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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Registration Number:
233

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

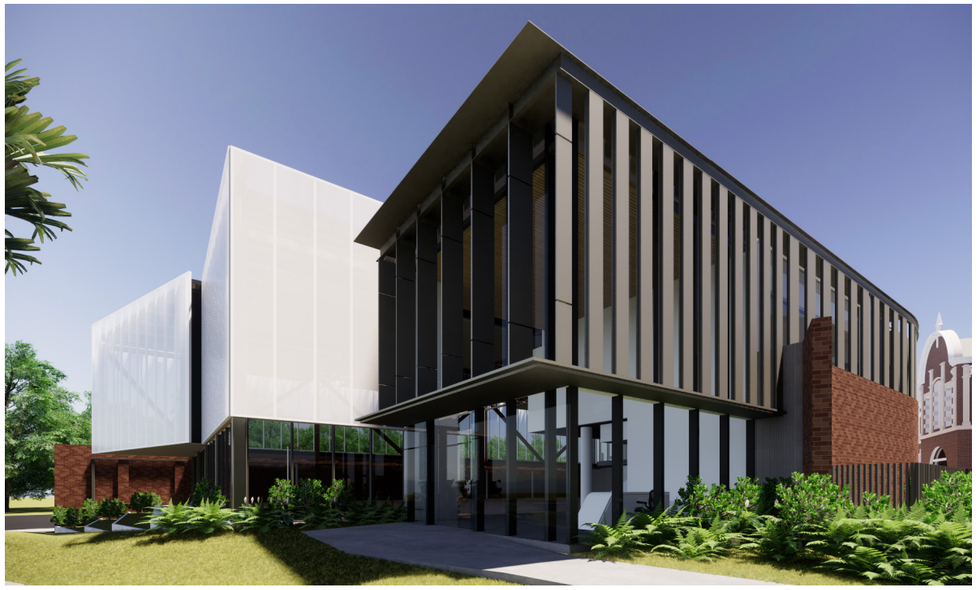
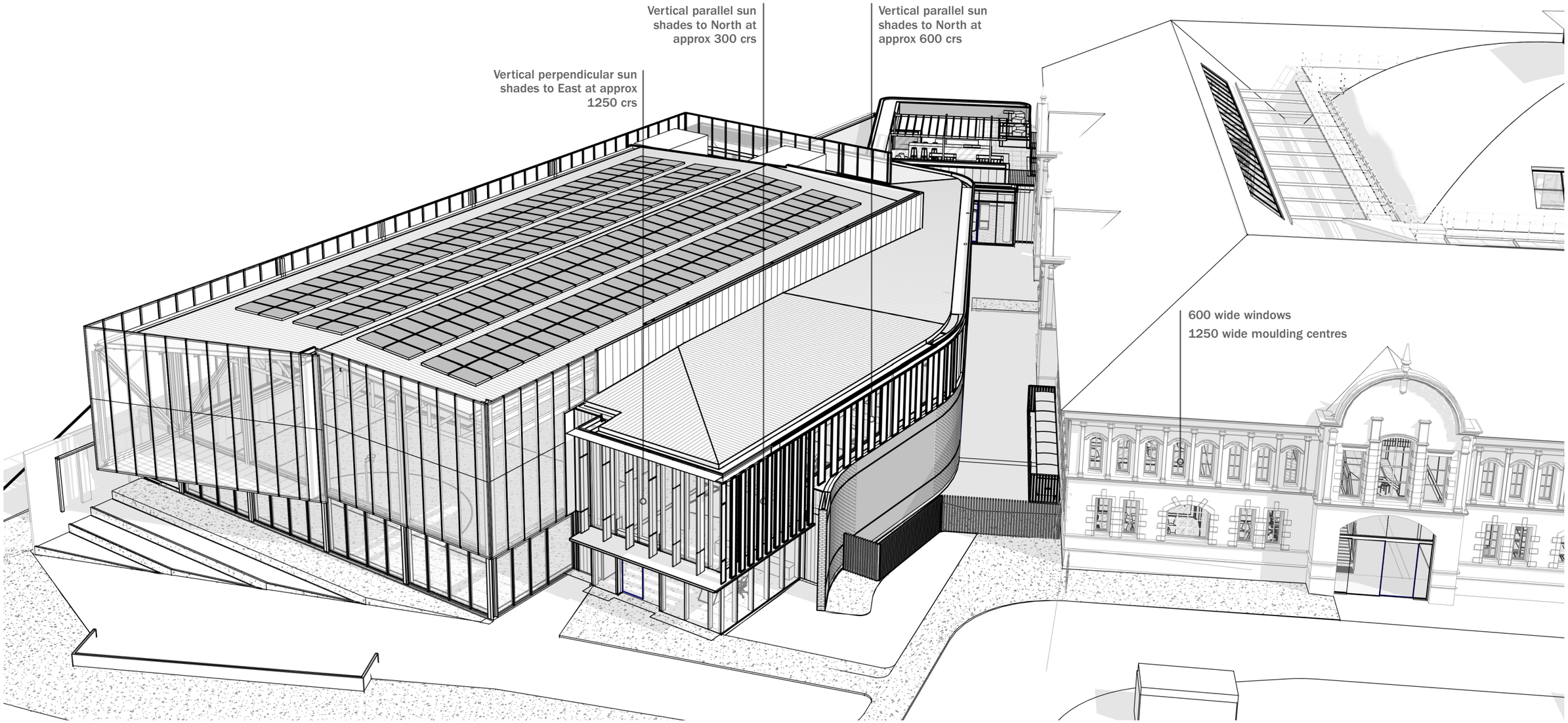


Image showing current facade of NSB as viewwed from NE aspect.

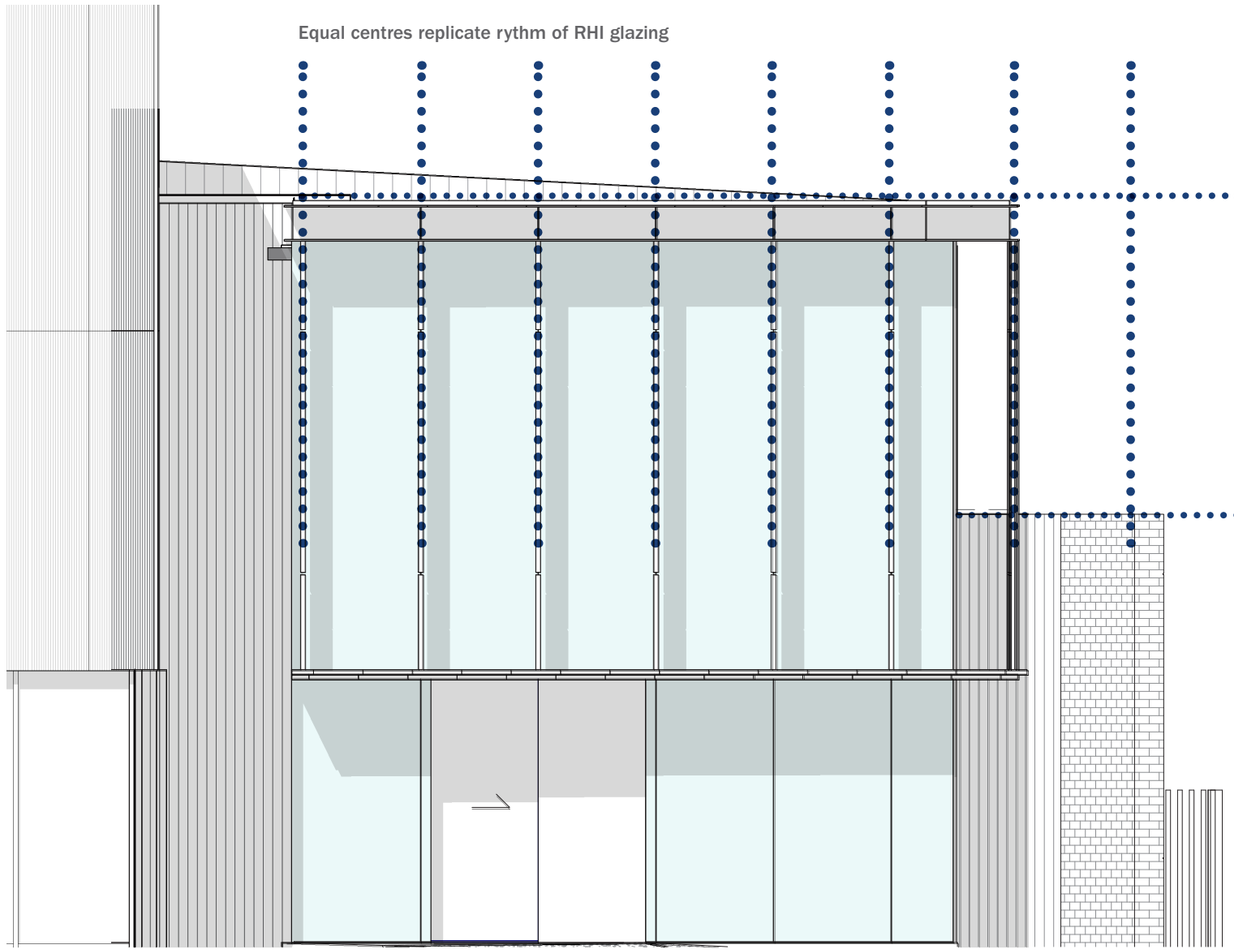
In response to commenst from the SDRP meeting we have looked at further articulating the facade of the Swifts entry foyer glazing.

