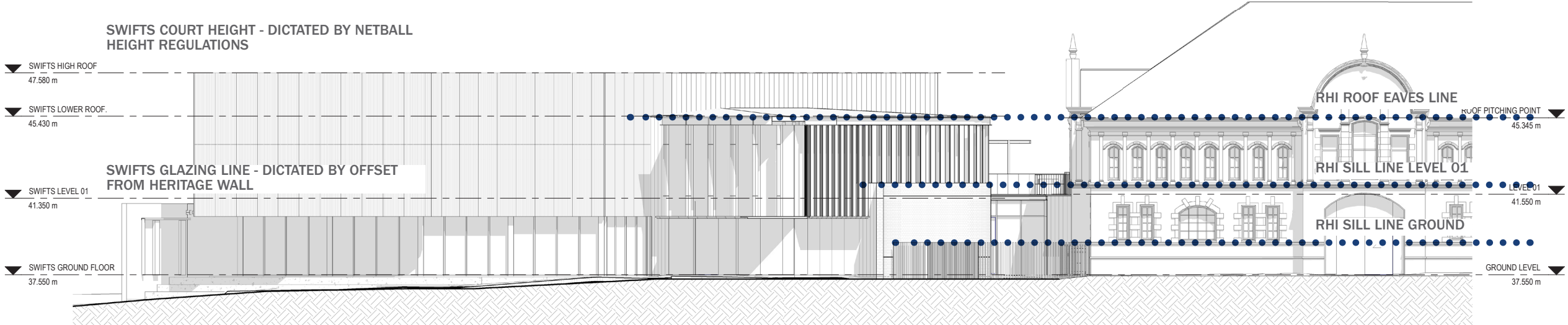
PROPOSED ERROL FLYNN BOULEVARD FACADE



SWIFTS ENTRY FOYER DETAIL ELEVATION



ROYAL HALL OF INDUSTRIES DETAIL ELEVATION



SWIFTS BUILDING DATUMS



CORNER OF ERROL FLYNN BOULEVARD AND LANG ROAD



ERROL FLYNN BOULEVARD LOOKING SOUTH



ERROL FLYNN BOULEVARD ELEVATION

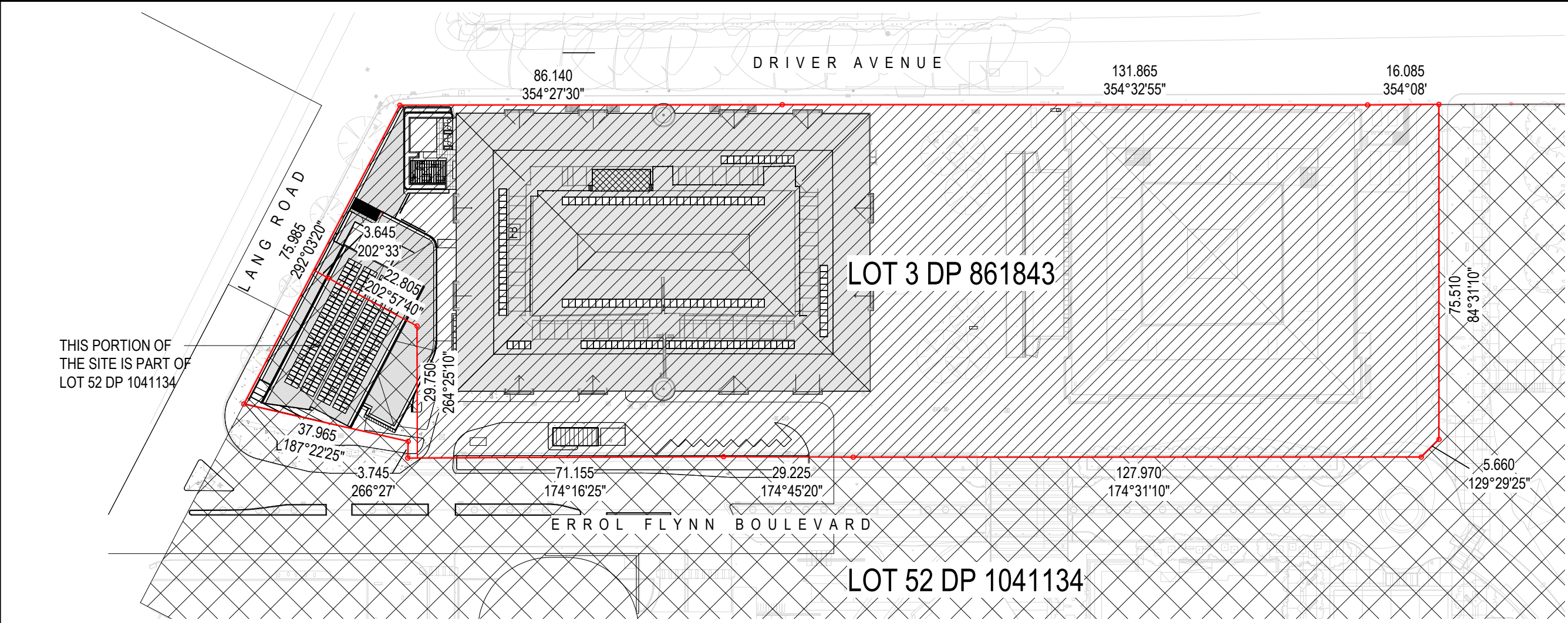
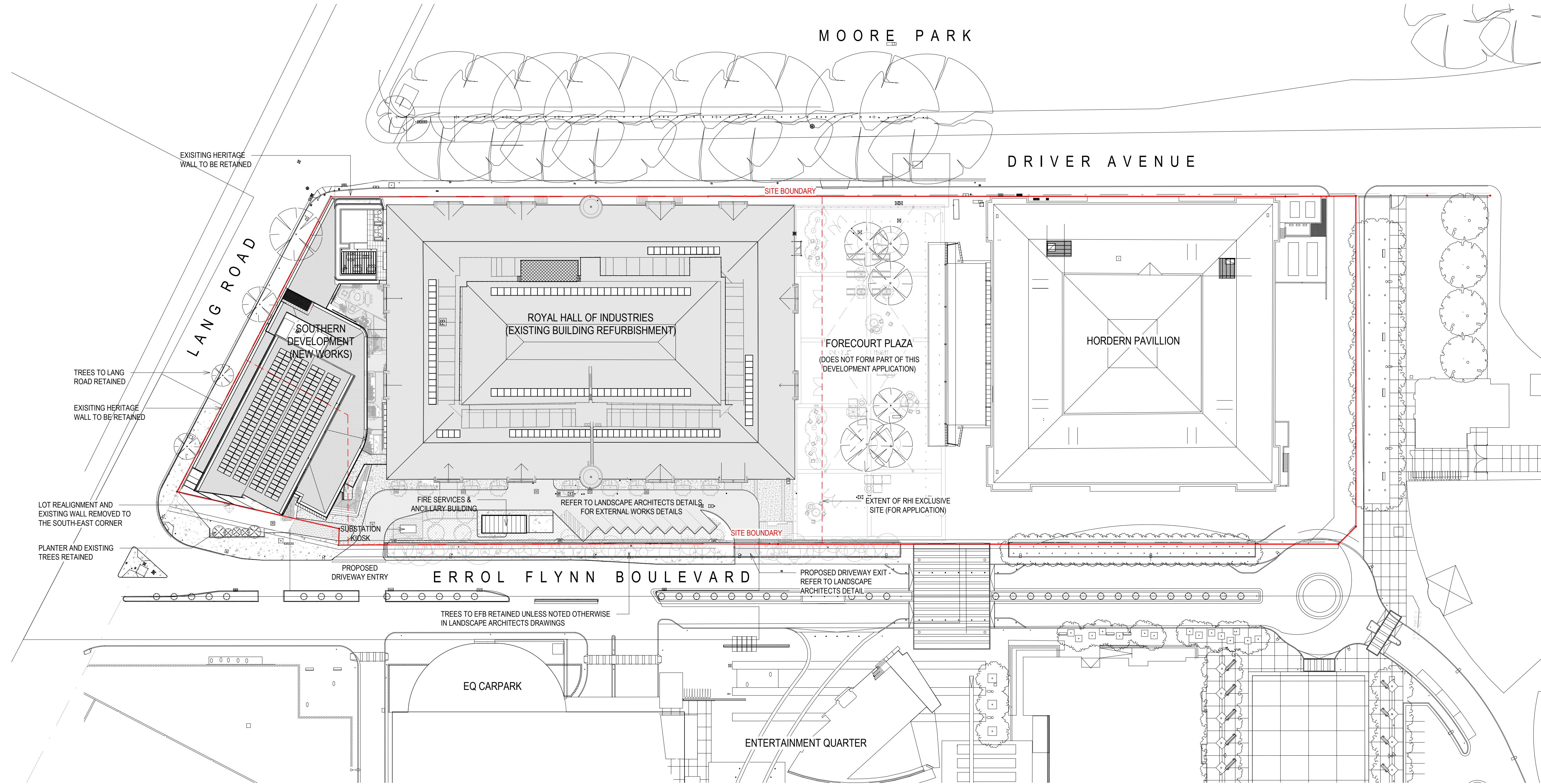


