



SYDNEY SWANS HQ & COMMUNITY CENTRE ROYAL HALL OF INDUSTRIES

RESPONSE TO GA NSW PLANNING SUBMISSION

October 2019

Introduction

This report is a response to the 'outstanding concerns' raised in the letter written by the Government Architect of New South Wales (GA NSW) to the NSW Planning Department with regards to the Adaptive Reuse of the Royal Hall of Industries (dated 7 August, 2019)

For clarity we have clearly extracted each of GANSW's 'concerns' alongside Populous' responses.

Document Status

Document Number: AD.11.0101
Project Number: 15-7401-00
Created by: RT
Approved by: WC

Rev.	Date	Description
A	03 OCT 2019	RESPONSE TO GA NSW LETTER - DRAFT
B	24 OCT 2019	RESPONSE TO GA NSW LETTER - DRAFT
C	31 OCT 2019	RESPONSE TO GA NSW LETTER - PLANNING DOCUMENT

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GA NSW Comment #1

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 significance and value, and the ability to provide adequate internal public space is not affected.

POPULOUS Response

We understand the 'large program' within the RHI that is of particular concern is the Commercial Tenancy area located in the North-West corner of Level 01 adjacent to the entry foyer.

The GANSW comments suggests moving this equivalent area to within the NSW Swifts Building (NSB). Given the current composition of the NSB, any relocated program could not be located within the current building and would necessitate an additional storey to this building, making it a three level building.

Our studies have found that, as a two level building, the NSB is currently appropriately sized in scale and height to respect the RHI. This composition is also supported by the landowner, CMPT, with whom we have consulted on several occasions with respect to the mass, scale and location of the NSB within this SE corner of the site.

The images to the right provide a 3D study of the potential relocation of the Commercial Tenancy program to the NSB. Another storey has been added to the current design to demonstrate how this will impact the form and massing of the NSB building (Figure 1 & 2). It illustrates that the NSB through its larger scale would become the dominant building on this site which we believe, along with CMPT, is not the preferred outcome.

We do not believe, 'the integrity of the RHI's heritage significance and value, and the ability to provide adequate internal public space', has been affected by the insertion of this commercial tenancy program in the current NW Level 01 location.



Figure 1. Scale comparison of the NSB to the RHI in proposed design. The NSB's annexe portion of the building shares the same height as the fascia edge of the RHI, rendering the two buildings as complementary in scale.



Figure 2. Scale comparison of the NSB to the RHI with an added level to accommodate tenancy. The view down corridor shows the difference in height between the RHI and the NSB tenancy. The third level of the annexe exceeds the height of the netball court as well as the fascia line of the RHI.



View of the NSB with the additional level from the corner of Lang Road and Errol Flynn Boulevard.



View of the NSB with the additional level from the corner of Lang Road and Driver Avenue



View of the current design of the NSB from the corner of Lang Road and Errol Flynn Boulevard.



View of the current design of the NSB from the corner of Lang Road and Driver Avenue

GA NSW Comment #2

Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.

POPULOUS Response

Respecting the existing architecture of the RHI and considering reversibility in the design is central to the architectural planning, design philosophy and language.

To achieve this outcome, a number of architectural principles have been core to the project design from the beginning of the design process, namely:

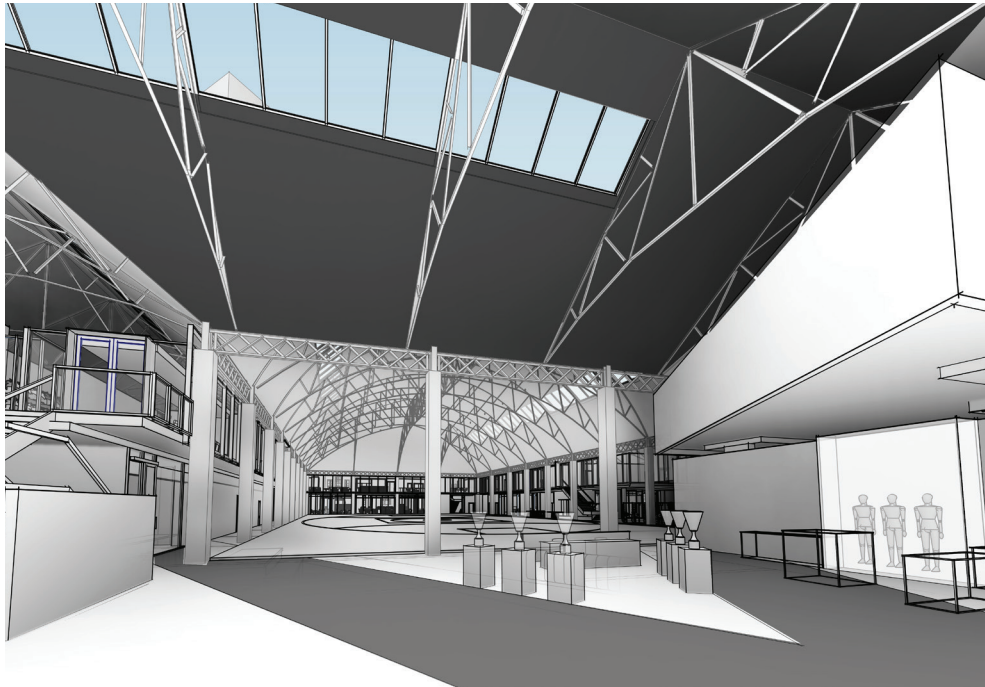
- Celebrating the RHI's Volume
- 'Light touch' mezzanine
- Existing key architectural elements retained, expressed and celebrated
- Concealed service interventions
- Spatial planning that responds to the built fabric
- Use and insertion of readily removable walls and floors

Each of these components are further illustrated and explained over the following pages.

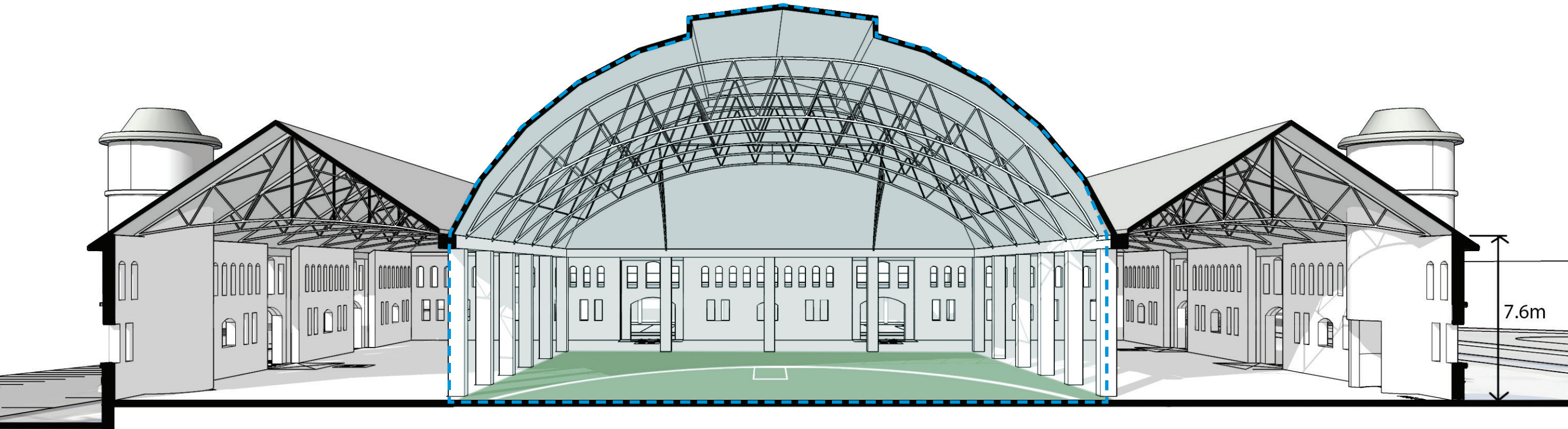
1. Celebrating the RHI's volume

Notwithstanding the challenge of inserting new program, the new refurbishment will retain and promote the existing hall's open volumes wherever possible. Full height spaces will be preserved around the building's key entry points and gym space.

As the focal point of the new configuration, the central barrel vault space will be maintained as a Multi-purpose Indoor area. The vista to this key space is immediately apparent from the building entry, that is also a double height space as well, as demonstrated by the image to the right, providing a captivating arrival experience that promotes the RHI's grand volume.



3D view illustrating vista to Indoor Multipurpose Area



Sectional Perspective showing retention of Central Hall with the insertion of Indoor Multipurpose Area

GA NSW Comment #2

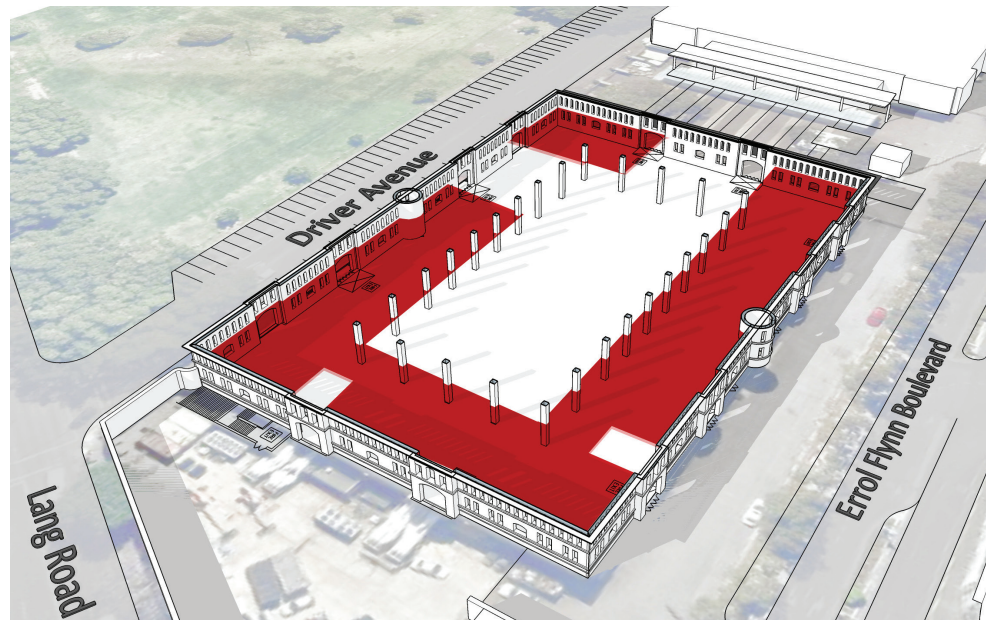
Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.

POPULOUS Response Continued

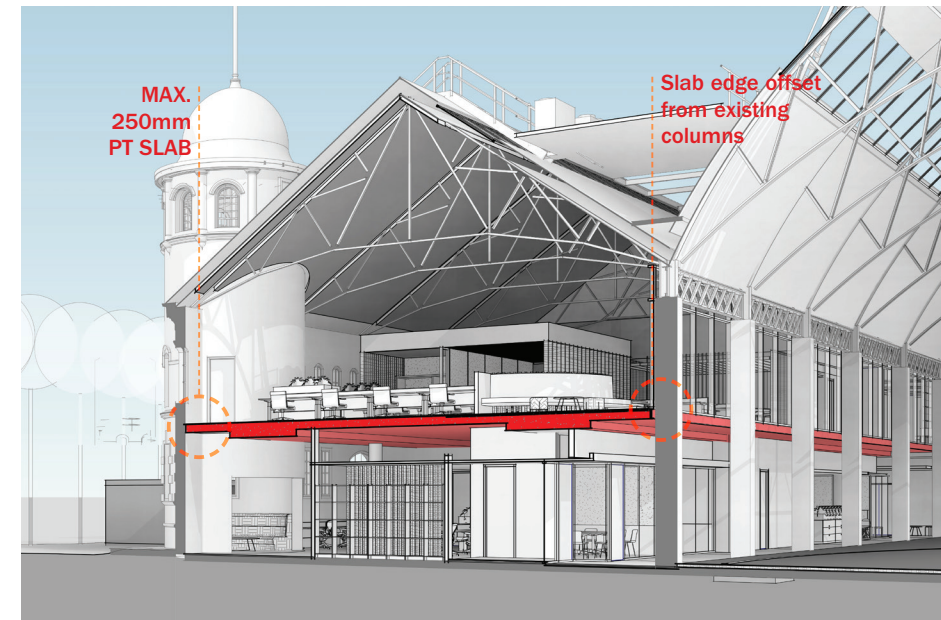
2. 'Light touch' mezzanine

Around the perimeter of the central hall, the development proposes the construction of a new mezzanine to increase usable floor space to accommodate the required new program.