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 rythym of the RHI's upper window mouldings.

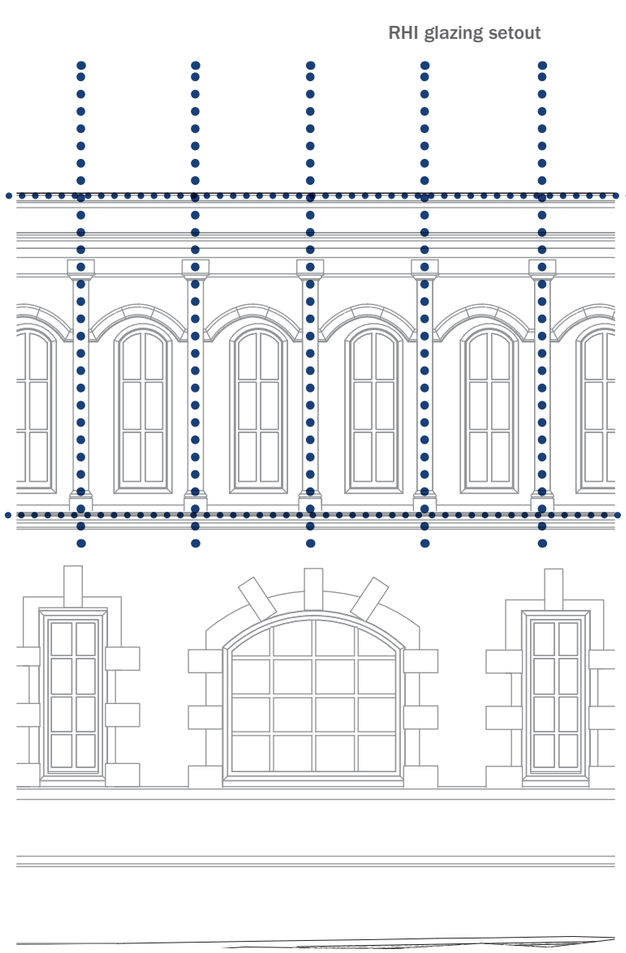
To the north, these new fins will tie into the progression of existing sunshades along the northern building facade.



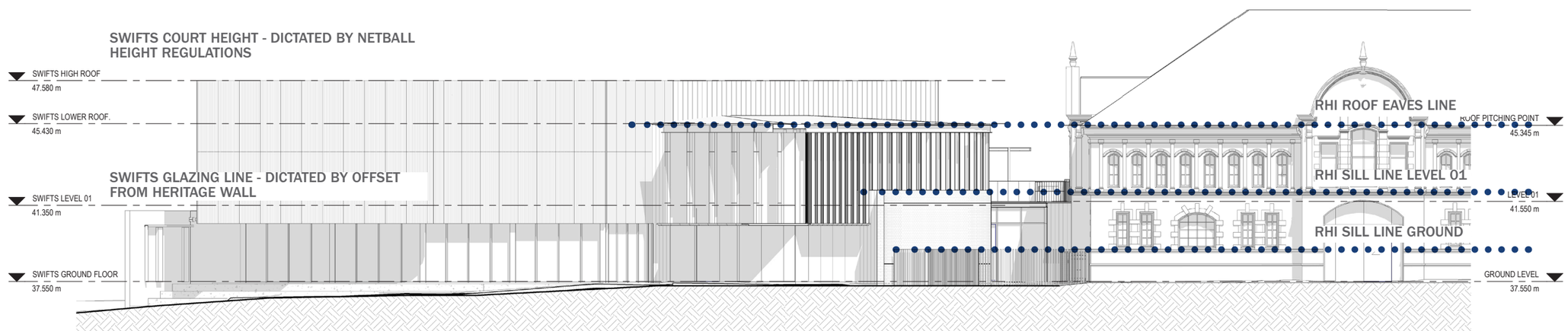
PROPOSED ERROL FLYNN BOULEVARD FACADE



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 HQ & COMMUNITY CENTRE
ROYAL HALL OF INDUSTRIES

APPENDIX 1 - APPLICATION DRAWING SET UPDATES

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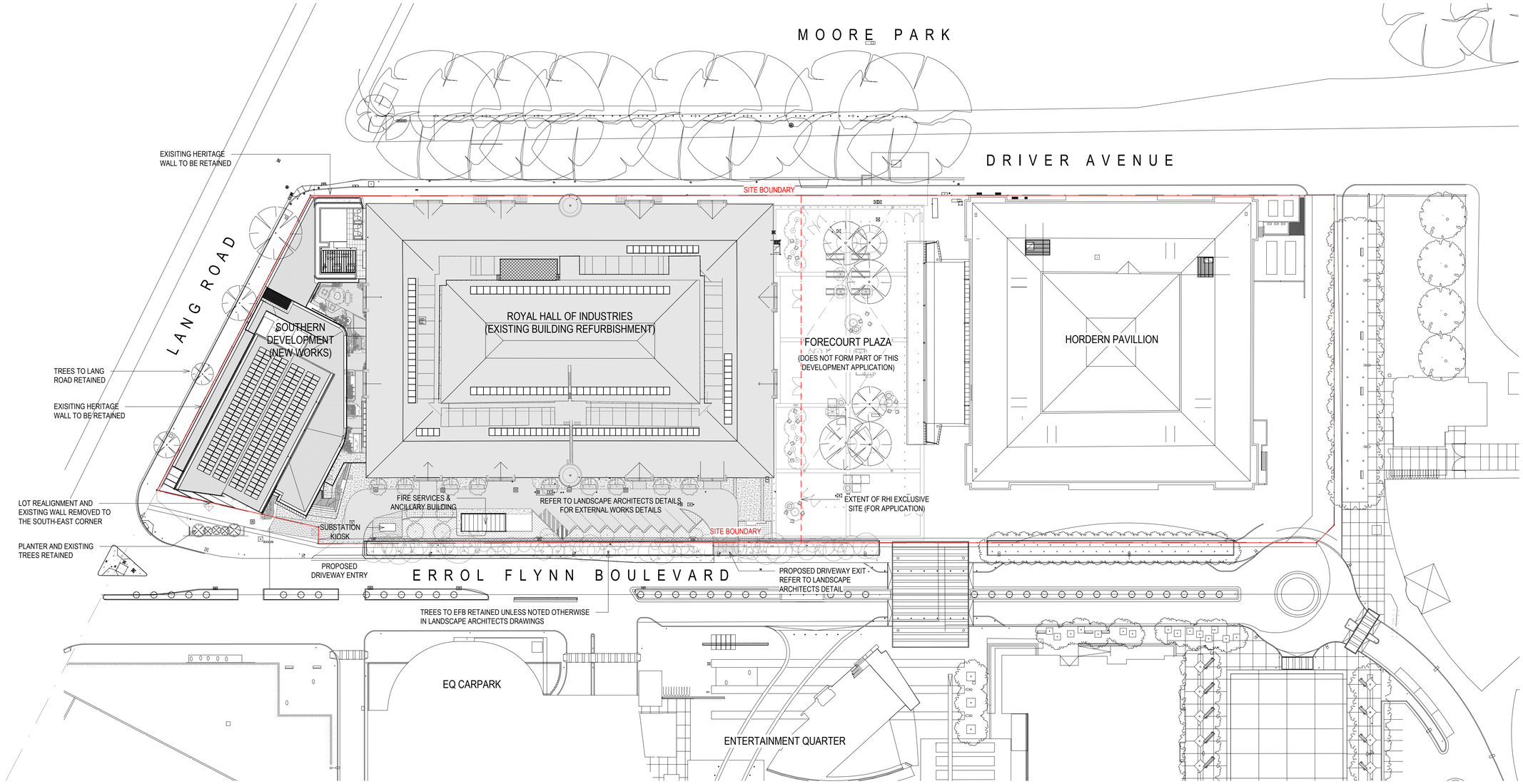
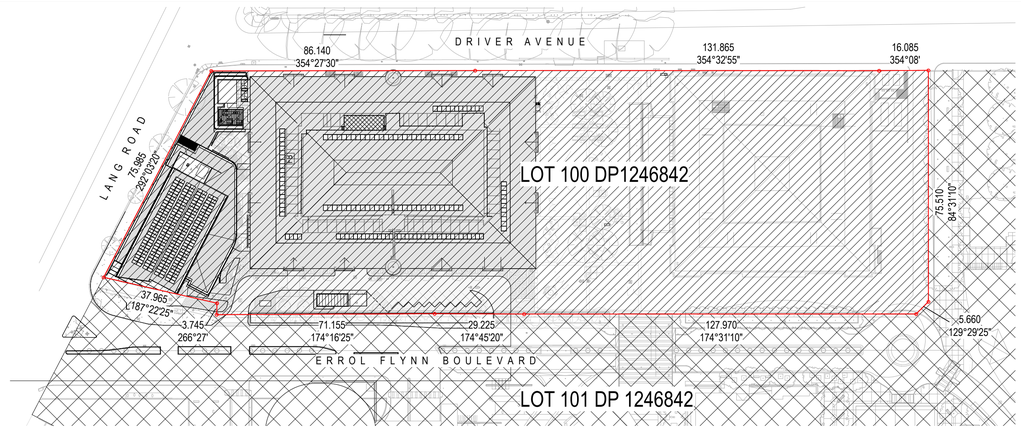


1 SITE PLAN
1 : 500



2 LOT PLAN
1 : 1000

LOT BOUNDARIES:
The Royal Hall of Industries is located on Lot 100 DP 1246842

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PROPOSED SITE PLAN
ROYAL HALL OF INDUSTRIES

SK.01.0001 REV: G
DATE: 07.02.2020 SCALE: As indicated - 100% @ A1
DRAWN: POP PROJECT: 15.7401.00

