

3 September 2019

Mr Jim Betts  
Secretary  
Department of Planning, Industry and Environment  
GPO Box 39, Sydney NSW 2001

*Attn: Andy Nixey, Principal Planner, Key Sites Assessments*

**Architectural plan submitted under s4.55(1A) Modification to SSDA 6471  
(Application No. SSD-6471-Mod-1)**

Architecture  
Urban Design  
Planning  
Interior Architecture

Dear Andy,

On behalf of the Art Gallery of NSW (AGNSW), and following our recent discussions, this letter is to advise you of the submission of an architectural plan as part of the s4.55(1A) Modification to SSDA 6471 (Application No. SSD-6471-Mod-1).

The new plan for Lower Level 3 Mezzanine, 'Lower Level 3 Mezzanine Floorplan' (drawing DA\_1003.5) is submitted under the s4.55(1A) Modification to SSDA 6471 as the plan was erroneously excluded from SSDA 6471, and it relates to the replacement of the sea water heat exchange system with cooling towers in the approved Sydney Modern Project (SMP) building.

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The mezzanine level has always been included in the SMP building design. While the mezzanine plan was not provided with the original SSDA plans, the mezzanine layout was shown dotted on the Lower Level 2 Plan (drawing DA\_1003) and Lower Level 3 Plan (drawing DA\_1005), outlined in the Bulk Earthworks Plan (drawing DA\_2005), and modelled in perspective drawings (Perspective Section Sheet 2 DA\_2003 and Perspective Section Sheet 3 DA\_2004). The Lower Level 3 'Back of House' area is nominated for plant uses, and the uses proposed at the mezzanine level are for similar building uses, as outlined below.

Adelaide  
Auckland  
Brisbane  
Christchurch  
Melbourne  
Perth  
Sydney

At the time of the SSD 6471 approval, the mezzanine adjacent to the Lower Level 3 manoeuvring area provided the following facilities:

- Mechanical fans for the transfer of building exhaust air to the exhaust stack; and
- A diesel generator room for the backup electrical supply to the building.

The proposed modification (SSD-6471-Mod-1) is the result of ongoing design development post approval of the original SSDA. Under the modification, the mezzanine is proposed to maintain the abovementioned facilities and incorporate the additional facilities:

- Stair access to the cooling tower space above; and
- A boiler room to be located directly adjacent to the fan room (exhaust air transfer) and cooling towers.

It is noted that the fan room will be enclosed for better acoustic separation to the loading dock manoeuvring area at Lower Level 3 below.

The inclusion of the new plan for Lower Level 3 Mezzanine will not cause any additional environmental impact or alter previous conclusions relating to the environmental performance or sustainability of the approved development, as it was always factored into the development under consultant studies, and proposed additional facilities do not change the purpose or impacts of this area. The Lower Level 3 Mezzanine and its' facilities, did not, and still do not, contribute to Gross Floor Area of the building. As set out in the modification report (Application No. SSD-6471-Mod-1) and Response to Submissions, the proposed modification will not result

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in any unreasonable impact to visual or acoustic amenity, air quality, thermal or odour impacts. Overall, the proposed modification is considered to result in minimal (reduced) environmental impact and is substantially the same development as was originally approved under SSDA 6471.

Should you have any queries on the above matters, please contact the undersigned on 02 8252 8400, or Sally Webster (AGNSW) on 02 9225 1852.

Regards,

A handwritten signature in black ink, appearing to read 'Jane Fielding', written in a cursive style.

Jane Fielding  
Senior Associate, Urban Planning  
Architectus Australia Pty Ltd