

If a building becomes architecture, then it is art. Clearly, if a building is not functionally and technically in order, then it isn't architecture either – it's just a building.
Arne Jacobsen

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BUILDING SERVICES

STEENSEN VARMING

Art Gallery of NSW Expansion Project – Sydney Modern State Significant Development Application Infrastructure Management Plan Electrical and Communications



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Document Revision and Status

Date	Rev	Issue	Notes	Checked	Approved
18 th July 2016	A		For Comment	MH	MH
15 th Sept 2017	B		For Comment	MH	MH
5 th Oct 2017	C		For Comment	MH	MH
31 st Oct 2017	D	Final		MH	MH

Sydney Oct 31, 2017

Michael Harrold
14702sr019
Associate Director

michael.harrold@steensenvarming.com

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1.0 Executive Summary

This Infrastructure Management Plan for Electrical and Telecommunications services has been prepared by Steensen Varming on behalf of the Art Gallery of New South Wales (AGNSW) for the Art Gallery of NSW Expansion Project – Sydney Modern.

The document encapsulates current and future planning needs associated with existing and new electrical and communication services systems and takes account the requirements for a modern 21st Century gallery building.

The details within this document are preliminary and based on the information available at the time.

The Infrastructure Management Plan (IMP) has been prepared for lodgement with the State Significant Development (SSD) application for the Art Gallery of NSW Expansion Project – Sydney Modern.

This IMP, together with the Infrastructure Management Plan - Hydraulic and Structural Infrastructure report, prepared by Arup and held under separate cover, addresses the Infrastructure Management Plan requirements contained within Item 10 of the SEARs."

The report within is provided to facilitate a record of the existing capacity of these services, and any augmentation/upgrades required. The report also details record of consultation with the relevant agencies.

This information is provided in response to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project.

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2.0 Description of Development

The Art Gallery of NSW proposes to undertake a major expansion of the existing art gallery adjacent to the Phillip Precinct of the Domain. The expansion, proposed as a separate, stand-alone building, is located north of the existing gallery, partly extending over the Eastern Distributor land bridge and includes a disused Navy fuel bunker located to the north east of this land bridge.

The new building comprises a new entry plaza, new exhibition spaces, shop, food and beverage facilities, visitor amenities, art research and education spaces, new roof terraces and landscaping and associated site works and infrastructure, including loading and service areas, services infrastructure and an ancillary seawater heat exchange system.

Development consent is sought for:

- Site preparation works, including:
 - Site clearing, including demolition of former substation, part of road surfaces, kerbs and traffic islands, pedestrian crossings, foot paths, retaining walls, stairs, and part of disused underground former Navy fuel bunkers;
 - Tree removal;
 - Excavation and site earthworks;
 - Remediation works;
- Construction of the new building comprising:
 - Covered public entry plaza;
 - Five building levels, including entry pavilion following the site topography down to Lincoln Crescent;
 - Retention of part of existing former underground Navy fuel bunker for use as gallery space and support spaces;
 - Art exhibition spaces;
 - Outdoor publicly accessible terraces;
 - Shop and cafe;
 - Multipurpose space;
 - Education spaces;
 - Ground level loading dock (accessed via Lincoln Crescent) with associated art handling facilities, workshops, service parking, plant, and storage areas.
- Landscaping and public domain improvements including:
 - Continuation of the east-west pedestrian link over the land bridge between the Domain and Woolloomooloo Bay, including dedicated lift structure for universal access;
 - Improved public access of the north south pedestrian link
 - Enhancement of the public open space on the land bridge to create a landscape and art connection between the two buildings
 - Hard and soft landscaping to roofs and terraces;
 - Plantings and new pathways;
 - Increased landscaped area to forecourt of existing Art Gallery building and removal of car parking
 - Relocation of selected trees to the south-eastern corner of the site;

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- Sound barrier to edge of land bridge;
- Upgrade works to part of Art Gallery Road, Cowper Wharf Road, Mrs Macquaries Road, and Lincoln Crescent, including new pedestrian crossings;
- Provision of vehicle drop off points including a taxi stand, private vehicle drop off and bus/coach drop off, at Art Gallery Road;
- Installation of an ancillary seawater heat exchange system to act as the new building's cooling system, adjacent to and within Woolloomooloo Bay;
- Diversion, extension and augmentation of physical infrastructure and utilities as required.