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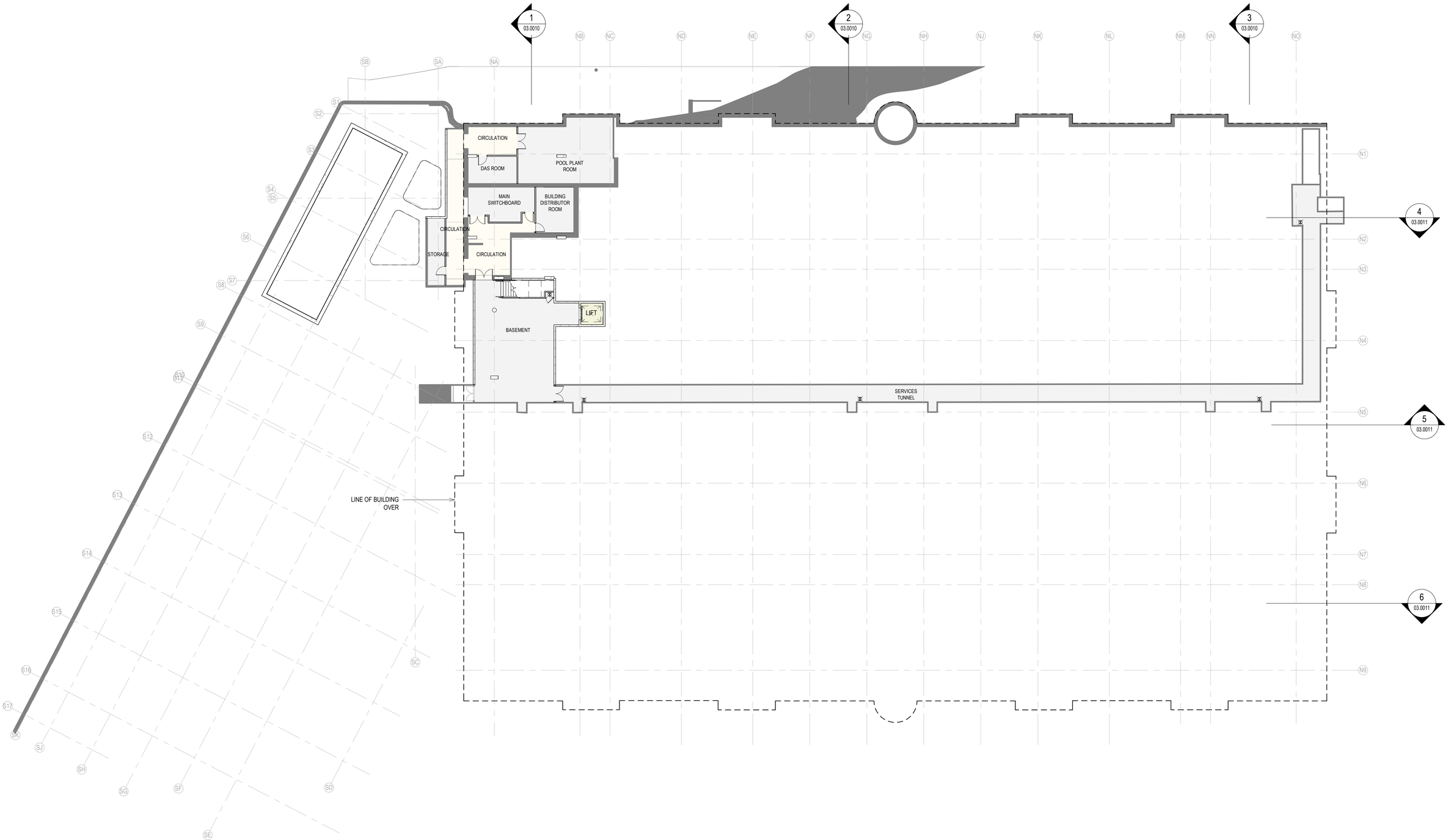

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FLOOR PLAN
BASEMENT LEVEL

SK.02.0B10 REV: G
DATE: 10.01.2020 SCALE: 1 : 200 - 100% @ A1
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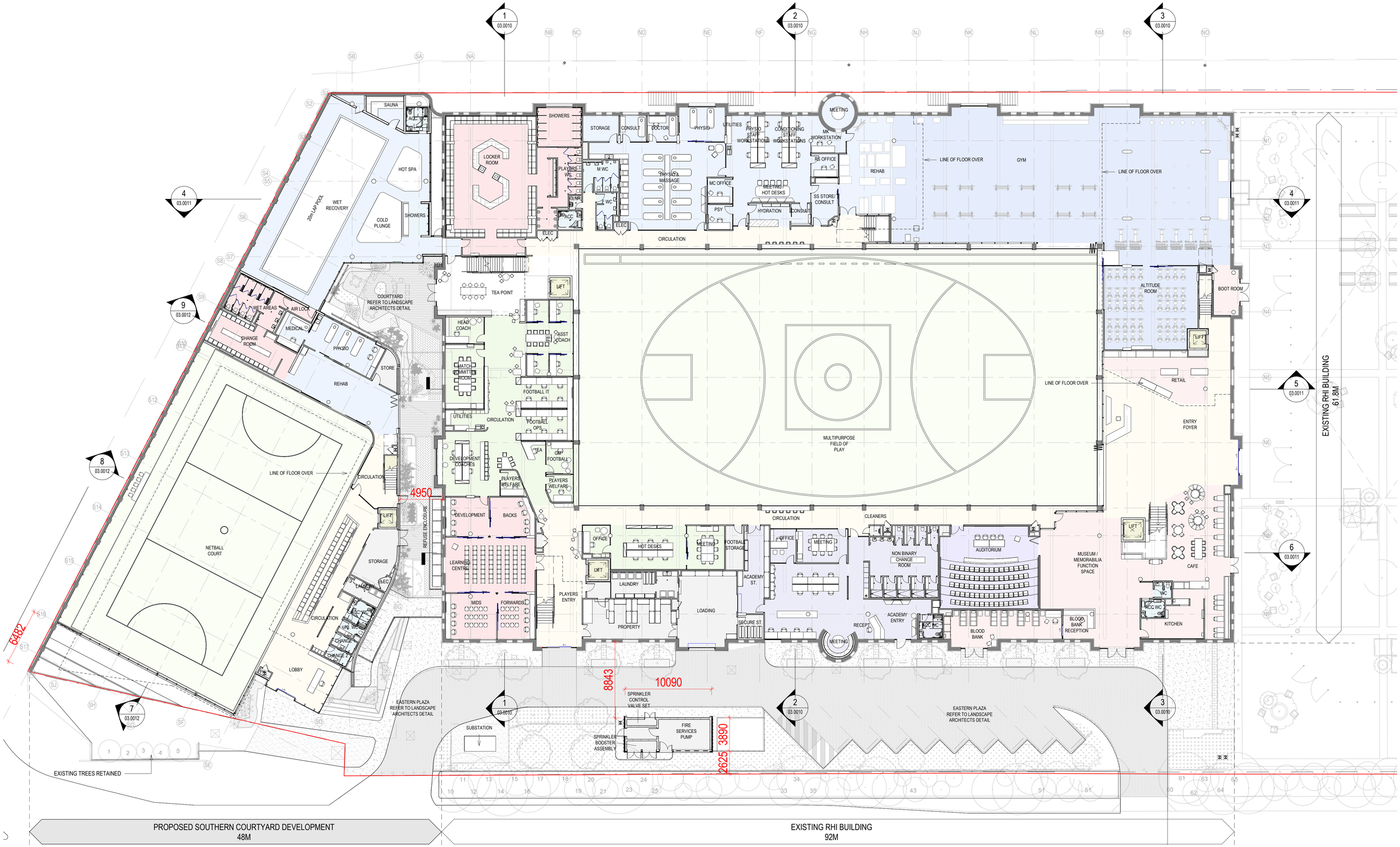

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FLOOR PLAN
GROUND LEVEL

SK.02.0010 REV: W
DATE: 10.01.2020 SCALE: 1 : 200 - 100% @ A1
DRAWN: POP PROJECT: 15.7401.00

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ROOF TERRACE
REFER TO LANDSCAPE ARCHITECTS DETAIL
PLAYERS LOUNGE
LIBRARY
SLEEP
SLEEP
MEDIA/ COMMUNICATIONS
STUDIO
PRODUCTION
OFFICE
STORAGE
WET AREA
AFLW LOCKERS
PLANT SPACE
ELEC
COMMS
CLEANERS
AFLW & FOOTBALL DEPARTMENT EXPANSION
PRAYER ROOM
STORAGE
MULTI-PURPOSE EXERCISE ROOM
CIRCULATION
VOID
MEDICAL TENANCY
LOBBY
ACC WC
LIFT
TC
WC
CLONTARF
ROOF GARDEN
PLAYER LOUNGE
STORE
I.T
OFFICE
OFFICE
OFFICE
TEAM MEETING & PERFORMANCE ANALYSIS
WORKPLACE
CIRCULATION
VOID
HOT DESKING
LIFT
UTILITY
LUNCH ROOM
ACC. WC
CIRCULATION
ACC WC
BOARDROOM
MEETING
MEETING
VOID
VOID
STORAGE
KITCHEN
CLUB DINING
PARENTS ROOM
KITCHENETTE/SERVERY
CIRCULATION
LIFT
VOID
CHILD MINDING FACILITY
ACC WC
LOCKERS
ACC WC
MECH
LIFT
F AMENITIES
M AMENITIES
ELEC
CLEANERS STORE
STORAGE
UTILITY
IT WORKSHOP
SERVER
IT MANAGER
AV
HOT DESK/ EXPANSION
I.T
CALL CENTRE
QUIET ROOM
QUIET ROOM
CC OFFICE
CUSTOMER & COMMUNITY
FINANCE & ADMIN
MEETING
STRATEGY
EA
CEO
SERVER
BOARDROOM
HR OFFICE
FINANCE OFFICE
FINANCE
MEETING
UTILITY
MATCH DAY
CORPORATE PARTNERSHIP
CP OFFICE
CP (SALES)
ADMIN FOYER
LIFT
ACC WC
GO FOUNDATION
MEETING ROOM
MEETING ROOM
OFFICE
EXISTING RHI BUILDING
61.8M
850
5061
3120
979
PROPOSED SOUTHERN COURTYARD DEVELOPMENT
48M
EXISTING RHI BUILDING
92M