SYDNEY SWANS



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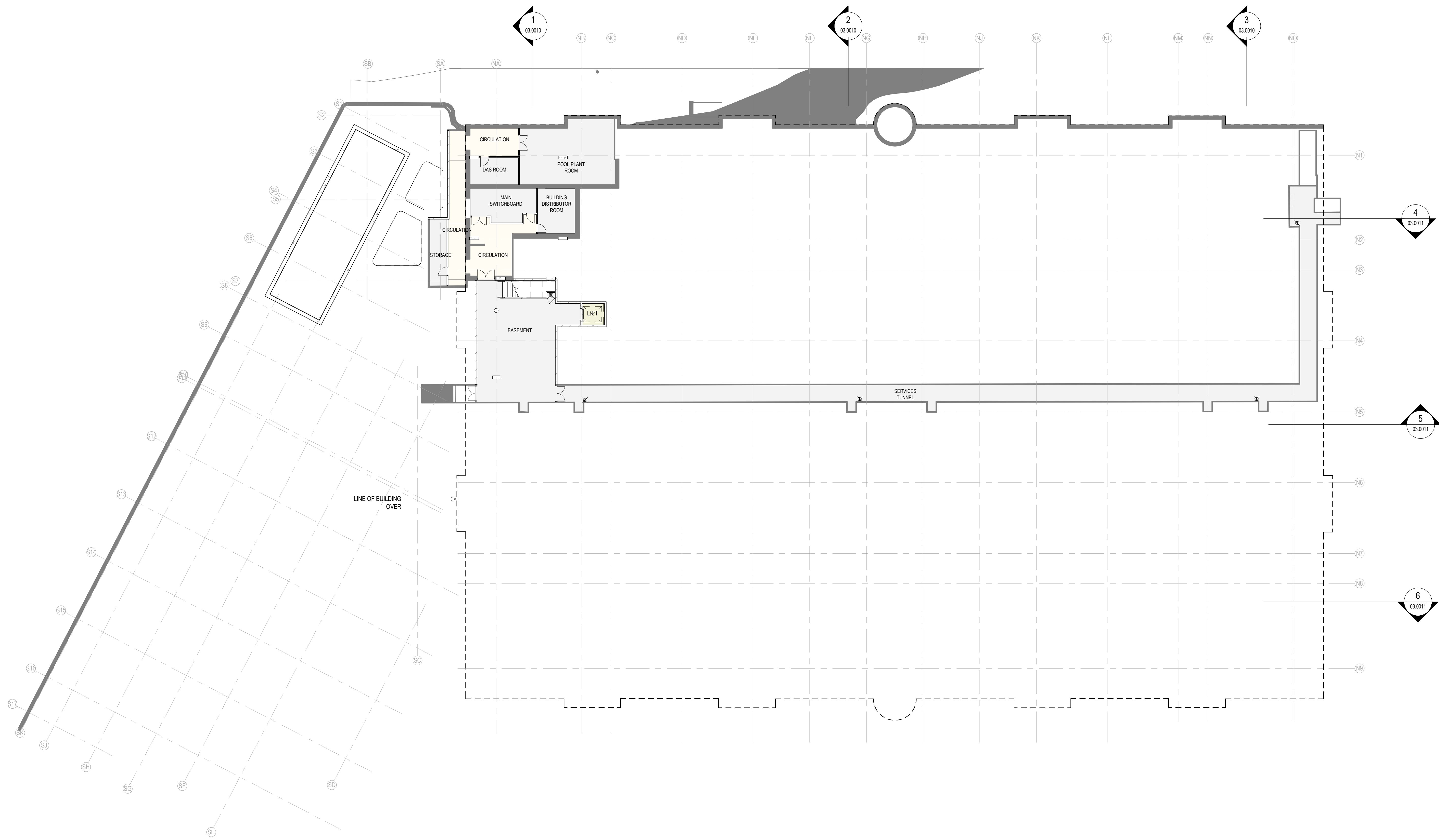
APPENDIX 1 - APPLICATION DRAWING SET UPDATES



LOT BOUNDARIES:
The Royal Hall of Industries is located on Lot 3 DP 861843 however a portion of the Southern Courtyard is included as part of the larger Lot 52 DP 1041134

