

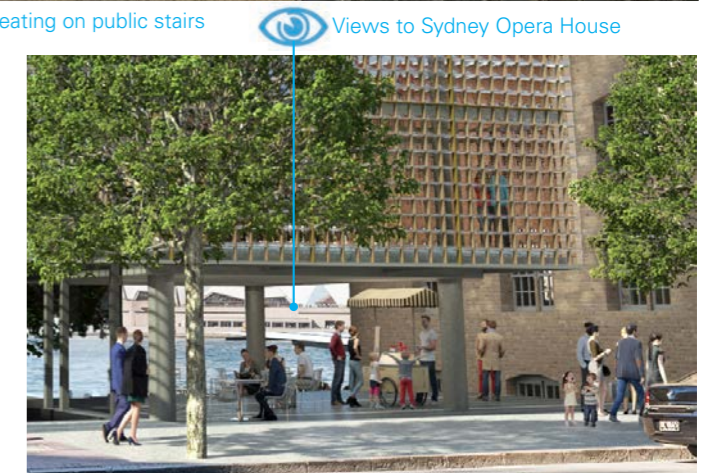
**Figure 6.22** Rendering describing the new pedestrian & visual connection through to the harbour foreshore, with informal seating on the public stairs.



**Figure 6.23** Rendered section (NTS) showing the matching height & scale of Bay 12 in relation to the Hyatt, compared to the higher adjacent buildings. Pedestrian connections are enabled under the building (yellow arrow), and visual activation of the undercroft via the obscure glass floor in the undercroft (blue arrows)



**Figure 6.24** Diagrammatic Section (NTS) showing visibility and connections between public domain, green space and the building.



**Figure 6.25** The undercroft and laneway with high-quality, warm materials and activated with cafe seating, informal seating, coffee/ice-cream cart. Views are created to the Sydney Opera House, with pedestrian connection to the foreshore.

# 6.8 Bay 12 Design Refinements

## Tenancy Fitout & Servicing

### 6.8 High end retail Fitout

The tenant for Bay 12 will be a single, high-end retail tenant. Consistent with contemporary retail trends internationally, the tenancy fitout strategy will encourage a curated gallery-style fitout 'showroom'. Signage and displays will be kept off the main facade of the building.

Servicing strategies can be summarised as follows:

- > All lighting to comply with SHFA Rocks lighting policy
- > Internal Lighting will be flexible track lighting to enable spotting of display items.
- > DDA compliant lift access
- > FCU's located each floor for HVAC
- > Securitised Basement storage
- > Uplighting to undercroft & heritage facade
- > Soffits internally will be off-form concrete, and all exposed services well-coordinated and of a high finish standard.
- > Section J compliance requirements have been met via modelling.

