



13641  
3 April 2014

Mr Sam Haddad  
Director-General  
NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mr Haddad,

**REQUEST FOR DIRECTOR-GENERAL'S REQUIREMENTS  
SYDNEY MODERN | ART GALLERY OF NSW EXTENSION**

We write on behalf of the Art Gallery of NSW Trust (the Trust). The Trust is proposing a major extension to the Art Gallery of NSW (the Gallery) that would create a new wing to the north east of the existing building, effectively doubling the amount of gallery and exhibition space. Subject to detailed design following a national and international competitive design process, the new extension would also potentially include function, car parking, administration, storage, education facilities, workshop spaces, and gallery-related commercial facilities. Further works include landscaping and a new public forecourt. The working title for the project is 'Sydney Modern'.

As the development is for the purpose of an art gallery (defined as an information and education facility) and has a capital investment value in excess of \$30 million, it is State significant development (SSD) for the purposes of *the Environmental Planning and Assessment Act 1979* (the Act).

The purpose of this letter is to request the Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. It is intended to include the DGRs in the design competition brief. To support the request for DGRs, the following information is provided:

- A description of the site and its regional context.
- A summary of the proposed development and the proposed process.
- A summary of the strategic plans and key environmental planning instruments that apply to the development.
- An overview of the expected environmental impacts associated with the development.
- A justification for the proposal, including the benefits of the project.
- The consultation proposed to be undertaken.
- The estimated capital investment value (CIV).

This letter should be read in conjunction with the attached indicative site plan and master plan framework prepared by Johnson Pilton Walker (JPW). These documents provide detail around:

- the need for an extension to the Gallery;
- the existing site and Gallery building; and

- an indicative functional planning concept for the extension, noting that a full competitive design process will be undertaken for the detailed design.

It should be noted that the JPW documents have been compiled from master planning reports prepared between 2008 and 2011. Although information around the existing site constraints and proposed development remains current, some references may be representative of the planning context at the time.

## 1.0 BACKGROUND AND JUSTIFICATION

The *Draft Metropolitan Plan for Sydney* identifies the need to promote and improve cultural facilities and venues in order to “reinforce Global Sydney as a premier cultural, arts, entertainment and retail destination”. A 2011 report commissioned by Arts NSW, entitled *Planning Sydney’s Cultural Facilities*<sup>1</sup> found that the worldwide creative economy has experienced 5.8 per cent growth per annum over the last two decades, and notes that “significant investment in cultural facilities to support this growth is likely to be required”.

The Gallery is currently one of the most prominent and important cultural facilities within Sydney, NSW and Australia. Over one million people visit the Gallery each year. However, a review of the gallery’s capabilities has revealed that the building is well beyond its capacity to accommodate the current number of visitors and staff – let alone any future increase in patronage or public programming, such as schools and other educational programs where the Gallery is able to accommodate less than a third of the anticipated demand for such programs.

*Planning Sydney’s Cultural Facilities* specifically mentions the Gallery, and notes that “art gallery exhibition space (in Sydney) is significantly below that of benchmark cities”. When compared to its interstate and international peers, many of which are competing for the same visitors, inward investment and major exhibition opportunities, it is clear that the current Gallery building will need to be expanded in order to accommodate much-needed growth into the near future, and to remain competitive as a leading cultural institution in Australia, and as a major cultural destination in the wider Asia-Pacific region.

A study of potential siting options has shown that there is a significant amount of land directly to the north east of the existing Gallery that, if used to accommodate an extension to the Gallery, would provide significant benefit to all stakeholders. This land comprises the land bridge above the Cahill Expressway, as well as a vacant area of land that currently accommodates a series of underground naval oil bunkers. Redevelopment of this land for the purpose of an extension to the Gallery would provide the following opportunities:

- Potential to realise Sydney’s next landmark cultural building with an international status as befits Sydney’s standing as Australia’s global city.
- Addition of new, flexible gallery and exhibition spaces, allowing for natural expansion and accommodation of types of art types of art which cannot be exhibited in the existing building.
- Addition of new temporary exhibition spaces for touring exhibitions, enabling the Gallery to bring a wider range of exhibitions and public programs to Sydney than is currently possible.
- An increase in visitation from local, national and international audiences.
- Expansion of the Gallery’s education programming.
- Enable the Gallery to better connect to audiences, particularly those in Western Sydney and regional NSW, with facilities to support the development and roll out of new programs, events, touring shows and reciprocal events with other cultural institutions around NSW.