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FLOOR PLAN
LEVEL 01

SK.02.0110 REV: T
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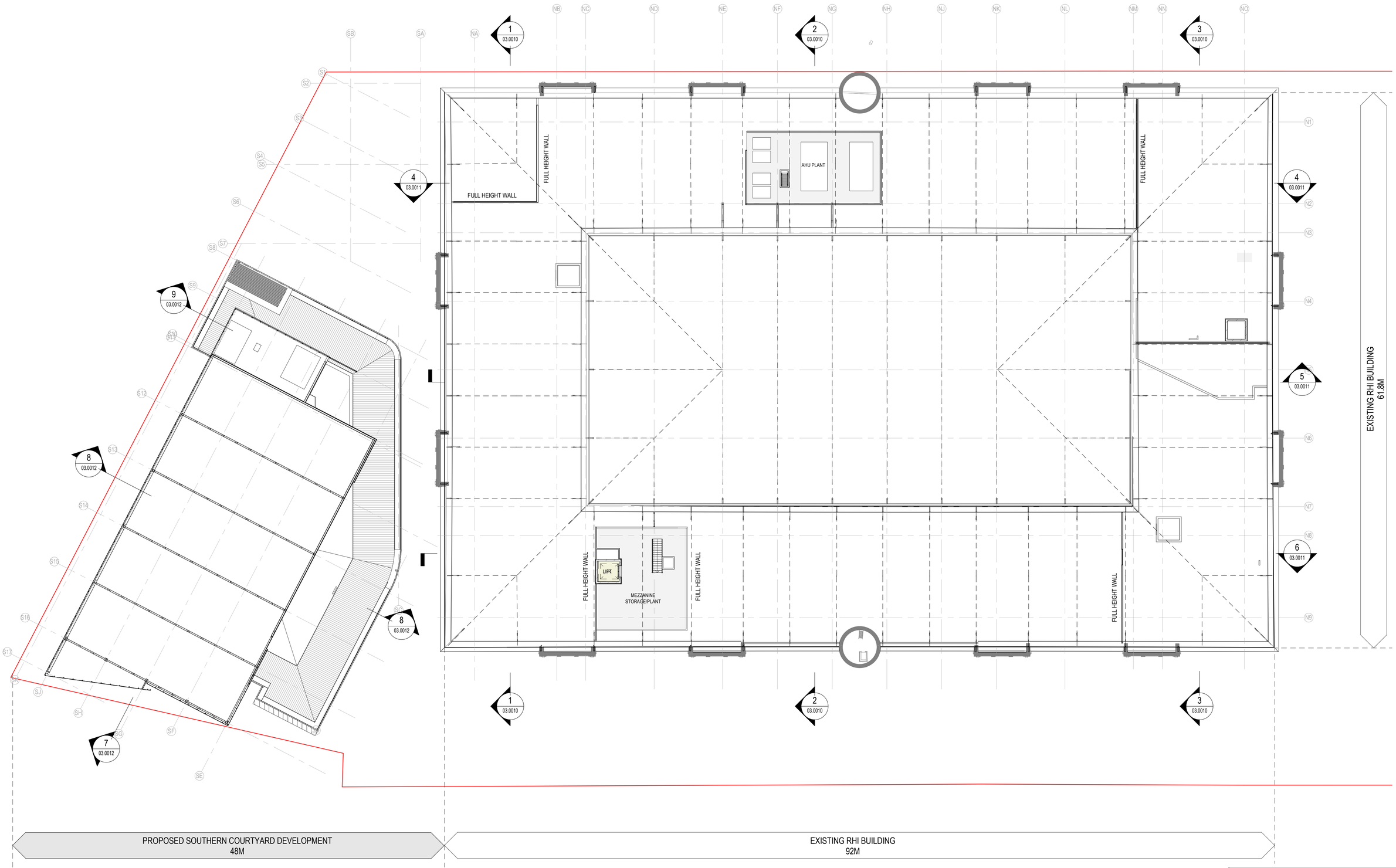

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FLOOR PLAN
LEVEL 01 MEZZANINE

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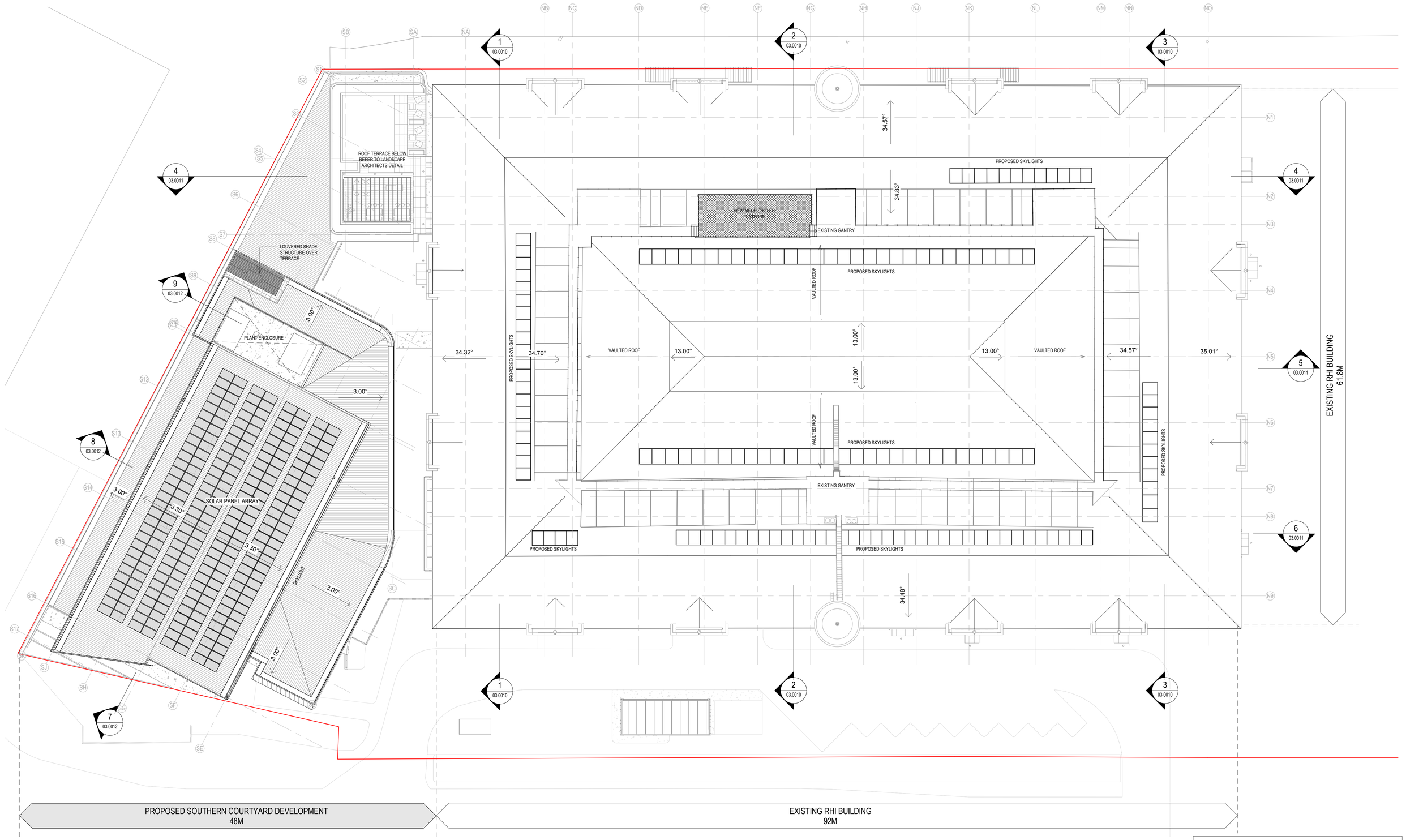

