

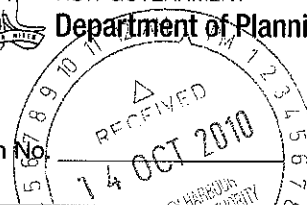
Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Modification No. _____



1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

Museum of Contemporary Art

15003765517

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Euan

Family name

Upston

Position

Chief Operating Officer

STREET ADDRESS

Unit/street no.

140

Street name

George Street

Suburb or town

The Rocks

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

0292452469

Fax

0417 045 222

Mobile

Email

euan.upston@mca.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

140

Street or property name

George Street

Suburb, town or locality

The Rocks

Postcode

2000

Local government area(s)

City of Sydney

State Electorate(s)

REAL PROPERTY DESCRIPTION

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☒

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

Alterations and additions to the existing MCA building, including addition of a 6 story building to the north of the existing MCA building and the redevelopment of the public domain around the existing and proposed buildings

What was the original project application no.?

08-0064

What was the date of the approval?

26/6/2009

What was the original application fee?

\$84,565.04

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the approval

Describe the proposed modification

Minor design modifications that include raising the lift roof, façade alterations eg wall thickness and changes to the finish, and other minor internal redesigns that are due largely to structural requirements.

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$N/A (incl)

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

N/A

Operational jobs (FTE)

6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

Signature

Egle Garrick

Name

EGLE GARRICK

Date

21/10/2010

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☐ Yes

☒ No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature

Egle Garrick

In what capacity are you signing if you are not the proponent

Fuan Chapman

Name

Name, if you are not the proponent

Date

11.10.10.

21 October 2010



Mr Euan Upston
Chief Operating Officer
Museum of Contemporary Art
140 George Street
The Rocks NSW 2000

Dear Mr Upston

**RE: REQUEST FOR LANDOWNER'S CONSENT TO LODGE
AN 'S.75W APPLICATION'
REFERENCE NUMBER: LOC 8012
Address: 140 George Street, The Rocks**

We refer to your request for landowner's consent to lodge an 's.75w Application' for the following:

- Minor design modifications that include raising the lift roof, facade alterations e.g wall thickness and changes to the finish, and other minor internal redesigns that are due largely to structural requirements.

Sydney Harbour Foreshore Authority has considered the application and, based on the information provided, gives landowner's consent to lodge your application with the appropriate consent authority.

Your application and the supporting information are now available for collection at level 6, 66 Harrington Street, The Rocks. Please contact Lucinda Freestone on 02 9240 8741 if you have any questions.

Yours sincerely

Egle Garrick
General Manager

Sydney Harbour Foreshore Authority
Level 6, 66 Harrington Street, The Rocks 2000
PO Box N408, Grosvenor Place NSW 1220
Telephone 02 9240 8500 Facsimile 02 9240 8899
www.shfa.nsw.gov.au ABN 51 437 725 177



ROOT PROJECTS

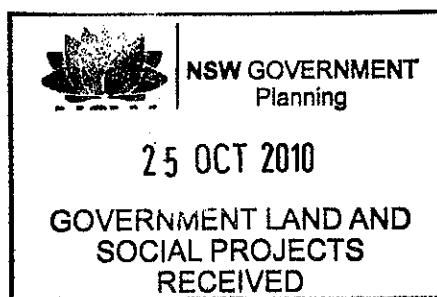
AUSTRALIA

PTY LTD

ABN 62 065 072 193

25 October 2010

NSW Department of Planning
Ground Floor, 23 Bridge Street
SYDNEY NSW 2001



Attention: Daniel Cavello

Dear Daniel,

The Museum of Contemporary Art - 140 George Street Sydney (The Rocks)
Planning Approval 08 - 0064

Find attached a 75W application for the minor alteration of the building facade, due to further design development, and the modification of the 'Grey-water Storage' system.

In support of this application find attached documentation as follows:

- 1) A completed Department of Planning 75W application form.
- 2) Sydney Harbour Foreshores Authority, Landowners Consent, dated 21 October 2010.
- 3) GHD advice outlining the proposed planning modifications, dated 8 October 2010 with Warren Smith and Partners advice 2 September attached.
- 4) Architect Marshall advice dated 15 September 2010.
- 5) Drawings referred to within the GHD advice (3 sets in colour).

We trust the attached is satisfactory and please do not hesitate to contact the undersigned on 0406 425 451 should you require any further information.