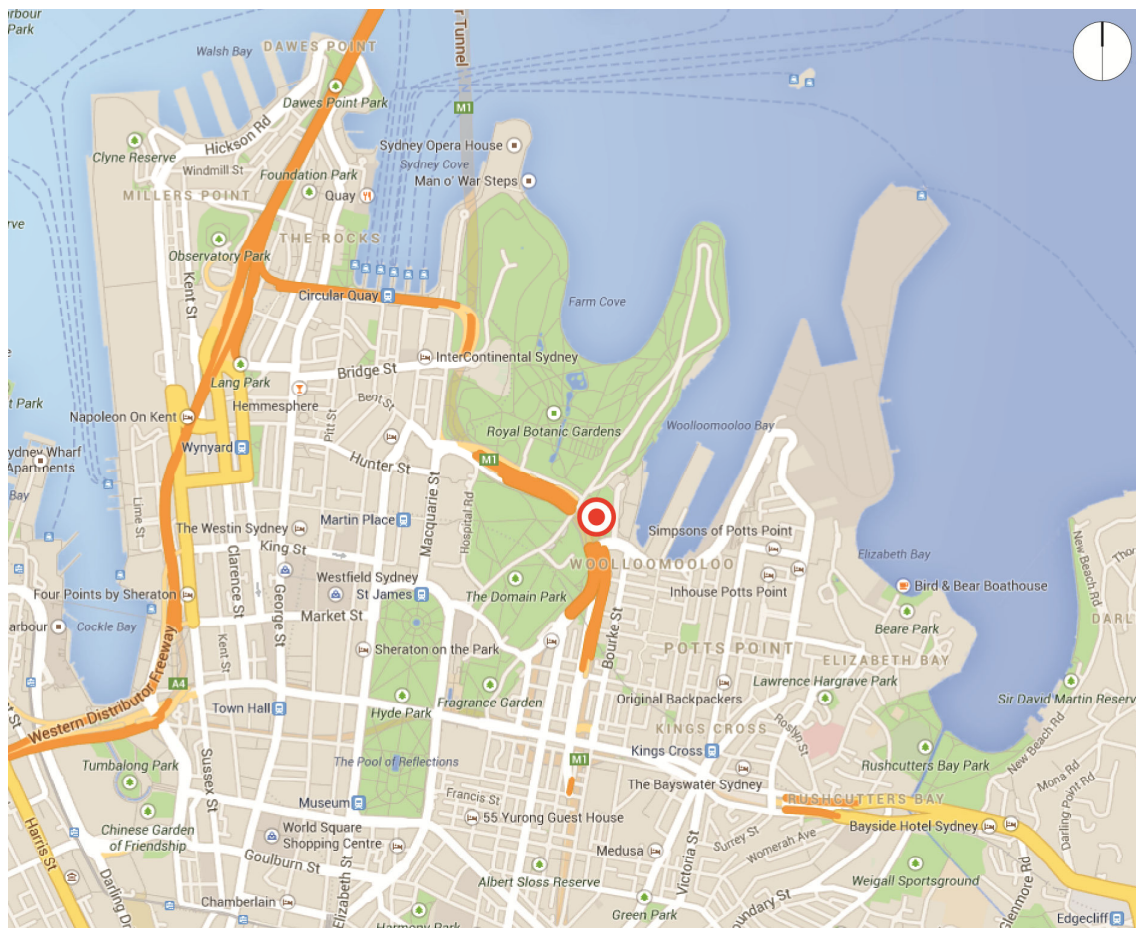
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<sup>1</sup> Sweet Reason (2011). *Planning Sydney’s Cultural Facilities*. Commissioned by Arts NSW.  
<http://www.arts.nsw.gov.au/wp-content/uploads/2011/09/Planning-Sydneys-Cultural-Facilities-Final.pdf>

