



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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Ashley Cheong
Senior Planning Officer – Key Sites Assessments
Department of Planning and Environment
320 Pitt Street, Sydney NSW 2001

Email: ashley.cheong@planning.nsw.gov.au

Dear Ashley,

SSD 15_7056: CAMPBELL'S STORES, THE ROCKS –MECHANICAL PLANT

We write on behalf of *Tallawoladah Pty Limited* (the Proponent) to provide further information regarding the location and design of mechanical plant and kitchen exhaust proposed as part of the remediation, renewal, adaptive re-use and revitalisation of Campbell's Stores, The Rocks (SSD15_7056).

This additional information is provided in response to the public submissions received in relation to the revised SSD application, submitted to the NSW Department of Planning and Environment in October 2016. Specifically, a number of the submissions received raised concern regarding the location of the kitchen exhaust within Bay 11 and its proximity to the residential dwellings at 8 Hickson Road, as well as the Park Hyatt Hotel. Further, the public submissions suggest the kitchen exhaust will impact on residential amenity due to noise, vibration, smell and fumes, as well as visual impact from potential exhaust risers and noise baffles.

The project team have reviewed the public submissions and provide the following additional information to help alleviate the concerns raised. It is our opinion that the location and design of the kitchen exhaust system provides the most sensitive and efficient outcome available, given the significant heritage constraints of the site. Furthermore, the system has been carefully designed to minimise potential impacts on adjacent sensitive receivers.

Location of Kitchen Exhaust

The existing kitchen exhaust system is located within Bay 1/X at the southern end of the site and Bay 11 at the northern end of the site. The existing Bay 1/X duct/riser is proposed to be removed.

The Bay X brickwork duct/riser is graded of 'Little Significance' under the CMP and does not contribute to the significance of the Campbell's Stores building. The removal of the Bay X duct/riser provides the opportunity to remove later fabric of little significance, enabling the recovery and exposure of significant fabric, in accordance with conservation Policy 8 of the Conservation Management Plan (CMP). Therefore, the removal of the Bay X duct/riser is regarded as a positive heritage impact as it is intended to expose the original sandstone fabric of Bay 1.

The Heritage Architect has confirmed that removal of the Bay X duct/riser is consistent with the CMP in that it aims to improve the overall heritage significance of the building by moving services from a location that is visually prominent to another location that is far less obvious. This provides for a positive heritage outcome for the project.

The removal of the Bay X duct/riser will also enable better visibility to Sydney Harbour from Hickson Road and will create a wider pedestrian connection linking Hickson Road to the Campbell's Cove Promenade. The current and proposed views of Bay 1/X are provided at Figure 1.

Figure 1 – Bay 1 / X Existing and Proposed Situation



The SSD application proposes to consolidate the kitchen exhaust system within Bay 11, discharging through the Bay 11 roof.

The use of Bay 11 as opposed to Bays 1-10 for mechanical ventilation is based on:

- The CMP has graded the significance of the Bay 11 roof to be less than the other bays. That is, Bays 1-10 are graded as 'Exceptional' whereas Bay 11 is graded as 'High'.
- Bays 1-10 have slate roofs, whereas Bay 11 has a metal roof that requires replacement due to its rusted condition.
- Bay 11 is the 'odd' bay out in terms of its age, design and roof as opposed to the consistency of Bays 1-10.
- Mechanical openings in a metal roof will be visually less intrusive than a slate roof by virtue of a slate roof having a finer visual 'texture' than a metal roof.

Therefore, the use of the Bay 11 roof is regarded as the preferred option as it minimises potential impact on the heritage significance of the Campbell's Stores building whilst allowing for the necessary upgrade of services.

It is noted that Bay 11 has been used for exhaust / ventilation since Campbell's Stores was converted to Restaurants more than 30 years ago.

Appearance of Bay 11 Discharges

The proposed plant-room located within Bay 11 houses the kitchen exhaust, and approximately 50% of the building air conditioning plant. The kitchen exhaust and condenser discharges require openings in the Bay 11 roof to function. However, the impact of these openings is minimised by avoiding the use of cowls, and providing rainwater capture within the plant room.