Yours sincerely,


Thomas Stock
Senior Project Manager

SYDNEY

Suite 2.02 The Cooperage

56 Bowman Street

Pymont NSW 2009

Tel (02) 9223 9933

Fax (02) 9223 9966

syd@rootprojects.com.au

MELBOURNE

2 Davisons Place

Melbourne VIC 3000

Tel (03) 9654 0488

Fax (03) 9654 0788

mel@rootprojects.com.au

www.rootprojects.com.au



8 October 2010

The Director-General
Department of Planning
Bridge Street
Sydney, NSW, 2000

Our ref: 21/20005
Your ref:

Dear Sir/Madam,

**Application for Proposed Modifications to Major Project Approval No.08-0064,
Museum of Contemporary Art Redevelopment Project, Sydney**

Please find enclosed an application for the modification of Major Project Approval (PA) No. No.08-0064 (granted 26/6/2009), for which the approval of the Minister is sought pursuant to Section 75W(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This letter includes the following:

- ▶ A completed Application Form (attached).
- ▶ Plans of the proposed modifications, prepared by Architect Marshall P/L (attached).
- ▶ Brief explanation and justification of the proposed modifications.

The nature of the proposed modifications are not anticipated to require notification pursuant to Section 75W(3) of the EP&A Act. Accordingly, this letter describes and assesses the proposed modifications in the context of relevant planning considerations.

The land to be developed has the real property description of Lots 20, 21, 22 and 24 in DP787906, part of Lot 1 in DP1052780; part of Lot 25 in DP773812, and part of the West Circular Quay public domain.

Proposed Modifications

There are a number of minor modifications proposed to be incorporated into the Museum of Contemporary Art (MCA) Redevelopment Project, which include raising the lift roof, façade alterations eg wall thickness and changes to the finish, and other minor internal redesigns that are due largely to structural requirements. These modifications are detailed in Table 1.1 below. These modifications are considered minor, and would remain consistent with the Minister's approval to the Major Project.

In particular, there is a need to modify the approval condition that relates to the Level 6 plantroom - Condition A5(1)(c). This Condition only permits the relocation of the Level 6 plant in a forward direction (directly to the east). Arising from consultation with the Department of Planning (DoP) and Harbour Rocks Hotel, the Level 6 plant was extended 689mm to the west which is contrary to the condition. As such, the wording to the condition needs to be either amended to allow the extension to the west, or deleted and replaced with a condition that requires the plant to be constructed as shown on the current architectural plans.

Drawings that reflect the proposed modifications to the MCA Redevelopment Project (as approved) are attached, and are "For Construction" drawings with a red layer over the top to point out the proposed modifications (as itemised within Table 1.1). All proposed modifications are attributed a letter of the alphabet, which are described in the legend in the bottom left-hand corner of each drawing.



In addition to the above is the need to decrease the size of the underground stormwater storage tanks. This is necessary to accommodate the structural constraints of the proposed development as well as the recent introduction of the Harbour Heat Exchange system into the project. The approved project included capture of rainwater from the roofs of the new building only, and discharge into a 50,000 litre concrete tank under the Level 01 slab, which was then to be used for WC flushing in the new building and irrigation purposes. The proposed stormwater collection and re-use was not a requirement of any relevant development standard at that point in time. As a consequence of the site constraints it is only possible to install two (2) 4,550 litre polyethylene storage tanks. These tanks would supply irrigation water supply only.

Assessment of the Proposed Modifications

The modifications sought are generally consistent with the Project Approval. Table 1.1 below is structured to identify, describe and justify, where necessary, the modifications.

The most noteworthy modification is the amendment required to Condition A5(1)(c). This modification meets the objective of the overall project approval, while not necessarily meeting the prescriptive meaning of the condition. As such, this minor amendment is considered insignificant in its nature, assisted by the consultative process undertaken to date, as it would not have any significant additional view impacts.

With regard to the decrease in the size of the underground stormwater storage tanks, it is of minimal to no environmental impact to relocate the proposed tanks from under the Level 01 slab, to being external to the building and adjacent to Lifts 4 and 5, during construction.