- Ability to accommodate a range of innovative new exhibition support spaces that are becoming spaces, AV and IT technologies and the like.
- Greatly improved circulation throughout the site for visitors, staff and movement of collections and goods.
- Addition of storage, workshop and office areas to accommodate growth of the Gallery organisation.
- Improvements to the public domain around the site and opportunities for better integration of the Gallery with the precinct and Royal Botanic Gardens.
- Remediation and use of land that is generally unused, and is poorly integrated with the existing Gallery, Royal Botanic Gardens and Domain.

## 2.0 THE SITE

The site comprises the existing Gallery, the land bridge above the Cahill Expressway, and the land to the immediate north east of the Cahill Expressway. Based on the indicative site boundaries, the site has an approximate area of 40,000 m<sup>2</sup>, (approximately 30,000 m<sup>2</sup> excluding the existing Gallery building) and is irregular in shape. The majority of the land proposed to be developed lies on either the Cahill Expressway land bridge, or on Royal Botanic Gardens and Domain Trust land. The site's context is shown at **Figure 1**.



 The site

**Figure 1** – Site context

To the east, the site is bounded by the Cahill Expressway (other than where the land bridge lies), Cowper Wharf Roadway and Lincoln Crescent (a local road). To the west, the site is bounded by

the land bridge and Art Gallery Road. The site extends no further than the existing Gallery to the south, and is bounded to the north by the Ausgrid substation and the return leg of Mrs Macquarie’s Road.

The lots that make up the site are listed in **Table 2** below.

**Table 1** – Legal description of site

Lot/DP	Description	Ownership
102/854472	Existing Gallery building	Art Gallery of New South Wales Trust
Part of 34/39586	Land to the north of Cahill Expressway	Royal Botanic Gardens and Domain Trust
Part of 107 and 108/1105308	Cahill Expressway and land bridge above	Roads and Maritime Services
115/1105308	The part of Art Gallery Road on the land bridge	Roads and Maritime Services
Part of 101/854472	Land to west and south of existing Gallery building	Royal Botanic Gardens and Domain Trust

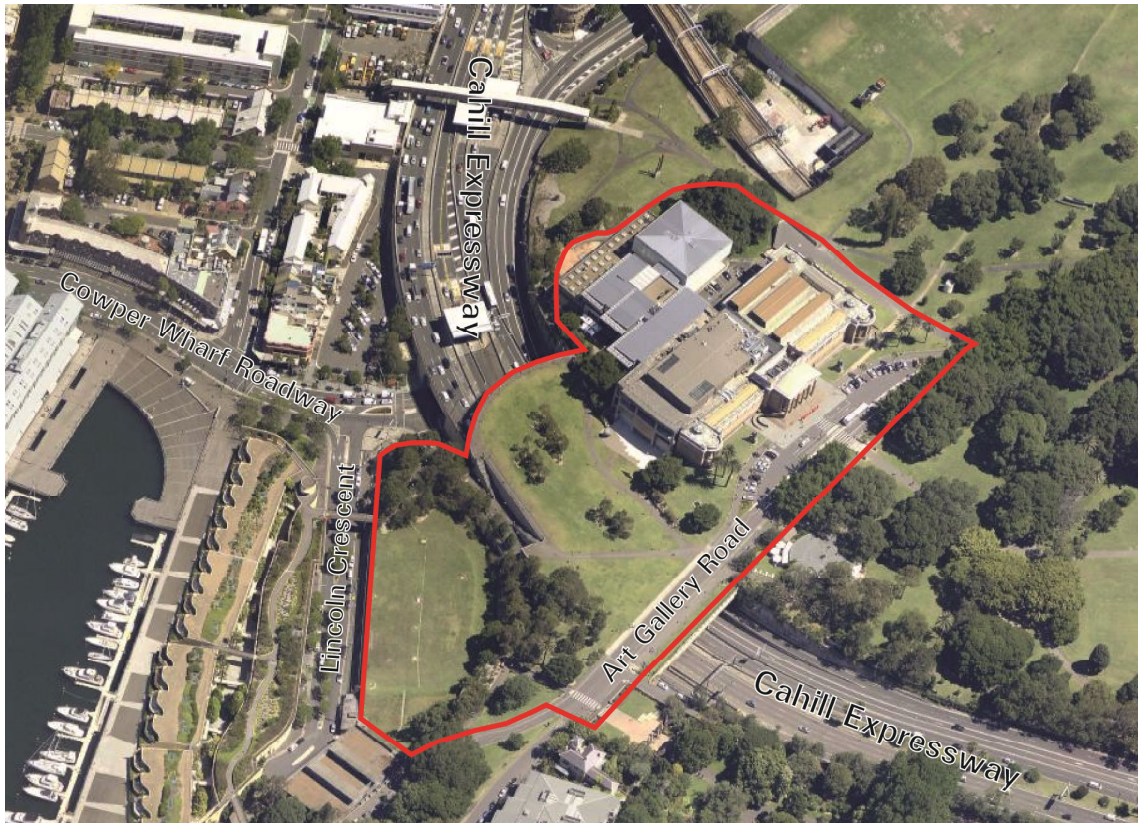
An aerial photograph identifying the site is shown at **Figure 2**.



