

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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ABN 50 105 256 228

6 March 2020

Mr David Glasgow
Principal Planning Officer, Key Sites
Department of Planning, Industry and Environment
4 Parramatta Square,
21 Darcy Street,
Parramatta NSW 2150

Dear David,

RE: SSD-9726 – ROYAL HALL OF INDUSTRIES - RESPONSE TO REQUEST FOR FURTHER INFORMATION

We are writing on behalf of Sydney Swans Limited (the proponent) to address the issues raised in the City of Sydney submission dated 21 February 2020 related to SSD-9726 at 1 Driver Avenue, Moore Park. In response to the additional information requested, further clarification has been provided in regard to the issues raised to support your assessment and determination of the SSDA.

The attached table outlines the issues raised in the correspondence and provides additional detail from the applicant. There are no design changes arising from the response to the RFI, and as such there are no statutory non-compliance or environmental impacts which differ from those previously assessed in the Environmental Impact Statement (dated June 2019), Response to Submissions and Preferred Project report (dated November 2019), and the Response to Request for Additional Information (dated January 2020).

In addition to the table, updated Swept Path Analysis have been prepared by GTA and is provided at **Attachment A**, and Tree Protection Measures adapted from Allied Tree Consulting is provided at **Attachment B**.

We welcome the comments and have endeavoured to provide sufficient information for the Department of Planning, Industry and Environment (DPIE) to progress the assessment of the SSDA towards a positive determination. For further information, please don't hesitate to contact either Eliza Scobie on 8233 7613 or Nik Wheeler on 8233 9901.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping underline.

Nik Wheeler
Associate Director
+61 2 8233 9901
nwheeler@urbis.com.au

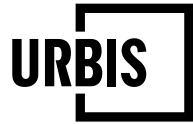
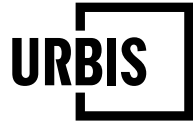


Table 1 Response to RFI

City of Sydney Comments	Proponent Response
<i>Permissibility</i>	N/A
<i>Public Benefits and Contributions</i>	N/A
<p data-bbox="163 560 271 592"><i>Heritage</i></p> <p data-bbox="163 624 667 799"><i>It is recommended that lower shrubs and groundcovers are more appropriate and these could be planted in smaller tree pits, which would limit potential root and water damage to the heritage fabric</i></p>	<p data-bbox="734 560 2033 663">In order to maximise view corridors towards the RHI and comply with the policies of the Conservation Management Plan, low-level shrubs are to be planted along the eastern edge of the RHI building, with the nine medium sized trees planted in the planting zone between the driveway and the site boundary.</p> <p data-bbox="734 695 1921 727">This could be a design modification to be incorporated into the CC drawings condition which requires:</p> <p data-bbox="734 759 2000 863"><i>The proposed 9 Banksia Integriifolia trees which are proposed on the eastern elevation of the RHI are to be relocated to the planting area on the eastern boundary between the driveway and the site boundary. In their place, replacement low level shrubs are to be planted along the eastern edge of the RHI building.</i></p>
<i>Environmental Sustainability</i>	N/A
<i>Transport and Access</i>	<p data-bbox="734 959 2063 1023">Lockers - There are 50 lockers in the Swans amenity area on the north-eastern corner on Ground Level, and 8 in the NSW Swift amenity area on the northern eastern corner of the facility on Ground Level.</p> <p data-bbox="734 1054 2033 1158">Bike parking – There are two options for the weather protection for staff parking, either install an awning on the brick wall or provide bike parking in the basement. In order to ensure bike parking is suitably installed, the following condition is proposed as a Condition of Development Consent:</p> <p data-bbox="813 1190 2074 1334"><i>“The provision of staff bicycle parking shall comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking Facilities. Staff bicycle parking is to be provided between the Royal Hall of Industries and NSW Swifts building, or alternatively in the basement of the Royal Hall of Industries building, and should be secure from the street, protected from the weather and contain bicycle parking devices that allow users to lock the bicycle frame and both wheels.”</i></p>