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FLOOR PLAN
ROOF LEVEL

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DATE: 10.01.2020 SCALE: 1 : 200 - 100% @ A1
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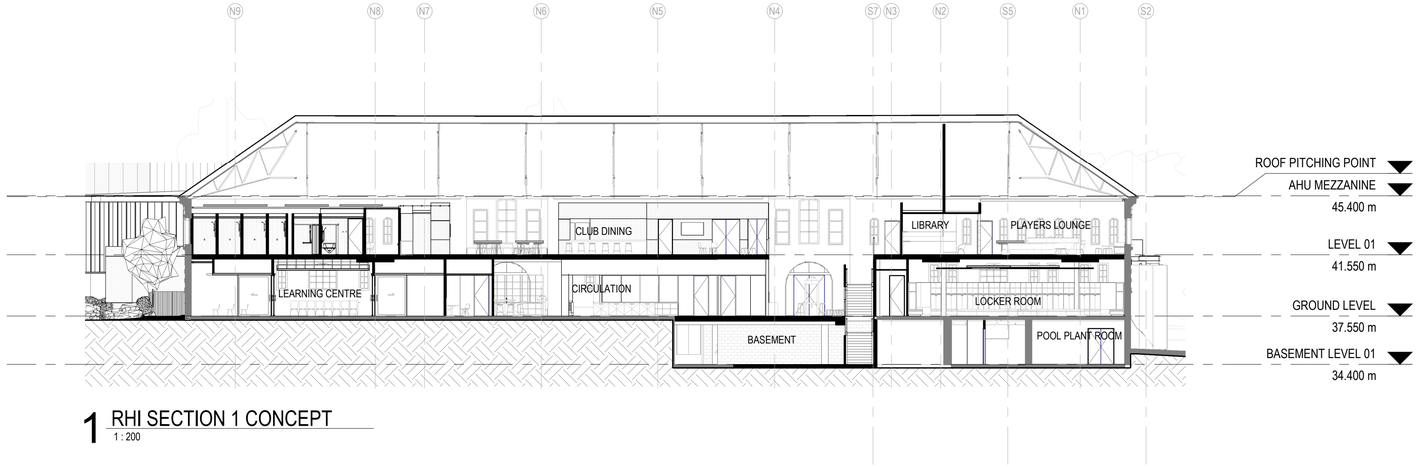
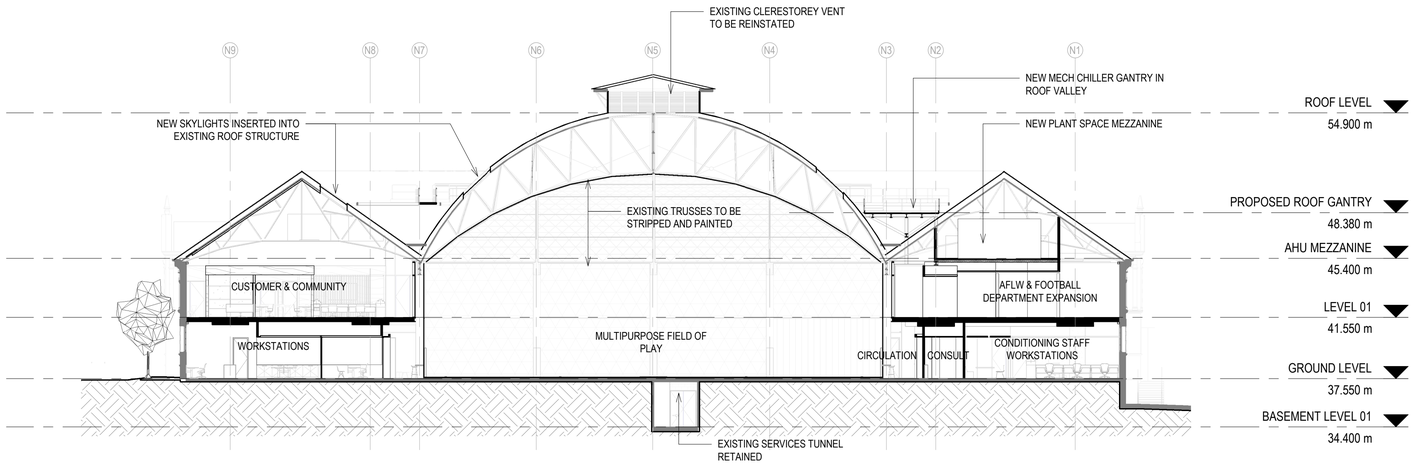


1 RHI SECTION 1 CONCEPT
1 : 200



2 RHI SECTION 2 CONCEPT
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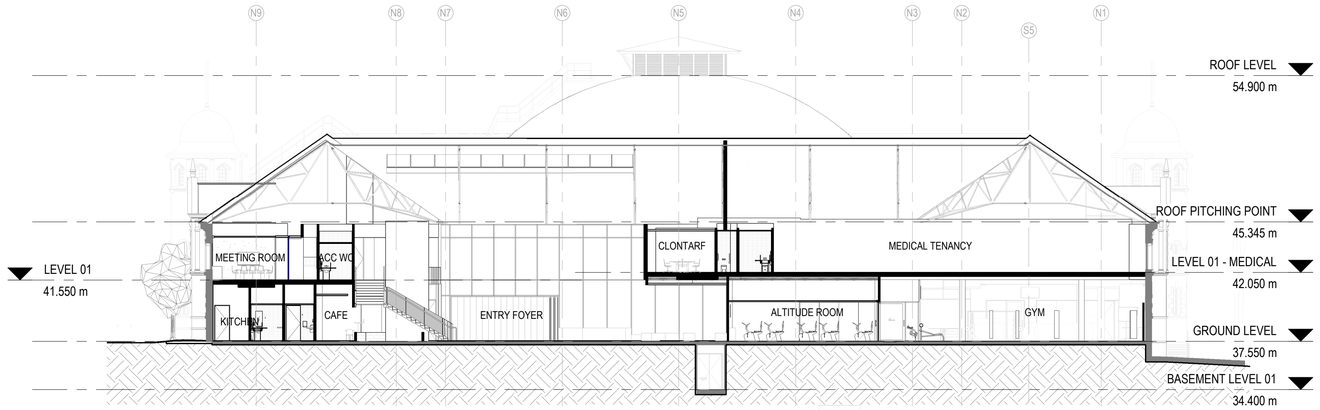

3 RHI SECTION 3 CONCEPT
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BUILDING SECTIONS
EAST-WEST

SK.03.0010 REV: D
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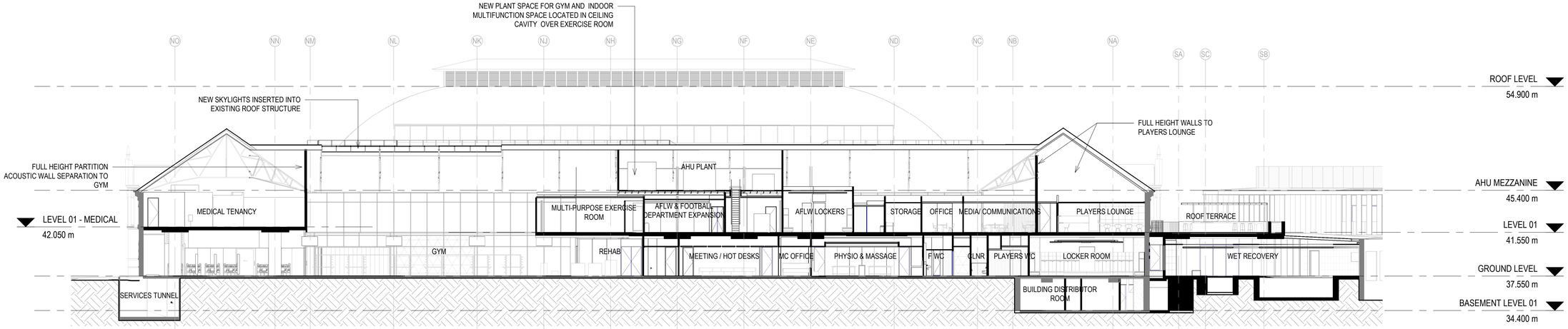
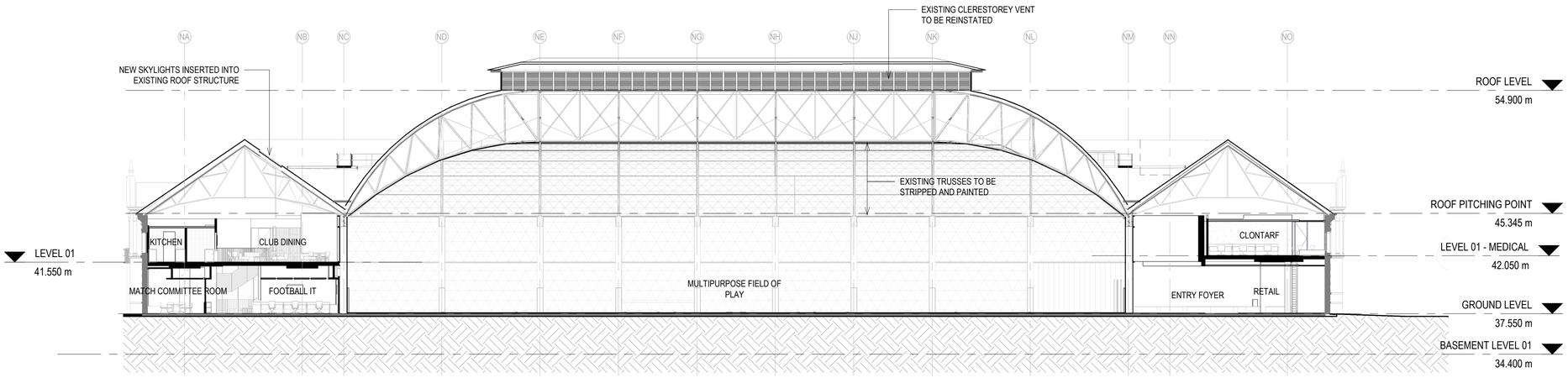