**Figure 2** – Aerial photograph of approximate site for development

The site has a varied topography, generally sloping from the existing Gallery building down to the north east. The site drops sharply when transitioning from the land bridge and Art Gallery Road to the naval fuel tank area. The site drops sharply again on the boundary between the site and Lincoln Crescent to the east.

Oblique aerial photographs of the site are shown at **Figures 3 and 4.**



**Figure 3** – Aerial view from north



**Figure 4** – Aerial view from south

Photographs of the site are shown at **Figure 5** to **12**.



**Figure 5** – View of existing Gallery building from The Domain



**Figure 6** – View of land bridge over the Cahill Expressway from Art Gallery road, looking south east, with the northern façade of the Gallery building visible on the right



**Figure 7** – View across land above naval oil bunkers, looking north east toward the neighbouring Ausgrid substation (bunker entrances can be seen in foreground)



**Figure 8** – View across land above naval oil bunkers, looking south west toward the existing Gallery building (bunker entrances can be seen in foreground)



Figure 9 – Neighbouring Ausgrid substation on Lincoln Crescent



Figure 10 – Art Gallery Road, with Gallery building in background



Figure 11 – Stairs leading up to northern side of land bridge



Figure 12 – View of the land bridge from southern end of the land bridge, looking north (Gallery building can be seen on the left)

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Subject to detailed design following a competitive design process, the State significant development proposal will include:

- a new extension to the Gallery with:
  - gallery and exhibition spaces
  - learning and education spaces
  - landscape and external display spaces
  - expanded library and research facilities
  - function and conference rooms
  - administration offices
  - a public through site link to maintain public access across the site
  - car parking
  - artefact and artwork storage
  - a loading dock
  - other ancillary uses, such as gallery shops, cafes, cinemas, libraries or reading rooms
- a total gross floor area of approximately 25,000 m<sup>2</sup>;
- a public link between the existing and new wings; and
- bus and coach drop-off and parking areas.

A preliminary functional planning concept prepared by JPW has been provided for information purposes (see attached).

