



MEETING NOTES

For: Royal Hall of Industries SSD - State Design Review Panel Meeting 2
Held at: NSW DPE Wattle Room – 320 Pitt Street, Sydney
On: 10 April 2019
Attendees: Lee Hillam, GA NSW Dean Moore, Sydney Swans
George Savoulis, GA NSW Anthony Murphy, APP
Brendon Roberts, DPE NSW Henry Coates, Populous
Isabelle Toland, Aileen Sage Architects Warrick Chalmers, Populous
Matthew Devine, Matt Devine & Co Nik Wheeler, Urbis
Richard Johnson, JPW Jonathan Bryant, Urbis
Peter John Cantrill, City of Sydney Council Eliza Scobie, Urbis

Summary of Key Issues

1. Richard

Question how the public will access the amenities during public events. Response – controlled access to the toilets, these are located outside of secure lines. Security of Swans office space can be maintained during events.

Queried the material palette of the new insertion. Response – neutral and contemporary to provide contrast.

Option 2 Swifts – request render from the west. Thought to reconsider the upper level corner of Administration office.

2. Isabelle

How do envisage the materiality of the northern façade of the Swifts building? Response – brick wall, match heritage of RHI.

Interested in consultation with Indigenous community.

Consider safety issues with the interaction between the Multi-purpose area and entry foyer – use of a movable glass façade.

3. Matt Devine

Is there capacity to reduce the floor space of the third-party commercial tenancy? This would provide a greater view of the hall interiors upon arrival.

Response – not possible to reduce the tenancy space below 500sqm. The space is as minimised as it can be to secure the tenant.

4. Lee

Question the need to keep the Swifts building low. Response – input from the Trust, who prefer to keep the Swifts building minimal in contrast to the RHI building.

Will the slab bear on external walls? Response – isolated slab, columns are setback 3m. This is simply for acoustic purposes.

Summary of Key Issues

5. Lee Summary Comments

Acknowledged good design development of the Swifts building in line with project constraints. Questions if there is too much being fitted into the program of the building, with this is restricting how well the proposed development is responding to the heritage sensitivities and architecture of the existing building.

Acknowledges the flexible approach to the structure (inclusion of colonnades and floating slab) works well.

Suggests considering relocating some administration or commercial spaces into the Swifts building, perhaps through a second level. This would relieve the pressure to fit the program into the RHI building and allow for an improved architectural response. It would be helpful to understand the difference between the existing floorspace and what is proposed.

Positive response to the inclusion of the Indigenous Cultural Values and contemporary Indigenous culture in the architecture and spatial planning of the building. This should be enhanced and is a positive aspect of the project.

Suggests considering relocating the toilets as this will impact the successful planning of events in the RHI and immediate precinct. Consider conflict between performers, event managers and guests in BOH space. Believes that the current layout will work for conferences, not for public events.

6. Isabelle Summary Comments

Retain visual sightlines towards the RHI, better fit compositionally. Articulation (on the eastern) – viewing deck and articulation.

Ability to see into the court from the street. Option 2 is less connected between the public domain and the netball court. Eastern façade of the Swifts building – full glass, allows full visual interaction.

Agrees south-eastern corner works well.

7. Richard Summary Comments

Great response and improvement made from the first meeting regarding the Swifts building, however changes in RHI have been marginal with minimal response to the issues raised.

He doesn't believe the angled wall in the foyer relates to the grid of the building.

Consider what can be made more efficient in the spatial planning of the RHI building to reduce the program.

Need to consider the materiality of the proposal and how this impacts the internal spatial planning of the RHI building.

The plans provided are a functional diagram and not an architectural plan. He seeks consideration if there can be any more flexibility in the spatial planning.

Not clear there are new simple, clear architectural elements that will improve the building.

A greater visual connection between northern façade of Swifts building could be made. 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.

8. Matthew Summary Comments

Retain the 'lighter touch' of the internal fit out ensuring internal walls meet and do not cut in to the external walls.

Still has concerns about the entry area and how this is not a double height space, however he appreciates being able to see the central hall area upon arrival.

9. Richard Summary Comments

Echoes Lee's suggestion to move the commercial tenancy area into the Swifts building, which would free up the north-western corner.

Acknowledges the density of usage is higher in one zone than another.

Summary of Key Issues

10. Lee Overall Comments

In her opinion the footprint curtilage of the building has more of an impact than the height. Consider how a taller building with a reduced footprint may work better in the space.

New version of Swifts is much improved. In regard to the northern external wall on the Swifts building, consider how brick could more playful and whimsical than solid brick wall?

Fitting the program into the site is causing conflict with way the GANSW advise on the heritage and architecture of the building. There is minimal breathing space around the RHI.

Consider if the program is too ambitious to fit within the footprint of the RHI, as this is impacting the architectural integrity and heritage significance of the building.

Strengthen the incorporation of Indigenous culture into the architecture and spatial planning – a positive element of the proposal.

Keep the architectural response of the Swifts building bold.

Lee open to considering an interaction between the Trust and GA NSW panel/ DPE to resolve some of the issues with the program and architecture of the building.

Thanks the applicant team for the considerable efforts made to respond to comments.
