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19 October 2021

Jim Betts
Planning Secretary
Department of Planning, Industry and Environment
4 Parramatta Square 12 Darcy Street
Parramatta NSW
2150

Attention: Amy Watson

Dear Amy,

DESIGN STATEMENT SUPPORTING MOD 15 – LANDS BUILDING

The updated demolition drawings submitted for this Modification 15 Submission of SSDA 7484 are largely consistent with the previous drawings submitted under Modification 4 and Modification 9.

The drawings reflect the design development undertaken with the specialist consultant team and the contractor (Built) since the previous submission and are the outcome of further site investigations, workshops and coordination to determine the optimum outcome for the renewal of the Lands Building. In particular, the outcomes submitted under this modification submission have been developed and reviewed in close consultation with both the Heritage Consultant (Urbis) and the Heritage Architect (Purcell).

The key amendments can be summarised as follows:

1. Update of demolition extents showing new proposed. Of particular note are the following:

_ Temporary removal of portions of the existing courtyard gantries. The portions of retained gantries (outlined in Modification 9) are to be temporarily removed to facilitate their conservation and reinstated to match existing on completion of the works.

_ Updated demolition extents to the floor of LG.28 are required for site access requirements. This location is the only at grade access to the site, the extent of demolition approved in Modification 9 is proposed to be increased, for the movement of vehicles and equipment onto the site.

_ Removal of floors to Lower Ground floor rooms (where indicated). After coordination with the consultant team and contractor it is determined that the floor structure is required to be demolished to allow the installation of new in-ground services. In the previous Modification 9, the floor-finish (timber floor-boards) was removed in these rooms, however the removal of these floors is critical to enable low level gravity drainage to be installed and reticulated. The gravity drainage is constrained by the existing invert levels of the connections in the street. There are stringent parameters to work within regarding the heritage walls, footings and coordination with the required



penetrations / trenches without negatively impacting the heritage fabric structurally.

The areas where these services reticulate will be inaccessible once the building is complete and as such require a high level of coordination and consideration for the heritage fabric both during construction and for the life of the building. As such it is necessary that these elements are constructed without any compromise to the final system. New floors/ floor joists will be installed in the same locations to the same levels, following the installation of in-ground drainage. The proposed strategy for the salvaged tallowwood floor boards to the retail areas of Lower Ground remains in place.

_ Removal of localised portions of the stone flooring in the Lower Ground floor corridors is required for the reticulation and installation of in-ground services. The location of the services runs has been coordinated to minimise the corridor crossings and to avoid prominent locations (such as the Bridge Street entry) and significant heritage elements (such as the chain measure in the eastern corridor). It is proposed that the existing stone flooring will be carefully removed, to be reinstalled in-situ following the installation of in-ground services.

This also includes the removal of the contemporary concrete floor and stair (LG.67) at the far western end of the northern corridor. Below this stair and corridor are the existing sewer connections that need to be accessed to connect the upgraded hydraulic services.

_ The removal of one original lower-level lath and plaster ceilings on Lower Ground floor (LG.09) is proposed to facilitate their use as a commercial kitchen, including dish-washing and storage. Following extensive coordination with the consultant team, the need to install a ceiling with a higher fire rating and a secondary ceiling that is suitable for a commercial kitchen environment, meant the retention of the existing ceilings was not possible. These back-of-house spaces are not accessible to the general public. The new ceilings will be functional and have a modern appearance.

2. Updates providing clarification of the demolition extents;

_ Sheet "SP-DA-G-2298" provides clarification of the illustration to the demolition extents at the mezzanine level of the existing WC locations adjacent the central stairs and in the northern and southern courtyards. These areas full demolition of these areas remains consistent with Modification 4 and 9.

_ Sheet "SP-DA-G-2299" provides clarification of the illustration of the demolition extents to the floor adjacent to the Loftus Street entry. The removal of this intrusive, non-original fabric was correctly shown in Modification 4 drawing G-2299_LANDS BUILDING - GROUND LEVEL_[07], and inadvertently printed with an error in Modification 9 G-2299_LANDBUILDING-GROUNDLEVEL_[09].

Hassell are pleased to submit the developed demolition works drawings that are consistent with the design intent of the previous Modification 9 submission.

Yours sincerely

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