4 RHI SECTION 4 CONCEPT
1 : 200



5 RHI SECTION 5 CONCEPT
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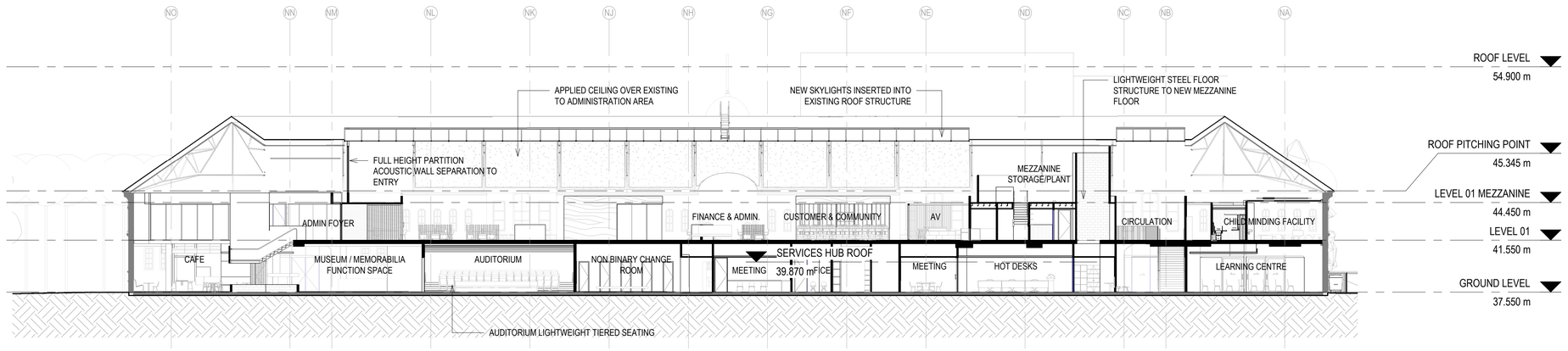

6 RHI SECTION 6 CONCEPT
1 : 200

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RHI BUILDING SECTIONS
NORTH-SOUTH

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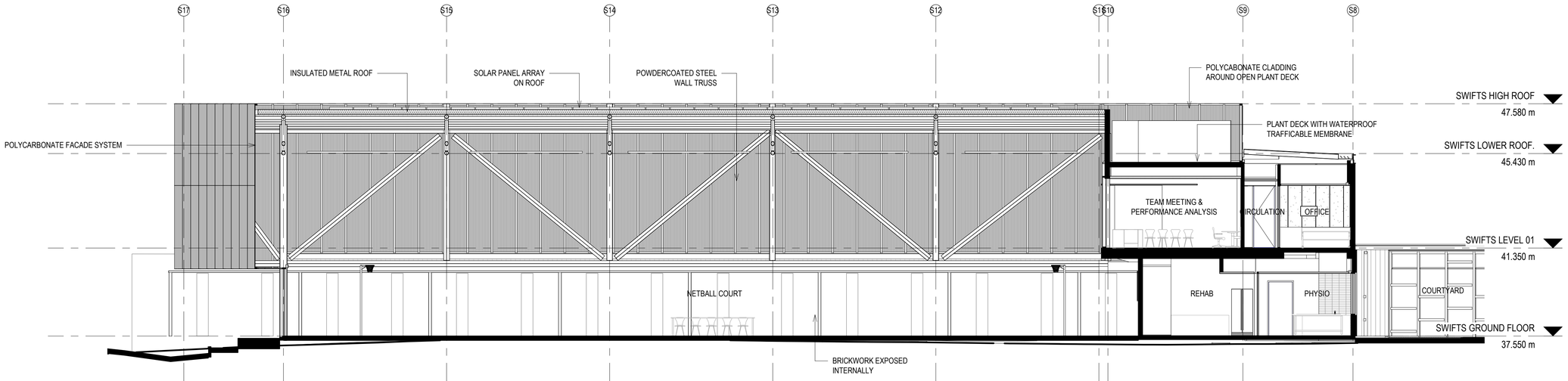
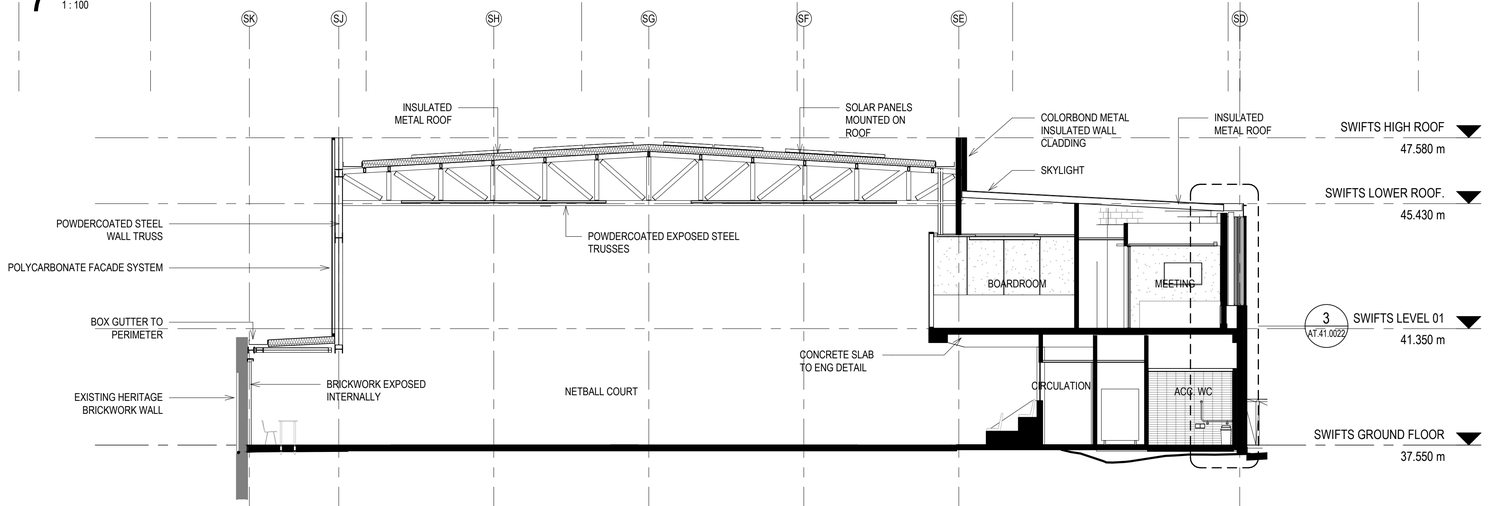


7 SWIFTS E-W SECTION CONCEPT
1 : 100



8 SWIFTS N-S SECTION 1 CONCEPT
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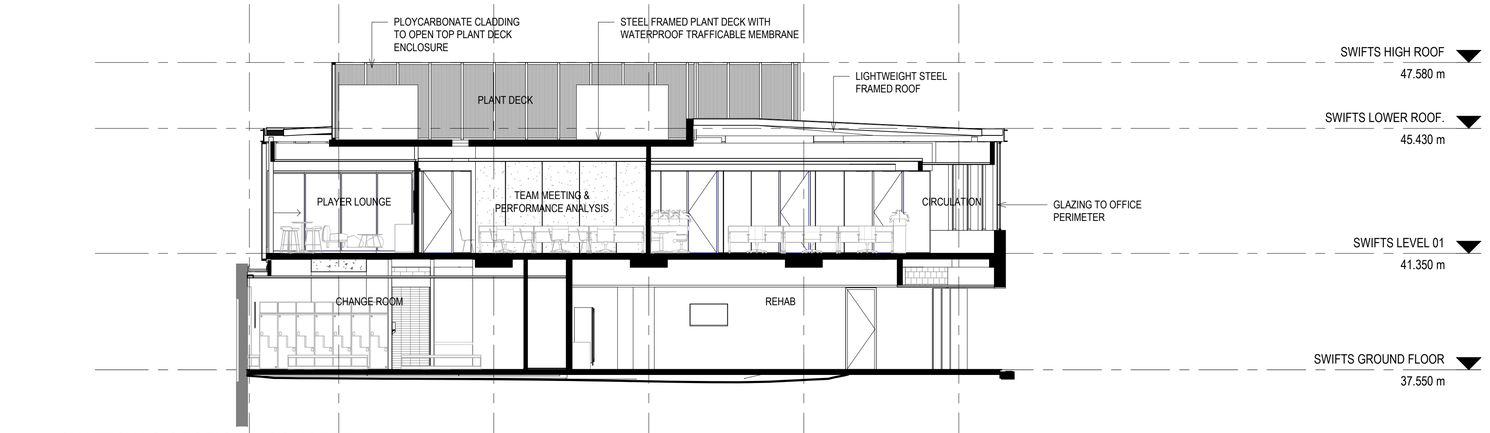