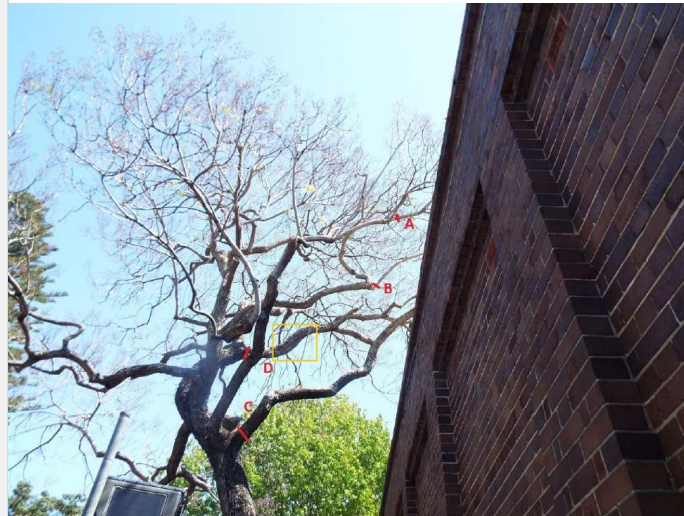


City of Sydney Comments	Proponent Response
	Swept Paths – Updated Swept Paths have been prepared by GTA and are provided at Attachment A .
<i>Public Domain</i>	N/A
<i>Landscape and Tree Management</i>	<p>The CoS submission states that the required information for trees 22, 36, 56 and 61 were omitted from the documentation. Analysis of these trees was undertaken in the initial Arboricultural Report (Reference D3355) submitted in the SSDA package in June 2019, and the Arborist Addendum prepared by Allied Tree Consulting (Reference 3355A) submitted in the Response to Submissions package in November 2019. For consistency, the table at Attachment B outlines the referenced trees, the project impact and the required tree protection measure.</p> <p>Further, it is suggested that the proposed pruning to trees 8 & 9 are conditioned to be dealt with separately through the ‘Limit on Consent’ condition.</p> <p>Discussion of the impact of the project on Trees 8 and 9 is discussed in the Arboricultural Report (Reference D3355) submitted in the SSDA package in June 2019, and the Arborist Addendum prepared by Allied Tree Consulting (Reference 3355A) submitted in the Response to Submissions package in November 2019.</p> <p>The ground floor of the proposed NSB will conflict with the low-hanging branches of Trees 8 and 9 which extend over the heritage wall and into the site, as illustrated in Figure 1. The height of the NSB ground floor exceeds the height of the tree dripline, and as such pruning will be required to enable the construction of the building and the ongoing health of the trees. Whilst it is acknowledged that Level 1 of the NSB will not conflict with the tree dripline due to the setback, the dripline will encroach into the Ground Level roofline.</p>

City of Sydney Comments

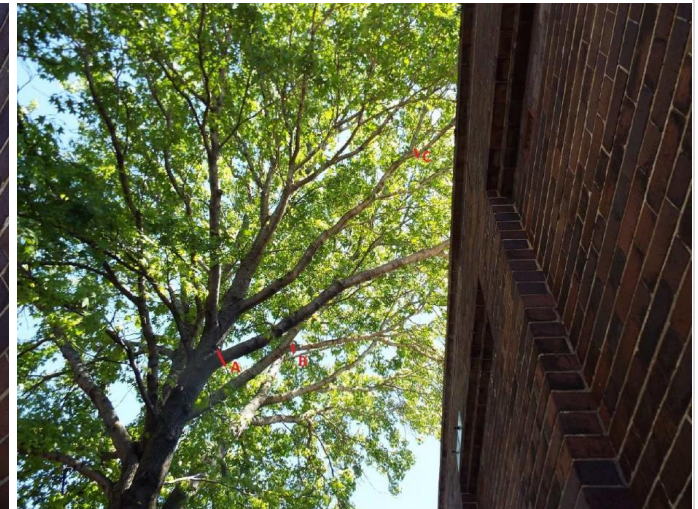
Proponent Response

Figure 1 Encroachment of Trees 8 and 9 with the heritage wall of the site.



Picture 1 Tree 8 dripline

Source: [Allied Tree Consulting]

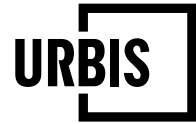


Picture 2 Tree 9 dripline

Source: [Allied Tree Consulting]

As outlined above, the portion of pruning is not excessive and is required to enable the development of the NSB, specifically the Ground Level roofline. It is suggested that the proposed pruning to trees 8 & 9 are conditioned to be dealt with separately through the 'Limit on Consent' condition.

It is confirmed that nine medium sized trees can be planted in the planting zone between the driveway and the site boundary to ensure tree locations take into consideration the existing trees and canopy on Errol Flynn Boulevard. The wording of the suggested condition is provided above.



City of Sydney Comments	Proponent Response
Public Submission	
<i>Clarification on a point raised in public submissions about the RHI and Hordern Pavilion being “preserved as entertainment venues for public use”.</i>	The comment from the respondent that the Trust’s Annual Report 07/08 identifies that the RHI and Hordern Pavilion as being preserved as entertainment venues for public use is incorrect. This reference is not contained in the report. Nevertheless, the submitted information has demonstrated that the proposal is in line with the objectives of the Moore Park Master Plan 2040, which sets out the long-term strategic planning for the parklands and this precinct.