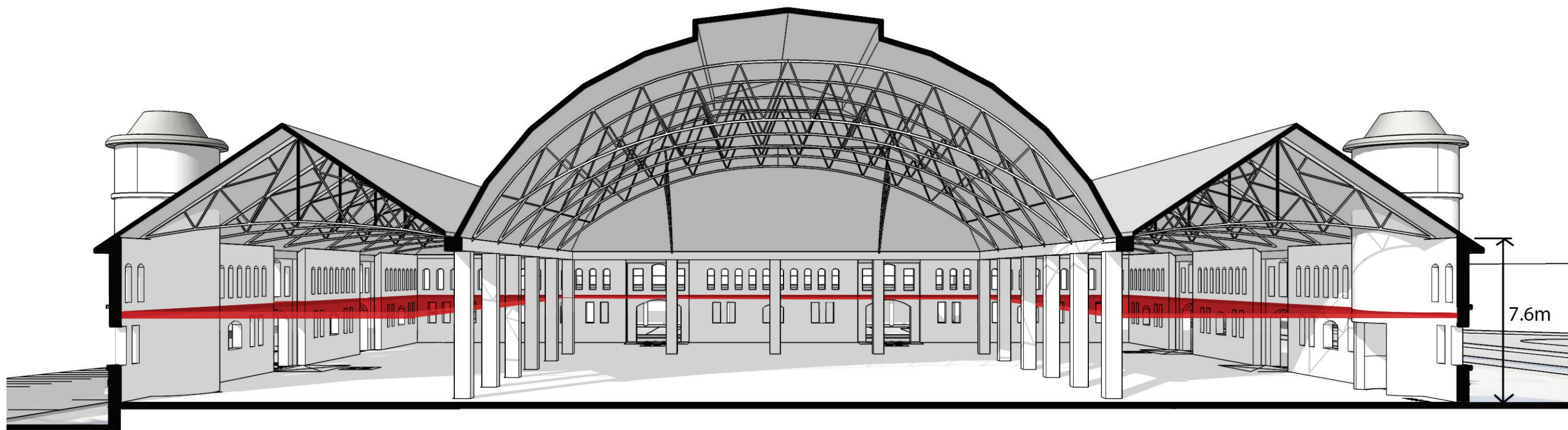
The mezzanine will be structurally independent of the existing RHI building lightly touching the existing fabric. The columns for the new mezzanine are new and separate to the existing columns and can be removed at the completion of the lease with limited impact to the existing slab and foundations.



Cutaway perspective showing extent of mezzanine



3D view illustrating light touch mezzanine



Sectional Perspective showing insertion of mezzanine

GA NSW Comment #2

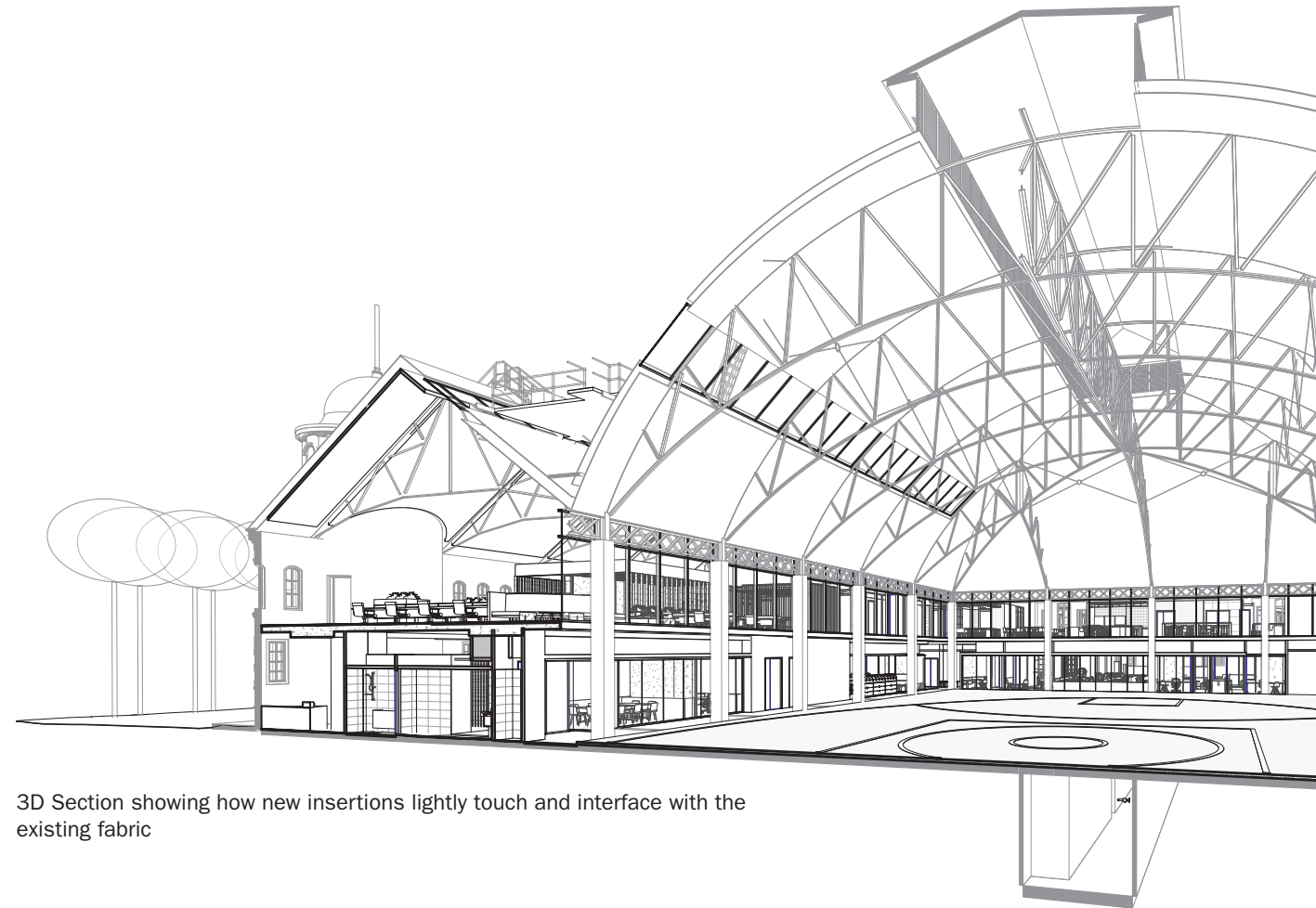
Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.

POPULOUS Response Continued

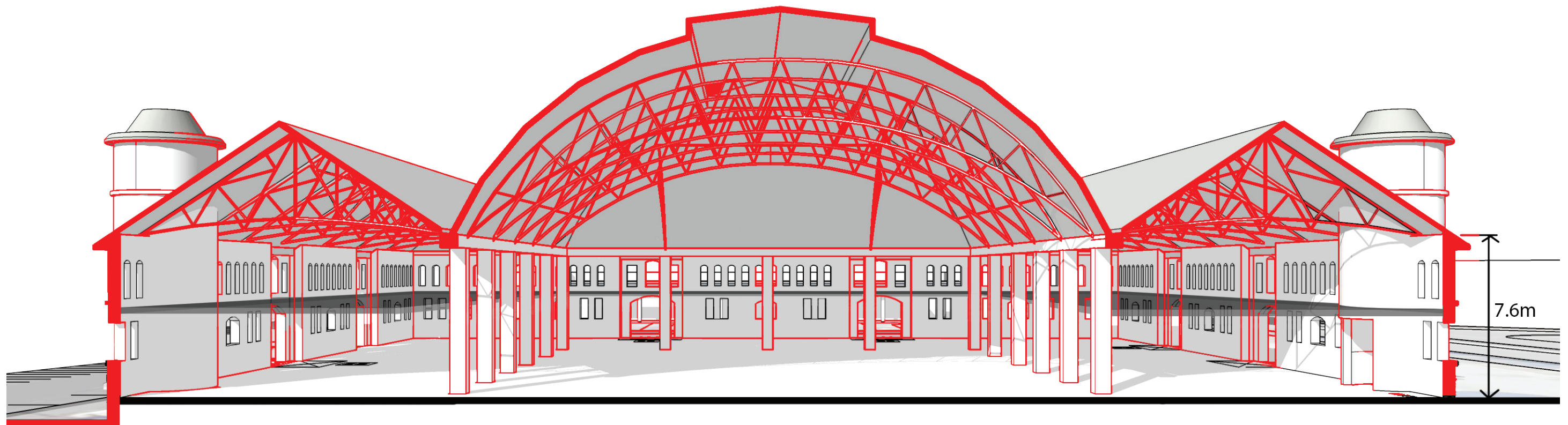
3. Existing architectural elements such as the columns, perimeter truss and roof trusses are retained, expressed and celebrated architecturally

The new fit out is designed to read as a 'loose fit' within the existing RHI structure. The perimeter walls to the central hall have been recessed to better express the central hall colonnade and full height walls within the refurbishment have been minimised to allow the roof trusses to be expressed openly throughout the new mezzanine level.

The level of the mezzanine is strategically positioned to ensure the windows of the RHI are appropriately located on both levels and expressed architecturally.



3D Section showing how new insertions lightly touch and interface with the existing fabric



Express the Existing Structure - the red elements show the retained and expressed existing components

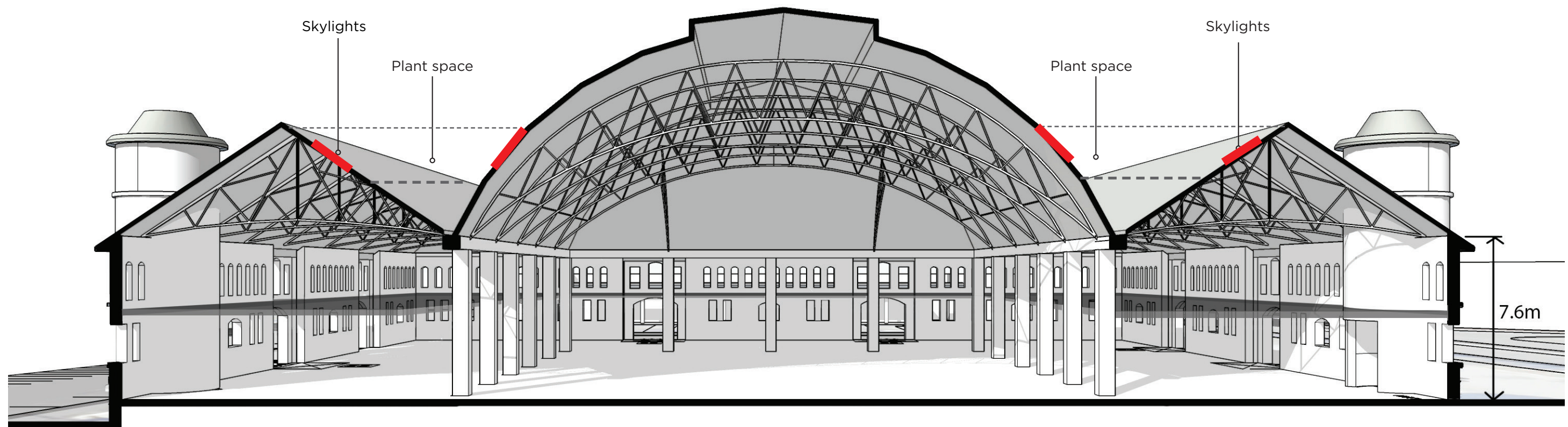
GA NSW Comment #2

Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.

POPULOUS Response Continued

4. Services are hidden to conceal any service related interventions on the RHI facade.

All services where applicable are located within the existing roof valley of the two RHI roofs. Plant services are strictly limited this area in the building to respect the heritage facade of the building. New insertions of skylights which provide natural light to the building are also hidden the valley of the roof for this same reason.



Skylights - Allowing in Natural Light

GA NSW Comment #2

Provide a clear philosophy/language for the internal architecture to ensure it reads as a respectful and reversible insertion into the existing RHI.

POPULOUS Response Continued

5. Spatial planning that responds to built fabric

The architectural planning philosophy of the building is also driven by the desire to respect the heritage building and its unique spaces. All attempts have been made to allow the existing building axes to influence the layout. Spaces will frame key features in the facade and new walls will work within the existing rhythm of windows.

Where possible, vertical circulation nodes will be based around facade arches allowing for double height spaces to

accentuate the existing building's feature window.

On the upper level, full height walls will be limited allowing extended views along the symmetrical sequence of trusses within the gable aisles.

Centrally, the barrel vaulted hall will remain an open and uninterrupted space as an indoor multi-purpose facility and the central focal point of the building.