Conclusion

In light of the above, which includes Table 1.1, it is recommended that:

1. The Director-General determine, in accordance with Section 75W(3), that no additional environmental assessment is required in this case.
2. In accordance with Section 75W(4), the Minister modify the approval to incorporate:
 - The amended plans identified in Table 1.1.
 - To modify Condition A5(1)(c) accordingly.
 - To modify Condition A5, by adding condition A5(4) that reads as follows: "Water will be collected from the new extensions to the MCA building from the roof, terrace and deck areas. The water will be stored in two (2) 4,550 litre polyethylene storage tanks. The tanks will be located external to the building, adjacent to Lifts 4 and 5, as shown on hydraulic services drawing H-0802. Water from the rainwater tanks will be pumped, via an external integrated pump, to service irrigation areas in the new landscaped areas. Overflow from the tank shall be drained to the existing stormwater drainage system."

Yours faithfully

GHD Pty Ltd

Brad Snedden

Principal Environmental Planner

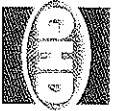
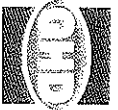


Table 1.1 Proposed Modifications

Drawing Schedule Reference	Drawing No.	Modification Description	Justification/Justification of Modification	Impact/Assessment
A.	A125B	Facade Swelling	<ul style="list-style-type: none"> The external envelope has in some places swelled due to further design development, comprehensive structural design and detailed understanding of the requirements of the cladding system (GRC). 	<p>The swelling has not changed the approved gross floor area ie internal areas.</p> <p>Minor modification with minimal to no visual impact.</p>
	A127B		<ul style="list-style-type: none"> Over the new entry from George Street, the building has swollen to the north and south but not to the west. 	
	A129C		<ul style="list-style-type: none"> On the eastern side, the facade has swollen to the east. Approval was already granted for the substantial cantilever over SHFA land on this side. The swelling pushes this out slightly as shown. 	
	A131B			
B.	A201B	Step in Facade for Structure	<ul style="list-style-type: none"> The facade has had to step slightly to accommodate a structural beam on the western facade over what is currently the George Street entry. The cladding material remains the same as approved. 	<p>As the facade system appears to be somewhat random, this change should not be noticeable. It does not project beyond the boundary.</p> <p>Minor modification with minimal to no visual impact.</p>
C.	A123B	More Shop Glass	<ul style="list-style-type: none"> The glass to the southern side of the shop has been marginally increased for better exposure and better surveillance of external areas. 	Minor modification, with no visual impact.



Drawing Schedule Reference	Drawing No.	Modification Description	Justification/Objective of Modification	Impact/Assessment
D.	A123B	Slab Steps Up and Down	<ul style="list-style-type: none"> The slab between the old and new building now steps up to the west of Stair 6 to allow people exiting from the Substation in the case of a fire to do so safely while people are exiting Stair 6. This has come about as a substantial existing structural beam prevented the substation's stair exiting on the same level as Stair 6 exits. This raised slab then steps down to the west to the George Street grade. 	Minor modification with minimal to no impact.
E.	A127B; A129C; A200C.	Window Deleted	<p>Windows have been deleted from:</p> <ul style="list-style-type: none"> The Multi Media room on Level 4, as natural light will be a hindrance to the education activities being undertaken in that room, namely filming. The south side of the Cafe on level 5, as it will interfere with the Kitchen that will now be in this position. The north side of the Store that is west of the level 5 Café, as it was not necessary and made fire compliance with the adjacent Police building difficult. 	Minor modification with minimal to no impact.
F.	A129C	Kitchen Moved	<ul style="list-style-type: none"> As mentioned on E above, the Kitchen has moved from the western side of the Cafe to the south as it was proven by a kitchen consultant to be too small in the PA approved position. This repositioning also provides better servicing and better use of the Cafe. 	Minor modification with minimal to no impact.



