

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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Lighting Design  
Sustainable Design  
Electrical Engineering

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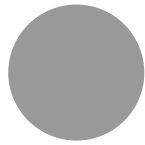
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BUILDING SERVICES

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## 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 <sup>th</sup> July 2016	A		For Comment	MH	MH
15 <sup>th</sup> Sept 2017	B		For Comment	MH	MH
5 <sup>th</sup> Oct 2017	C		For Comment	MH	MH
31 <sup>st</sup> 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.

## 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;

- 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.

### 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.

## 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



## **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 .

## 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.

## 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 ACNSW building has a basement type substation accessed from the existing loading dock of the ACNSW. 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.

## 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



**DIAL BEFORE YOU DIG**  
www.1100.com.au

**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](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

**Asset Owner Details**

The assets owners listed below have been requested to supply 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 by 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 Uecomm, 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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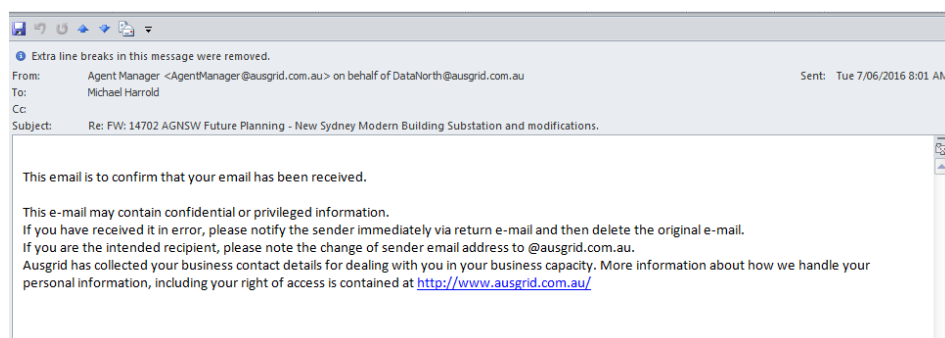
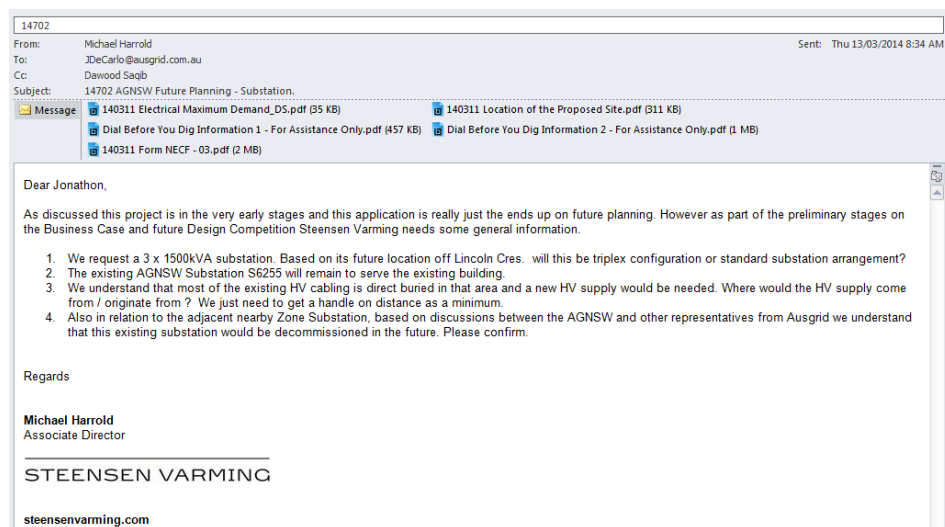
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## 7.2 Correspondence - Power



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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/Customers-Services/Business-and-commercial/Connecting-to-the-network/~media/Files/Connections/Connection\\_Policy\\_Connection\\_Charges.pdf](http://www.ausgrid.com.au/Common/Customers-Services/Business-and-commercial/Connecting-to-the-network/~media/Files/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](mailto:datanorth@ausgrid.com.au)



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Address all relevant correspondence to:

Ausgrid Contestability Section  
Level 1, Building 4, 130 Joynton Avenue  
Zetland NSW 2017

E: [Contestability@ausgrid.com.au](mailto:Contestability@ausgrid.com.au)  
F: 02 96639499

Thursday 9<sup>th</sup> June 2016

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

Email: [Michael.harrold@steensenvarming.com](mailto: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.

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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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**From:** Jane Armstrong [<mailto:jane.armstrong@ausgrid.com.au>]  
**Sent:** Monday, 30 January 2017 1:42 PM  
**To:** Michael Harrold <[michael.harrold@steensenvarming.com](mailto:michael.harrold@steensenvarming.com)>  
**Cc:** David Tomlin <[dtomlin@ausgrid.com.au](mailto: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](mailto: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  


02 9663 9517 (ext 39517)  [jane.armstrong@ausgrid.com.au](mailto:jane.armstrong@ausgrid.com.au) |

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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  
Sustainable Design  
Electrical Engineering

Copenhagen  
London  
Sydney  
Hong Kong  
New York

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e : info@steensenvarming.com

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## 7.3 Correspondence - Telecommunications



Phone: 1800 881 816  
URL: [www.nbn.com.au/NewDevelopments](http://www.nbn.com.au/NewDevelopments)  
Email: [DeveloperLiaison@nbnco.com.au](mailto: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:	<a href="mailto:Luke.simkins@ag.nsw.gov.au">Luke.simkins@ag.nsw.gov.au</a>
Office:	02 9967 2200
Mobile:	0434 196 590
Postal address:	Art Gallery of NSW, Art Gallery Rd, Sydney, NSW 2000

#### Attachments

Master Plan
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#### 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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## STEENSEN VARMING

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 Previewhttps://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: 1

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

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