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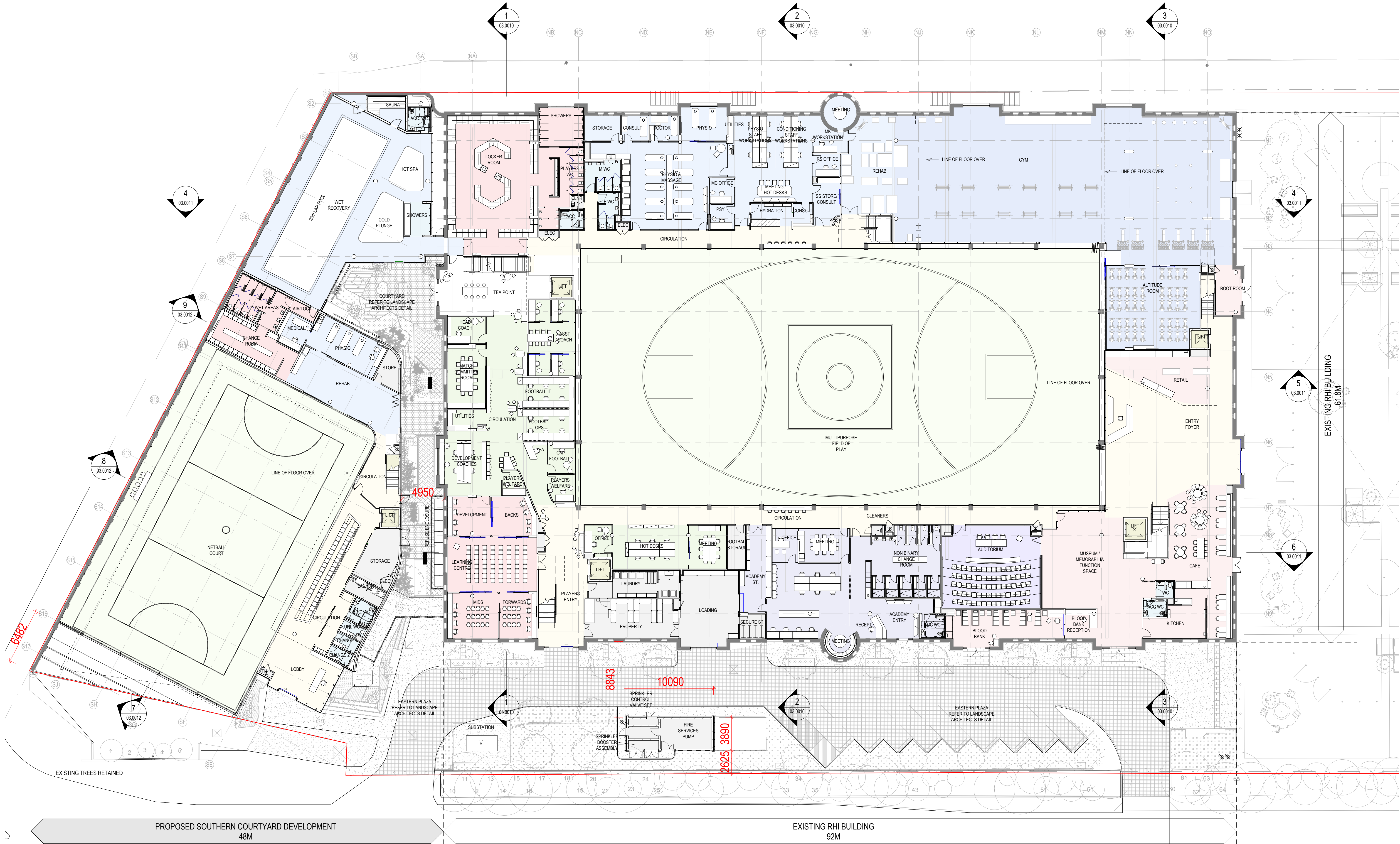
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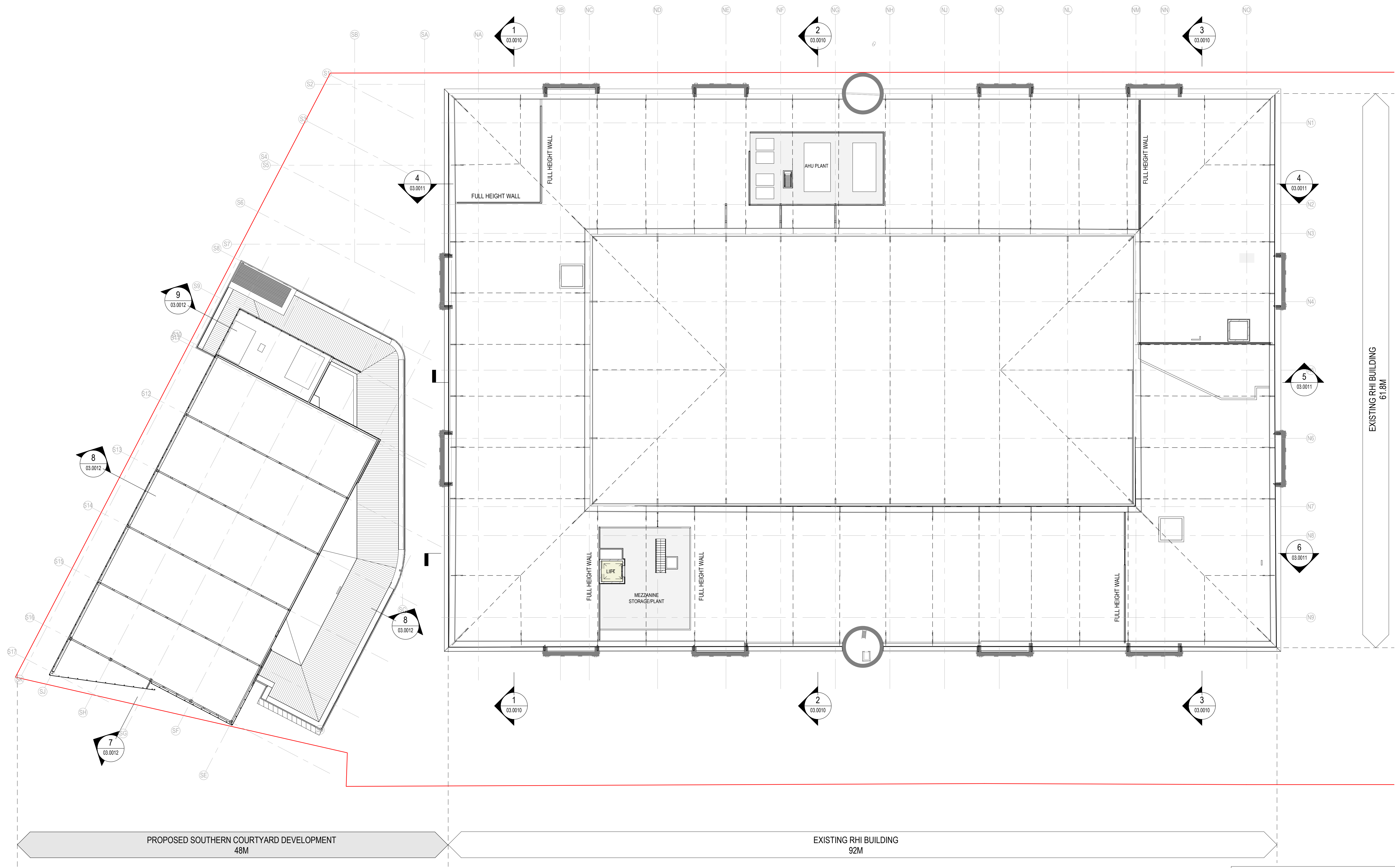
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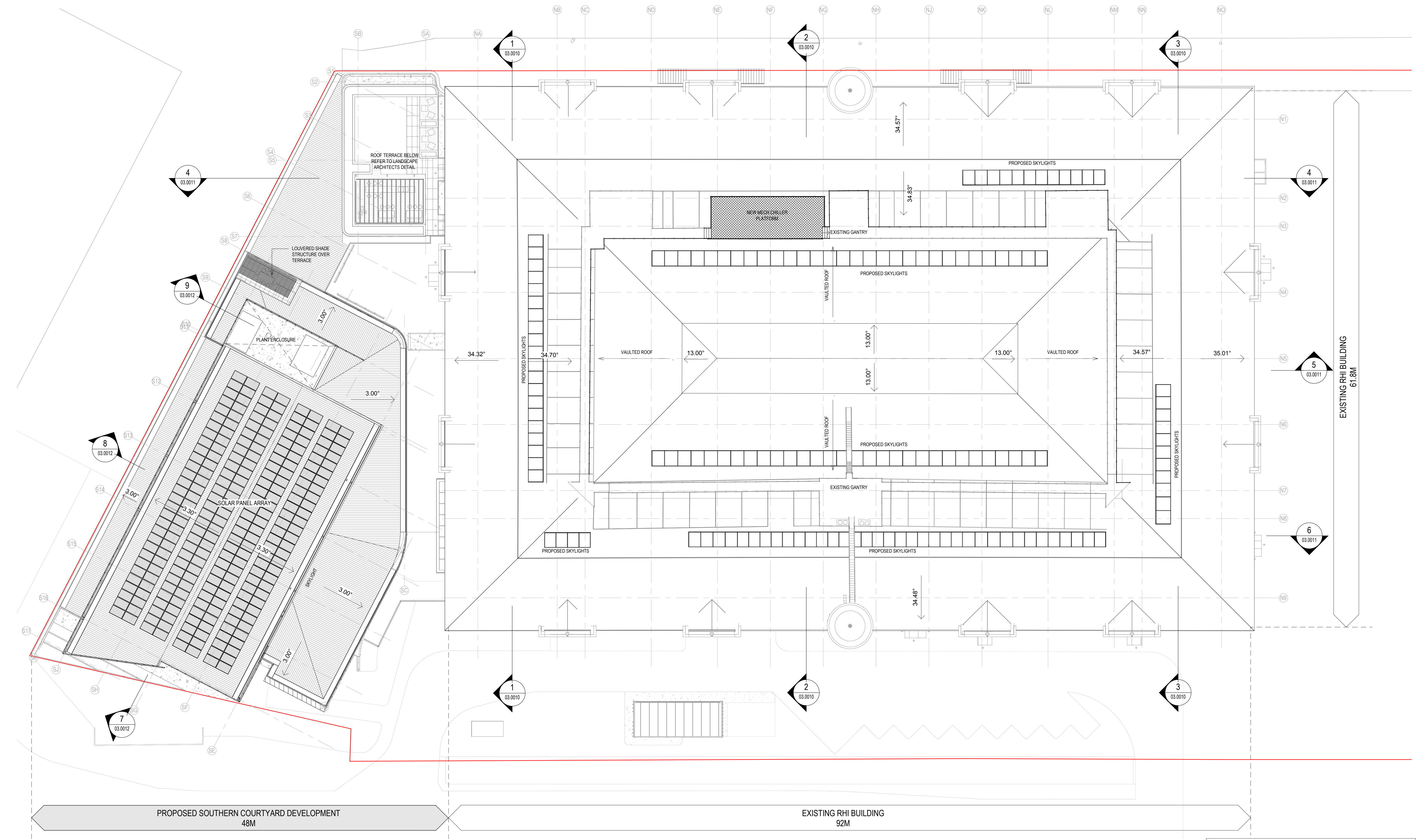
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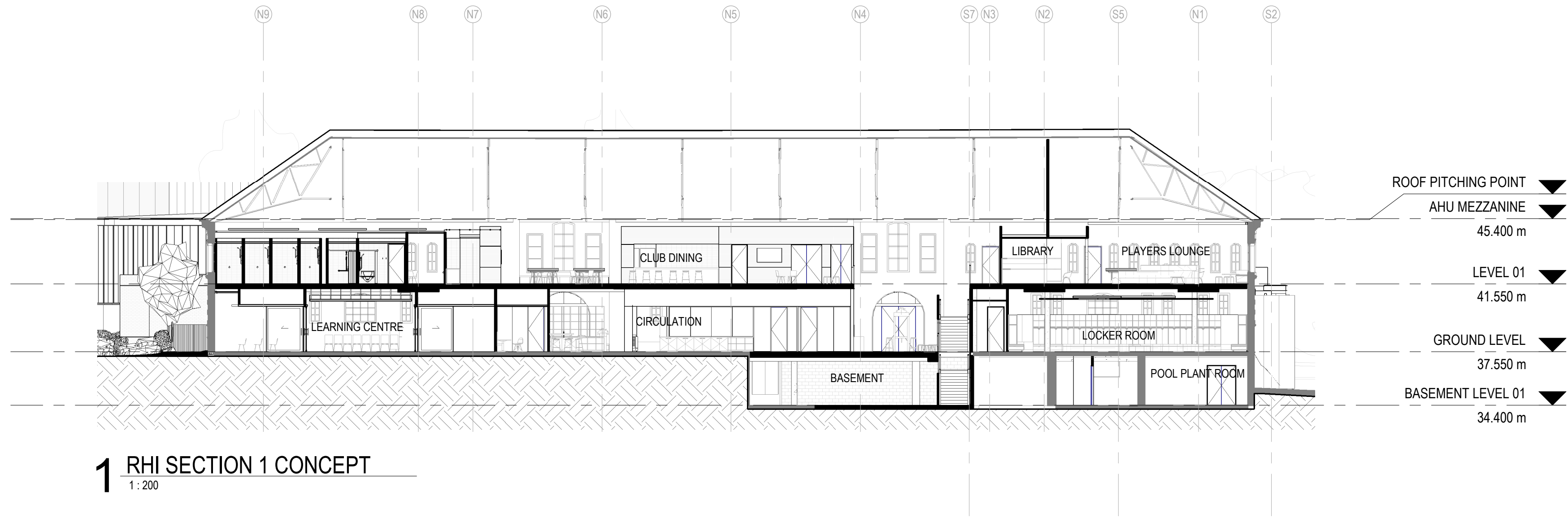