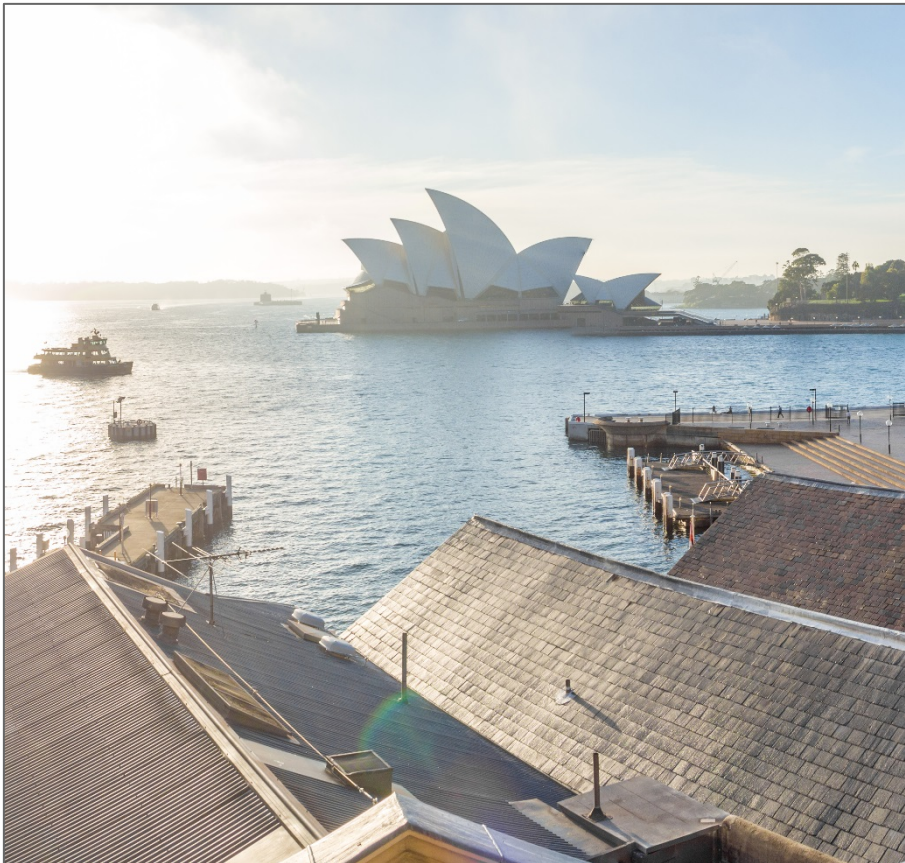
As shown in the Architectural Drawings and Photomontages submitted with the SSD application, no ductwork will protrude above the roof of Bay 11 (refer Figure 2). Therefore, there will be no visual impact on the adjacent residential dwellings at 8 Hickson Road.

It is noted that the existing Bay 11 roof contains equipment on the southern side that is to be removed as part of the SSD application. The removal of these protrusions will improve the visual appearance of the Stores when viewed from the 8 Hickson Road residences.

Figure 2 – Photomontage showing the Bay 11 roof penetrations



Figure 3 – Drone Image of existing Bay 11 roof



Treatment of Kitchen Exhaust

Cooking apparatus used within the kitchens and food preparation areas required to be served by an exhaust hood in accordance with AS 1668.2-2012 shall be provided with a kitchen exhaust hood.

The kitchen exhaust system will consist of two filtration stages to remove odours, with the first stage consisting of electrostatic filtration (fitted integral to the exhaust hoods), capable of removing at least 99% of grease from the exhaust air stream. The second stage will consist of an ozone generation and odour management system, which shall release ozone into the exhaust air stream that will eliminate cooking odours at the point of exhaust discharge.

Centralising the kitchen exhaust at Bay 11 makes it possible to install the ozone generation and odour management system. This is a system that is reliant upon relatively long duct runs which allows increased contact time for the ozone injected into the ducting.



We trust this additional information will assist the Department in finalising their assessment. Should you have any further questions or concerns please do not hesitate to contact the undersigned on (02) 8233 7621.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. Wilson", written in a cursive style.

Samantha Wilson
Senior Consultant – Urban Planning