9 SWIFTS N-S SECTION 2 CONCEPT
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SWIFTS BUILDING SECTIONS

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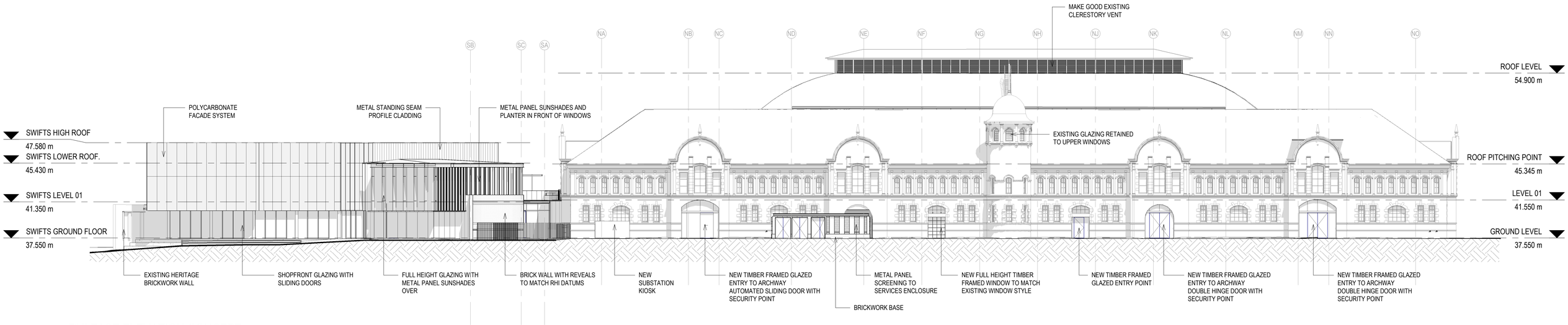

1 RHI EAST ELEVATION CONCEPT
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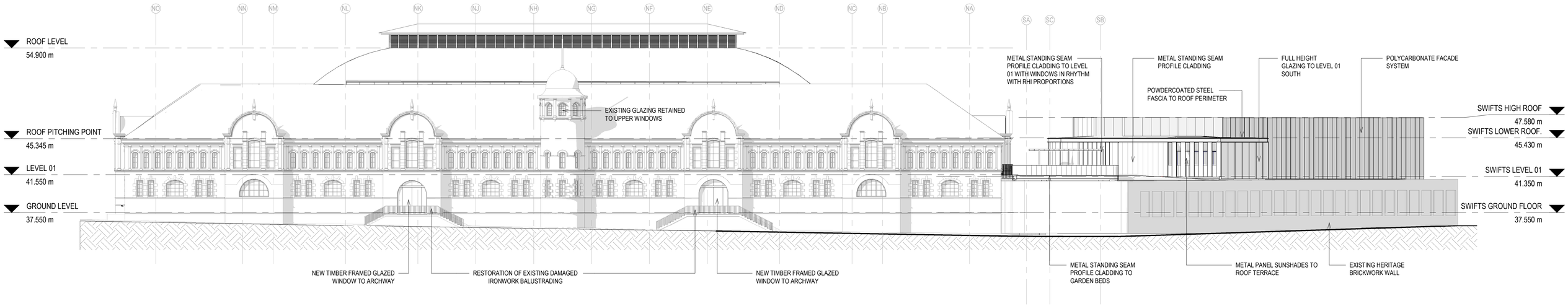

2 RHI WEST ELEVATION CONCEPT
1 : 200

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RHI & SWIFTS BUILDING ELEVATIONS
EAST - WEST

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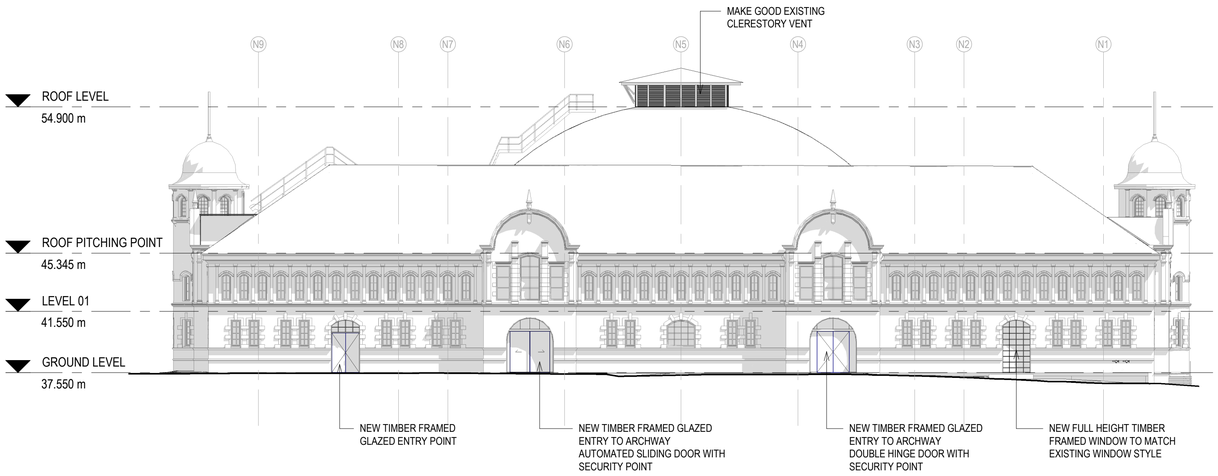

1 RHI NORTH ELEVATION CONCEPT
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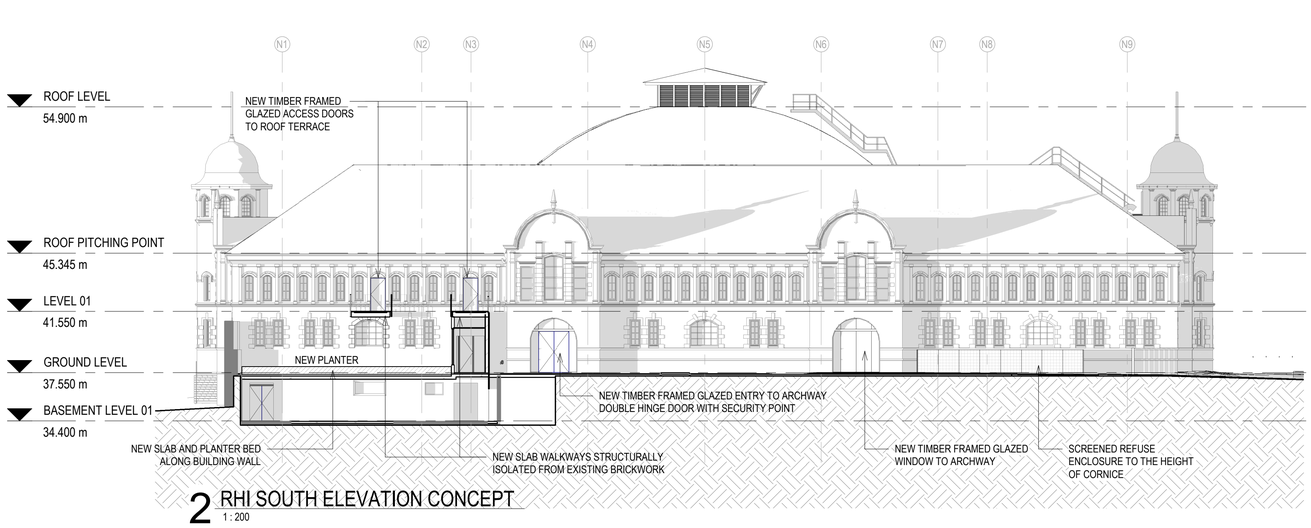

2 RHI SOUTH ELEVATION CONCEPT
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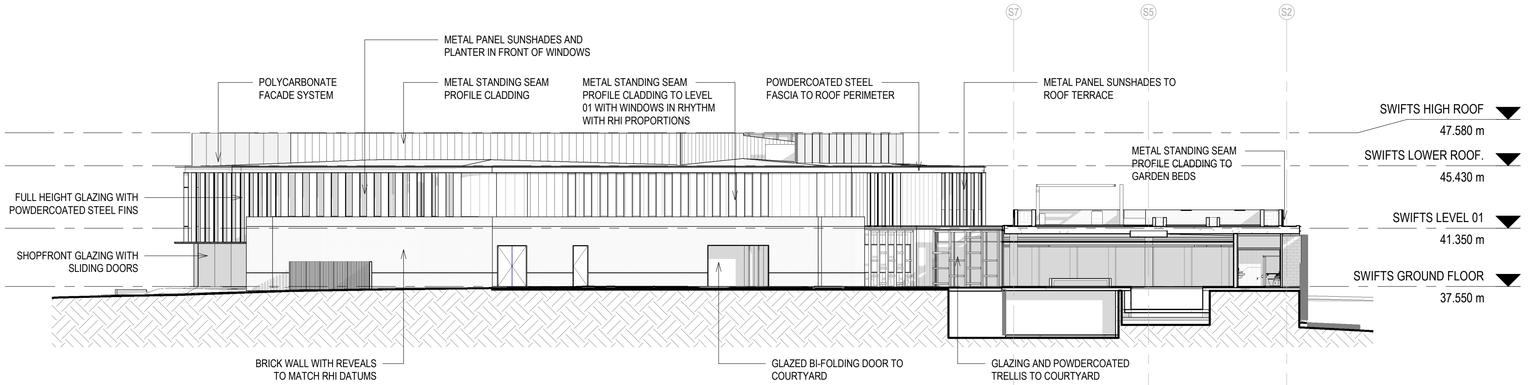
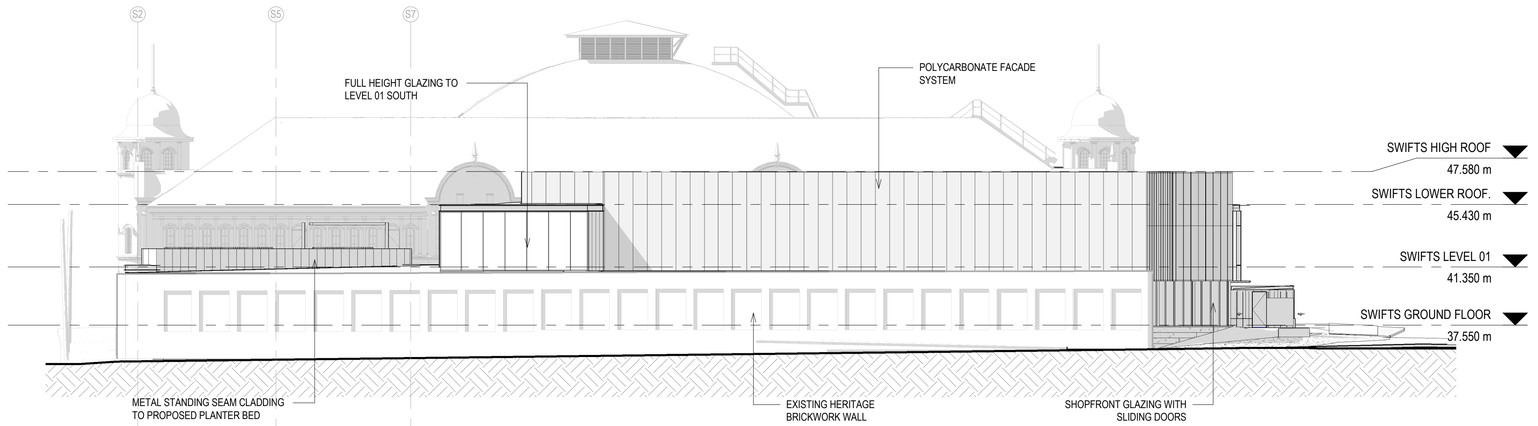