SSDA APPLICATION

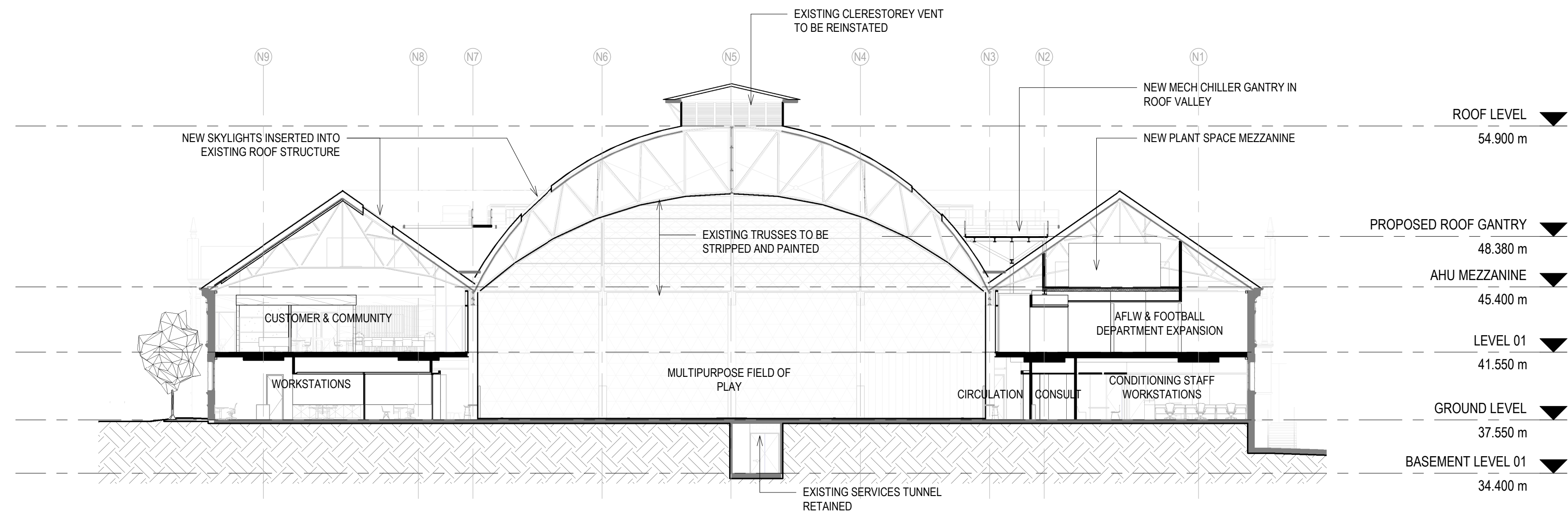
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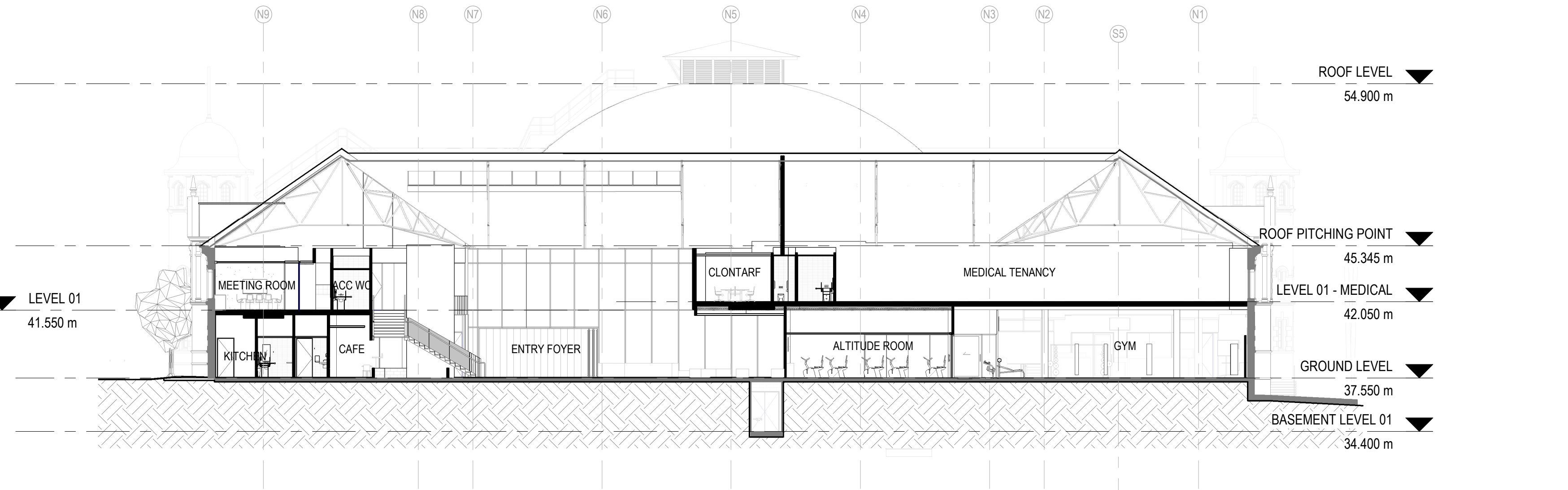




1 RHI SECTION 1 CONCEPT
1:200



2 RHI SECTION 2 CONCEPT
1:200



3 RHI SECTION 3 CONCEPT
1:200

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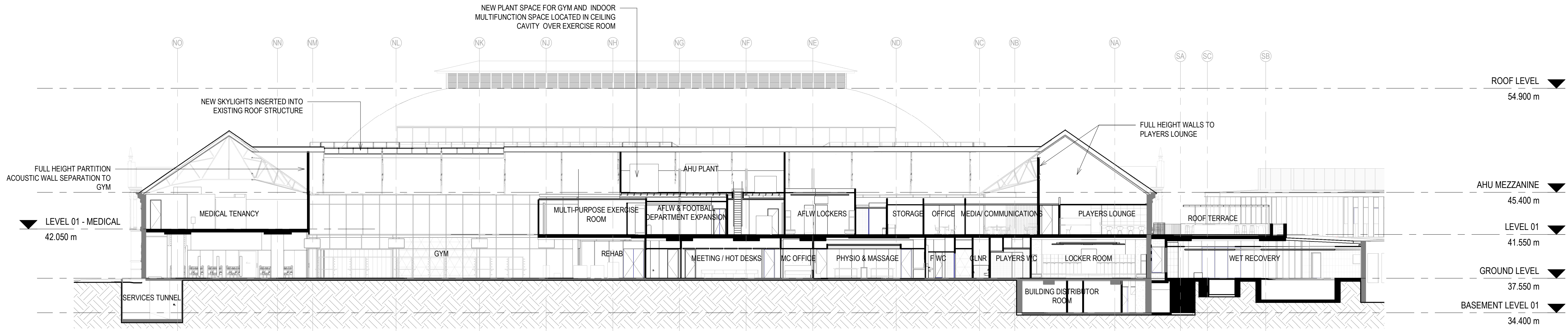
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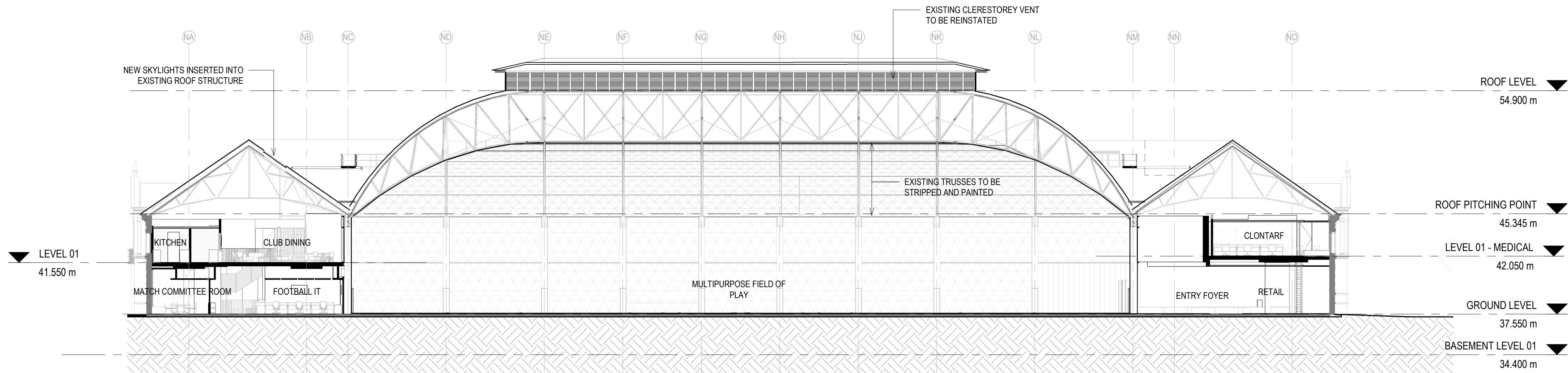
BUILDING SECTIONS
EAST-WEST