3.0 Extract of Relevant SEARs

3.1 Introduction

The relevant SEARs for Electrical and Telecommunications Design are outlined below.

Refer to the separate Infrastructure Management Plan for remaining building services prepared by Arup.

Also, refer to the Ecologically Sustainable Design (ESD) report prepared by WSP Parsons Brinkerhoff and Atelier Ten.

3.2 Ecologically Sustainable Design

Requirement

4. Ecologically Sustainable Development

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development.
- Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and /or renewable energy.

Proposal

In response to relevant sections of item 4, photo-voltaic panels will be used to address the energy efficiency initiatives and proposed system detailed in the ESD report. Lighting will be controlled and integrated with the natural light to minimise energy where possible.

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3.3 Landscape Character, Public Domain and Public Access

Requirement

5. Landscape Character, Public Domain and Public Access

- Outline specific design features: Street lighting, pedestrian lighting and feature lighting.

Proposal

In response to relevant sections of item 5 Landscape Character, Public Domain and Public Access, the electrical infrastructure will be capable of accommodating the street, pedestrian and feature lighting designs and Security CCTV.

Please also refer to the lighting report, prepared by Steensen Varming and held under separate cover.

3.4 Infrastructure

Requirement

10. Infrastructure

- Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced.
- Detail the existing infrastructure on the site, and identify any possible impacts on the infrastructure (particularly on the) arising from the construction of the proposed building.
- Where the proposed works affect the existing infrastructure, the application should detail mitigation works proposed, including services relocations.
- Prepare an Infrastructure Management Plan. The applicant shall provide information on the required water and waste services, electricity and gas and any augmentation of the Sydney Water and RMS infrastructure that may be required for the proposed development.

Proposed

In response to relevant sections of item 10 Infrastructure the proposed electrical and communications works will include a new chamber electrical power substation and a new communications room both located within the new building. These will be wired from the existing supply authority (Ausgrid) underground network and the new National Broadband Network (NBN). Cross Reference Section 5 of this report.

There are existing services that will be diverted and modified to suit the new building and augmentation requirements. Details of the planned works are articulated in Section 4 of this report. There are no specific services impact on the Cahill Expressway/Eastern Distributor.

Also refer to the separate Infrastructure Management Plan - Hydraulic and Structural Infrastructure report prepared by Arup.

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4.0 Existing Utility Services

4.1 Building Services

The following provides an outline of the existing electrical and telecommunications services infrastructure in the precinct and identifies any required alterations to serve the proposed development.

Details of the existing services through the 'dial before you dig' (DBYD) service and discussions with the utility authorities indicate the existence of the following services serving or traversing the site:

Electricity Supply –

Ausgrid:

- Zone substation
- Distribution Substations
- High voltage cabling
- Various low voltage supplies

Communications Services –

Optus, Telstra, Pipe Networks, Dark Fibre (Private):

- Various fibre, broadband and mobile services

Refer to the separate Infrastructure Management Plan for remaining building services prepared by Arup.

4.2 Electricity Supply

The design team has held discussions with Ausgrid to inform an understanding of the existing services and to determine a way forward with formal applications required at a later stage.

Existing Services

Ausgrid

- General services in the footprint of the new building
- Power supply to Royal Botanic Garden Sydney and street supplies including Wharf Building.
- High Voltage cabling to and from Zone Substation

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Required Alterations

Art Gallery Rd

Existing cabling infrastructure that supports external lights will be removed and diverted to make way for the new works.

Mrs Macquarie's Rd

Modification is required to existing cabling infrastructure supporting the substation in the Royal Botanic Garden Sydney. The existing high voltage supply will be diverted from an existing connection point in Lincoln Crescent to a new connection point in accordance with the Ausgrid's requirements.

Lincoln Crescent

The existing large zone substation located outside the project site will remain and its continued operation will be unaffected by the proposed development. The adjacent smaller substation located within the project site will be decommissioned and replaced with a new substation within the site to serve the new Building.

There is no direct impact on the Cahill Expressway/ Eastern Distributor related to the electrical services.

Audit of Correspondence

Steensen Varming have discussed electrical infrastructure around the precinct with Ausgrid and the following records summarises the discussions and meetings that have taken place.

13/03/2014 – email correspondence to Ausgrid on the planned development size and maximum demand. – Refer to Appendix.

