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17 June 2022

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 17 – LANDS BUILDING

The updated drawings submitted for this Modification 17 Submission of SSDA 7484 are largely consistent with the previous drawings submitted under Modification 4, 5 and 15.

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.

The submission also reflects the development of the design following a period of site investigations and surveys over the past 12 months to confirm the material, construction detail and performance of the existing building elements. The works have also included the 'soft-strip' of the building to remove carpets, furniture and contemporary partitions that have helped provide a more complete picture of how the building is put together and therefore how the proposed works can be best integrated sympathetically. These investigations, which could not have been undertaken at the time, have been critical to prove up the concept planning and approaches that were submitted under MOD 4.

This period of investigations and design development has also verified the approach to services integration including the use of the corridor voids, kitchen exhaust risers, and the mechanical services located with the north and south roofs. The outcome as shown on the submitted plans, is that the design principles and approaches have been reconfirmed with minor impacts to the heritage fabric compared to MOD 4.

The submission also incorporates an update to one of the key contemporary insertions in the northern courtyard façade following recent presentations and agreement with the DRP.

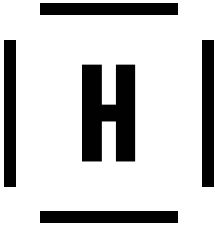
As the Lands Building's proposed plans were last issued under MOD 4, they have now been brought up to date to reflect both the approved demolition under MOD 15. The demolition submitted under this MOD 17 has gone into greater detail from previous submissions, again due to the outcomes of the site investigations and design development.

The key amendments can be summarised as follows, listed by level:

Basement Levels

- Updated excavation showing proposed tunnel access shaft extents, rationalisation of excavation to egress stairs and reduced extents of excavation in the BOH lift lobby on Basement Level 3.
- Door relocated to Education building on proposed plans.

Lower Ground:



- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including removal of proposed windows to existing loading dock, new fire doors to east stairwell, Bridge St lobby door removed, Gresham lobby door retained and reinstated windows included.
- North Courtyard façade updated as endorsed by the DRP – note this update is shown across LG through Level 3.
- Minor updates to services integration including confirmed electrical cupboards and risers, and minor layout updates to the Comms/Switch rooms.
- Minor room layout updates to amenities and retail tenancies.
- Updated BOH fire stair and services riser, BOH Lift opening update, Updated lift openings.

Lower Ground Mezzanine:

- Modern concrete mezzanine removed, and structure retained.
- Room uses and internal layouts updated for amenities, office and BOH.
- Updated fire stair and services riser.

Ground Level:

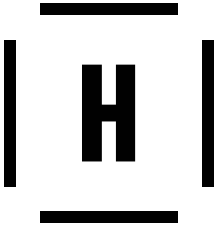
- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated Bent St entry doors, windows and handrails, updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
- Demolition extents modified including floor removal for amenities and corridor areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
- G.08 fireplace salvage for relocation to room 2.02.
- Central floor demolition in strong room for structural rectification.
- Strong room entry door update.
- Updated room layouts for amenities, wellness and room names.

Level 1:

- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
- Demolition extents modified including floor removal for amenities and corridor areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
- Room 1.26 fireplace salvage for relocation to room 1.15.
- Room 1.09 fireplace salvage for relocation to room 2.04.
- Room 1.18 fireplace salvage for relocation to room 2.05.
- Room 1.24 fireplace salvage for relocation to room 2.06.
- Strong room entry door update.
- Updated room layouts for amenities, screening room and room names.

Level 2:

- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated services risers, updated courtyard gantry extents and façade detailing express original courtyard doors to elevation.
- Demolition extents modified including floor removal for amenities and corridor areas, penetrations for risers, access hatches aligned with marble floor tiles, retention of northern pantry wall and the ceiling removal above northern spiral stairs for services installation (stairs to be retained in situ).
- Fireplace salvage for relocation on site.
- Updated room layouts for amenities, northern corridor, north / south / west function rooms, kitchen, store room, and updated room names.
- Level 2 services mezzanine included above new amenities.



- Ceiling penetrations for services reticulation shown.

Level 3:

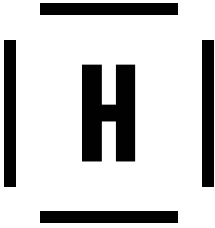
- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing the northern roof structure replacement
- Updated room layouts and naming for link insertion amenities and support spaces, northern dome and northern dome mezzanine, east tempietto kitchen layout.

Level 4 and above:

- Updates to proposed plans, sections and elevations to capture approved demolition under MOD 15 including updated plans showing retention of Level 4 tempietti floors to east and west.
- Updated room layouts for the northern dome mezzanine layout including arched openings to terraces and compliant terrace balustrades.
- Updated south terrace showing services integration.

The above amendments are captures on the following drawings.