SK.03.0010
DATE: 09.01.2020
DRAWN: POP

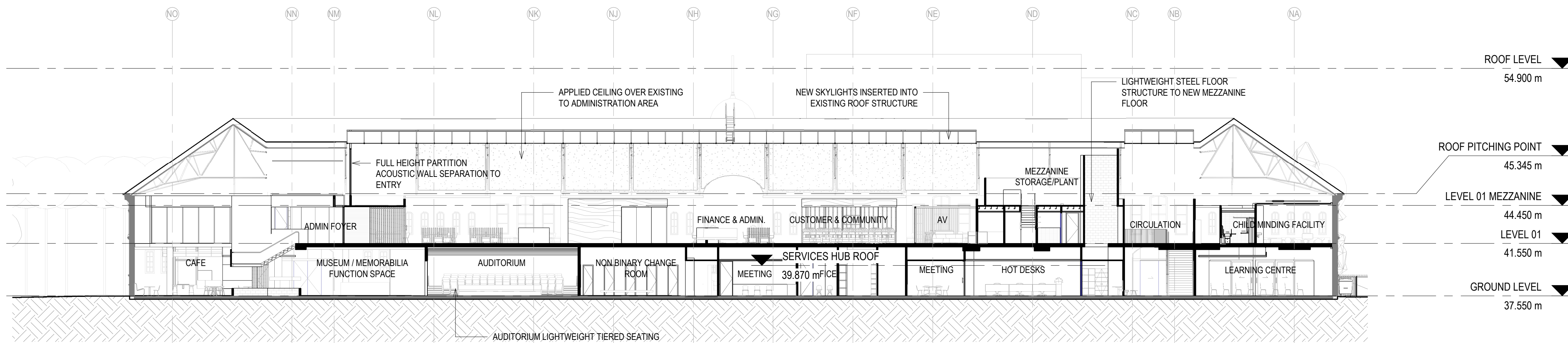
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SCALE: 1:200 - 100% @ A1
PROJECT: 15.7401.00



4 RHI SECTION 4 CONCEPT
1:200



5 RHI SECTION 5 CONCEPT
1:200



6 RHI SECTION 6 CONCEPT
1:200

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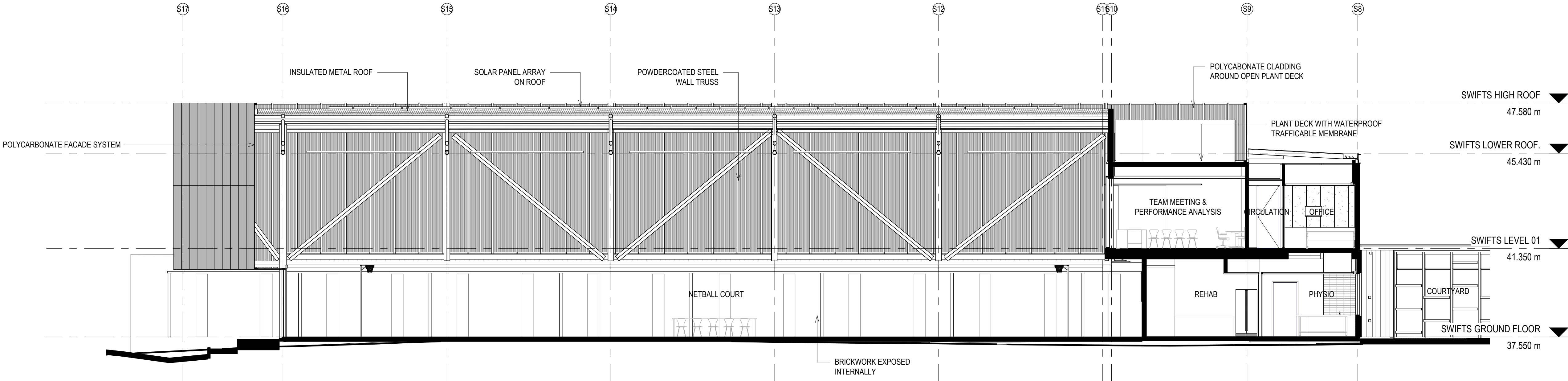
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RHI BUILDING SECTIONS
NORTH-SOUTH

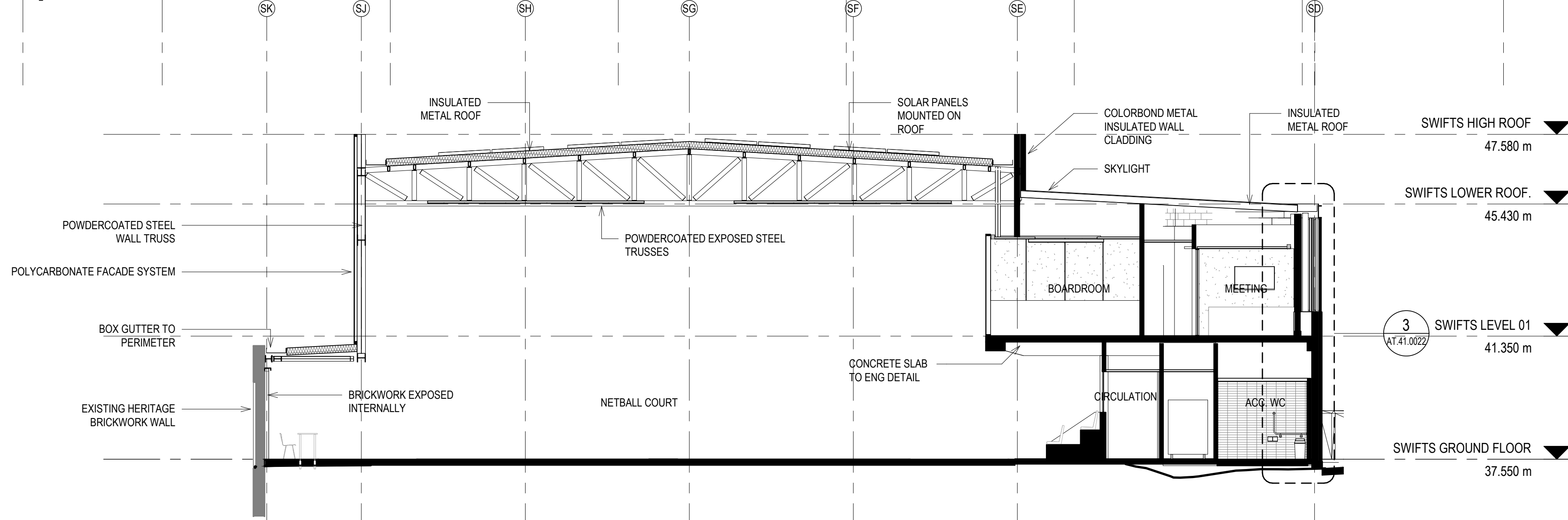
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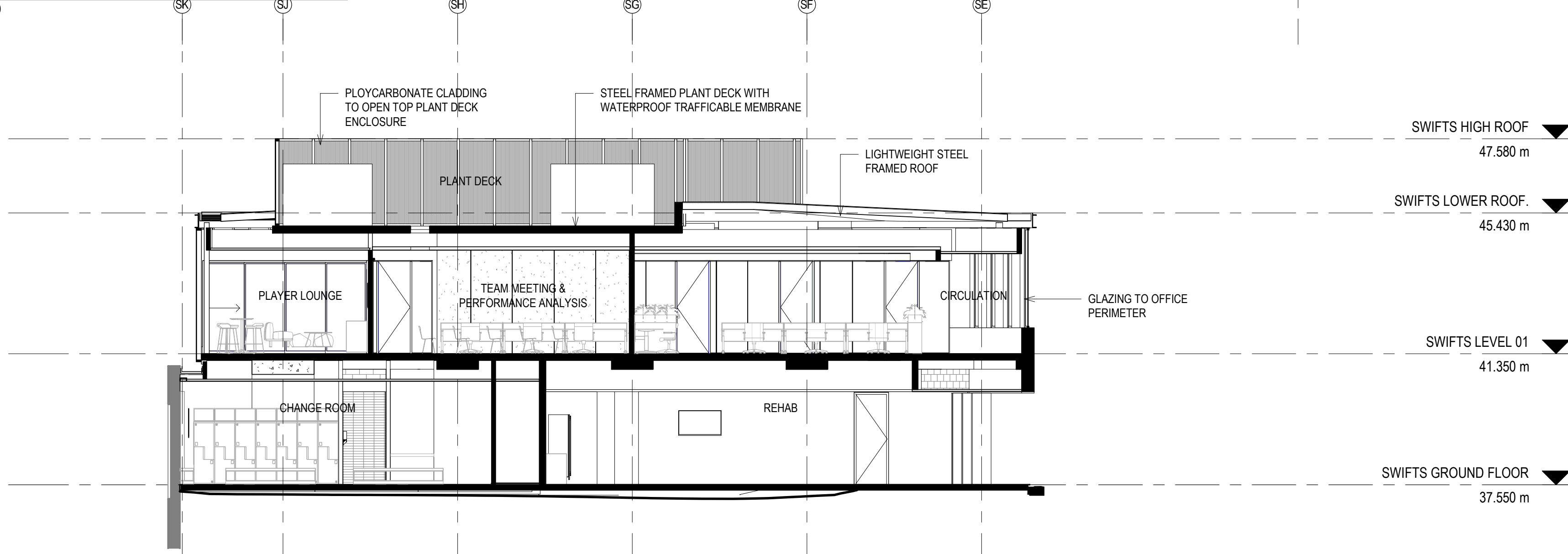
7 SWIFTS E-W SECTION CONCEPT