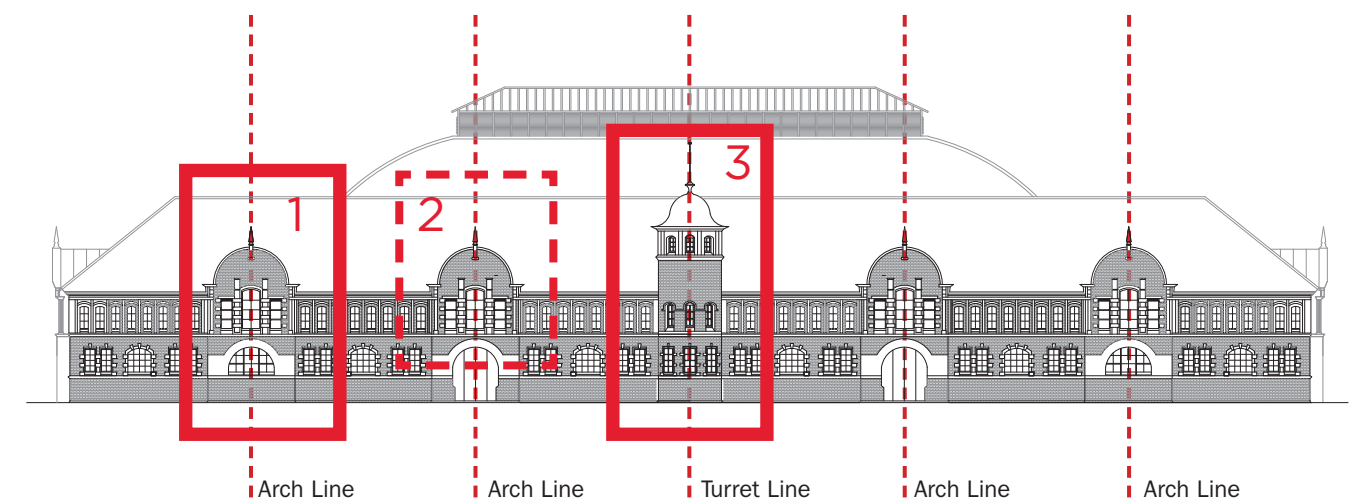
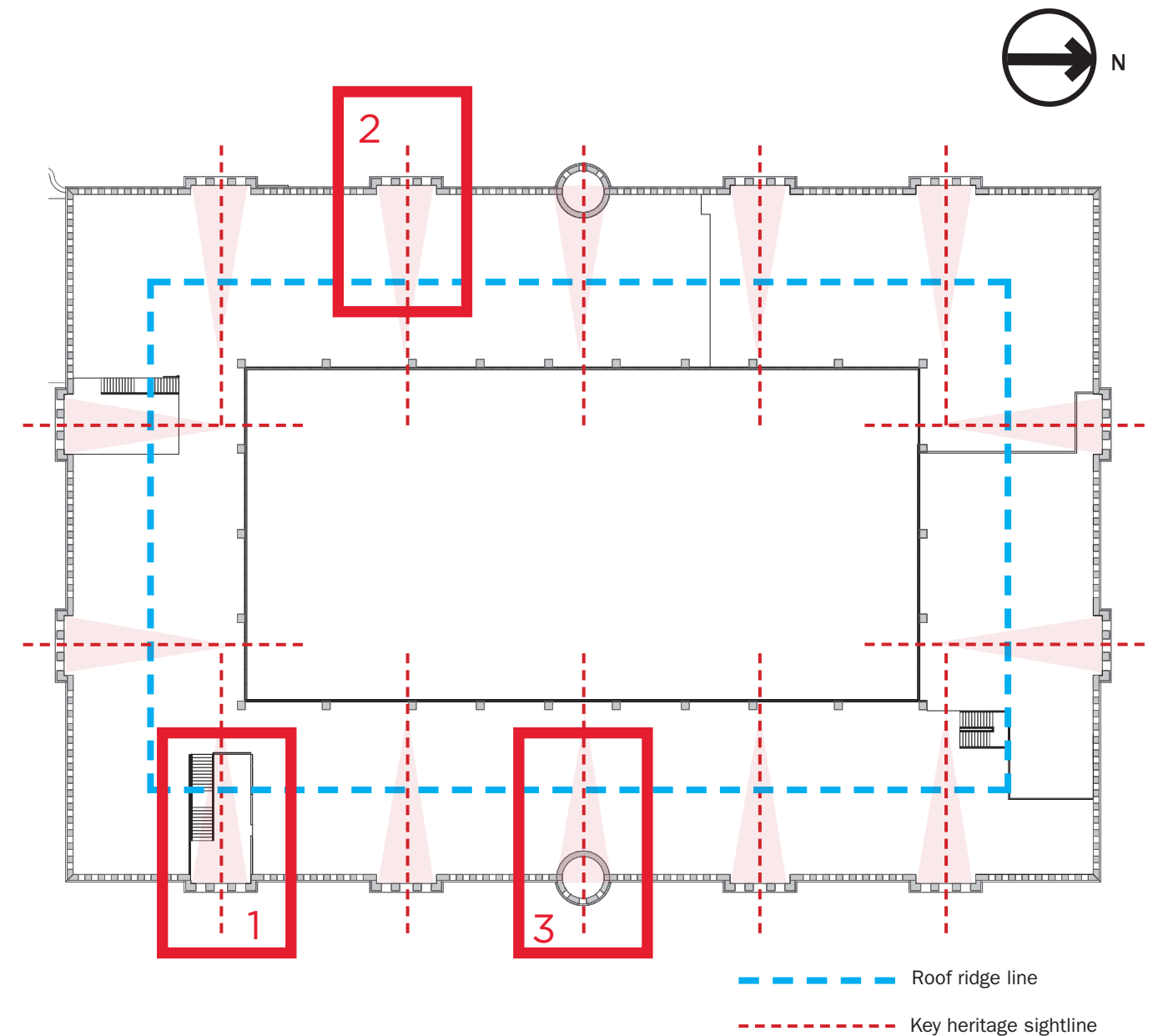
Entry Points



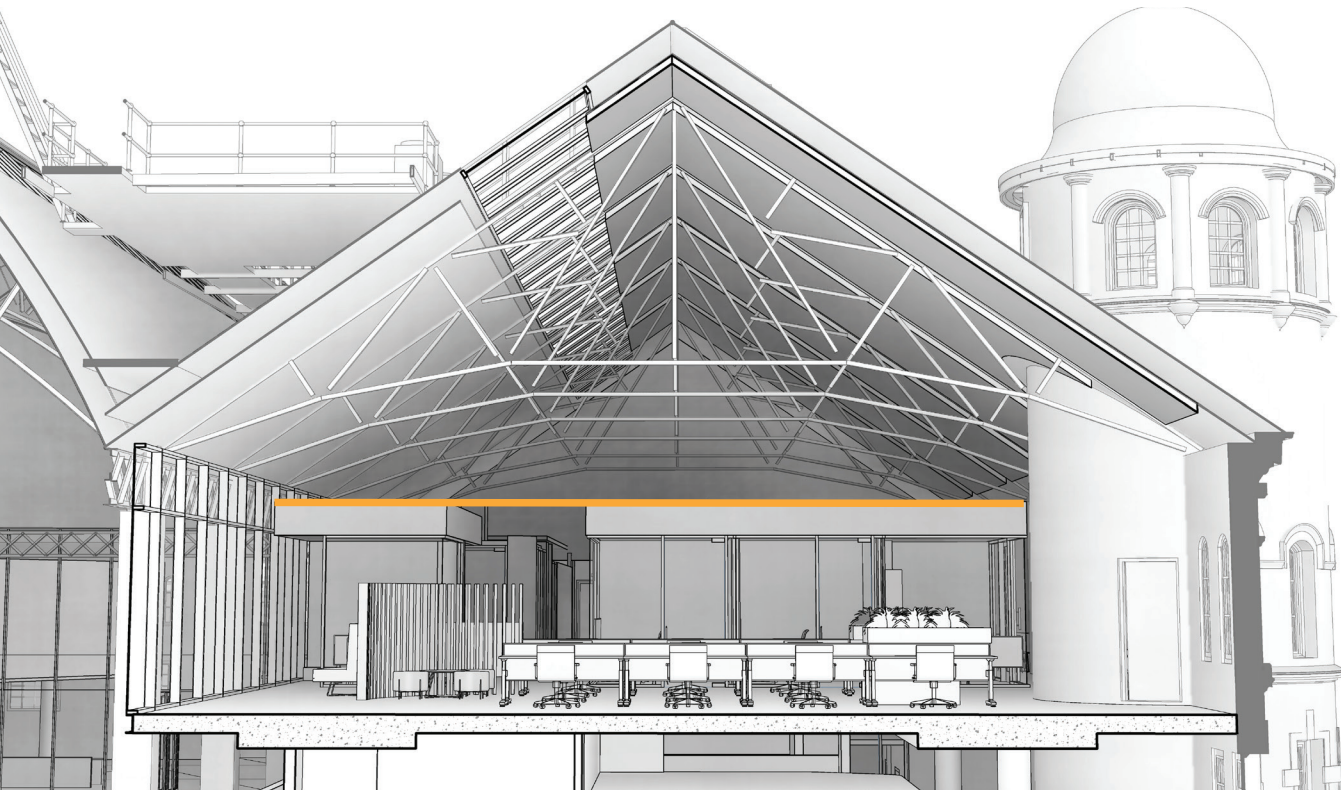
Meeting Rooms



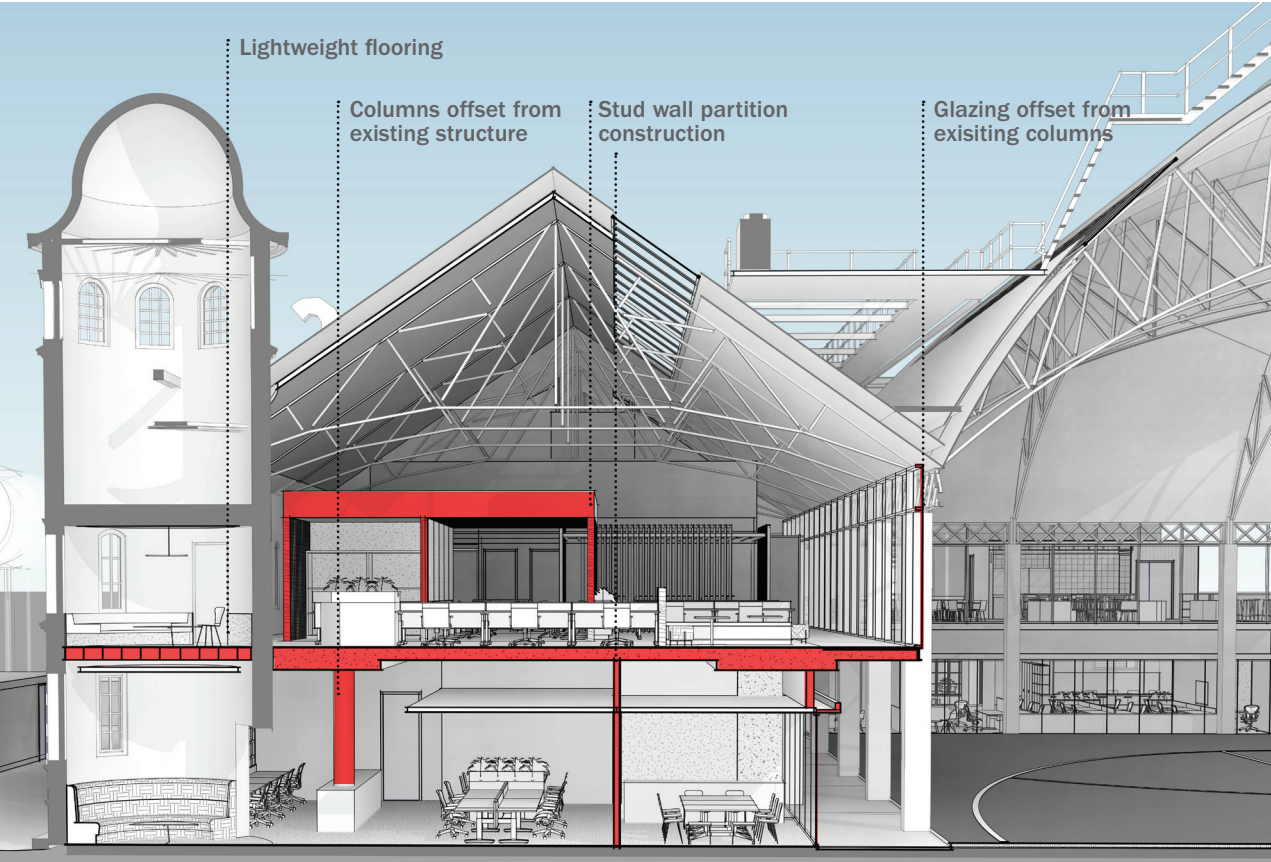
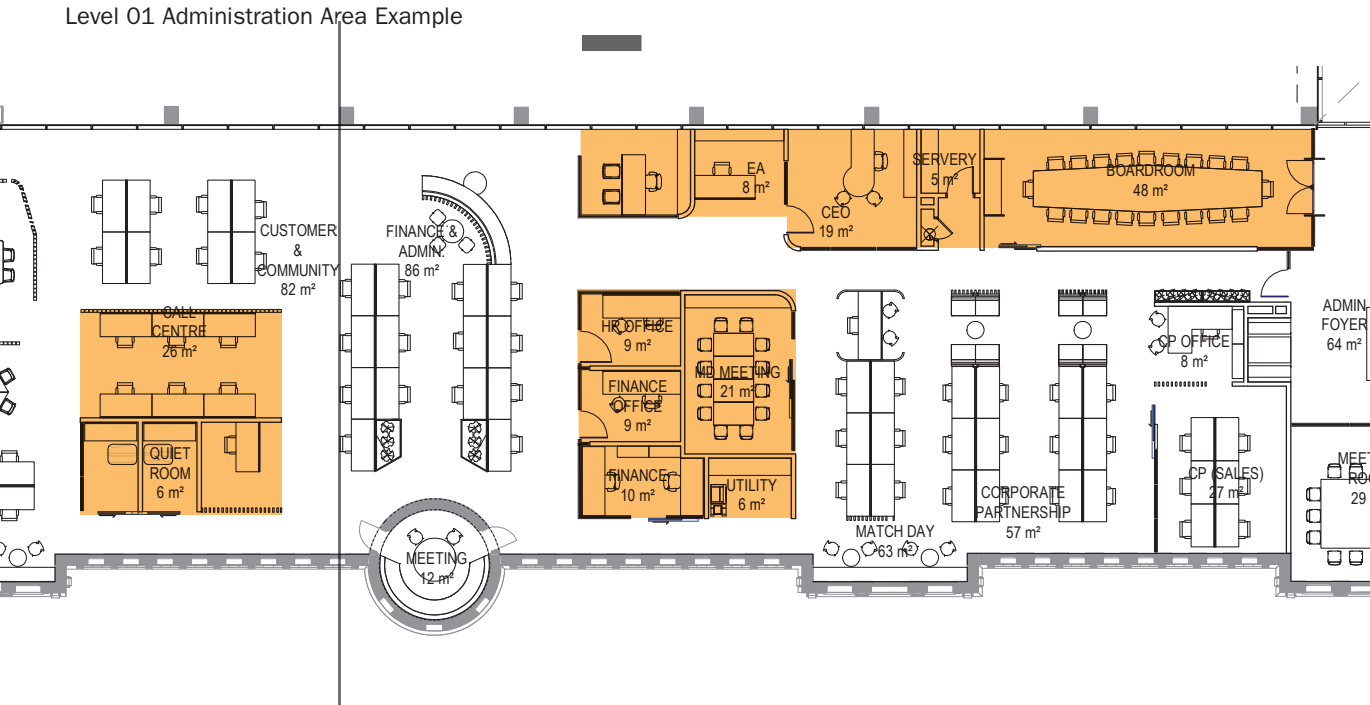
Expressed Turret



Responding to and Celebrating Existing Fabric



Section showing exposure of Trusses through limited use of ceilings



6. Use and insertion of readily removable walls and floors

Finally, all new walls to be constructed into the RHI will be stud walls lined with a simple wall sheeting or tiling in wet areas as appropriate.