Drawing Schedule Reference	Drawing No.	Modification Description	Justification/Objective of Modification	Impact Assessment
G.	A130B	Existing Walls	<ul style="list-style-type: none"> The approved PA provides for Level 6 in the existing building to be leased out as a tenancy. In the PA it was anticipated that this level would be internally stripped out of its existing walls. It is now proposed to leave those walls in place as shown so a tenant can make the decision to remove or retain such walls. 	Minor modification with minimal to no impact.
H.	A133C; A201B	Facade Step for Detailing	<ul style="list-style-type: none"> The top of the western side of Stair 6 has had to be stepped to allow for the concrete and glass detailing and to allow for a successful detail to the old building whereby the flashing can be built and maintained. 	Minor modification with minimal to no visual impact.
I.	A131B; A133C; A200C; A201B; A221B.	Harbour Rocks Hotel	<ul style="list-style-type: none"> The north wall of the Plant room on level 6 has been moved south to accommodate a view sharing request from the Harbour Rocks Hotel to the west. To be able to accommodate this, the eastern facade has had to move east and the western facade move marginally (689mm) to the west. 	Despite the PA condition requesting it not move to the west, this was necessary to accommodate the structure to change the shape of the plant room.
J.		Not used.		Minor modification with minimal to no visual impact.
K.	A200C; A201B; A221B.	Roof Raised	<ul style="list-style-type: none"> A portion of the roof over the eastern side of the Cafe has had to be raised to conceal the necessary structure to support this roof. 	Minor modification with minimal to no visual impact.
L.	A200C; A201B.	Glazing Breakup	<ul style="list-style-type: none"> The break up of the glazing has been revised and simplified following further advice from glazing fabricators and a better understanding of natural ventilation requirements. Neither glass areas nor their positions have changed. 	Minor modification with minimal to no visual impact.



Drawing Schedule Reference	Drawing No.	Modification Description	Justification/Objective of Modification	Impact Assessment
M.	A200C	Door, Hinged to Slider. Concrete Colours	<ul style="list-style-type: none"> The door off Argyle Street where the big art trucks enter the site has been revised from a huge hinged door to an articulated sliding door as the hinged door proved impossible to engineer and operate. The concrete at natural ground level around the new building has been simplified to all be natural light grey off-form concrete and not the multi-coloured concrete as per the PA, as colour consistency could not be guaranteed. 	Minor modification with minimal to no impact.
N.	A200C	Door Added	<ul style="list-style-type: none"> A door has needed to be added for access to the Police fire hydrant and hose reel. 	Minor modification with minimal to no impact.
O.	A200C	Window Corrected & Existing Fabric Retained	<ul style="list-style-type: none"> Windows that exist on site now that were shown in plan on the approved PA were not shown in elevation. This has been corrected and in the process existing fabric below them has been retained. This occurs in Galleries 3.1 & 3.2. 	Minor modification with minimal to no visual impact.
P.	A134B; A201B; Off Form Concrete Colour Change Perspective 01.	Concrete & GRC	<ul style="list-style-type: none"> The external brown off-form concrete panel to the immediate north of the main entry on Circular Quay has been revised for white GRC as the MCA requested the interior be white to hang art on. 	<p>The adjacent multi coloured off-form concrete, as per the PA, has been simplified to light grey concrete as colour consistency could not be guaranteed.</p> <p>Minor modification with minimal visual impact.</p>
Q.		Not used.		



Drawing Schedule Reference	Drawing No.	Modification Description	Justification/Objective of Modification	Impact Assessment
R.	A201B	Roof Aligned with Glazing	<ul style="list-style-type: none"> The point in the new roof over the level 7 function rooms, where it changes from a low pitch edge to the central higher roof, has been moved in toward the central core so it lines up with the glazing under the roof. 	<p>This change has been made for design aesthetic reasons.</p> <p>Minor modification with minimal visual impact.</p>
S.	A201B	Slab Exposed	<ul style="list-style-type: none"> The slab that the shop sits on is now exposed to George Street which is consistent with other off-form concrete walls coming out of the ground. The approved PA shows the glass covering this edge that was awkward and non-functional. 	<p>Minor modification with minimal to no impact.</p>
T.	A201B	Cladding to White Alucobond	<ul style="list-style-type: none"> The cladding to the western side of the addition on level 7 has been revised to white Alucobond, as suggested in the PA conditions. 	<p>Minor modification with minimal to no visual impact.</p>
U.	A201B	Change to Awning & Materials Under	<ul style="list-style-type: none"> The George Street awning has been lowered 294mm to resolve the detailing of the existing materials as well as being made thinner. The new materials under the awning have been deleted and what exists is proposed to remain. There seemed no need to change these. Retaining them gives a clearer reading of what is old and what is new. 	<p>Minor modification with minimal to no visual impact.</p>
V-Y		Not used		
Z	A131B; A201B; A221B.	Raised lift roof	<ul style="list-style-type: none"> The roof to the lift core for lifts 4 & 5 has been raised 250mm to allow for the selected lift company's lift overrun. 	<p>Minor modification with minimal to no impact.</p>