1:100



8 SWIFTS N-S SECTION 1 CONCEPT

1:100

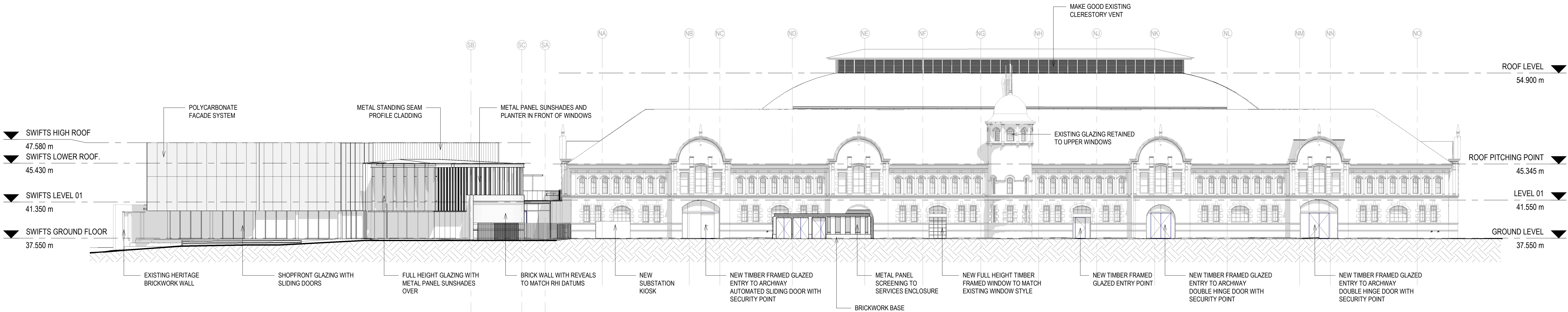


9 SWIFTS N-S SECTION 2 CONCEPT

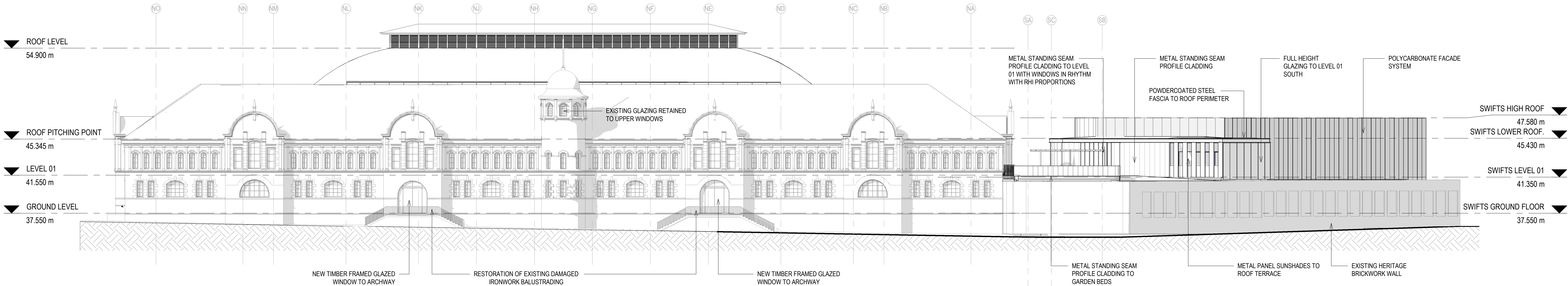
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1 RHI EAST ELEVATION CONCEPT



2 RHI WEST ELEVATION CONCEPT

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RHI & SWIFTS BUILDING ELEVATIONS
EAST - WEST

SK.03.0013

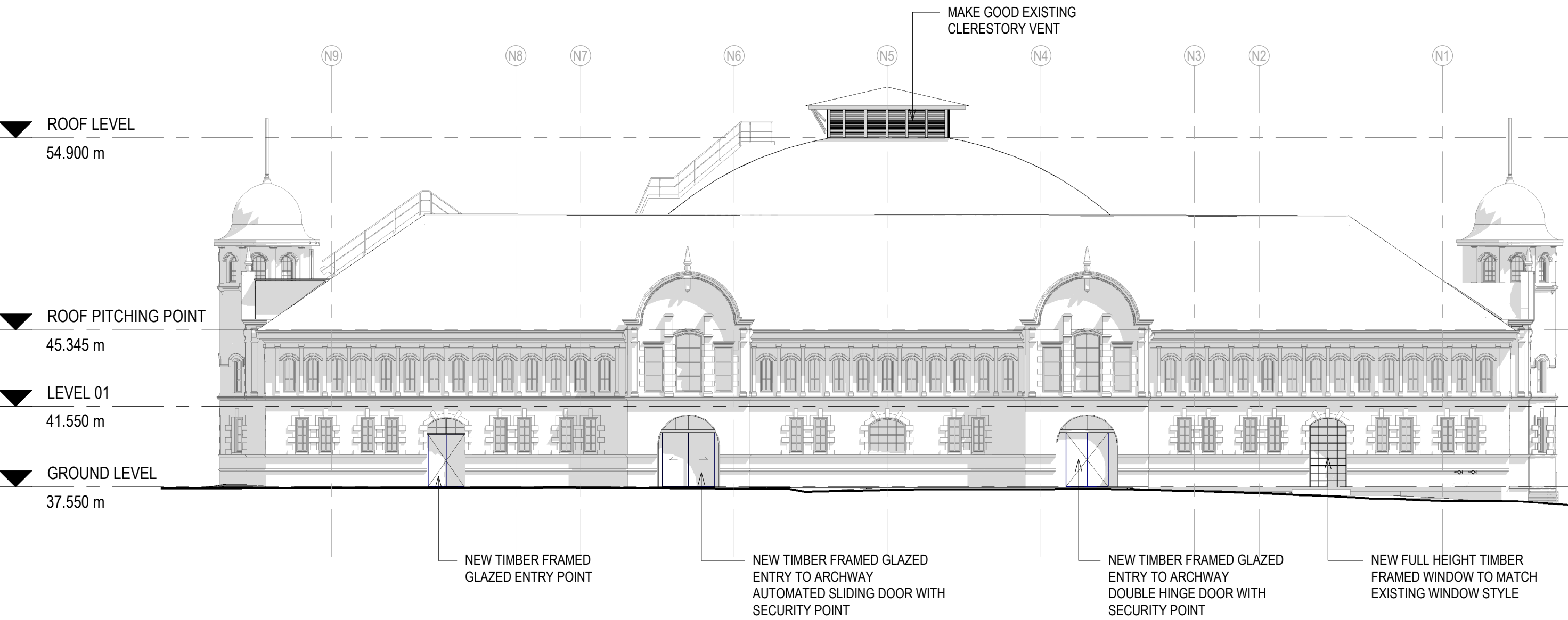
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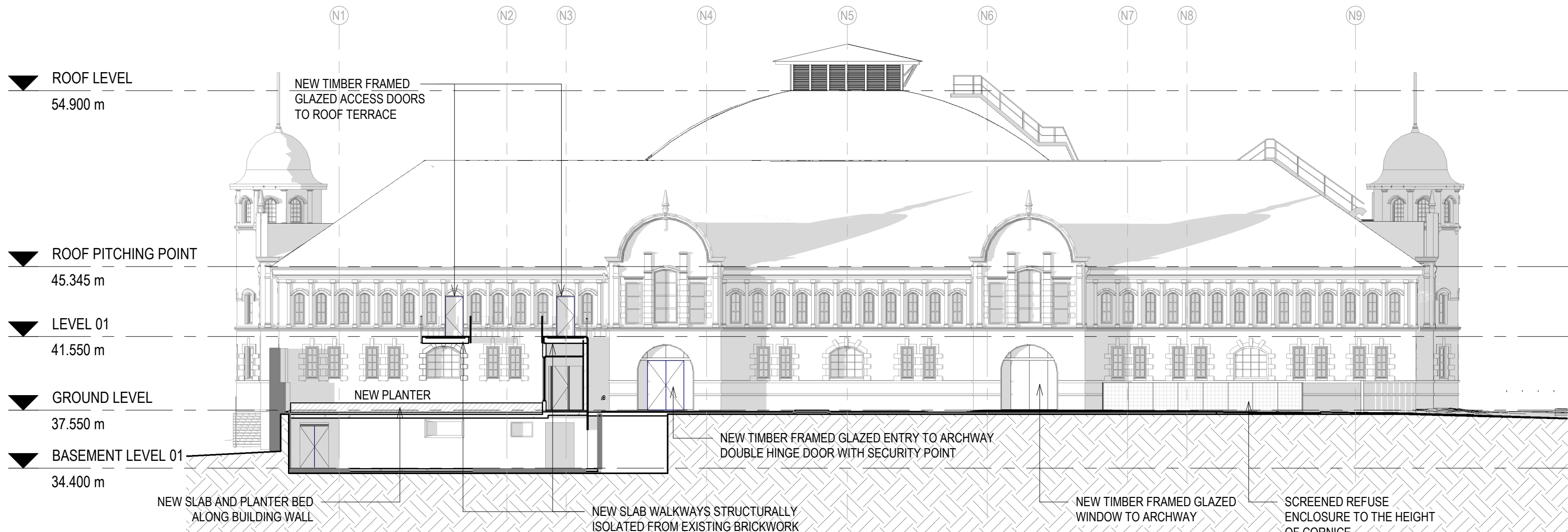
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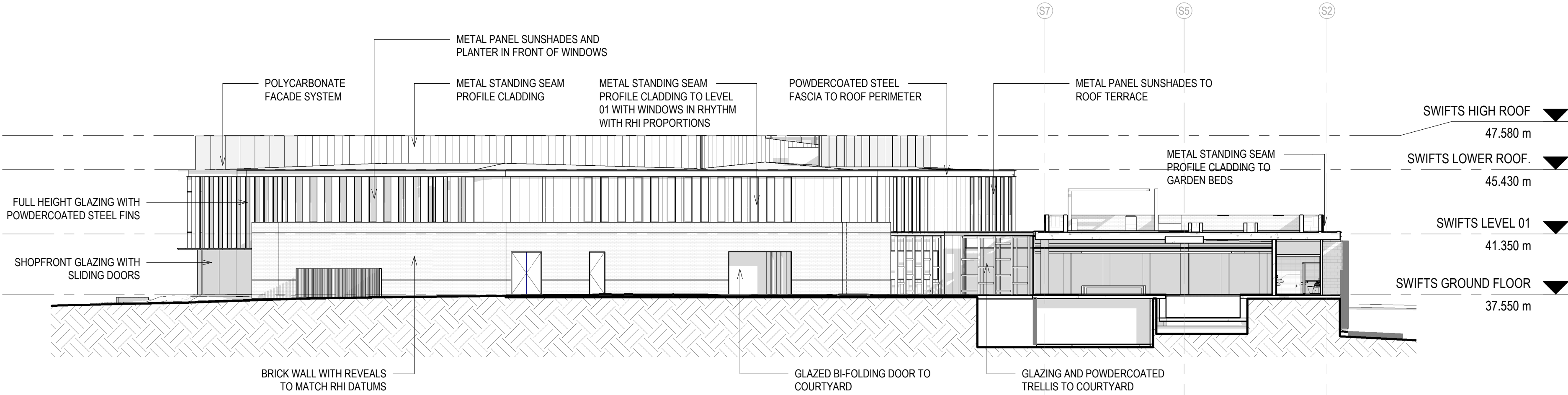
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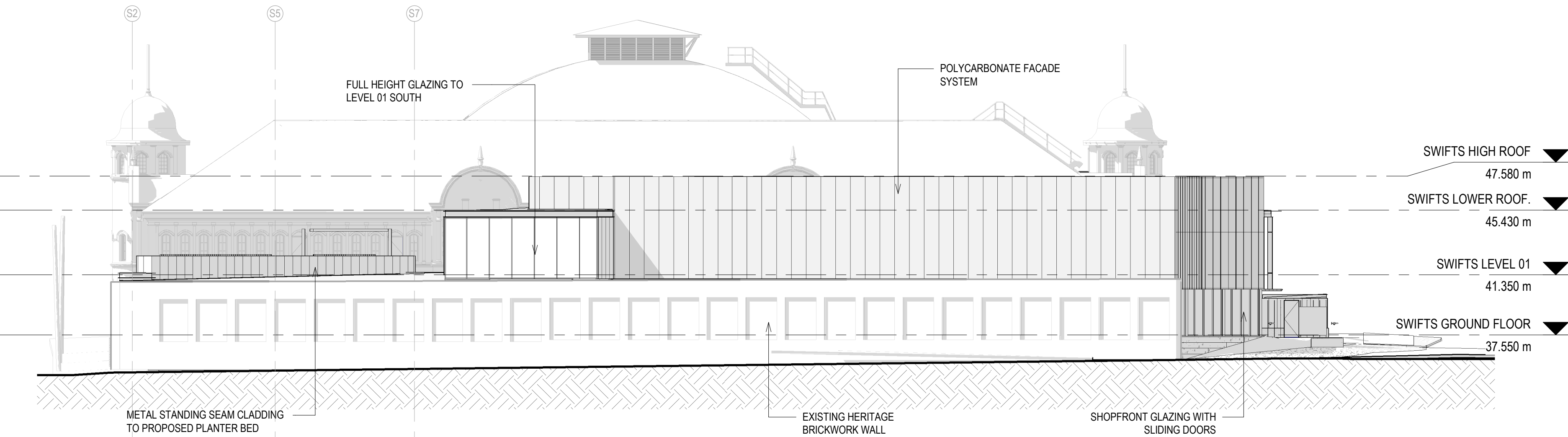
1 RHI NORTH ELEVATION CONCEPT
1:200