This is noted in the section image above, which allows for simple reversibility in time with easier removal and less impact to the existing fabric than masonry walls.

As noted previously the main mezzanine slab is designed to sit independant of the existing structure and fabric and in some instances a lightweight joist floor system has been used.

GA NSW Comment #3

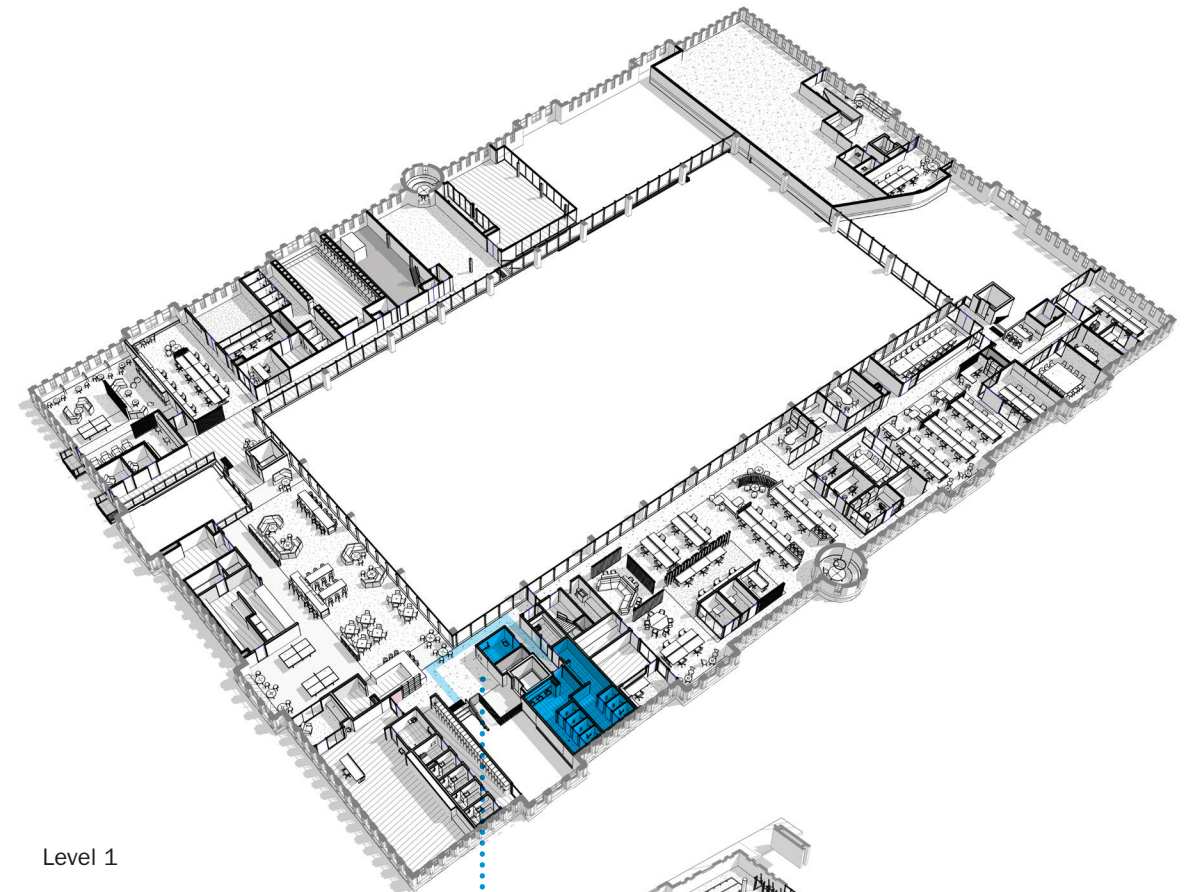
Reconsider the location of the proposed RHI toilets to ensure they service the office fit out and are easily accessed during events.

POPULOUS Response

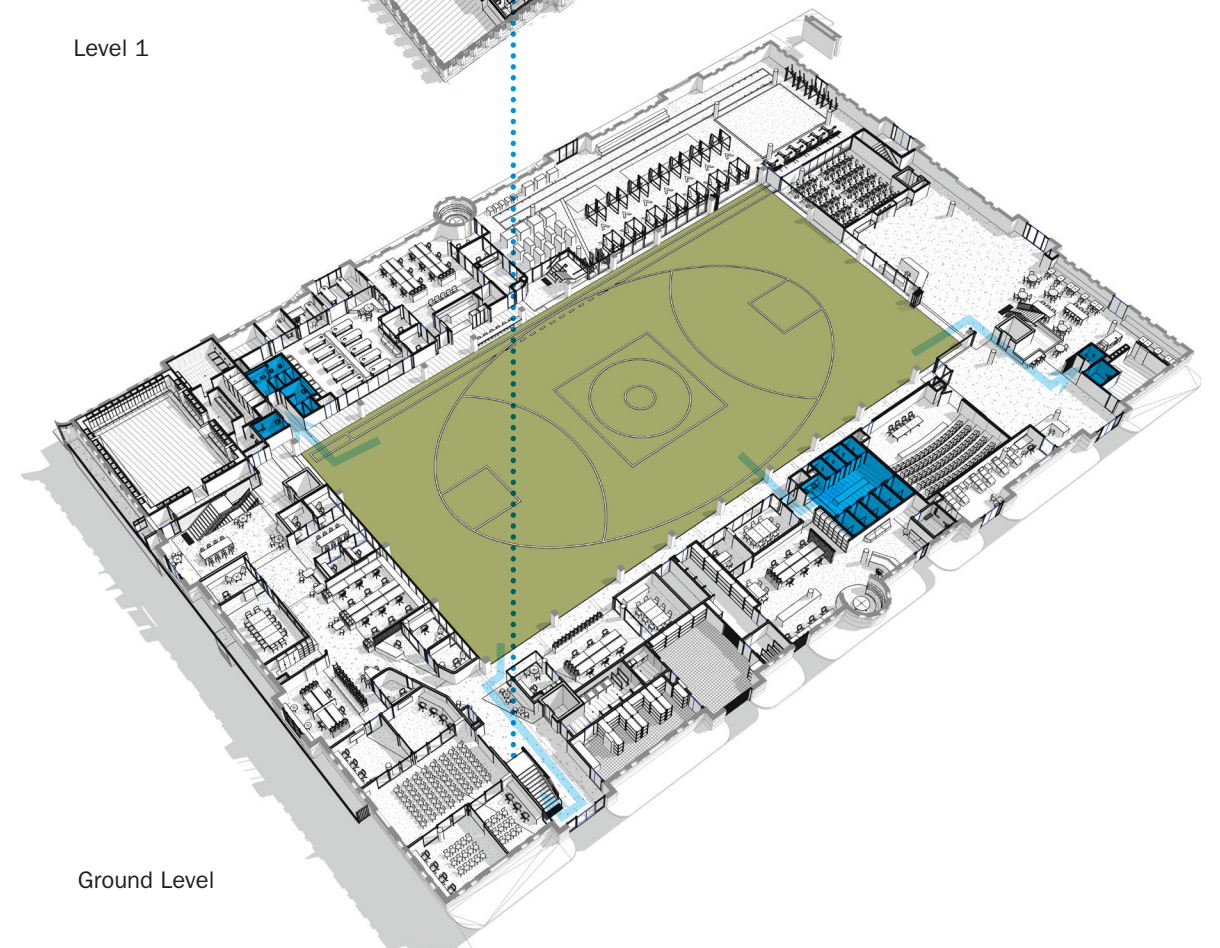
The basement toilets previously used in event mode are outdated, no longer meet NCC requirements and no longer fit for purpose.

We are proposing to close these down and provide new facilities throughout the building which, when operating in an event mode can be used. These toilets are shown in the images to the right. Only toilets at Ground Level will be able to be used with no access to Level 1.

These toilets will be used by staff during normal working hours. the design allows for the toilets to be accessed by people in an event on the Multi-Purpose Area whilst not accessing the private areas of the Sydney Swans work area.



Level 1



Ground Level

New toilet amenities to cater for the office fit out and for event use.

GA NSW Comment #4

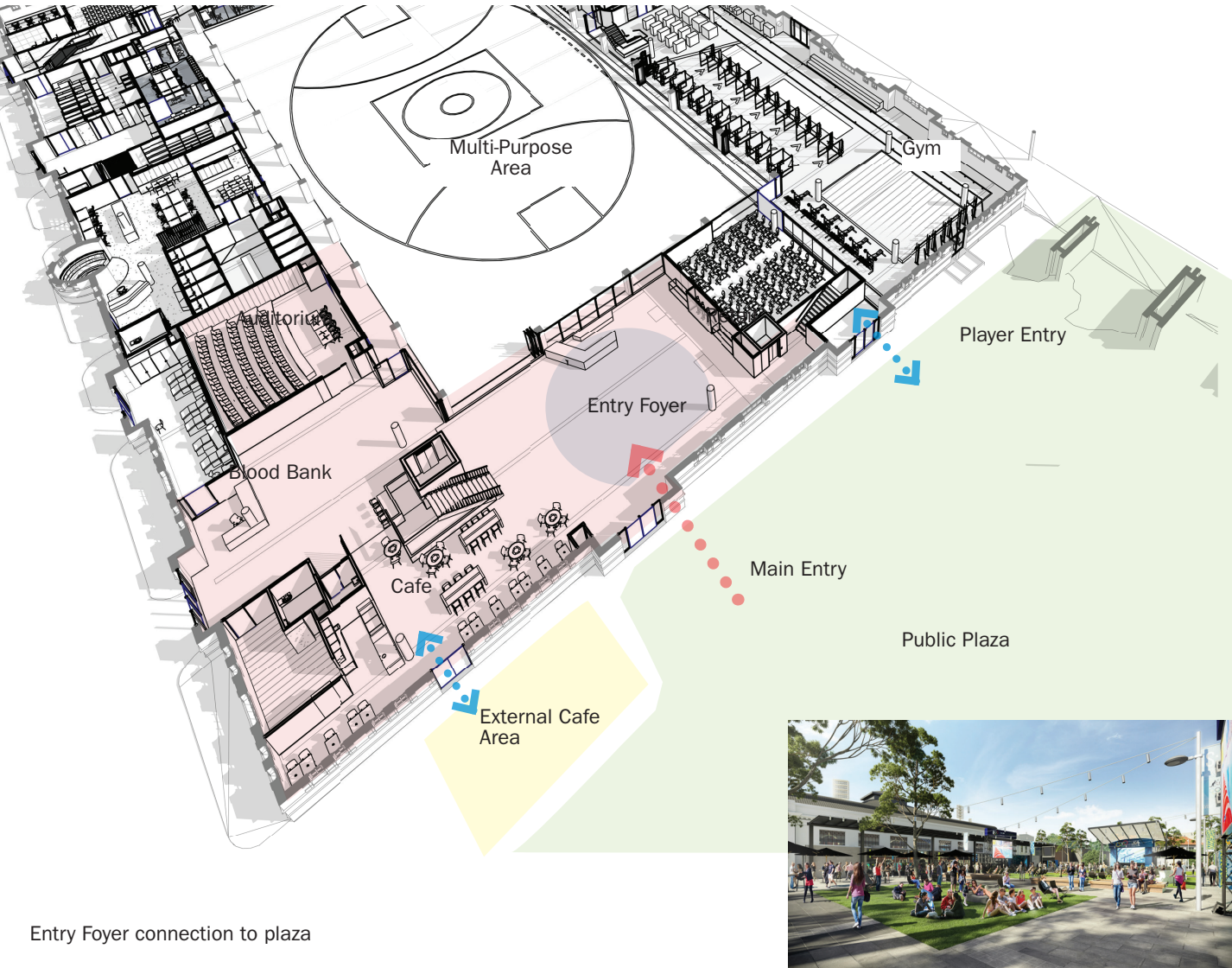
Enlarge the entry from the plaza into the RHI to strengthen the internal/external relationships and showcase the volumes of the existing RHI.

POPULOUS Response

The ability to enlarge the entry and strengthen the internal/ external relationships is limited by the size of the existing doorways which are fixed.

The entry foyer is appropriately proportioned and still showcases the sense of volume of the RHI, especially upon initial entry into the building. This is accentuated by maintaining a visual vista to the primary volume of the building being the central barrel vaulted space.