Warren Smith & Partners Pty Ltd

A 1st Floor, 123 Clarence Street, Sydney 2000 NSW Australia ABN 36 300 430 126

T 02 9299 1312 F 02 9290 1295 E wsp@warrensmith.com.au W www.warrensmith.com.au

2nd September 2010

Project No. 3333

Root Projects
Level 5, Kyle House
27-31 Macquarie Place
SYDNEY NSW 2000
Email: thomas@rootprojects.com.au

Attention: Mr Thomas Stock

Dear Thomas,

**RE: MUSEUM OF CONTEMPORARY ART REDEVELOPMENT
140 GEORGE STREET, SYDNEY
STORMWATER HARVESTING**

The proposal at the Concept Design/DA stage was as mentioned in the "Statement on Provision of Site Stormwater Drainage" report.

It was proposed to capture the rainwater from the roofs of the new building only and discharge into a 50,000 litre concrete tank under the Level 01 slab. This rainwater was then to be used for WC flushing and irrigation purposes in the new building.

During the design development stage and with the introduction of the Harbour Heat Exchanger system, the space under the Level 1 slab for the 50,000 litre tank was quickly eroded. There were also structural constraints in trying to fit everything in.

The decision was made to downsize the tank so it would fit into the area that it has been allocated externally adjacent to the lifts. With the downsizing of the tank it was decided that the water from the tanks would supply irrigation only and not the WC flushing in the new building.


The revised wording to state the as designed system is as per below.

"Water will be collected from the new extensions to the MCA building from the roof, terrace and deck areas. The water will be stored in two (2) 4,550 litre polyethylene storage tanks. The tanks will be located external to the building adjacent to Lifts 4 & 5 as shown hydraulic services drawing H-0802.

Water from the rainwater tanks will be pumped via an internal integrated pump to service irrigation areas in the new landscaped areas. Overflow from the tank shall be drained to the existing stormwater drainage system".

Thomas, should you require any further information or clarification, please contact the undersigned.

Yours faithfully,
WARREN SMITH & PARTNERS


Grahame C. Barnes
Director Hydraulic Services

T: 02 8234 8617
F: 02 9290 1295
M: 0419 980 842
E: grahame@warrensmith.com.au

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Consulting Engineers

Hydraulic Services | Civil Engineering | Fire Protection | Sydney Water Accredited • Water Servicing Co-ordinator • Design and Project Management

architect marshall

Architect Marshall Pty Ltd ABN 8800 363 7401 Nominated Architect Sam Marshall no. 4644
P.O. Box 780 Darlinghurst 1300 sam@marshall.net.au fax 61 2 9310 4144 ph 61 2 9310 7555

15.9.10

Thomas Stock
Root Projects
Level 5
Kyle House
27-31 Macquarie Place
Sydney 2000

Dear Thomas,

Please find attached the following drawings that reflect substantial changes to the proposed MCA Redevelopment approved PA. They are the latest "For Construction" drawings with a red layer over the top to point out what has changed. All amendment letters refer to the same changes as shown in the legend in the bottom right hand corner.

DOP - A123B
DOP - A125B
DOP - A127B
DOP - A129C
DOP - A130B
DOP - A131B
DOP - A133C
DOP - A134B
DOP - A200C
DOP - A201B
DOP - A221B

MCA Off Form Concrete Colour Change Perspective dated 10.9.10

I give a brief description below:

A. Facade swelling.

The external envelope has in some places swelled due to further design development, comprehensive structural design and detailed understanding of the requirements of the cladding system (GRC). The swelling has not changed the approved gross floor area ie internal areas.

Over the new entry from George Street, the building has swollen to the north and south but not to the west.

On the eastern side, the facade has swollen to the east. Approval was already granted for the substantial cantilever over SHFA land on this side. The swelling pushes this out slightly as shown.

B. Step in Facade for Structure

The facade has had to step slightly to accommodate a structural beam on the western facade over what is currently the George Street entry. The cladding material remains the same as approved. As the facade system appears to be somewhat random, this change should not be noticeable. It does not project beyond the boundary.

C. More Shop Glass

The glass to the southern side of the shop has been marginally increased for better exposure and better surveillance of external areas.

