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Your Ref: SSD7056

Mr Ashley Cheong
Planning Officer – Key Site Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Cheong

RE: Response to Submissions for Remediation, Restoration and Adaptive Re-Use of Campbell's Stores, 7-27 Circular Quay West, The Rocks (SSD 7056)

I refer to your email dated Friday 20 May 2016 inviting the Heritage Council to provide comments on the Response to Submissions Report for the above described project.

In response to the Heritage Council's previous recommended conditions of consent, the modified SSD 7056 proposes to:

- Refine and reduce the size of the three proposed openings along the Hickson Road façade (recommended condition of consent no. 1)
- Retain the trachyte kerbs along the Hickson Road footpath (recommended condition of consent no. 2)
- Delete the umbrellas proposed in the café seating areas along the Hickson Road (recommended condition of consent nos 3 and 6).
- Refine the materials for the contemporary new building (Bay 12) (recommended condition of consent no. 4).

The Response to Submissions also provides references to existing Tenancy Fit out Guideline documents that will form the basis for future approvals (recommended condition of consent no. 10).

The Heritage Council supports the proposed modifications to the design and provides the following comments:

Whilst the revised design of openings to the Hickson Road façade still proposes three openings, they have been reduced in width, and the contemporary awnings redesigned to be compatible with the architectural character of Campbell's Stores. The three entrances are supported in that they provide for functionality of the public and private internal configuration of the building, which will have a heritage benefit through reducing the extent of alterations required for future tenancies.

The refined design of Bay 12 sufficiently demonstrates that the materials will be of a high standard with the use of bespoke materials in warm tones that present a sympathetic yet contemporary design response to Campbell's Stores and its setting.

The Heritage Council notes that Tenancy Fit out Guideline documents have already been prepared for The Rocks area, and that they will form the basis for future approvals. However detailed guidelines for Campbell's Stores should also be prepared following approval.

The Heritage Council would like to reiterate the importance of maintaining a clear visual connection between Campbell's Stores and the waterfront by avoiding any permanent, delineating elements. The proposed moveable planter boxes will not achieve this objective. It is considered that the planter boxes should be deleted altogether to allow the foreground of Campbell's store to be read as a continuous open space.

It is noted that a number of other matters raised in the previous submission from the Heritage Council have not been addressed in the Response to Submissions report. It is therefore recommended that they are retained in the final conditions of consent.

The following revised conditions of consent are recommended by the Heritage Council:

DESIGN MODIFICATIONS

- 1. Any significant archaeology in the location of the proposed contemporary new building (Bay 12) should be retained *in situ* and incorporated into its detailed design.**
- 2. The proposed new canopy above the forecourt dining area is supported as it would replace a series of intrusive canopies, and has been sensitively designed in accordance with the endorsed CMP to provide an appropriate physical and visual setting for Campbell's Stores. The separation between the Campbell's Stores building and the proposed canopy structure is a positive element that should be retained as open public passage and not be filled with outdoor seating.**
- 3. The detailed design of the forecourt should maintain a visual connection between the Stores and the waterfront by avoiding any delineating physical elements including moveable planters, glass barriers or drop down screens.**
- 4. Any approval should exclude the installation of any shade structures on the western side of Campbell's Stores and Bay 12. Such structures should be discouraged in future as well to avoid visual clutter leading to further permanent structures in these areas.**

FURTHER INFORMATION REQUIRED

- 5. This EIS proposes subdivision of Campbell's Stores, however a subdivision plan has not been provided. Subdivision plans and relevant information about the collective management of various lots should be provided to the Heritage Council to confirm that the proposed lot boundaries do not have a potential to impact on the site's significant fabric and/or archaeological relics.**
- 6. The creation of an Owners Corporation will assist in maintaining the significance of the Stores, in that the consent of multiple owners would be required to undertake any works and ensuring that all common property areas are maintained. Furthermore, owners and tenants should be made aware of the cultural significance of the item, and cyclical maintenance**

schedules should be provided and registered on title as a by-law requiring the Owners Corporation to be bound to the Schedules and policies of the endorsed CMP. This requirement should be included as a condition of consent if subdivision is subsequently approved.

7. Information describing the proposed conservation and reconstruction works has not been provided in the SSD. A detailed schedule of conservation works should be carried out by a heritage consultant and stone conservation specialist and provided to the Heritage Council for review prior to the commencement of works.

FUTURE TENANCIES

8. Site-specific Tenancy Fit out Guidelines should be prepared for Campbell's Stores. The guidelines should be informed by the endorsed Conservation Management Plan and the overarching SHFA Tenancy Fit out Guidelines.
9. A conservation program, including a maintenance plan, should be prepared to ensure that the property is appropriately conserved and maintained by the new tenants. The conservation program should include a 'catch-up' works program and an ongoing maintenance program.
10. All future development applications related to tenancy use must be in accordance with the endorsed CMP and principles of the Burra Charter. Bathroom amenities and services should only be permitted in Bays 3, 6 and 9.
11. All future development applications should be accompanied by a Heritage Impact Statement assessing the impacts of the proposed development in accordance with the policies of the endorsed Conservation Management Plan for the site.

INTERPRETATION

12. An interpretation Plan should be prepared and submitted to the Heritage Council for comments prior to works commencing.

ARCHAEOLOGY

13. All archaeological works shall be in accordance with the approved research design and methodology outlined in Austral Archaeology report dated 1 September 2015 (Appendix F2 of the Environmental Impact Statement).
14. The nominated excavation director must be able to meet the Heritage Council's Excavation Director Criteria for excavation of State significant archaeology.
15. The Applicant must ensure that the approved Excavation Director or an appropriate specialist, cleans, stabilises, labels, analyses, catalogues and stores any artefacts recovered from the site in a way that allows them to be retrieved according to both type and provenance and is responsible for the safe-keeping of all relics recovered from the site.
16. The Applicant must ensure that if archaeology is left in situ, a suitably qualified conservator is contacted for advice regarding appropriate preservation methods to ensure the long term survival of the relics left in the ground.

17. The Applicant must ensure that at the completion of archaeological works, the results of the archaeological programme are interpreted within the completed redevelopment of the site. This interpretation should help the public understand the history and significance of the site.
18. The Applicant must ensure that a proposal for on-site display of artefacts recovered from the site is submitted to the Heritage Council of NSW for approval within 18 months of the completion of the excavation programme.
19. The Applicant must ensure that a final excavation report is written by the approved Excavation Director to publication standard, within one (1) year of the completion of the field based archaeological activity.
20. The Heritage Council will appreciate an opportunity to provide comment to the Department of Planning and Environment on this State Significant Development including at the following stages:
 - i. draft conditions of consent; and
 - ii. detailed design.

If you have any further enquiries regarding this matter, please contact Nina Pollock, Heritage Assets Officer at the Heritage Division, Office of Environment and Heritage, on (02) 9873 8520.

Yours sincerely



Pauline McKenzie
Acting Executive Director, Heritage Division
Office of Environment and Heritage
As Delegate of the NSW Heritage Council
9 June 2016