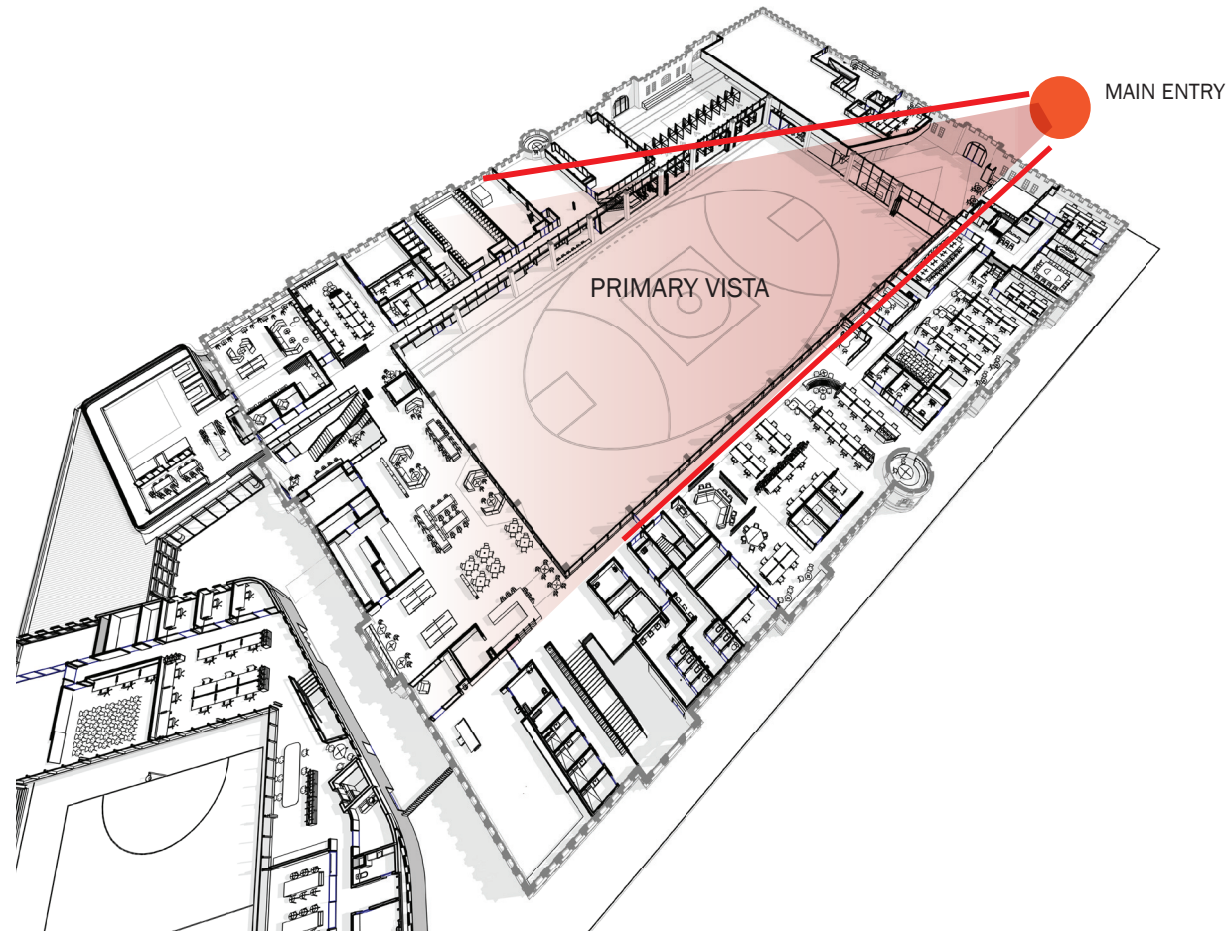
Also given the key adjacencies between spaces there is limited ability to 'swap' program around in order to aggregate void spaces.



Entry Foyer connection to plaza



Eye level view of the primary vista through the public entry



Entry Foyer vista

GA NSW Comment #5

Provide a walkable space/corridor around the outside of the internal colonnade in the RHI.

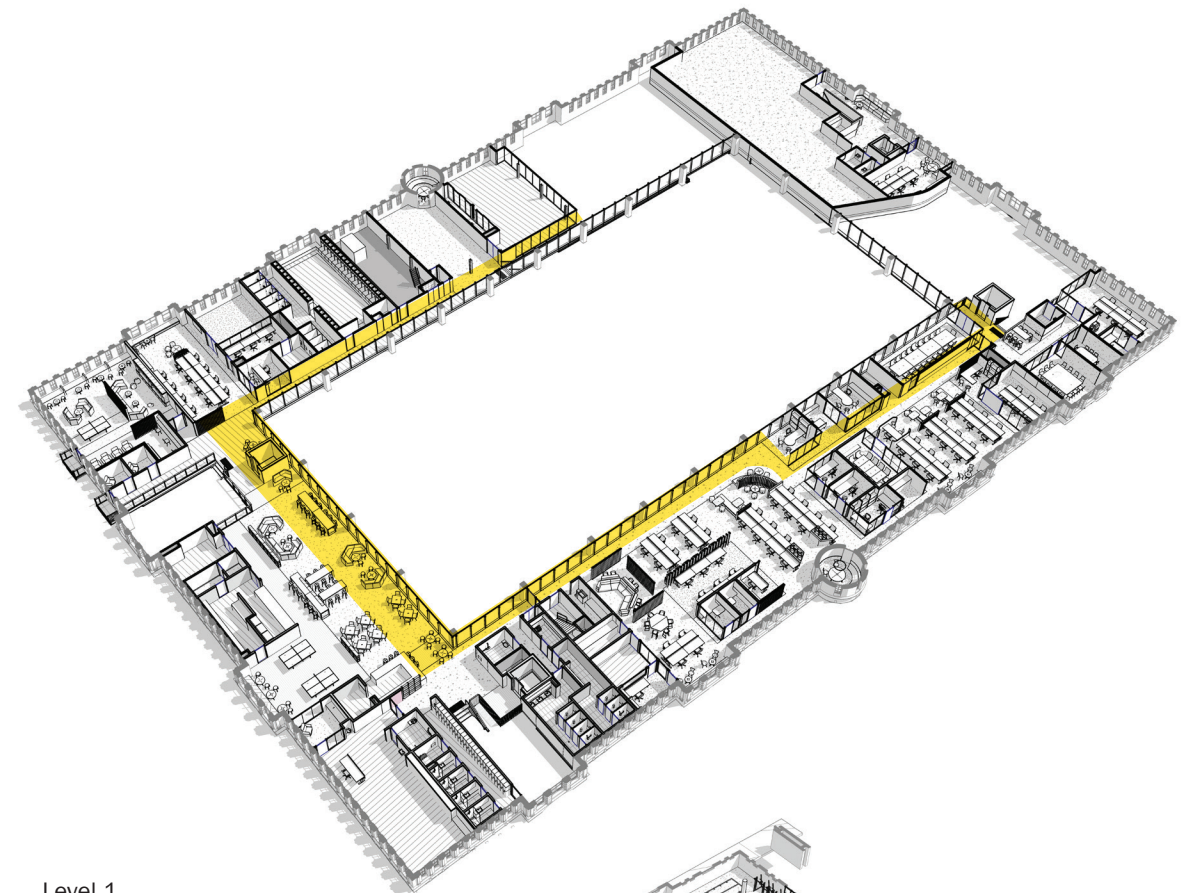
POPULOUS Response

A walkable corridor has been provided for the majority of the internal colonnade. The exception being the South where it was desired from the client that the building users would benefit from having access directed through the football department to encourage interaction and collaboration between coaches and players. Regardless, the layout in that area has been designed so as to align walls with columns so the colonnade is still clearly expressed (see image below).

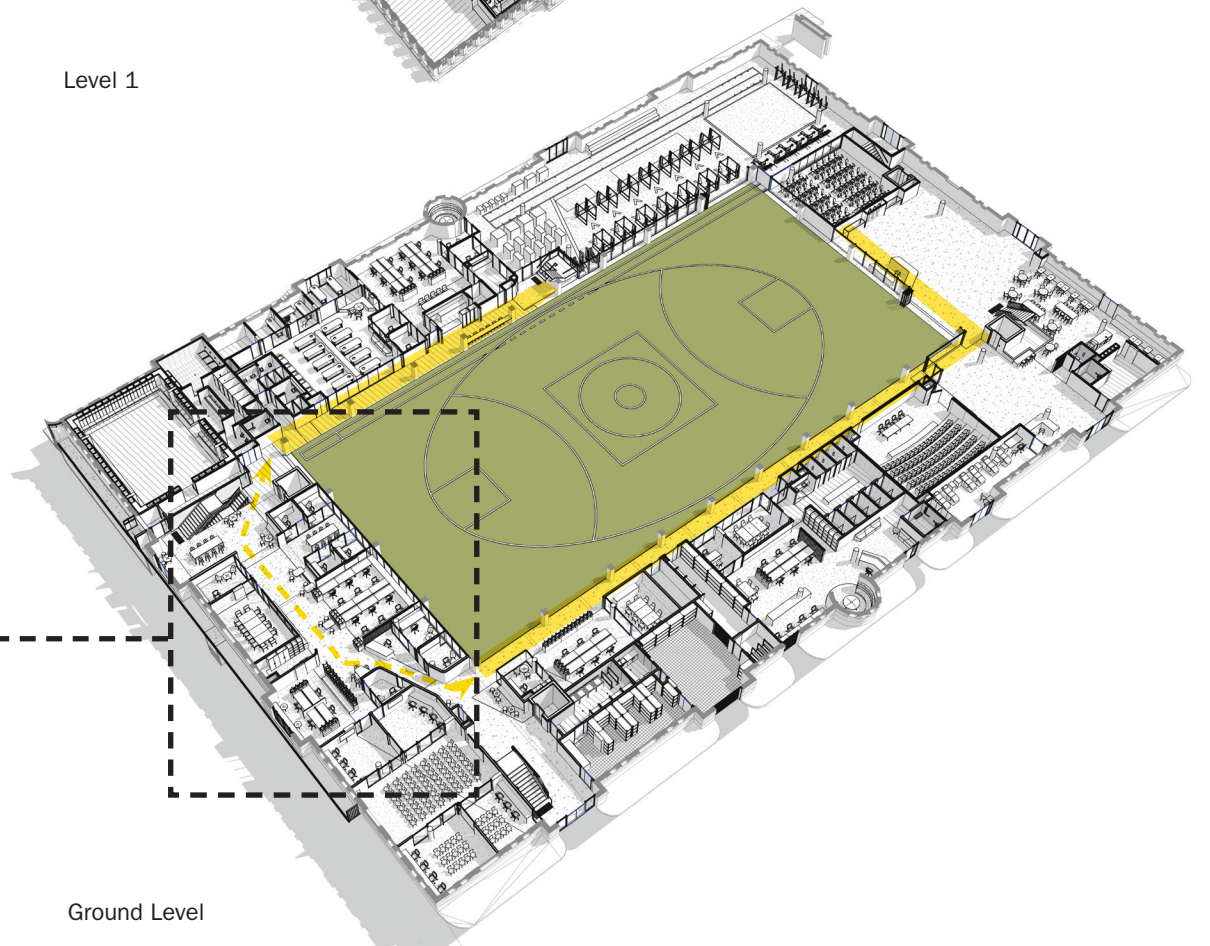
On Level 1 the glazing is offset from the column and is viewable from a mostly continuous circulation route which guides users through the administration area through the club dining hall and to the players areas on the West. Where there are rooms adjacent to the columns instead of circulation space, glazing is offset to the column to ensure the column is visually expressed and physically independent to the new build.



The existing columns are bordered by circulation corridors for the majority of the RHI.



Level 1



Ground Level

GA NSW Comment #6

Articulate the façade of the NSB to reflect its corner location and entrance to the greater site.

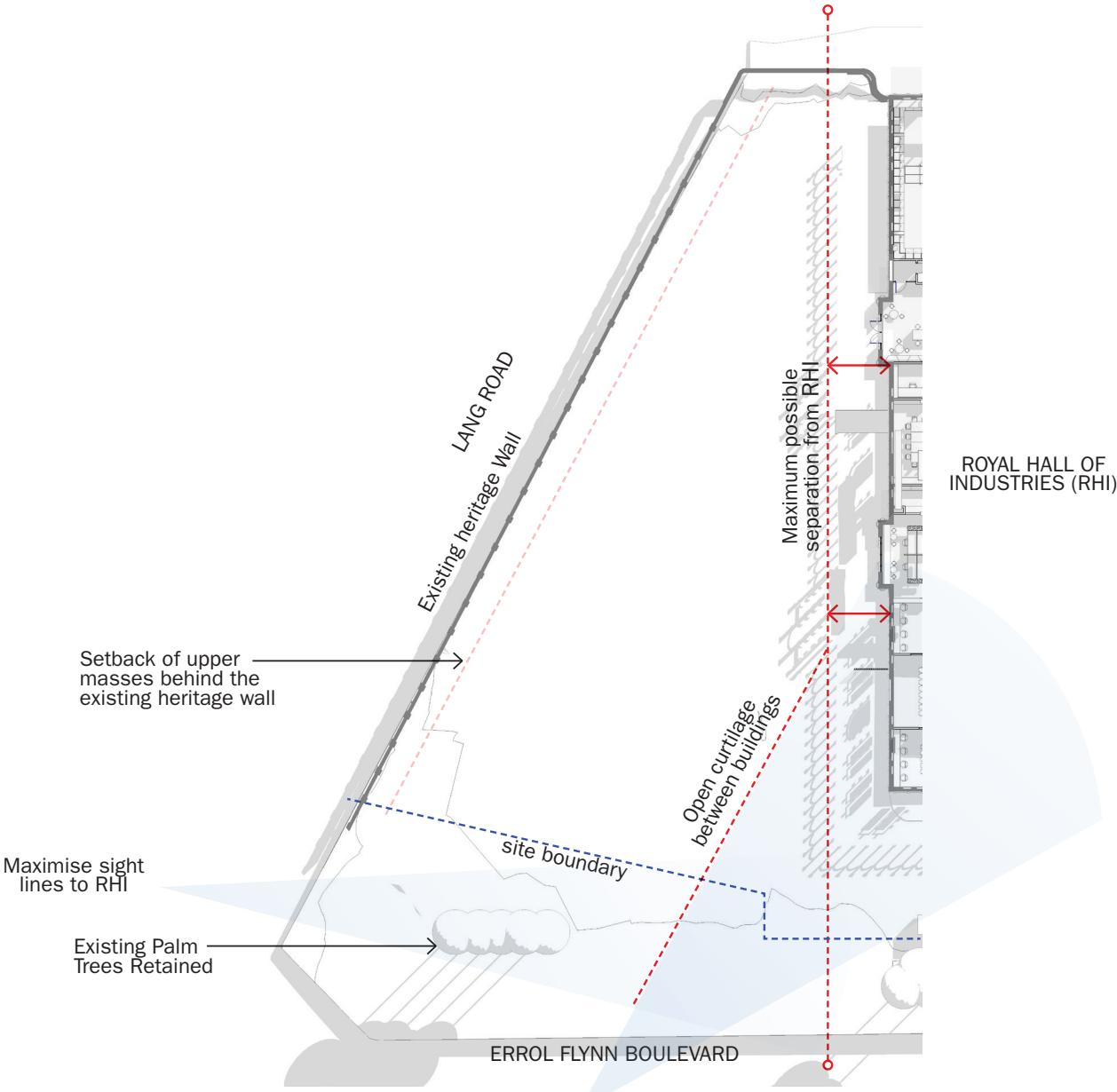
POPULOUS Response

The facade of the NSB is articulated with consideration to its corner location on Lang Road and Errol Flynn Boulevard and its location neighbouring the RHI.