2 RHI SOUTH ELEVATION CONCEPT
1:200



3 SWIFTS TENANCY NORTH ELEVATION CONCEPT
1:200



4 SWIFTS TENANCY SOUTH ELEVATION CONCEPT
1:200

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RHI & SWIFTS BUILDING ELEVATIONS
NORTH - SOUTH

SK.03.0014

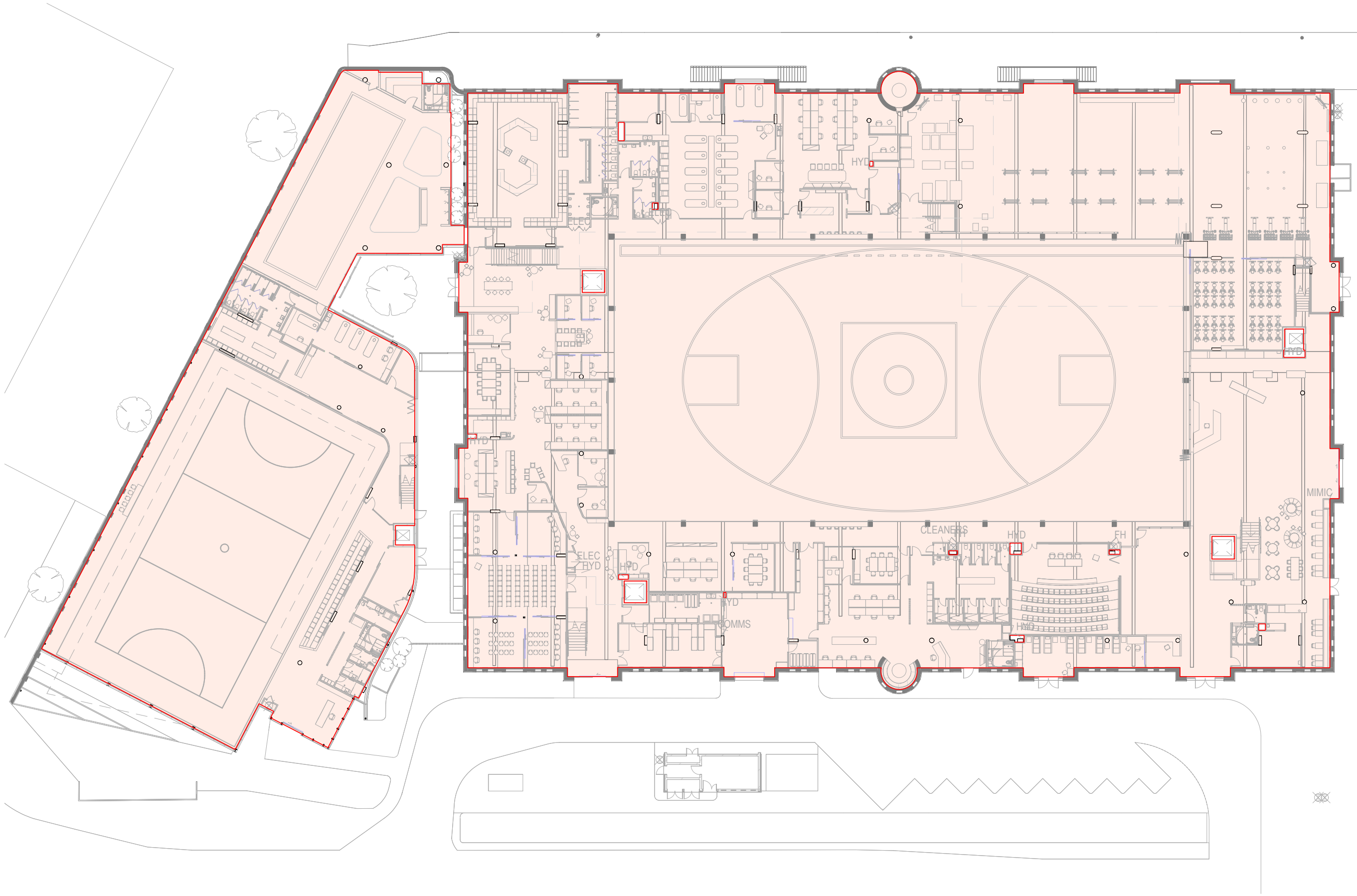
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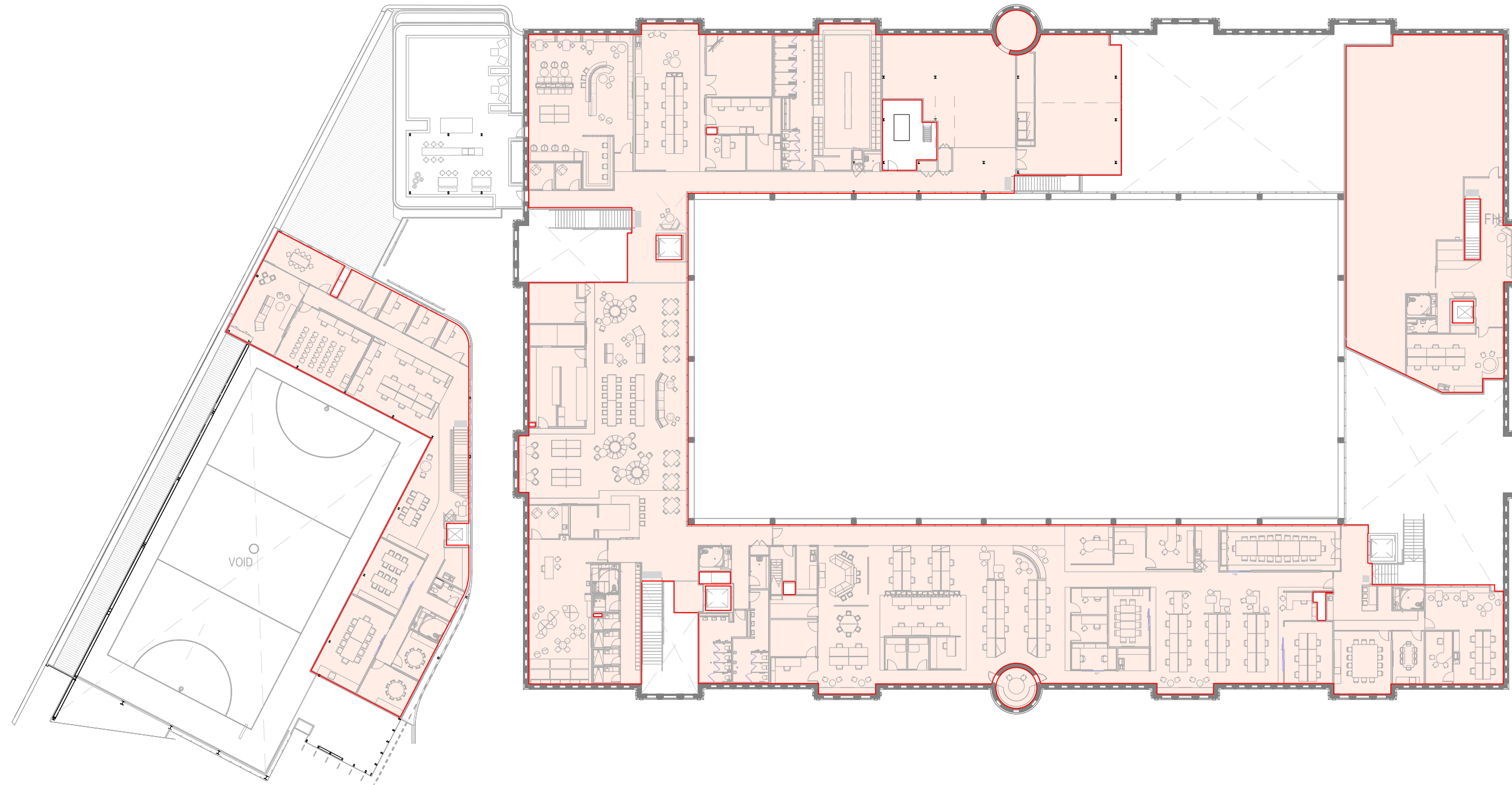
1 GFA PLAN - GROUND LEVEL