### 3.1 Process

A draft design competition process has been prepared in consultation with the Australian Institute of Architects (AIA) and the NSW Government Architect. Generally, the process will involve the following:

1. **Request for DGRs**
2. **Design Competition**
  - a. **Stage 1:** Up to 25 architects, both local and international, will be selected by a jury to participate in the first stage of the competition. Stage 1 will require architects to provide a broad conceptual proposal for the project. Of the 20 architects, up to five will be invited to participate in Stage 2 of the design competition. **Timing: May 2014 to July 2014**
  - b. **Stage 2:** The shortlisted architects will be invited to prepare a design proposal for the project, based on a more detailed brief. Site visits and briefings will be organised for each architect. Upon conclusion of Stage 2, architects will be invited to present their designs to the jury. With input from a range of expert advisors, the jury will then select one submission as winner of the competition. **Timing: September 2014 to March 2015**
3. **Exhibition:** Although subject to further confirmation, the winning design is likely to be exhibited by the Gallery for four to six weeks, allowing the public and any other stakeholders to provide feedback on the winning design.
4. **Preparation of SSDA:** A State significant development application with accompanying EIS will then be prepared and submitted to the Department of Planning and Infrastructure. **Timing: March 2015 onwards**

## 4.0 PLANNING CONTEXT

The following strategies and planning instruments are relevant to the proposed development:

- Draft Metropolitan Strategy for Sydney.
- Sustainable Sydney 2030.
- State Infrastructure Strategy 2012-2032.
- State Environmental Planning Policy (State and Regional Development) 2011.
- State Environmental Planning Policy No.55 – Remediation of Land.
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- Sydney Local Environmental Plan 2012.

### 4.1 Draft Metropolitan Strategy for Sydney

The *Draft Metropolitan Strategy for Sydney* sets out a framework to guide growth and development in Sydney over the next 15-20 years. An objective of one of the five major outcomes of the plan is to identify opportunities for investment in cultural infrastructure and ensure that cultural facilities are delivered across Sydney.

The strategy also introduced a number of 'city shapers' – key areas that will "*directly influence Sydney's successful growth to 2031*". Included in these city shapers is 'Global Sydney' – essentially the Sydney CBD and surrounds. A key priority for the area is to "*promote arts and culture venues to reinforce Global Sydney as a premier cultural, arts, entertainment and retail destination*".

In comparison with the current Gallery, which has less than 25,000 square metres of floor space, other premier galleries across Australia are equipped with significantly more area. The Queensland Art Gallery and the National Gallery of Australia each have over 40,000 square metres of floor space, while the National Gallery of Victoria has over 50,000 square metres.

The proposed development will result in the revitalisation of the state's most important art gallery, allowing Global Sydney to remain competitive with the cultural precincts of other cities around the country, especially in light of further planned expansion of interstate galleries in Melbourne, Canberra and Brisbane. The proposed development is therefore consistent with the objectives of the *Draft Metropolitan Strategy for Sydney*.

### 4.2 Sustainable Sydney 2030

*Sustainable Sydney 2030* is City of Sydney Council's long-term strategic plan for Sydney, and outlines the visions and targets for the city over the next two decades. The plan outlines 10 main strategic directions – the seventh of which is '*a cultural and creative city*'.

This strategic direction acknowledges that arts and culture "*are fundamental to liveability and quality of life, and increasingly to economic development*". It also acknowledges that more investment in culture is needed in order to plan for a creative city. Specifically, objective 7.3 states that there is a lack of appropriate space for creative industries, and that only recently has the strength of creative industries been acknowledged.

Sydney Modern is consistent with *Sustainable Sydney 2030*, in that it will support and grow one of Sydney's greatest cultural institutions – the Art Gallery of NSW. The development will provide much-needed space to support the Gallery's functions now and into the future, thereby contributing significantly to Sydney's creative economy, and more broadly to NSW's creative economy.

### 4.3 State Infrastructure Strategy 2012-2032

The *State Infrastructure Strategy 2012-2032* investigates the major infrastructure issues likely to present themselves over the next 20 years, and outlines a program of projects to be prioritised over the next five, 10 and 20 years.

Specifically, the Strategy mentions Sydney's 'Arts Ribbon', and proposes upgrades to the Opera House and Art Gallery of NSW, as well as new developments at Walsh Bay and Barangaroo. The Strategy notes that the Gallery is *'half the size of comparable facilities in Canberra, Melbourne and Brisbane'*.

The proposal to expand the Gallery to the north-east of the existing building is identified, noting that a concept design might include a doubling of existing exhibition space, allowing for blockbuster exhibitions and an expanded permanent collection. Ultimately, the Strategy recommends the investment of approximately \$1 billion (including \$600 million) in Sydney's Arts Ribbon.