Sight lines and setbacks were set from the beginnings of the design process to ensure the NSB design was respectful to its context (see plan below) Heights of the building mass were strategically chosen to mimic

existing RHI horizontal datum lines.

Further to this, the Northern shading panels facing the RHI follow the 1200mm centre to centre window rhythms of the RHI. The Southern facade of the NSB facing the parklands is a poly carbonate facade which is a plain facade during the day and a simple light box in the evening. This poly carbonate turns the corner onto the facade of Errol Flynn Boulevard. This design move is intended to enhance the arrival experience from Lang Road onto the entrance to the greater precinct.



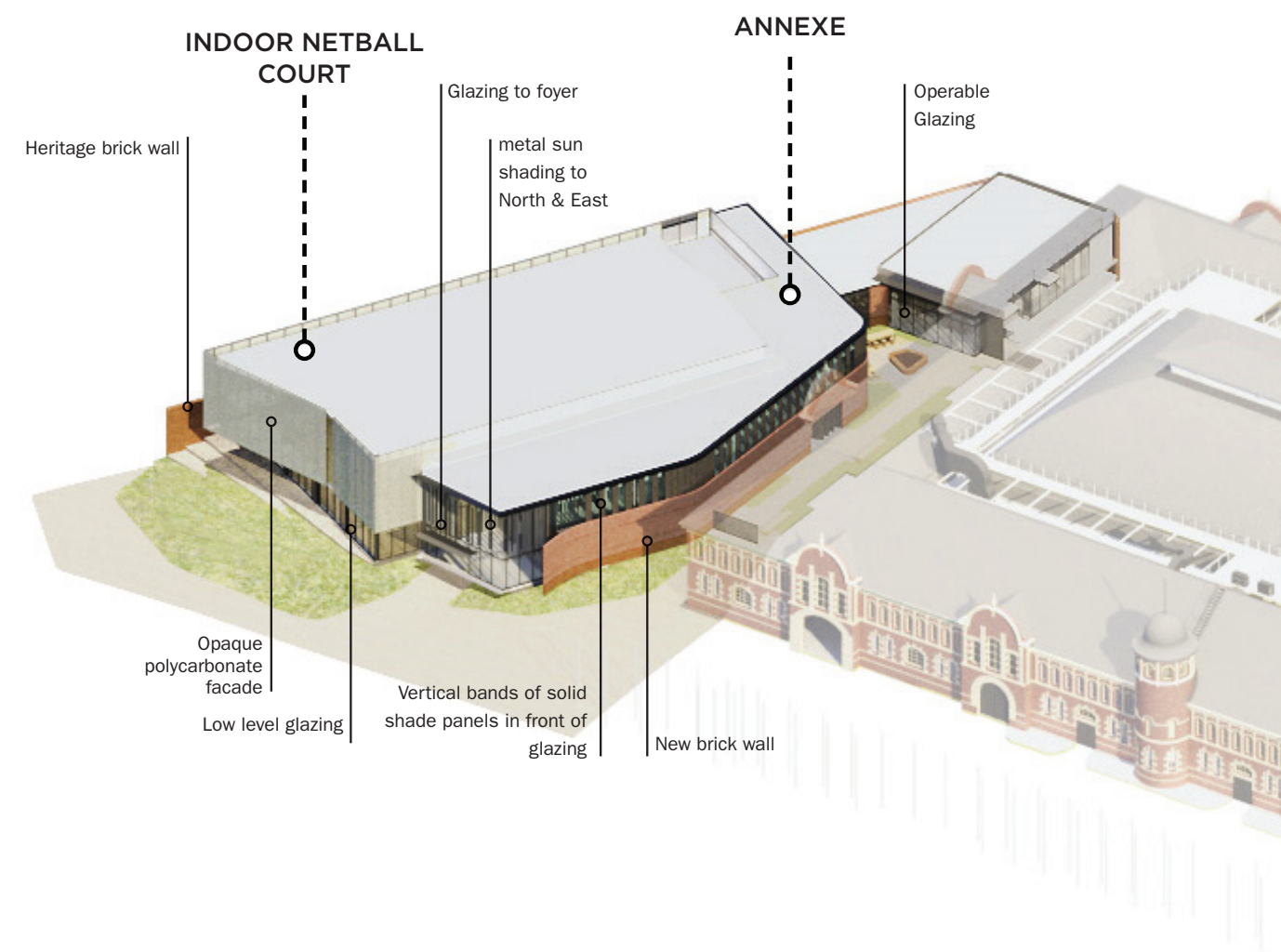
Existing RHI horizontal datum lines are used to define heights of the massing of the NSB



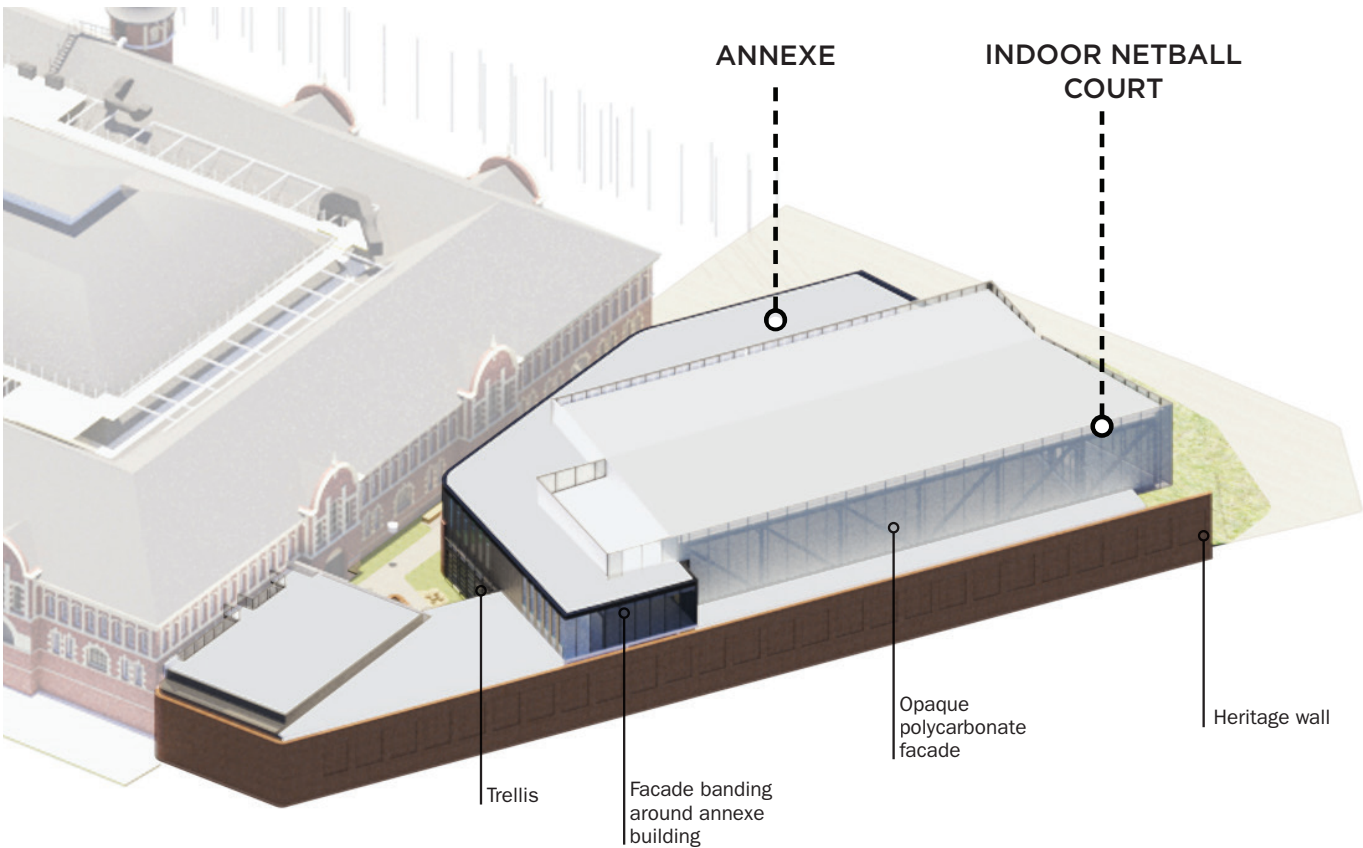
3D Render from the intersection of Lang Road and Errol Flynn Boulevard



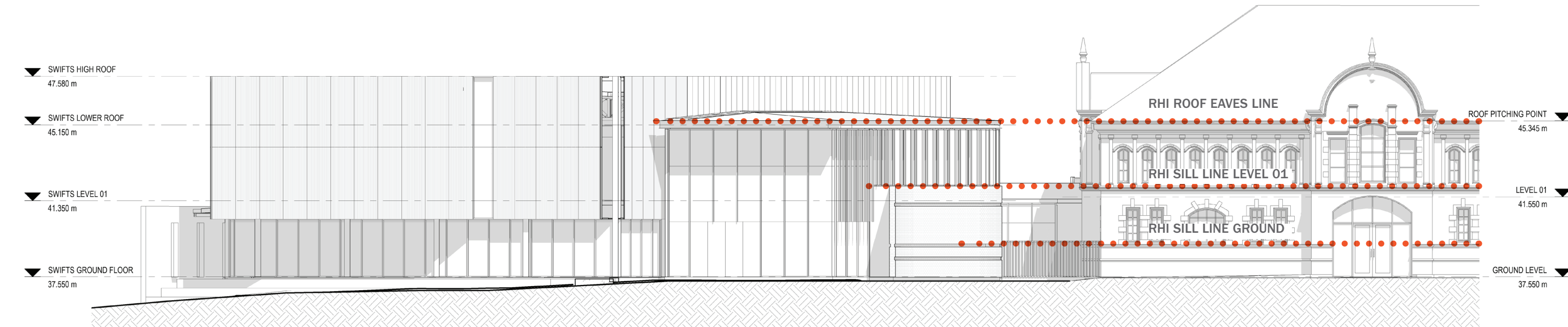
Nigh time render showing how netball court becomes light box at night



The North East facade articulation is influenced by the RHI and the entry point on the corner of Lang Road and Errol Flynn Boulevard.



The South West facade articulation is influenced by the existing heritage wall and the neighbouring parklands.



The heights of the NSB are influenced by the existing horizontal datums of the RHI

GA NSW Comment #7

POPULOUS Response

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.

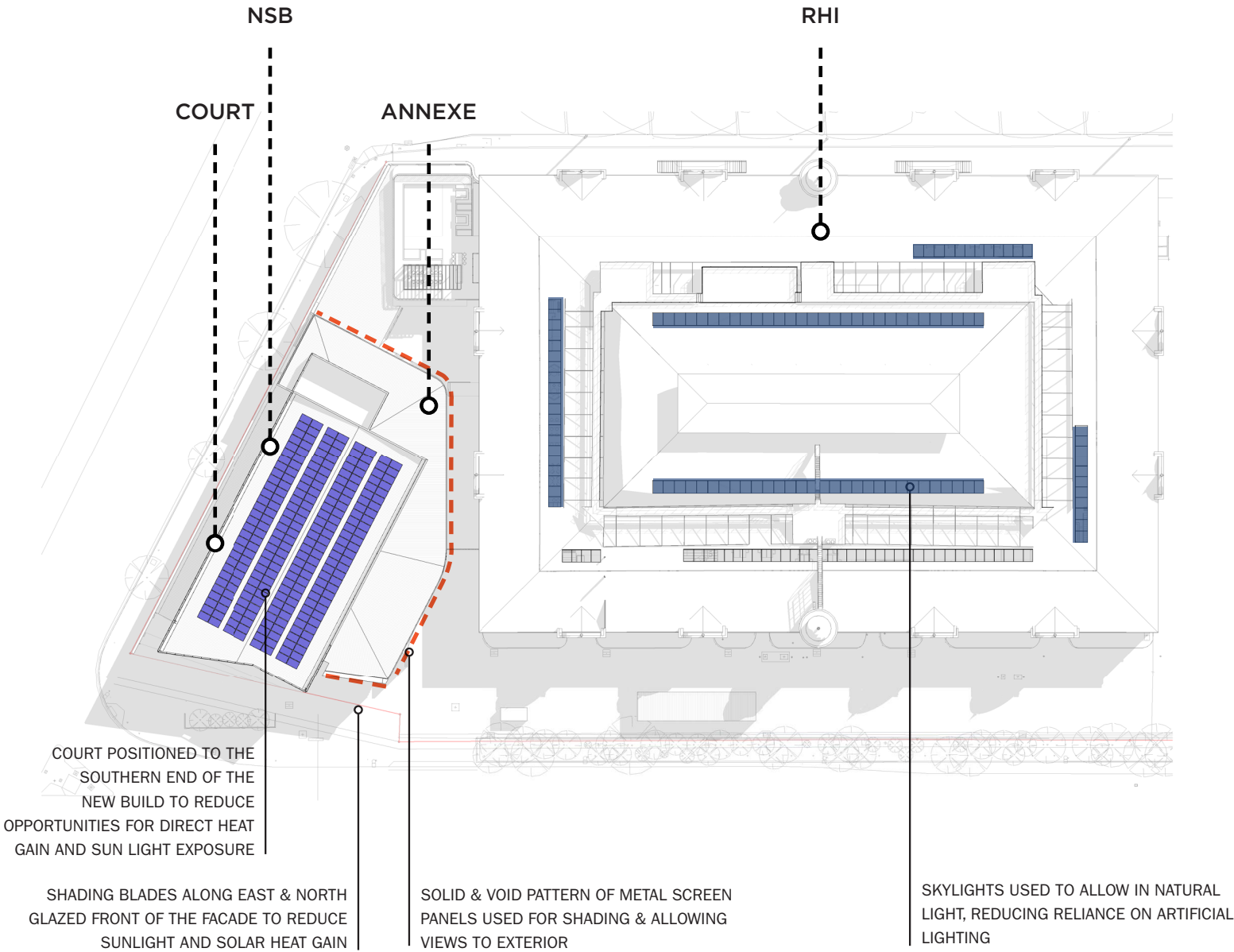
The overall aim of the building design is to consume minimal energy, and minimise its carbon footprint. There are a number of architectural strategies implemented in the design of the NSB & RHI (See images below)

- Overall planning strategies in siting and orientation of the NSB building plays a role in reducing overall heat gain and sunlight penetration into the netball court to reduce the need for mechanical systems.