D. Slab Steps Up and Down

The slab between the old and new building now steps up to the west of Stair 6 to allow people exiting from the Substation in the case of a fire to do so safely while people are exiting Stair 6. This has come about as a substantial existing structural beam prevented the substation's stair exiting on the same level as Stair 6 exits. This raised slab then steps down to the west to the George Street grade.

E. Window Deleted

Windows have been deleted from:

The Multi Media room on Level 4 (as natural light will be a hindrance to the education activities being undertaken in that room, namely filming.

The south side of the Cafe on level 5 as it will interfere with the Kitchen that will now be in this position.

The north side of the Store that is west of the level 5 Cafe as it was not necessary and made fire compliance with the adjacent Police building difficult.

F. Kitchen Moved

As mentioned on E above, the Kitchen has moved from the western side of the Cafe to the south as it was proven by a kitchen consultant to be too small in the PA approved position. This repositioning also provides better servicing and better use of the Cafe.

G. Existing Walls

The approved PA provides for Level 6 in the existing building to be leased out as a tenancy. In the PA it was anticipated that this level would be internally stripped out of its existing walls. It is now proposed to leave those walls in place as shown so a tenant can make the decision to remove or retain such walls.

H. Facade Step for Detailing

The top of the western side of Stair 6 has had to be stepped to allow for the concrete and glass detailing and to allow for a successful detail to the old building whereby the flashing can be built and maintained.

I. Harbour Rocks Hotel

The north wall of the Plant room on level 6 has been moved south to accommodate a view sharing request from the Harbour Rocks Hotel to the west. To be able to accommodate this, the eastern facade has had to move east and the western facade move marginally to the west. Despite the PA condition requesting it not move to the west, this was necessary to accommodate the structure to change the shape of the plant room.

J. Not used.

K. Roof Raised

A portion of the roof over the eastern side of the Cafe has had to be raised to conceal the necessary structure to support this roof.

L. Glazing Breakup

The break up of the glazing has been revised and simplified following further advice from glazing fabricators and a better understanding of natural ventilation requirements. Neither glass areas nor their positions have changed.

M. Door, Hinged to Slider. Concrete Colours

The door off Argyle Street where the big art trucks enter the site, has been revised from a huge hinged door to an articulated sliding door as the hinged door proved impossible to engineer and operate.

The concrete at natural ground level around the new building has been simplified to all be natural light grey off form concrete and not the multi coloured concrete as per the PA as colour consistency could not be guaranteed.

N. Door Added

A door has needed to be added for access to the Police fire hydrant and hose reel.

O. Window Corrected & Existing Fabric Retained

Windows that exist on site now that were shown in plan on the approved PA were not shown in elevation. This has been corrected and in the process existing fabric below them has been retained. This occurs in Galleries 3.1 & 3.2.

P. Concrete & GRC

The external brown off form concrete panel to the immediate north of the main entry on Circular Quay has been revised for white GRC as the MCA requested the interior be white to hang art on. The adjacent multi coloured off form concrete as per the PA has been simplified to light grey concrete as colour consistency could not be guaranteed.

Q. Not used.

R. Roof Aligned with Glazing

The point in the new roof over the level 7 function rooms where it changes from a low pitch edge to the central higher roof has been moved in toward the central core so it lines up with the glazing under the roof. This change has been made for design aesthetic reasons.

S. Slab Exposed

The slab that the shop sits on is now exposed to George Street which is consistent with other off form concrete walls coming out of the ground. The approved PA shows the glass covering this edge that was awkward and non-functional.

T. Cladding to White Alubobond

The cladding to the western side of the addition on level 7 has been revised to white Alucobond as suggested in the PA conditions.

U. Change to Awning & Materials Under

The George Street awning has been lowered 294mm to resolve the detailing of the existing materials as well as being made thinner. The new materials under the awning have been deleted and what exists is proposed to remain. There seemed no need to change these. Retaining them gives a clearer reading of what is old and what is new.

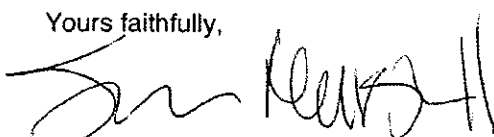
V-Y Not used

Z Raised lift roof

The roof to the lift core for lifts 4 & 5 has been raised 250mm to allow for the selected lift company's lift overrun.

Please do not hesitate contacting me should you require further clarification of the changes proposed.

Yours faithfully,



Sam Marshall