The proposed development is consistent with the *State Infrastructure Strategy*, in that it will address key limitations currently faced by the Gallery, while contributing to Sydney's cultural economy and the continued role of the Arts Ribbon.

### 4.4 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* identifies development which is declared to be State Significant. Clause 13 of Schedule 1 of the Policy states that the following development is considered to be State significant development:

- 1) *Development that has a capital investment value of more than \$30 million for any of the following purposes:*
  - a) *film production, the television industry or digital or recorded media,*
  - b) *convention centres and exhibition centres,*
  - c) *entertainment facilities,*
  - d) *information and education facilities, including museums and art galleries,*
  - e) *recreation facilities (major),*
  - f) *zoos, including animal enclosures, administration and maintenance buildings, and associated facilities.*

As the proposal is defined as an art gallery and has an estimated capital investment value of \$400 million (June 2012 \$), it is considered to be State significant development.

### 4.5 State Environmental Planning Policy No. 55 – Remediation of Land

*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) provides controls and guidance for the remediation of contaminated land. It requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. If a site is contaminated, the consent authority must be satisfied that the site is suitable (or will be suitable, after remediation) for the proposed use.

Contamination is discussed further in **Section 4.3**.

### 4.6 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

*The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Sydney Harbour REP) sets out the objectives and guiding principles for the Sydney Harbour Catchment. It also sets out a range of matters for consideration that must be taken into account in the assessment of DAs that are within the 'Foreshores and Waterways Area' defined within the REP. Part of the site lies within this area.

The relevant matters for consideration include:

- biodiversity, ecology and environment protection;
- public access to, and use of, foreshores and waterways;
- maintenance of a working harbour;
- interrelationship of waterway and foreshore uses;
- scenic quality of the foreshore and waterways;
- maintenance, protection and enhancement of views; and
- boat storage facilities.

#### **4.7 Sydney Local Environmental Plan 2012**

*Sydney Local Environmental Plan 2012* (LEP 2012) is the primary planning instrument applicable to Sydney LGA.

##### **Zoning and permissibility**

The existing Gallery building is zoned B8 Metropolitan Centre, but only to the extent of the building's current boundaries, which, for the most part, are the external walls of the existing building. Land surrounding the Gallery building and to the north of the Cahill Expressway are zoned RE1 Public Recreation. The Cahill Expressway itself, and hence the land bridge above, is zoned SP2 Classified Road.

Under the definitions in LEP 2012, an 'information and education facility' is defined as:

*a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.*

The proposed development is therefore defined as an information and education facility.

Information and education facilities are permitted with consent in both Zone B8 and Zone RE1, but are not listed as a permissible use in the SP2 Classified Road zone.

The site of the proposed development is unusual, in that it is partly able to be located on a land bridge above a road corridor – bridges above roads are rarely of a size or type able to accommodate substantial development. Further, zoning is unable to be applied in stratum, meaning that any land bridge above a classified road would necessarily need to have the same zoning as the road itself.

For these reasons, the standard instrument SP2 zone could not have reasonably accounted for a future desire to construct part of an art gallery above a classified road. As such, the proposed development is considered acceptable from a permissibility standpoint, given:

- the development is only prohibited within the SP2 zone due to the inherent limitations of current zoning systems and the unusual nature of the Cahill Expressway land bridge;
- the development is permissible in adjacent zones; and
- the site is suitable for the proposed development.

We note that section 89E of the *Environmental Planning and Assessment Act 1979* states that:

*(1) The Minister is to determine a development application in respect of State significant development by:*

*(a) granting consent to the application with such modifications of the proposed development or on such conditions as the Minister may determine, or*

*(b) refusing consent to the application.*

*(2) Development consent may not be granted if the development is wholly prohibited by an environmental planning instrument.*

*(3) Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.*

As the development is only partly prohibited, the Minister is capable of granting consent to any future DA.