SP-DA-G-2295-REV-08	DEMOLITION PLANS - LANDS BUILDING – BASMENT 3 - EDUCATION BUILDING - BASEMENT LEVEL 03
SP-DA-G-2296-REV-07	DEMOLITION PLANS - LANDS BUILDING – BASEMENT 2 - EDUCATION BUILDING - BASEMENT LEVEL 02
SP-DA-G-2297-REV-10	DEMOLITION PLANS - LANDS BUILDING - LOWER GROUND - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-2298-REV-09	DEMOLITION PLANS - LANDS BUILDING - LOWER GROUND MEZZANINE
SP-DA-G-2299-REV-11	DEMOLITION PLANS - LANDS BUILDING - GROUND LEVEL - EDUCATION BUILDING - LOWER GROUND
SP-DA-G-2300-REV-13	DEMOLITION PLANS - LANDS BUILDING - LEVEL 01 - EDUCATION BUILDING - GROUND
SP-DA-G-2301-REV-11	DEMOLITION PLANS - LANDS BUILDING - LEVEL 02 - EDUCATION BUILDING - LEVEL 01
SP-DA-G-2302-REV-10	DEMOLITION PLANS - LANDS BUILDING - LEVEL 03 - EDUCATION BUILDING - LEVEL 02
SP-DA-G-2496-REV-12	PROPOSED PLANS - LANDS BUILDING – BASEMENT 3 - EDUCATION BUILDING - BASEMENT LEVEL 03
SP-DA-G-2497-REV-11	PROPOSED PLANS - LANDS BUILDING – BASEMENT 2 - EDUCATION BUILDING - BASEMENT LEVEL 03
SP-DA-G-2498-REV-08	PROPOSED PLANS - LANDS BUILDING - LOWER GROUND - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-2498-M-REV-01	PROPOSED PLANS - LANDS BUILDING - LOWER GROUND MEZZANINE - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-2499-REV-13	PROPOSED PLANS - LANDS BUILDING - GROUND - EDUCATION BUILDING - LOWER GROUND
SP-DA-G-2500-REV-13	PROPOSED PLANS - LANDS BUILDING - LEVEL 01 - EDUCATION BUILDING - GROUND
SP-DA-G-2501-REV-10	PROPOSED PLANS - LANDS BUILDING - LEVEL 02 - EDUCATION BUILDING - LEVEL 01
SP-DA-G-2502-REV-12	PROPOSED PLANS - LANDS BUILDING - LEVEL 03 - EDUCATION BUILDING - LEVEL 02
SP-DA-G-2503-REV-11	PROPOSED PLANS - LANDS BUILDING - LEVEL 04 - EDUCATION BUILDING - LEVEL 03
SP-DA-G-2504-REV-11	PROPOSED PLANS - LANDS BUILDING - LEVEL 05 - EDUCATION BUILDING - LEVEL 04
SP-DA-G-2505-REV-12	PROPOSED PLANS - LANDS BUILDING - LEVEL 06 - EDUCATION BUILDING - LEVEL 05
SP-DA-G-2506-REV-13	PROPOSED PLANS - LANDS BUILDING - LEVEL 07 - EDUCATION BUILDING - LEVEL 06
SP-DA-G-2507-REV-11	PROPOSED PLANS - LANDS BUILDING - LEVEL 08 - EDUCATION BUILDING - LEVEL 07
SP-DA-G-2508-REV-11	PROPOSED PLANS - LANDS BUILDING - LEVEL 09 - EDUCATION BUILDING - LEVEL 08
SP-DA-G-2509-REV-11	PROPOSED PLANS - LANDS BUILDING - LEVEL 10 - EDUCATION BUILDING - ROOF
SP-DA-G-2510-REV-10	PROPOSED PLANS - LANDS BUILDING - LEVEL 11 - EDUCATION BUILDING - ROOF



SP-DA-G-2511-REV-05	PROPOSED PLANS - LANDS BUILDING - LEVEL 12 - EDUCATION BUILDING - ROOF
SP-DA-G-2512-REV-05	PROPOSED PLANS - LANDS BUILDING - ROOF - EDUCATION BUILDING - ROOF
SP-DA-G-3150-REV-03	DEMOLITION COURTYARD ELEVATIONS - LANDS BUILDING - NORTH COURTYARD
SP-DA-G-3151-REV-03	DEMOLITION COURTYARD ELEVATIONS - LANDS BUILDING - SOUTH COURTYARD
SP-DA-G-3201-REV-08	PROPOSED ELEVATIONS - LANDS BUILDING - WEST
SP-DA-G-3202-REV-07	PROPOSED ELEVATIONS - LANDS BUILDING - NORTH EDUCATION BUILDING - NORTH
SP-DA-G-3204-REV-08	PROPOSED ELEVATIONS - LANDS BUILDING - EAST
SP-DA-G-3250-REV-01	PROPOSED COURTYARD ELEVATIONS - LANDS BUILDING - NORTH COURTYARD
SP-DA-G-3251-REV-01	PROPOSED COURTYARD ELEVATIONS - LANDS BUILDING - SOUTH COURTYARD
SP-DA-G-3400-REV-11	DEMOLITION SECTIONS - LANDS AND EDUCATION BUILDING - SECTION 01
SP-DA-G-3401-REV-11	DEMOLITION SECTIONS - LANDS BUILDING - SECTION 02
SP-DA-G-3500-REV-11	PROPOSED SECTIONS - LANDS AND EDUCATION BUILDING - SECTION 01
SP-DA-G-3501-REV-04	PROPOSED SECTIONS - LANDS BUILDING - SECTION 02
SP-DA-G-7297-REV-01	DEMOLITION RCPs - LANDS BUILDING - LOWER GROUND - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-7298-REV-01	DEMOLITION RCPs - LANDS BUILDING - LOWER GROUND MEZZANINE
SP-DA-G-7299-REV-01	DEMOLITION RCPs - LANDS BUILDING - GROUND LEVEL - EDUCATION BUILDING - LOWER GROUND
SP-DA-G-7300-REV-01	DEMOLITION RCPs - LANDS BUILDING - LEVEL 01 - EDUCATION BUILDING - GROUND
SP-DA-G-7301-REV-01	DEMOLITION RCPs - LANDS BUILDING - LEVEL 02 - EDUCATION BUILDING - LEVEL 01

Hassell are pleased to submit the developed demolition and proposed works drawings that are consistent with the design intent of the previous Modifications 4, 5 and 15.

Yours sincerely,

Liz Westgarth
Principal and Board Director
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Email lwestgarth@hassellstudio.com