- Number of shading strategies on the NSB are implemented along the South West facade and the shading blades along the Eastern foyer facade to reduce heat gain and sunlight penetration.
- The NSB's glazing with a minimum U value is strategically selected to improve thermal performance and comply with Section J requirements.
- The new works will include 250 x rooftop solar panels which support the NSB as well as the RHI. Water tanks

- are also incorporated for amenities.
- Sky lights are introduced into the RHI to improve natural daylight access and reduce reliance on artificial lighting

For a comprehensive list of considerations in regards to sustainability, please consult ESD Report by Aurecon.



A number of strategies have been implemented in regards to solar protection and screening.



SYDNEY SWANS HQ & COMMUNITY CENTRE ROYAL HALL OF INDUSTRIES

PLANNING RESPONSE DOCUMENT – CMPT COMMENTS

October 2019

Introduction

This report is a response to the Centennial and Moore Park Trust's (CMPT) submission to the NSW Planning Department with regards to the proposed Sydney Swans HQ and Community Centre (SSHQC) in the Royal Hall of Industries (RHI).

The report addresses the comments which are architecturally related. For clarity we have outlined in the document are CMPT's comments alongside Populous' responses. This report works in conjunction with and refers to the SSDA Design Report submitted for SSD-9726.

Document Status

Document Number: AD.11.0101
Project Number: 15-7401-00
Created by: RT
Approved by: WC

Rev.	Date	Description
A	03 OCT 2019	PLANNING DOCUMENT - CMPT COMMENTS
B	24 OCT 2019	PLANNING DOCUMENT - CMPT COMMENTS



CMPT Comment

Heritage and Built Form (page 3 of submission)

The Trust remains concerned that the detailed design of the NSW Swifts Building (NSB) establishes a potentially awkward and unsympathetic relationship between the strong symmetrical form and orthogonal geometry of the RHI.

The Trust notes the role of the NSW Government Architect, the NSW State Design Review Panel (SDRP) and two design review sessions to date. After the initial design review, it would appear the State Design Review Panel shared similar concerns about the building form relationship between the RHI and the proposed NSB (refer page 147 of the Design Report).

• In its advice, the SDRP called for a further examination of massing option 3, which places the netball court in an orthogonal relationship with the RHI. The Design Report (pages 147-160) canvasses further consideration of massing options 1, 2 and 3, but discounts option 3 on a range of criteria.

The Trust notes the three massing options were studied primarily in terms of the relationship between the NSB and RHI when viewed from Errol Flynn Boulevard and Lang Road, but not when viewed from Driver Avenue - which is a critical vantage point for the presentation of the RHI to Moore Park and Anzac Parade particularly.

The Trust seeks clarification that the final preferred configuration of the NSW Swifts Building has achieved the support of the SDRP, and recommends that further investigation of the potential benefits of option 3 - when viewed from Driver Avenue, Moore Park and Anzac Parade - be undertaken.

POPULOUS Response

Concerns regarding the architectural form and massing relationships between the NSB and the RHI were addressed in the exploration of three massing options (Figure 1, 2, 3). As noted the SSDA Report outlines the strengths and weaknesses of each in pages 147-160.

It was agreed with the SDRP in our second meeting with them (10 April) that, after exploring massing and their impact on desired sight lines, that Option 2 (Figure 2) was the preferred approach.

Driver Avenue Facade

In response to Trust's concerns regarding the Driver Avenue vantage point please see 3D image below that illustrates that due the existing brick wall along Driver Avenue and the mass of the RHI itself the visibility of the NSB building is extremely limited, to the point where consideration of the relationship of the NSB to the RHI from that point is not critical as noted

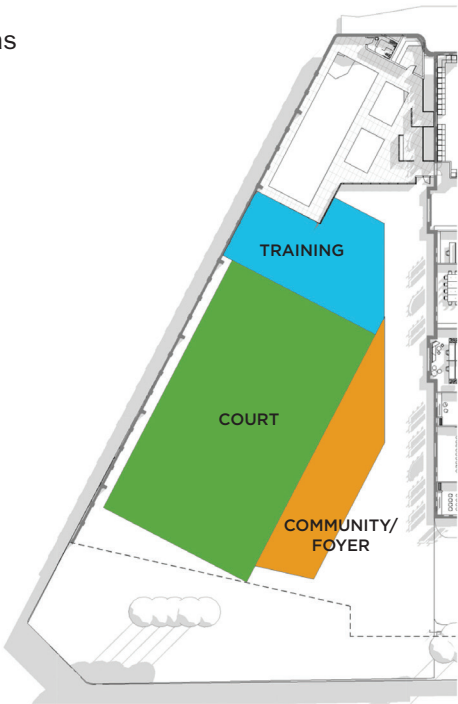


Figure 1. Option 2 Massing Plan



Figure 2. Option 2 3D view from Errol Flynn Boulevard

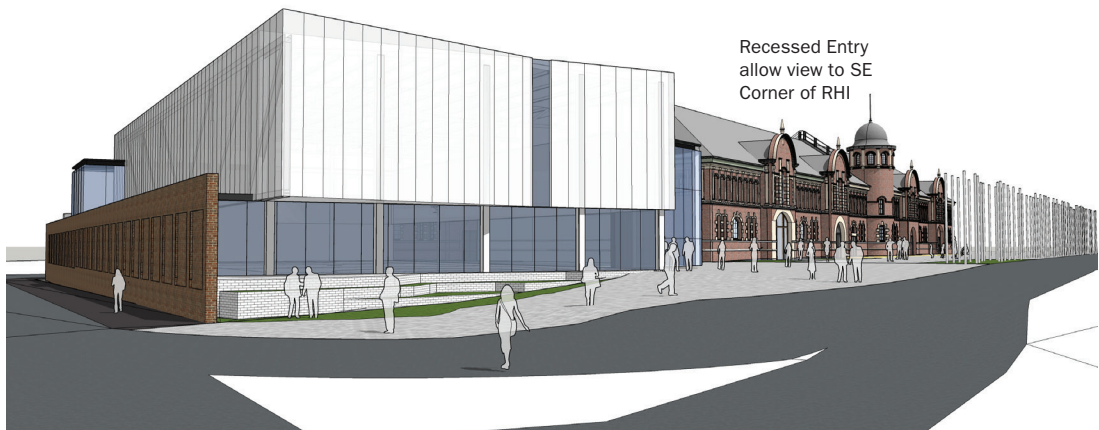


Figure 3. Option 2 3D view from corner of Errol Flynn Boulevard and Lang Road

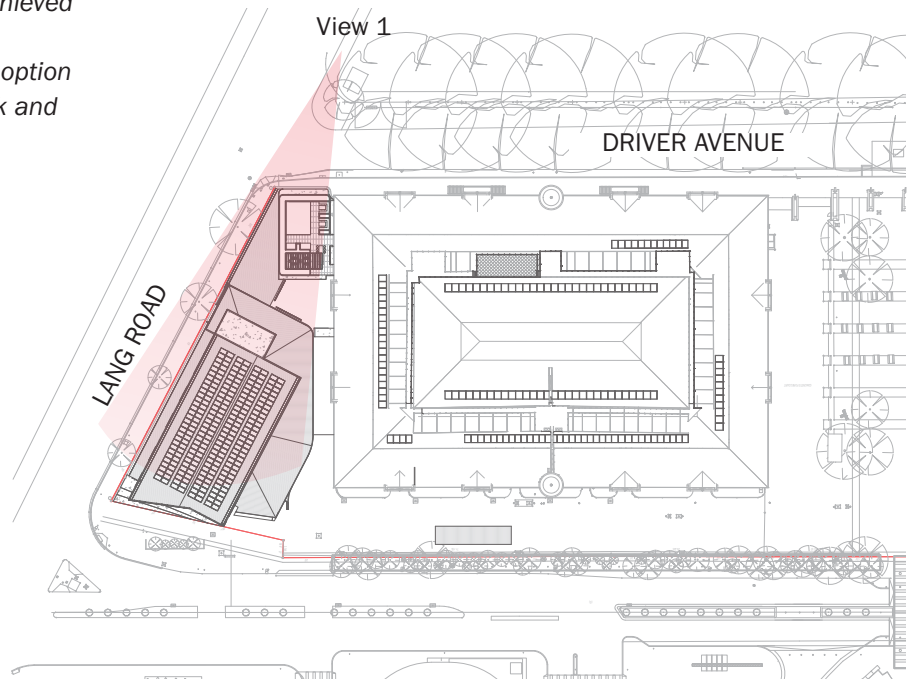


Figure 4. RHI and NSB Site Plan

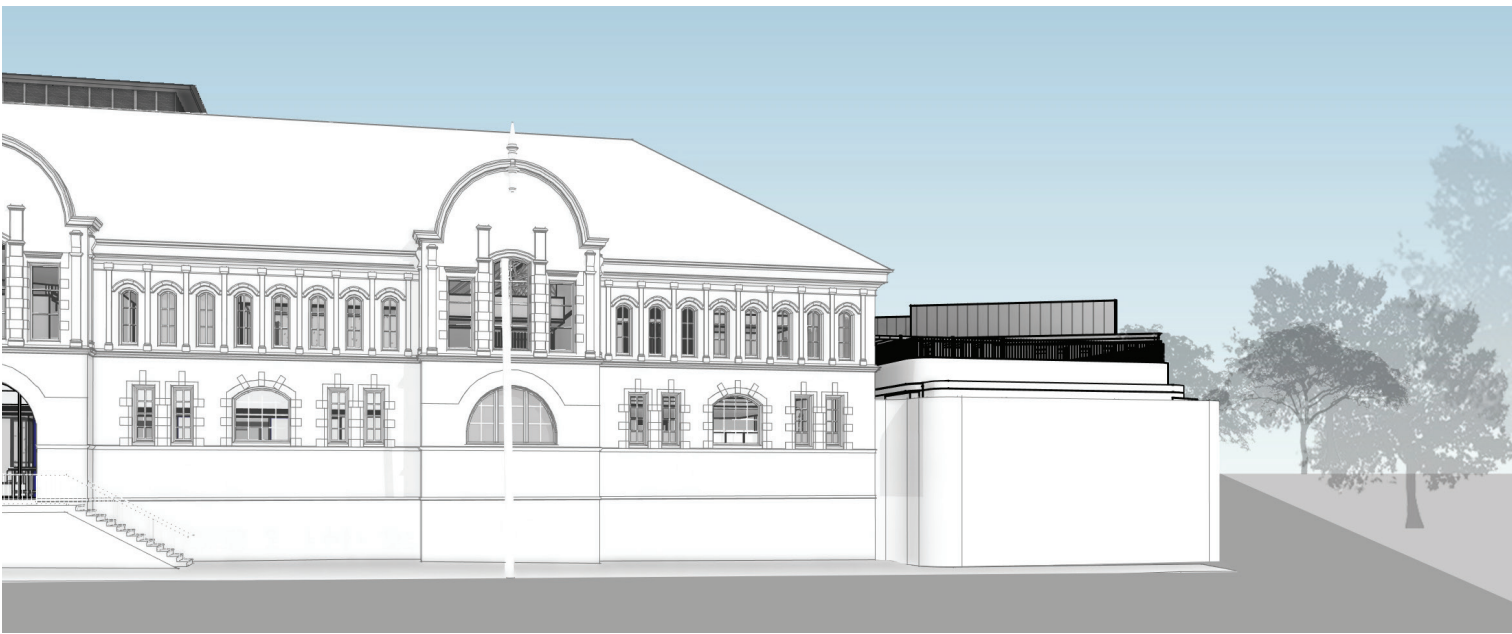


Figure 5. 3D view of the RHI and NSB from Driver Avenue

CMPT Comment

Heritage and Built Form (page 4 of submission)

• Additionally, the Trust notes the following points relating to the detailed design of the NSB:

- 1. The NSB incorporates the existing heritage wall along Driver Avenue and Lang Road as part of the design solution. The architectural drawings indicate the installation of a box gutter fixed to the rear of the heritage wall to create the building enclosure. The Trust is concerned to ensure the box gutter be suitably sized for the anticipated weather events, for long term maintenance, and is reversible.
- Additionally, it is not clear if the existing heritage wall forms part of the structural support for the NSB. This should be clarified and if necessary, accompanied by an assessment of structural adequacy.
- 2. The Trust assumes the NSB is capable of being maintained from within the subject site and not reliant on regular maintenance access from Driver Avenue or Lang Road. This point should be clarified.
- 3. The used of polycarbonate for a significant extent of the NSB facade is supported in principle. Noting the potential for this translucent material to be internally lit, the Trust assumes there is no intention to affix large format branding, signage or logos to the building facade. This point should be made explicit in any conditions of consent.
- 4. New building elements and components should adopt meaningful targets for water, energy and waste minimisation through design, construction and operation.

