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14 December 2022

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

Attention: Amy Watson

Dear Amy,

MOD 18 DESIGN STATEMENT – LANDS BUILDING

The updated drawings submitted for this Modification 18 Submission of SSDA 7484 seek approval for proposed works to the heritage lath and plaster, and coke breeze ceilings.

The drawings reflect the proposed scope instructed to Hassell following the outcomes of further investigations into the fire performance and stability of the heritage ceilings undertaken by the consultant team.

The key amendments can be summarised as follows:

Nominated exceptional and high significance rooms (Ground Level):

Following Urbis's recommendation and nomination of rooms G.01, G.04 and G.07, the existing cornices in these exceptional and high significance rooms are to be salvaged and reinstated where possible. The existing lath and plaster ceilings are to be replaced with new fire rated plasterboard ceilings.

The design intent for the new fire rated plasterboard ceiling and reinstated cornices will largely maintain the existing ceiling height, visual appearance and detail.

Rooms with higher in height ceiling level (Lower Ground, Ground and Level 1):

The existing lath and plaster ceilings are to be replaced with new fire rated plasterboard ceilings with replica cornices and beam profiles based on those existing within each room.

The design intent for the new fire rated plasterboard ceiling and replica cornices will largely maintain the existing ceiling height, visual appearance and detail of each individual room.

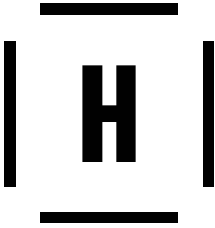
Rooms with lower in height ceiling level (Ground and Level 1):

The existing lath and plaster ceilings are to be replaced with new fire rated plasterboard ceilings with representative replica cornices and beam profiles.

The design intent for the new fire rated plasterboard ceiling and representative replica cornices will largely maintain the existing ceiling height, visual appearance and detail. Replica cornice moulding to be based on the most prevalent style for these rooms.

Rooms with concealed cornices and back-of-house rooms (Ground and Level 1):

The existing lath and plaster ceilings are to be replaced with new fire rated plasterboard ceilings with no cornices or beam profiles.



Coke breeze ceilings to 90min areas (Lower Ground and Ground Level):

The existing coke breeze ceilings within the 90min FRL corridors are to be replaced with new fire rating and arched ceilings.

The design intent for the new fire rated ceilings will largely maintain the existing ceiling visual appearance and detail, including profile around the exceptional timber joinery.

The above amendments are captured on the following drawings.

SP-DA-G-3400-REV-12	DEMOLITION SECTIONS - LANDS AND EDUCATION BUILDING – SECTION 01
SP-DA-G-3401-REV-12	DEMOLITION SECTIONS - LANDS BUILDING – SECTION 02
SP-DA-G-3402-REV-02	DEMOLITION SECTIONS - LANDS BUILDING – SECTION 03
SP-DA-G-3403-REV-02	DEMOLITION SECTIONS - LANDS BUILDING – SECTION 04+05
SP-DA-G-7297-REV-02	DEMOLITION RCPs - LANDS BUILDING - LOWER GROUND - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-7299-REV-02	DEMOLITION RCPs - LANDS BUILDING - GROUND LEVEL - EDUCATION BUILDING - LOWER GROUND
SP-DA-G-7300-REV-02	DEMOLITION RCPs - LANDS BUILDING - LEVEL 01 - EDUCATION BUILDING - GROUND
SP-DA-G-7497-REV-00	PROPOSED RCPs - LANDS BUILDING - LOWER GROUND - EDUCATION BUILDING - BASEMENT LEVEL 01
SP-DA-G-7499-REV-00	PROPOSED RCPs - LANDS BUILDING - GROUND LEVEL - EDUCATION BUILDING - LOWER GROUND
SP-DA-G-7500-REV-00	PROPOSED RCPs - LANDS BUILDING - LEVEL 01 - EDUCATION BUILDING - GROUND

Yours sincerely,

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