#### **Waiver of requirement for Stage 1 DA**

Under LEP 2012, development on land in Central Sydney with a site area greater than 1,500 m<sup>2</sup> requires a development control plan to be prepared before a detailed development application can be lodged. In general, staged development applications are generally lodged in order to satisfy this provision (i.e. Stage 1 DA for building envelope, Stage 2 DA for detailed design).

As part of this request for DGRs, it is proposed that the LEP requirement to prepare a Stage 1 DA be waived. A Stage 1 DA is not considered to be appropriate or advantageous in this instance, given the following:

- **A staged DA may limit the ability of the design competition to deliver a truly remarkable building.** There is an opportunity for the proposed development to become Sydney's next landmark cultural building. Limiting the competitive design process to a particular built form envelope would unnecessarily constrain the creativity and scope of potential designs.
- **Staged DAs are more appropriate for sites with multiple buildings or close relationships to adjoining buildings.** Staged DAs are intended to address a site's suitability and the built form of a proposed development and the relationship between towers, whether they be on the same site or on neighbouring sites. The proposed development only comprises one building, and will be located on a primarily surrounded by either parkland or low-scale development.
- **The proposed development is not driven by commercial objectives.** The objective of the proposed development is to provide space for an expanding art gallery. Unlike more traditional developments, proposed development will not be driven to maximise floor space out of commercial interests. The size of the development will therefore necessarily be limited by the needs of the Art Gallery of NSW as a cultural institution.

For these reasons, we hereby request that the requirement for a Stage 1 DA to be prepared be waived in this instance.

#### **Other provisions**

- No height or FSR provisions apply to the site under LEP 2012.
- LEP 2012 requires competitive design processes to be carried out in accordance with the *City of Sydney Competitive Design Policy*. The competitive design process will not be strictly in accordance with this policy – however, the competitive design brief will be prepared in consultation with the Australian Institute of Architects and will achieve an appropriate level of oversight and integrity, and is intended to produce a building that exhibits design excellence.
- The site is within a foreshore area under LEP 2012. As part of the EIS, the provisions of the LEP relating to foreshore development will be addressed, including public access to existing open space.
- Car parking provisions under LEP 2012 will be considered as part of the EIS.
- Heritage considerations of the existing building and its setting in the Domain will be considered as part of the EIS.

## 5.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future DA.

### 5.1 Urban Design and Built Form

The DA will be based on an architectural design to be selected by a jury as part of a national and international competitive design process. The EIS will consider this design from both an urban design and built form perspective, and will address such issues as:

- siting and orientation;
- height, bulk, scale and massing;
- articulation, materiality and finishes;
- design excellence;
- the building's interface and compatibility with the existing art gallery building;
- the building's relationship with the surrounding Royal Botanic Gardens and Domain; and
- visual impact from the harbour and other nearby areas.

### 5.2 Public Domain

The proposed development will include a range of public domain improvements to site. The EIS will consider:

- provision of a public piazza to interface with the new entrance to the Gallery and the Royal Botanic Gardens, whose current Woolloomooloo Gates would also be accessed via this piazza;
- any potential solar impact on the surrounding public domain; and
- pedestrian connectivity throughout the site, including maintenance and improvement of the existing through site link from Cowper Wharf Road to Art Gallery Road.

Overall, the proposed development will be an attractor to the north east end of the CBD, activating the area and encouraging pedestrian flow across Sydney's cultural ribbon.

### 5.3 Contamination

The area of the site directly adjacent to Lincoln Crescent contains a number of remediated naval oil bunkers. The bunkers were constructed 1938, and were used as emergency fuel tanks for military vessels. The bunkers ceased to be used for refuelling circa 1984, at which time the tanks were emptied and cleaned to remove the majority of the residual oil. Since then, a number of contamination studies have been undertaken, the most recent of which was a 1999 Summary Audit Report prepared for the Department of Defence by Woodward-Clyde.