15/05/2014 – meeting with Ausgrid to discuss development.

13/04/2016 – email correspondence to Ausgrid on the planned development size and maximum demand. – Refer to Appendix.

30/01/2017 – email letter from Ausgrid – application reference number received 1900070618, general design development progressing.

28/07/2017 – Email to Ausgrid confirming smaller size substation of 2x1500kVA .

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4.3 Telecommunications

Existing Services

The following communications service networks exist within or in proximity of the boundary of the development zone based on our interpretation of the DBYD information. The utility communications cabling is generally installed in underground conduits on street verges with regular access points through manholes or pits.

These services are:

- Pipe Networks - Existing line runs south from Grand Courts across the Railway line.
- Optus - One service reticulates along with road below. Another existing runs along Cowper Wharf Road/Lincoln Street, then up through northern section of site, across the freeway
- Telstra - No formal information has been received with regards to Telstra services in the vicinity of the site as yet.
- Dark Fibre - Private fibre along Art Gallery road from Domain site to Lilyfield.

Required Alterations

Required alterations to suit the new development are to be considered throughout design development. The project will be registered with the relevant service providers to achieve the aspirations for this site.

Modifications are required to existing cabling infrastructure to enable the new works. This includes some diversion of some street telecommunications services in Lincoln Crescent and removal of some existing CCTV cabling adjacent to the existing AGNSW to make way for the new works.

New cable connections from the relevant telecommunication service providers will reticulate underground to the new building in existing and modified infrastructure.

There is no direct impact on the Cahill Expressway/ Eastern Distributor related to the telecommunications services.

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5.0 Proposed Infrastructure & Augmentation

5.1 Building Services

The following provides details of the electrical and telecommunications infrastructure proposed to service the development and demonstrates that the site can be suitably serviced from the power supply authority and the National Broadband Network (NBN).

Refer to the separate Infrastructure Management Plan for remaining building services prepared by Arup.

5.2 Electrical Power

The existing AGNSW building has a basement type substation accessed from the existing loading dock of the AGNSW. The existing substation does not have the capacity to serve the new building. There is a requirement for new power augmentation from the local supply Authority, Ausgrid.

The rating of an Ausgrid chamber substation containing 2 x 1500kVA transformers is approximately 4,000amps/phase. Based on the areas and the assessed maximum demand one (1) off 2 x 1500kVA Transformer Chamber Substation is required to support the new building. This will be located within the new building accessed from Lincoln Crescent.

The site for the new building has an existing old brick building substation (S1393) in within Lincoln crescent that will be decommissioned and replaced with the new substation. The existing substation will be retained during part of the construction works to maintain operation of relevant power supplies.

Ausgrid have been consulted on the proposed development and the connection application has been submitted to Ausgrid. Refer to the correspondence in the appendix to this report.

The separate existing large zone substation located outside the project site will remain and its continued operation will be unaffected by the proposed development.

Photo Voltaic panels will be used to supplement the power requirements as detailed in the ESD report.

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5.3 Telecommunications

The existing facility does not have the required number of connections and redundancy communication services to cater for the new extension. Thus, new telecommunications augmentation is required consisting of optical fibre cabling from the preferred telecommunications carrier.

Preliminary assessment indicates that the new Lead-in / NBN connection will come from the Lincoln Crescent section of the site.

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6.0 Conclusion

6.1 Infrastructure Management Plan – Electrical and Telecommunications

The Building Services Infrastructure Management Plan for Electrical and Telecommunications services for the proposed new building for the Art Gallery of NSW Expansion Project - Sydney Modern, addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project.

The project, located north of the existing gallery within the Royal Botanic Garden, partly extending over the Eastern Distributor land bridge, including use of an old Navy fuel bunker, can be adequately serviced from the National Broadband Network (NBN) and the power supply authority, Ausgrid network.

There is sufficient electrical and telecommunications infrastructure capacity available to support the proposed development. Some existing Electrical and Telecommunications services will be modified and diverted to accommodate the new infrastructure required. There are no specific services impact on the Cahill Expressway/Eastern Distributor.

