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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: Exhibition of State Significant Development 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 18 December 2015 inviting the Heritage Council of NSW (Heritage Council) to comment and provide recommended conditions of consent on the above proposal.

The Heritage Council Approvals Committee considered the matter at its meeting on 3 February 2016 and resolved to recommend the following conditions of consent:

DESIGN MODIFICATIONS

1. The new doorways in Bays 3, 6 and 9 of the west façade propose the removal of significant fabric and addition of new contemporary awnings in three locations that would diminish the architectural character of the west façade from Hickson Road to an unacceptable level. It is recommended that approval is granted to Bay 6 only as this is the public bay and would be symmetrically placed.
2. The proposed removal of the existing sandstone wall along the western footpath of Hickson Road is not sufficiently justified in the EIS. The heritage significance of the existing wall should be assessed and the proposal should be modified to retain significant fabric.
3. Trachyte kerbs are significant to The Rocks area and should be retained and displayed *in situ* as part of the proposed landscape works.
4. Outdoor seating on the western side of the Campbell's Store is permitted only to the extent that it can operate without the need for any shade structures, temporary or permanent. Such shade structures are not permitted on this elevation.
5. The proposed contemporary new building (Bay 12) in the location of the existing northern pavilion is supported, however it must comprise high

quality design and materials in accordance with the significance of Campbell's Stores and its prominent setting within The Rocks. Any significant archaeology in the location of Bay 12 should be retained *in situ* and incorporated into its detailed design.

6. 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. Detailed design of the forecourt should maintain the visual connection between the Stores and the waterfront by avoiding any permanent, delineating elements.
7. Any approval should exclude the installation of any shade structures on the western side of the proposed building in Bay 12. Such structures should be discouraged in future as well to avoid visual clutter leading to further permanent structures in this area.

FURTHER INFORMATION REQUIRED

8. This EIS proposes subdivision of Campbell's Stores, however a subdivision plan has not been provided. Subdivision plans and relevant information about 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 significant fabric and/or archaeological relics below the site.
9. 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.
10. 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. All documentation should be endorsed by Sydney Harbour Foreshore Authority's (SHFA) heritage team prior to submission to Heritage Council. SHFA must be satisfied that the works are in accordance with the endorsed CMP and principles of the Burra Charter.

FUTURE TENANCIES

11. Tenancy fitout guidelines should be prepared so that prospective tenants and/or purchasers are aware of the heritage significance of the Stores, and their responsibilities and limitations. The guidelines should be prepared by

a heritage consultant and informed by the endorsed Conservation Management Plan.

12. 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.
13. All future development applications related to tenancy use must be endorsed by SHFA's heritage team prior to lodgement. SHFA must be satisfied that the works are 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.
14. 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

15. An interpretation strategy should be prepared and submitted to the Heritage Council for comments prior to works commencing. It should be endorsed by SHFA's heritage team prior to submission. SHFA must be satisfied that the works are in accordance with the endorsed CMP and principles of the Burra Charter.

ARCHAEOLOGY

16. 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).
17. The nominated excavation director must be able to meet the Heritage Council's Excavation Director Criteria for excavation of State significant archaeology.
18. 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.
19. 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.
20. 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.
21. 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.
22. The Applicant must ensure that an outline of the on-site interpretation plan, including information on the display and housing of artefacts, is submitted

to the Heritage Council of NSW for approval within 18 months of the completion of the excavation programme.

23. 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. response to submissions including comment on any revisions to the EIS as a result of submissions;**
- ii. draft conditions of consent; and**
- iii. 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
As delegate of the Heritage Council
Office of Environment & Heritage

As Delegate of the NSW Heritage Council

10 February 2015