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30 September 2020

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

Attention: Amy Watson

Dear Amy,

**THE LANDS DEPARTMENT, SANDSTONE PRECINCT
SSD 74840 MOD 09 DEMOLITION STATEMENT**

We write in reference to support the Modification 09 Submission seeking to update the proposed demolition works to the Lands Building.

The submitted drawings have been clouded to illustrate where proposed updates have been made. As outlined in the drawing legend (which is consistent with the previous terminology used for Modification 04 in relation to proposed demolition), the updates can be categorised in the following four ways:

01 – Existing Element Retained

This identifies building fabric to be retained that was previously proposed for demolition.

02 – Existing Element Removed

This identifies building fabric to be demolished that was previously proposed for retention.

03 – Existing Demolition Extents Modified

This identifies areas of modified demolition extents, both increased and decreased, for areas previously proposed for demolition.

04 – Existing Element Removed for Reinstatement

This identifies elements of building fabric to be removed for repair and future reinstatement within the building.

To assist in the interpretation of the updated demolition plans, a floor by floor summary of the proposed updates has been provided to be read in conjunction with the drawings and updated Heritage Statement.



Lower Ground - SP-DA-G-2297 Rev 08

- Northern Rooms – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- Courtyards – Courtyard floor / paving removal (02)
- Central room under Strong Room – Reduced wall demolition extents (03), original window openings reinstated (03)
- Southeast Riser – Chimney breast retention (01)
- Northeast Riser – Wall retention (01)
- Northeast rooms – Perimeter lining Mezzanine support walls removed (02)
- Western, Eastern and Southern rooms – Carpet removal (02), concrete floor demolition (02)
- Bridge Street Entry – Original openings reinstated (02)
- Gresham St Entry – Partial stair, ramp and floor removal and reinstatement of original openings (02)
- Loading dock entry – Window niches retained (01)
- East Stairwell – Window and door removal (02)
- West Stairwell – Reduced wall demolition extents (03)
- Southeast Rooms – Wall removal (02)
- Southeast Rooms – Lower Ground Mezzanine structural columns retained (01)
- Southern Corridor – Minimal floor demolition for in-ground services (02)

Lower Ground Mezzanine - SP-DA-G-2298 Rev 07

- Southeast Rooms – Reduced wall demolition extents (03)
- Access Walkway – Floor, structures retained (01)
- Room under Strong Room – Reduced wall demolition extents (03)

Ground Floor - SP-DA-G-2299 Rev 09

- Rooms generally – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- Corridors – Carpet removal throughout to expose original marble (02), service access hatches added (02)
- Gantries – Partial gantry retention for both North and South Courtyards (01)
- West Stairwell – Reduced wall demolition extents (03)
- Southeast Riser – Chimney breast retention (01)
- Northeast Riser – Wall retention (01)
- Loftus St Entry – Window opening reinstatement and replacement (02)
- Southwest internal room – Wall opening added (02)
- Strong Room – Doors removed from hinges to be relocated within door recess (04). Remainder of room as per Mod 4.
- Northwest Room – Fire Place to be relocated to Level 2 (04)

Level 01 - SP-DA-G-2300 Rev 011

- Rooms generally – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- Corridors – Carpet removal throughout to expose original marble (02), service access hatches added (02)
- Gantries – partial gantry retention for both North and South Courtyards (01)
- West stairwell – reduced wall demolition extents (03)
- Southeast Riser – Chimney breast retention (01)
- Northeast Riser – Wall retention (01)
- Southwest internal room – Wall opening added (02)
- Strong Room – Doors removed from hinges to be relocated within door recess (04). Remainder of room as per Mod 4.
- Northwest Room – Fire Place to be relocated to Level 2 (04)
- Southeast Room – Fire Place to be relocated to Level 2 (04)

Level 02 - SP-DA-G-2301 Rev 09

- Rooms generally – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- Corridors – Carpet removal throughout to expose original marble (02), service access hatches added (02)
- Gantries – Partial gantry retention for both North and South Courtyards (01)



- West Stairwell – Reduced wall demolition extents (01)
- Southeast Riser – Chimney breast retention (01)
- Northeast Riser – Wall retention (01)
- Western Rooms – Reduced wall opening demolition extents (03)
- Northern room – Central wall demolition (02)
- Southern room – Central wall retention (01)
- Strong Room – Doors removed from hinges to be relocated within door recess (04). Remainder of room as per Mod 4.

Level 03 - SP-DA-G-2302 Rev 09

- Northern roof trusses and roof removed and salvaged according to approved methodology (03)
- Northern Dome – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- Northern Dome – Reduced external wall demolition extents (03)
- East and West Tempietti – Carpet removal (02); timber floorboard removal and salvage according to approved methodology (04)
- East and West Tempietti – Widened entry openings (03) and relocated openings to north roof space (03)
- West Stairwell – Reduced wall demolition extents (03), carpet removal (02)
- East stairwell – Carpet removal (02)
- Southeast Roof – Opening added to level below (02)

Level 04/Roof - SP-DA-G-2303 Rev 08

- Northern Terraces – Handrails removed for refurbish and reinstatement (04)
- Southern Terrace – Membrane roof finish removal (02), handrail removed for refurbish and reinstatement (04)
- Northeast / Northwest Roofs – Outer portions of roof removed reflecting updated requirements to remove and salvage trusses on floor below (03)
- Northern Dome – Reduced external wall demolition extents (03)
- East and West stairwell roof – Membrane roof finish removal (02)

Level 05 - SP-DA-G-2304 Rev 08

- East and West Tempietti – Reduced floor demolition extents (03)
- Northern Dome – Reduced external wall demolition extents (03)

Level 06 - SP-DA-G-2305 Rev 08

- Northern Dome – Existing floor structure retained (01)

As there are no further proposed demolition amendments above what is represented on Level 06, a list of changes has not been provided for the remaining plan drawings within this Modification submission.

We would be pleased to assist with any further queries should they arise.

Yours sincerely

Liz Westgarth
Principal and Board Director

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