3 SWIFTS TENANCY NORTH ELEVATION CONCEPT
1 : 200



4 SWIFTS TENANCY SOUTH ELEVATION CONCEPT
1 : 200

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RHI & SWIFTS BUILDING ELEVATIONS
NORTH - SOUTH

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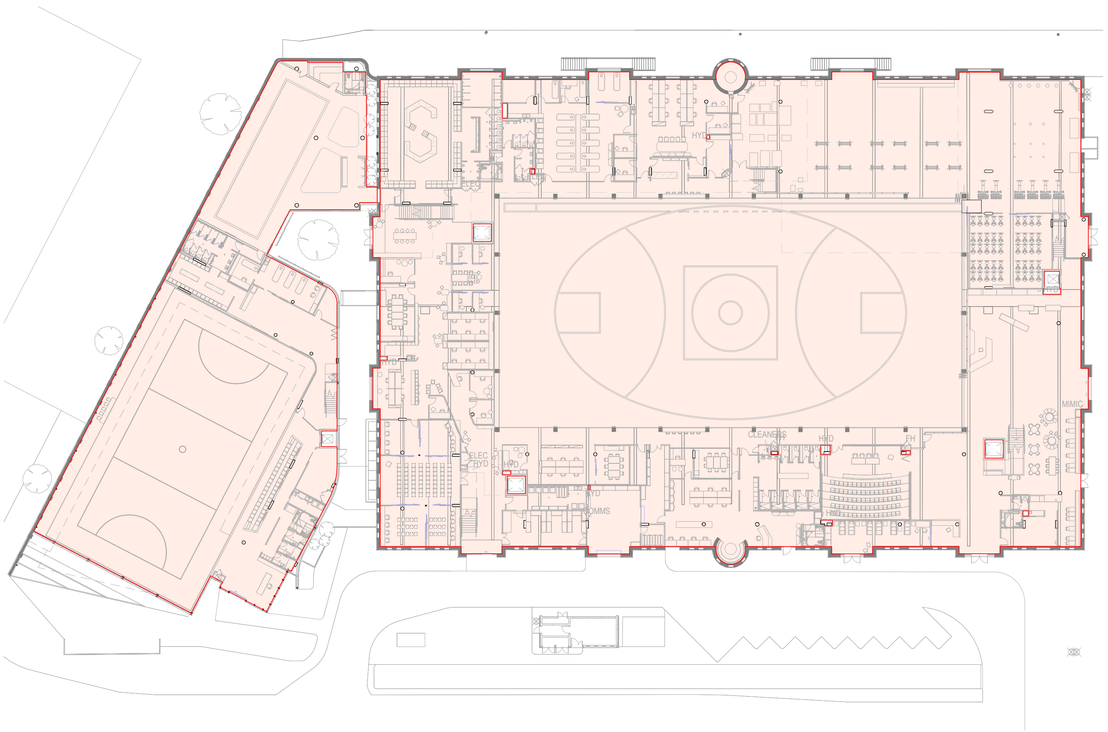
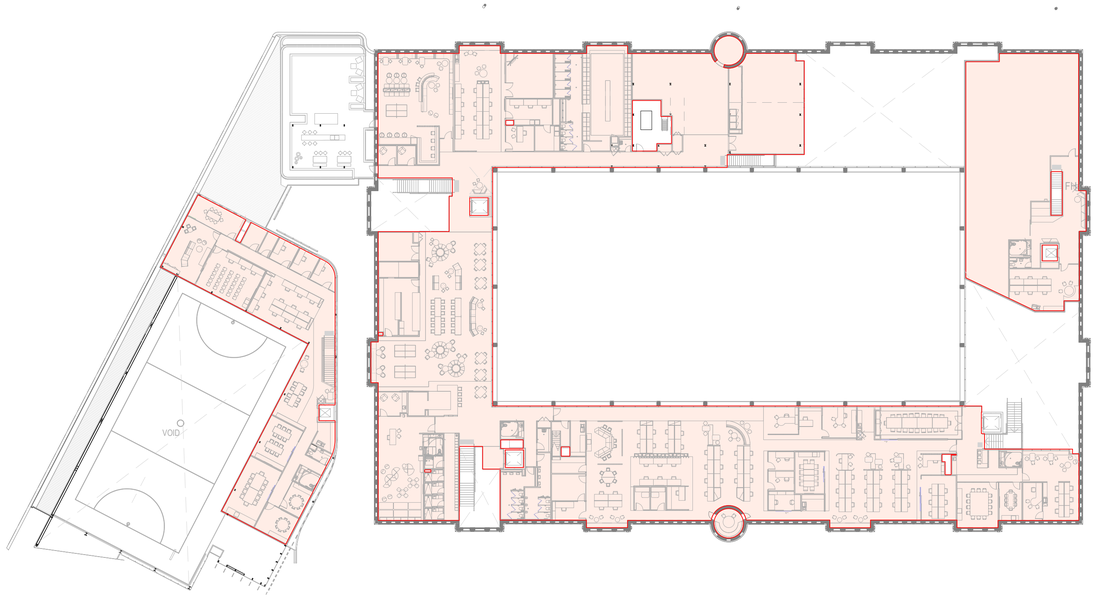


1 GFA PLAN - GROUND LEVEL
1 : 400

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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GFA DIAGRAMS
GROUND & LEVEL 01

SK.05.0001 REV: E
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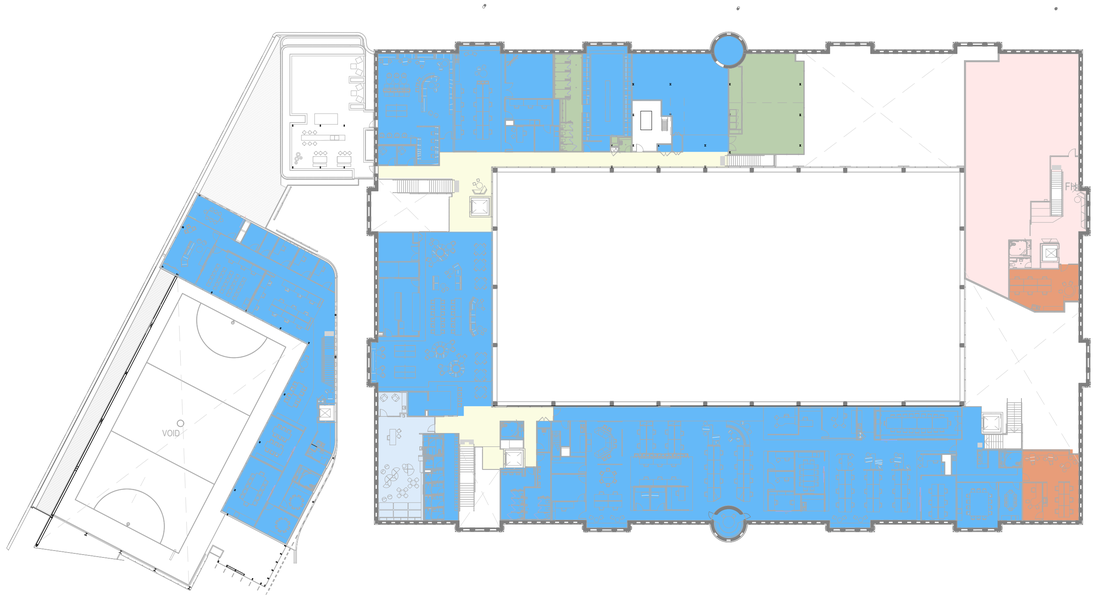
1 LAND USE PLAN - GROUND LEVEL
1 : 400



2 LAND USE PLAN - LEVEL 01
1 : 400

OVERALL - TYPOLOGY BREAK UP GFA AREAS

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

SSDA APPLICATION

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE A1 - 841 X 594 mm PRINTED: 10/01/2020 2:04:46 PM

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Sydney Swans HQ & Community Centre

LAND USE PLANS
GROUND & LEVEL 01

SK.05.0002 REV: B
DATE: 10.01.2020 SCALE: As indicated - 100% @ A1
DRAWN: POP PROJECT: 15.7401.00

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