1 : 400

GROUND LEVEL - GFA AREAS

ROYAL HALL OF INDUSTRIES: 5,624 m²
SOUTHERN COURTYARD DEVELOPMENT: 1,662 m²

GFA TOTAL: 7,286 m²



2 GFA PLAN - LEVEL 01

1 : 400

LEVEL 01 - GFA AREAS

ROYAL HALL OF INDUSTRIES: 2,914 m²
SOUTHERN COURTYARD DEVELOPMENT: 440 m²

GFA TOTAL: 3,354 m²

GROUND LEVEL & LEVEL 01 - TOTAL GFA AREAS

ROYAL HALL OF INDUSTRIES: 8,538 m²
SOUTHERN COURTYARD DEVELOPMENT: 2,102 m²

GFA TOTAL: 10,640 m²

NOTE: BASEMENT AND LEVEL 01 MEZZANINE ARE EXCLUDED FROM GFA CALCULATIONS AS THEY CONTAIN NO HABITABLE ROOMS

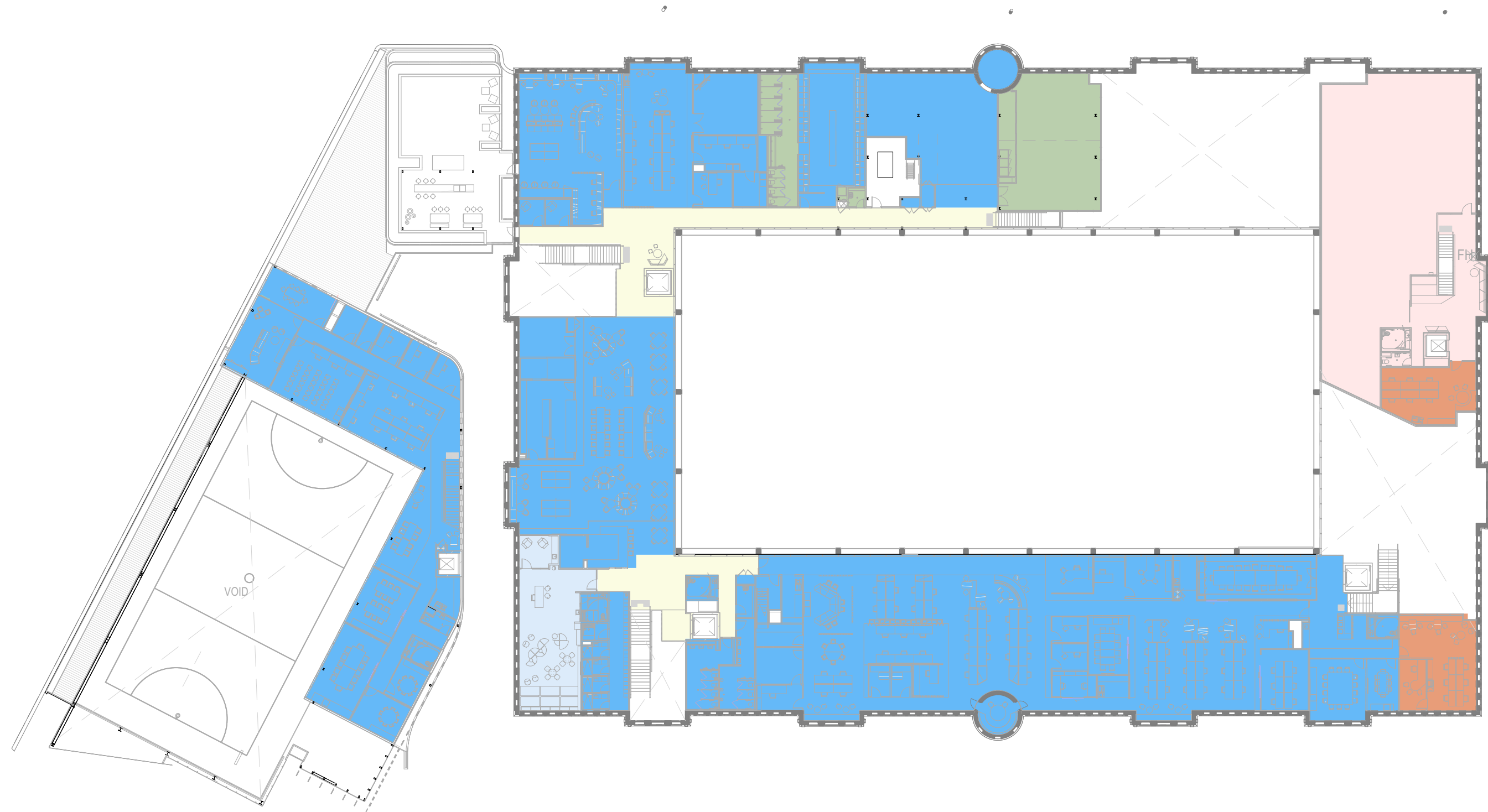
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1 LAND USE PLAN - GROUND LEVEL
1 : 400

OVERALL - TYPOLOGY BREAK UP GFA AREAS		
<div></div>	BUSINESS PREMISES OFFICE & ADMINISTRATION SPACE :	3,646 m²
<div></div>	MEDICAL TENANCY:	415 m²
<div></div>	FOOD & DRINK PREMISES	154 m²
<div></div>	BLOOD BANK/CLONTARF/ GO FOUNDATION:	178 m²
<div></div>	CHILD MINDING FACILITY:	96 m²
<div></div>	RECREATION FACILITY (INDOOR)	
	CENTRAL MULTIPURPOSE FIELD:	1,806 m²
	CENTRAL NETBALL COURT:	851 m²
	WET AREAS:	595 m²
	GYM SPACES:	1,317 m²
<div></div>	LOADING & SERVICES:	152 m²
<div></div>	FRONT OF HOUSE/CIRCULATION:	1,430 m²
		GFA TOTAL: 10,640 m²



2 LAND USE PLAN - LEVEL 01
1 : 400

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BRISBANE | 71 BOUNDARY STREET | BRISBANE QLD 4000 AUSTRALIA | TELEPHONE +61 7 3838 7900 | FACSIMILE +61 7 3839 9188

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