



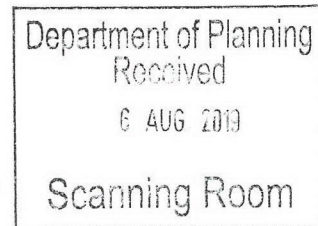
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(Name publishable. I have
made no political donations.)

5th August 2019

Attention : Director
Key Sites Assessment

David Glasgow
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001



Dear Mr Glasgow

**Submission : Adaptive Reuse of the Royal Hall of Industries
SSD 9726**

Objections : (a) I seriously object to this proposal if the lease for the building is not of very significant financial value to the Centennial Parklands.
(b) I object to aspects of the proposal that alter the building and the site of the Royal Hall of Industries.

(a) The lease for the Royal Hall of Industries.

Moore Park and the RHI are part of the Centennial Parklands. This means that they are part of our much loved and significant public parklands. There is huge environmental and heritage value in this area. Moore Park has a range of values beyond the single focus of a 'Sporting Precinct' It would be valid to describe the SCG as a professional sporting precinct, but Moore Park has a much wider heritage and offers a wider variety of activities to ordinary people whose parkland this is.

It is interesting that the State Government expects Centennial Parklands to be self-funding. Obviously this is not the case for the SCG, with three quarters of a billion dollars of public money being provided for their new football stadium. Seemingly this is not enough to provide for previously housed partners such as the Sydney Swans. So, both the Federal and State Governments have donated millions of dollars for the Swans to refurbish their new 'home'.

The Chair of the SCG Trust, Tony Shepherd, was present at the gift from the Federal Treasurer earlier this year, but nowhere has there even been thanks to the Centennial Parklands. Even the transfer of the lease to the Sydney Swans possibly happened without any reference to the Centennial Parklands.

The lease of public facilities in the built Moore Park area is clearly very important to assist finances for the management and care of the whole Parklands. Therefore it is essential that this whole 'deal' is of great financial value to the Parklands. The Sydney Swans is a professional organisation. While this proposal may offer community involvement, that should not lessen the need for a very strong financial commitment for the lease. Media reports suggested that the Swans had a lease for 15 years. This Proposal says the Swans are looking for a home for the next 30 years.

There needs to be openness about the lease, its value and duration. Then it could be seen if the loss of this space for public benefit is valid, at least in financial terms.

(b) Alterations to the building and the site of the Royal Hall of Industries.

The Proposal refers to the 'grandeur' of the RHI. It certainly is a unique building. Its location allows it to be uncrowded despite its vast size. This shows, in an uninterrupted way, the beautiful symmetry of its decorative features, including doors and windows.

Even though the Proposal states that any internal alterations are reversible I would strongly object to some of the exterior alterations which could have a negative visual impact. These include, in particular, changes to doors, the addition of skylights in the roof and the addition of a roof terrace. Such changes could well have a negative visual impact by altering the existing special appearance of the building. There are to be '9 new openings' in the blockwork. **The Proposal can only say that the work will retain all features 'where possible'. This is not good enough. There must be a certainty in the protection of the appearance of this distinctive building.**

The internal 'refit' seems huge, but again it is said to be reversible. It includes excavation. The size of this professional sporting organisation is evident in their needing office space for 206 staff. The inclusion of Sydney Swans history and culture (as shown in Picture 7) is internal, I assume. (It may be hard for the heritage value of this building to be given any real place.)

I also see much to object to in the Swifts' Building, as shown in the Proposal. It seems to totally fill the land to the south of the RHI, taking away from its current open placement. Description of the Swifts' Building says that it is 'sympathetic' to the RHI building, but going on describes how its contemporary materials 'contrast' the style of the RHI.

It looks totally at odds. I also object to the proposed roof terrace, and to the demolition of the wall. (And I might as well object to the removal of trees.)

Surely there can be better than this.

Conclusion :

The RHI, within Centennial Parklands, has recently been a public exhibition space. It must be remembered that it is not a part of SCG land, nor under the ownership of the SCG Trust. With the Sydney Swans having acquired the lease obviously the use will change, it will no longer be able to cater for a range of public interests. Hopefully it may be of value for fans, and for young people to share the facilities to some extent.

However it is essential that the building of the Royal Hall of Industries is not compromised in any way. The statement that any alterations are reversible must be shown to be true, and must be upheld in the proposed development. I would also ask that very serious reconsideration is given to the size and design of the proposed Swifts Building.

Yours sincerely

Vivien Ward

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