The Woodward-Clyde report reviewed all previous contamination investigations undertaken on the site, including two previous reports prepared by EES in 1995 and 1996 respectively, and a 1997 report prepared by GHD. The report concluded that although there was the potential for residual amounts of oil to remain in the structure of the bunkers, the site had been sufficiently remediated to allow a commercial or industrial use.

Further contamination investigation will be undertaken at DA stage to determine the extent of contamination, the current status of the bunkers, and the level of remediation required to ensure the site is suitable for the proposed development.

#### **5.4 Traffic, Access and Parking**

A traffic impact assessment will be prepared at DA stage by a traffic consultant. The report will address:

- the number of car parking spaces to be provided;
- vehicular access to the site and internal circulation of car parking areas;
- configuration of a new loading dock;
- taxi, bus and coach drop off areas;
- the impacts of traffic generated by the proposed development on the surrounding road network; and
- access to public transport.

#### **5.5 Infrastructure and Services**

An investigation into existing infrastructure and services on the site will be undertaken at DA stage. The EIS will address connection and, if necessary, augmentation of existing services to service the proposed development.

#### **5.6 Geotechnical Conditions**

A geotechnical report will be prepared at DA stage by a qualified consultant. The report will address subsurface conditions to determine the suitability of the site for the proposed development. The report will also address any potential measures required due to the site's proximity to the Cahill Expressway.

#### **5.7 Structural Feasibility**

Part of the site is located on the existing land bridge above the Cahill Expressway. Any structural measures required to support the land bridge during and after the construction of the proposed development will be addressed at DA stage. Roads and Maritime Services will be consulted in this regard on a regular and ongoing basis.

#### **5.8 Heritage**

The existing Art Gallery of NSW building and the surrounding Royal Botanic Gardens and Domain are items of heritage significance under LEP 2012. A Heritage Impact Statement will be prepared at DA stage, and will address the impact of the proposed development on the heritage significance of these two items.

#### **5.9 Ecologically Sustainable Development**

The EIS will detail the ecologically sustainable development (ESD) principles and measures to be incorporated into the design of the proposed development.

#### **5.10 Construction Management**

The EIS will detail the proposed construction methodology and timetable for the development. In particular, the following construction issues will be addressed:

- Impacts on the ongoing operation of Cahill Expressway, as well as surrounding roads such as Cowper Wharf Roadway, Lincoln Crescent and Art Gallery Road.
- Impacts of construction noise and vibration on surrounding residential development.
- Construction waste management.
- Maintenance of pedestrian and vehicular access from the Royal Botanic Gardens and Domain to the site and surrounding areas.
- The ongoing operation of the existing Gallery.

- Maintenance of access and amenity across the precinct for other stakeholders.

### 5.11 Consultation

As stated previously, the winning design will be placed on exhibition for approximately four to six weeks in order to allow the public and other stakeholders to provide feedback on the proposal.

Prior to and during the SSD process, the Gallery will also engage with other stakeholders, such as:

- local residents and other neighbours;
- City of Sydney Council;
- Department of Planning and Infrastructure;
- Royal Botanic Gardens and Domain Trust;
- Roads and Maritime Services; and
- Transport for NSW.

Further details around consultation will be provided as part of the EIS.

## 6.0 CONCLUSION

The purpose of this letter is to request the DGRs for the preparation of an EIS for the Sydney Modern extension to the Art Gallery of NSW. The Sydney Modern project is a once-in-a-generation opportunity to create Sydney's next landmark cultural building in a unique harbourside parkland setting. The project will also provide the Art Gallery of NSW with much-needed space to accommodate expansion of exhibition and gallery space, as well as new workshop, storage, research, function and office areas that are fit for purpose.

We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs to allow the project to move to the design competition and detailed DA stages. The first stage of the design competition has been mooted to commence in May 2014. The early receipt of DGRs would be advantageous, as it is intended to include these as part of the design competition brief.

Should you have any queries about this matter, please do not hesitate to the undersigned on 9956 6962, [cswan@jbaurban.com.au](mailto:cswan@jbaurban.com.au) or [aszczepanski@jbaurban.com.au](mailto:aszczepanski@jbaurban.com.au).

Yours faithfully,



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