This IMP, together with the Infrastructure Management Plan - Hydraulic and Structural Infrastructure report, prepared by Arup and held under separate cover, addresses the Infrastructure Management Plan requirements contained within Item 10 of the SEARs□

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7.0 Appendix

7.1 Correspondence - Dial before you dig Summary



Job No 7133401

Phone: 1100
www.1100.com.au

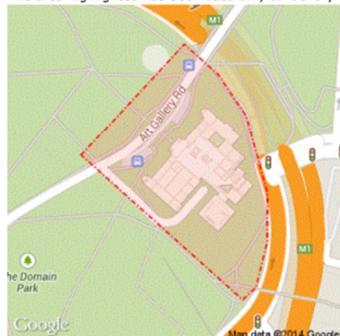
Caller Details

Contact: Mr Stuart Sullivan
Company: Warren Smith & Partners
Address: 123 Clarence Street
Sydney NSW 2000

Caller Id: 1273888 Phone: 02 9899 1312
Mobile: 0418 698 375 Fax: 02 9290 1295
Email: stuart@warrensmith.com.au

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: NSW Art Gallery Master Planning
Working on Behalf of:

Private

Enquiry Date: 17/02/2014 Start Date: 20/02/2014 End Date: 20/02/2015

Address:

Art Gallery Road
Sydney NSW 2000

Job Purpose: Design

Onsite Activity: Planning & Design

Location of Workplace: Both

Location in Road: CarriageWay,Footpath,Nature Strip

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted with asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
32664920	Ausgrid (formerly EnergyAustralia)	0249510899	NOTIFIED
32664923	Jemena Gas South	1300880906	NOTIFIED
32664922	Optus and/or Uecom, Nsw	1800505777	NOTIFIED
32664919	PIPE Networks, Nsw	1800201100	NOTIFIED
32664918	RailCorp Central	0297528682	NOTIFIED
32664916	Roads and Maritime Services	0288370285	NOTIFIED
32664924	Sydney Water	132092	NOTIFIED
32664921	Telstra NSW, Central	1800653935	NOTIFIED
32664917	Verizon Business (Nsw)	0294345000	NOTIFIED

END OF UTILITIES LIST

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7.2 Correspondence - Power

14702

From: Michael Harrold
To: JDeCarlo@ausgrid.com.au
Cc: Dawood Saqib
Subject: 14702 AGNSW Future Planning - Substation.

Message 140311 Electrical Maximum Demand_DS.pdf (35 KB) 140311 Location of the Proposed Site.pdf (311 KB)
140311 Dial Before You Dig Information 1 - For Assistance Only.pdf (457 KB) 140311 Dial Before You Dig Information 2 - For Assistance Only.pdf (1 MB)
140311 Form NECF - 03.pdf (2 MB)

Dear Jonathon,

As discussed this project is in the very early stages and this application is really just the ends up on future planning. However as part of the preliminary stages on the Business Case and future Design Competition Steensen Varming needs some general information.

1. We request a 3 x 1500kVA substation. Based on its future location off Lincoln Cres. will this be triplex configuration or standard substation arrangement?
2. The existing AGNSW Substation S6255 will remain to serve the existing building.
3. We understand that most of the existing HV cabling is direct buried in that area and a new HV supply would be needed. Where would the HV supply come from / originate from? We just need to get a handle on distance as a minimum.
4. Also in relation to the adjacent nearby Zone Substation, based on discussions between the AGNSW and other representatives from Ausgrid we understand that this existing substation would be decommissioned in the future. Please confirm.

Regards

Michael Harrold
Associate Director

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Extra line breaks in this message were removed.

From: Agent Manager <AgentManager@ausgrid.com.au> on behalf of DataNorth@ausgrid.com.au
To: Michael Harrold
Cc:
Subject: Re: FW: 14702 AGNSW Future Planning - New Sydney Modern Building Substation and modifications.

This email is to confirm that your email has been received.

This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail. If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au. Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/>

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From: Ingrid Foggo <ifoggo@ausgrid.com.au> on behalf of DataNorth <datanorth@ausgrid.com.au>
To: Michael Harrold
Cc:
Subject: ART GALLERY OF NEW SOUTH WALES ART GALLERY RD SYDNEY NSW 2000

Sent: Tue 7/06/2016 2:19 PM

Dear Connection Applicant

Premise Address:	ART GALLERY OF NEW SOUTH WALES ART GALLERY RD SYDNEY NSW 2000
Reference Number: AP	800120922
Reference Number: MC	1900064326

We have received your "Connection Application" relating to the above mentioned address and have forwarded the application to our Contestable Connections Section for consideration and approval. A *connection Offer* fee is charged in association with this service. Details of the current *Connection Offer* fees are set out in Ausgrid's "Connection Policy - Connection Charges" which is available on Ausgrid's website at

http://www.ausgrid.com.au/Common/Customer-Services/Business-and-commercial/Connecting-to-the-network-/mediaFiles/Connections/Connection_Policy_Connection_Charges.pdf

Phone: 1800 051 017

Please allow at least 10 working days for the application to be initially processed.