POPULOUS Response

1.The NSB builds against the existing Heritage wall for two purposes;

As a heritage feature, Populous would like to express this wall internally where appropriate. Encapsulating it within the building will allow it to be preserved and appreciated in an indoor controlled environment (Figure 6)

• The existing heritage wall requires repair and additional support bracing. With the removal of the existing wall segment along Errol Flynn Boulevard due to CMPT's boundary realignment, these issues will be further compounded. In its existing state it would not pass structural adequacy to be left independent. By building against it, the NSB will brace this wall neatly with our roof structure.

The NSB is not reliant on the existing heritage wall for support and all efforts have been made to locate columns and new excavation work outside of the footprint of the wall's footings.

The box gutter is suitably sized all anticipated weather events, is easily accessed for maintenance and is reversible.

2. Correct, roof access can be granted from within the site for general maintenance

3.The external façade of the building will be free of branding, signage and logos.

4.Refer Aurecon ESD Report.



Figure 6. The heritage wall is showcased within the building, exposed to the main netball court. The columns which are independant structures to the existing heritage wall are shown to hold the weight of the NSB's new facade and roof



SYDNEY SWANS HQ & COMMUNITY CENTRE ROYAL HALL OF INDUSTRIES

EQ MASTERPLAN

October 2019



ENTERTAINMENT QUARTER CONSISTENCY

Consistency with EQ Concept Plan Approval (MP-07_0144)

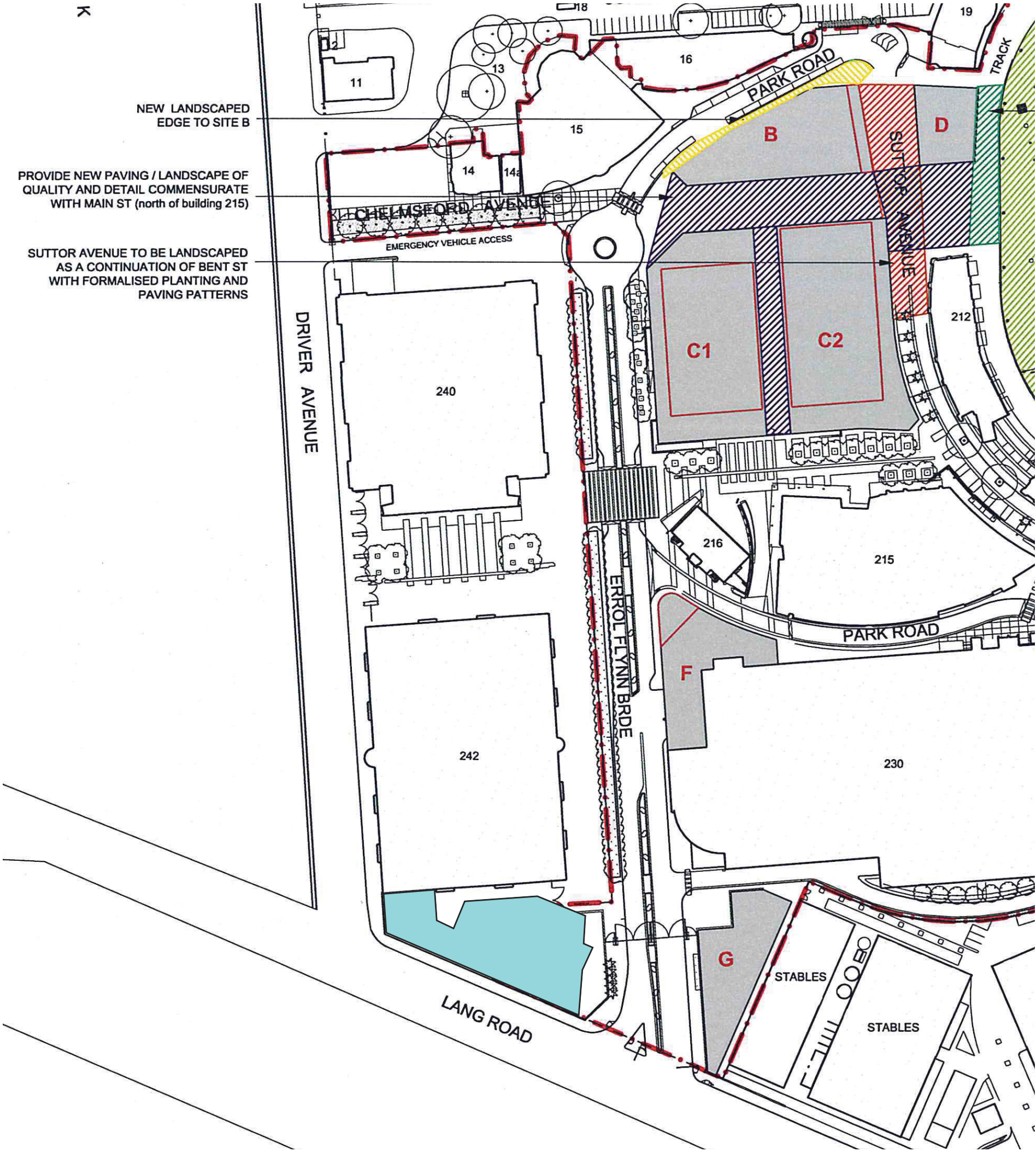
Element	EQ Concept Plan – Cox Architecture	Royal Hall of Industries – Populous
Entrances and Addresses	<p><i>The principle pedestrian and vehicular entrance way is from Lang Road along Errol Flynn Boulevard. This address remains unchanged.</i></p> <p><i>Errol Flynn Boulevard forms the main orientation space to the site and consists of entrance gates, signage, median strip, and tree planting. The traditional address of the Showground off Driver Avenue is retained in the form of a pedestrian pathway.</i></p> <p><i>The integration of the pathway entry sequence with the views across the site to the landmark feature of the site remains unchanged by the proposed allocation of additional floorspace.</i></p>	<p>The RHI/NSB development aligns with these guidelines. The NSB will serve to strengthen the aspect of the Lang Road and EFB intersection being the main vehicular access point and main access point from the south of the precinct.</p> <p>Further pedestrian access is maintained and the NSB's form with a transparent base will engage with passing pedestrians allowing them to witness court activity and view the inside of the NSB.</p> <p>The redevelopment of the RHI has its new 'front door' connecting the plaza between the RHI and the Hordern Pavilion that will only serve to activate and enhance the plaza making the pedestrian journey to the precinct via this area of the precinct an enjoyable experience and a vast improvement on the existing condition.</p>
Urban Structure	<p><i>Retain landscape entry along Errol Flynn Boulevard, Heritage Park Precinct and Parade Ring.</i></p> <p><i>The proposed allocation of floorspace introduces some significant new urban elements which are introduced in a manner consistent with the history of the Showground and recent development while improving the amenity for visitors to the site.</i></p>	<p>The RHI/NSB does not prohibit or alter these guidelines.</p> <p>The new NSW Swifts building will be a positive addition to the Urban Form with its elegant form and transparency providing an engaging and welcoming entry building to the precinct.</p>

	<i>Under this proposal the new floorspace is allocated such that it will enhance and reinforce the urban structure of the Entertainment Quarter. It will add to the public amenity and improve the public enjoyment of the precinct. It will facilitate greater public penetration into, and use of areas of the precinct currently functioning as ‘back-of house’ areas or on-grade vehicular parking areas.</i>	The RHI development maintains and enhances landscape elements along EFB with additional soft landscaping to the east of the RHI augmenting the existing trees that reside there, improving the visual quality of soft landscaping that currently exists.
Key Views	<p>Retained key views including:</p> <ul style="list-style-type: none"> - <i>Key vistas to prominent structures are retained;</i> - <i>Secondary vistas are enhanced;</i> - <i>Linear streetscapes are maintained; and</i> - <i>Open landscape spaces are delineated</i> <p><i>Errol Flynn Boulevard will be ‘reinforced’ by the allocation of floorspace adjacent the Lang Road Entry and the multideck carpark (Bldg 230).</i></p>	The RHI/NSB retains key views to the EQ precinct. The NSB in concert with ‘Building G’ will serve to reinforce the boulevard effect of EFB and help to frame and improve the arrival sequence to the precinct.
Car Parking and Access	<p><i>The existing public circulation and access structure of the Entertainment Quarter will remain unchanged. Vehicular access will continue to be restricted to Errol Flynn Boulevard, Park Road and within the Public Car Park.</i></p> <p><i>The access roadway servicing Hoyts and AFTRS will be maintained. The proposal does not reduce the car parking capacity of the site.</i></p>	RHI/NSB does not prohibit or alter these guidelines. There is small amount of short term parking and service vehicle parking along the eastern apron of the RHI.
Floor Space Allocation	<p><i>9 buildings are proposed across the site, including:</i></p> <ul style="list-style-type: none"> - <i>Building A: 950sqm, building height of 9.4m</i> - <i>Building B: 5600sqm, building height of 13.8m – 17.2m</i> - <i>Building C: 8007sqm, building height of 13.8m – 21.1m</i> - <i>Building D: 1000sqm, building height of 9.9m</i> - <i>Building E: 460sqm, building height of 9.9m</i> - <i>Building F: 4830sqm, building height of 22.9m</i> - <i>Building G: 1900sqm, building height of 10m</i> - <i>Building H: 1160sqm, building height of 8.2m</i> 	RHI/NSB does not prohibit or alter these guidelines.

	<p>- <i>Building K: 4980sqm, building height of 16.3</i></p> <p>Building G is opposite the NSB on the corner of Errol Flynn Boulevard and Lang Road. Further detail is provided below</p>	
Building G	<p><i>Site G is located east of the Lang Road Entry adjacent the Equestrian Centre. It is currently used as a service yard for the Entertainment Quarter with access via the service road to the south of the multi-deck carpark.</i></p> <p><i>The area for Site G is 1120m². The proposed Floor Space Area for the site is 1900m².</i></p> <p><i>The height of any proposed building should be is commensurate with the adjacent Equestrian Centre Buildings. The masonry wall which forms the entry to the Entertainment Quarter is a heritage interpretation.</i></p> <p><i>Similar to Site A, it is proposed that a new masonry heritage interpretation occurs which may form the lower level to a building on Site G. The upper levels could then be setback appropriately from the alignment of the masonry wall.</i></p> <p><i>Signage which is currently attached to the masonry wall may form part of a future building.</i></p> <p><i>In the development of a design solution for Site G there is potential to:</i></p> <ul style="list-style-type: none"> - <i>Remove a service yard from direct adjacency to the main entry to the Entertainment Quarter;</i> - <i>Improve the entry experience by adding the potential for animation and activity at the entry;</i> - <i>Provide a building that may compliment the adjacent uses in Moore Park immediately south of Lang Road;</i> - <i>Provide a new interpretation of the former masonry wall which may incorporate a building; and</i> 	<p>RHI/NSB does not prohibit or alter these guidelines.</p> <p>The NSB building opposite has a footprint of 1300sqm and a total floor area of 1750sqm(over two levels) and has peak height of 10m – 11.5m (site falls at corner).</p> <p>This makes it commensurate in size and scale to the proposed Building G, which in turn is commensurate with the Equestrian Centre Buildings.</p>

- Provide a building that responds to the form and character of the adjacent Equestrian Centre buildings.







Materials	<i>A rich and varied palette of materials will be used which reflect the current materials on site. This includes facebrick, rendered and painted masonry, bagged and painted masonry, fairface blockwork, plywood, hardwood, pre-finished CFC, painted CFC, metal panel of a variety of metallic finishes, metal cladding of a variety of profiles and finishes. Aluminium framed, frameless and patch-fitted 'engineered facades, aluminum louvers of various profiles. Stainless steel, galvanized and colourbond finished rainwa-ter hardware. A variety of paving material in-cluding exposed aggregate insitu concrete, solid stone, brick and reconstituted stone pavers. Soft landscaping will maintain the existing palette of material existent on site. The incorporation of public art into building and urban design elements will be investigated.</i>	The NSB is consistent with these guidelines being constructed of a considered palette of materials that are consistent with those found on the greater site and that of the proposed new structures listed opposite.
Form and Detail	<i>Building form will be developed to reinforce the existing urban and spatial structure of the Entertainment Quarter. It is critical that the design of the buildings responds also the existent form and character of the site – both heritage and more recent developments.</i>	RHI/NSB building form complies with these guidelines. The NSB's form is austere in nature acting as a considered counterpoint to its neighbour in the RHI, with this contrast serving to enhance the visual aesthetic of both buildings. Further, the NSB form and composition also takes cues from several of the established datum lines of the RHI façade. Its scale is complimentary and respectful to that of the RHI's.



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