Installation Data - Central Coast
Phone: 02-43998000
Fax: 1300 662 089
Email: datanorth@ausgrid.com.au

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Level 8, 9 Castlereagh Street
Sydney, NSW, 2000, Australia
ABN 50 001 189 037
t : +61 / 02 9967 2200
e : info@steensenvarming.com

STEENSEN VARMING



Address all relevant correspondence to:

Thursday 9th June 2016

Michael Harrold
Attention: Steenchen Varming
Level 8/9 Castlereagh Street
Sydney NSW 2000

Email: Michael.harrold@steensenvarming.com

Reference Number: 1900064326

Dear Michael

**Electricity Network Connection Application at: ART GALLERY OF NEW SOUTH WALES ART GALLERY RD
SYDNEY NSW 2000**

We have received your Connection Application dated 07.06.2016, and assigned it reference number 1900064326.

We have assessed your application and wish to advise that in order for your Connection Application to be complete you will need to provide a certified design number. This letter provides guidance on how to obtain a certified design and associated number.

Network Alterations

To connect your development, alterations will need to be made to our network. We anticipate that the following alterations will be required:

A CBD chamber substation.

These works are classified as Connection Works, which means that you will be required to fund the design and some or all of the construction works. In this regard, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASP's) to undertake the design and construction.

Once the works have been satisfactorily completed and electrified, the connection assets will be owned and maintained by Ausgrid as part of our electricity distribution network. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Design Contract - Connection Assets

To proceed with the connection project, you or the person you represent must now engage an Accredited Service Provider Level 3 (ASP/3) to design the necessary network assets. Ausgrid will certify the design in accordance with our Design Contract – Connection Assets.

Once the design has been certified in accordance with the Design Contract – Connection Assets, your connection application will be complete and you may use the design certification number to request a connection offer or expedited connection, provided you assure Ausgrid that the development at the *premises* has not materially changed since you submitted your original connection application.

If a building becomes architecture, then it is art. Clearly, if a building is not functionally and technically in order, then it isn't architecture either – it's just a building.
Arne Jacobsen

Mechanical Engineering
Lighting Design
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 You replied to this message on 28/07/2017 10:26 AM.
This message was sent with High importance.



David

As discussed we understand that the new 2 x 1500KVA substation will be fed from Darlinghurst.

As noted in our discussion due heritage restraints we need to have the substation access via the new 24/7 loading dock.
We plan to complete some mechanical ventilation studies to prove adequate ventilation and will plan to satisfy the access heights and fire rating issues.

We need an updated fee letter from Ausgrid to pay to obtain the design information. The old one references CBD substation.

Ref no. 1900064326

Regards

Michael Harrold
Associate Director

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steensenvarming.com



Copenhagen: Ryergade 23, DK-2200 Copenhagen N +45 509 910 10 / London: 4th Floor Noland House, 12-13 Poland Street, London W1F 8QB +44 20 7734 1255 / Sydney: L8, 9 Castlereagh St, Sydney New York 10003

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From: Jane Armstrong [<mailto:Jane.Armstrong@ausgrid.com.au>]
Sent: Monday, 30 January 2017 1:42 PM
To: Michael Harrold <michael.harrold@steensenvarming.com>
Cc: David Tomlin <dtomlin@ausgrid.com.au>
Subject: 1900070618 - 800147916 - ART GALLERY OF NEW SOUTH WALES ART GALLERY RD, SYDNEY - NECF Response Delay Request

Dear Michael

Electricity Network Connection Relocation Application at: ART GALLERY OF NEW SOUTH WALES ART GALLERY RD, SYDNEY

Should you require any further information please contact the Team Leader for Contestability Sydney East, David Tomlin on 9663 9526 or dtomlin@ausgrid.com.au.

Regards,

Jane Armstrong | Administration Officer | Contestable Connections East - Zetland | AUSGRID

Level 1, Building 4, Zetland Depot, 130 Joynton Avenue, Zetland NSW 2017 AUSTRALIA
ausgrid.com.au

02 9663 9517 (ext 39517) jane.armstrong@ausgrid.com.au |

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7.3 Correspondence - Telecommunications



Phone: 1800 881 816
URL: www.nbn.com.au/NewDevelopments
Email: DeveloperLiaison@nbnco.com.au
(Please quote your application reference)

Feasibility Assessment Request

Application reference: AYCA-3D940P

Developer

ABN: 50001189037

Registered entity name: STEENSEN VARMING (AUSTRALIA) PTY LTD

Development details

Development name: Sydney Modern Art Gallery of NSW

Development location: 6 Lincoln Cres, Sydney NSW 2000 Australia

Estimated total number of premises/ lots in your overall development

1

Estimated premises to be developed per year:

1

Estimated construction start date:

13/06/2018

Developer Details

Name: Luke Simkins

Email address: Luke.simkins@ag.nsw.gov.au

Office: 02 9967 2200

Mobile: 0434 196 590

Postal address: Art Gallery of NSW, Art Gallery Rd, Sydney, NSW 2000

Attachments

Master Plan

Additional information

We need information on the feasibility of NBN connection for the proposed Sydney Modern project at Art Gallery of NSW which is anticipated to be completed in 2021. Would appreciate you quick feedback as we are submitting our documentation for DA approval this week.

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Telstra Smart Community - AFR Preview

<https://web02.telstra.com/tsc/development/DisplayAFR.aspx>

[Print this page](#)

AFR Information

AFR Number: 17385293
Date Created: 12:07:18 07/06/2016
Date Modified: 13:22:06 07/06/2016
AFR Type: Commercial / Industrial Building(s)
Terms Agreed: Yes

Applicant Details

Applicant Role: Consulting Engineer
Do you have the authority to sign documents on behalf of the Developer?: Yes
First Name: Arshpreet
Last Name: Kaur
Company: Steensen Varming
Preferred Contact Number: 0299672200
Alternative Contact Number: 0434196590
Postal Address: Level 8, 9 Castlereagh St, Sydney, NSW
Postcode: 2000
Email: arshpreet.kaur@steensenvarming.com

Developer Details

First Name: Luke
Last Name: Simkins
Company Name & ACN & ABN: Art Gallery of NSW
Preferred Contact Number: 0292251732
Alternative Contact Number: 0292251633
Postal Address: Art Gallery of NSW, Art Gallery Road, The Domain
Postcode: 2000
Email: Luke.simkins@ag.nsw.gov.au

Contractor Details

First Name:
Last Name:
Company:
Preferred Contact Number:
Alternative Contact Number:
Postal Address:
Postcode:
Email:

Service Coordinator Details

First Name:
Last Name:
Company:
Preferred Contact Number:
Alternative Contact Number:
Postal Address:
Postcode:
Email:

Development Details – Commercial / Industrial Building(s)

Development Name: Sydney Modern
Stage number or Name: DA Approval
Development Address: Art Gallery of NSW, Art Gallery Road
Development Suburb or Locality: The Domain
State: NSW
Postcode: 2000
Latitude: -33.867693
Longitude: 151.218327
Building Approval No:
Crown Allotment/Registered Plan no:

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Telstra Smart Community - AFR Preview

<https://web02.telstra.com/tsc/development/DisplayAFR.aspx>

Development Details - Existing Lots: Existing Lot 102 in DP854472
Development Details - Lots being created: NA
Total floor area for this stage (m2):
Number of Tenancies for this stage: 4
Number of buildings for this stage: 6
Is this development to be fed via an MDF/Building or Campus Distributor?: Yes
Future number of Tenancies to be Developed (excluding this stage): 3
Dominant Intended Development Use: Commercial
Estimated number of services required for this stage:
Civil Works Start Date: 15/06/2021
Communication Trench Open Date: 20/06/2019
Estimated date of first occupancy or required date for building services (fire, lifts, security alarms): 15/09/2021

Development Attachments

Document #1: Architectural plans.pdf
Document #2: 14702 AGNSW Electrical & Coms Comments.pdf
Document #3: Art Gallery NSW Lot plan.pdf