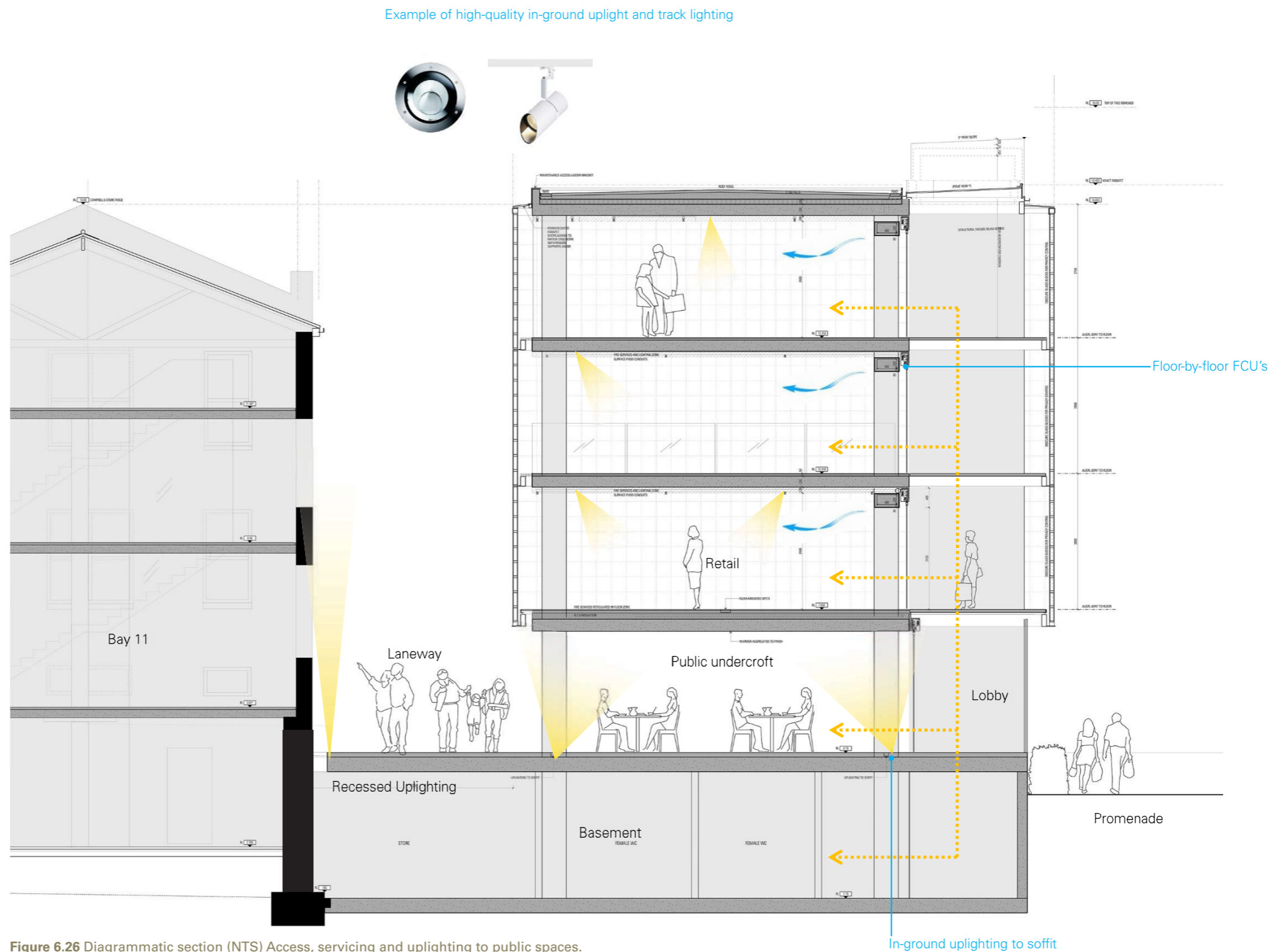


Figure 6.26 Diagrammatic section (NTS) Access, servicing and uplighting to public spaces.

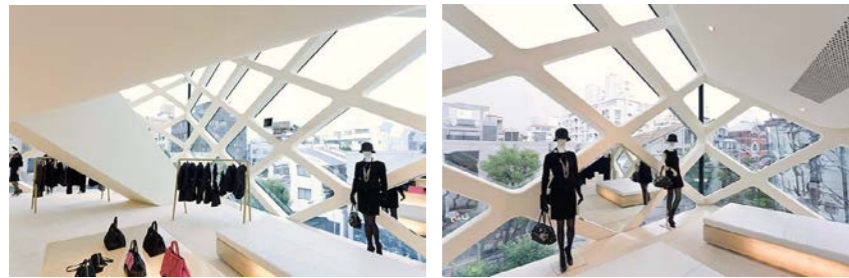
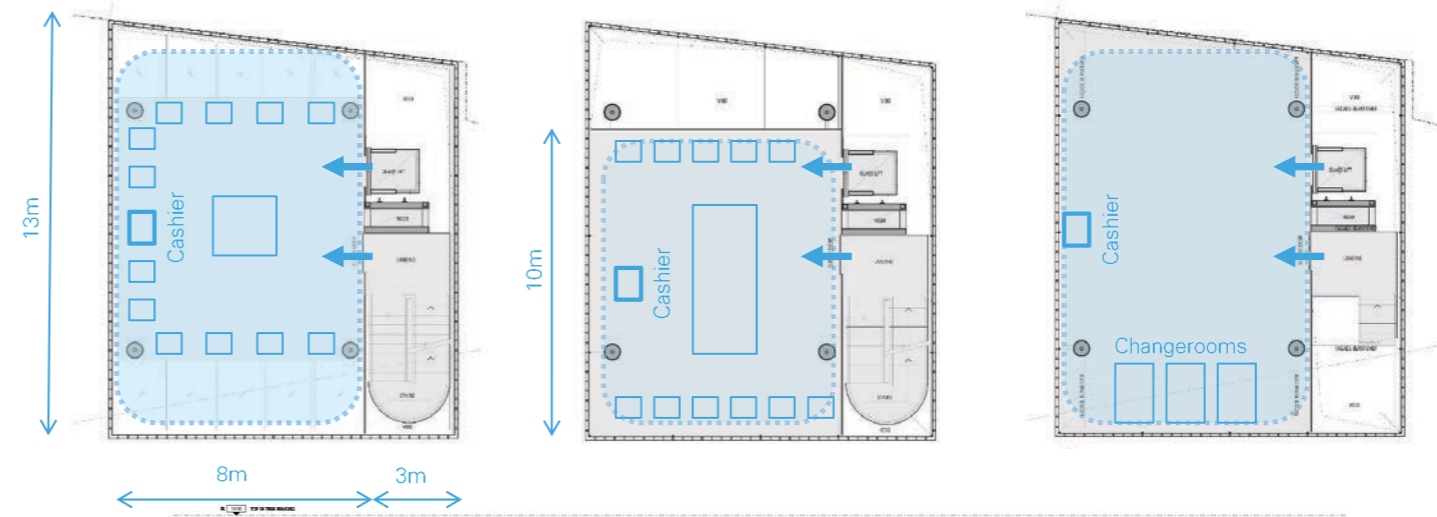


Figure 6.27 Curated, Gallery-style retail precedent (Prada store, Tokyo, Herzog & De Meuron)



Figure 6.28 Internal fitout environments will be minimal and high-spec

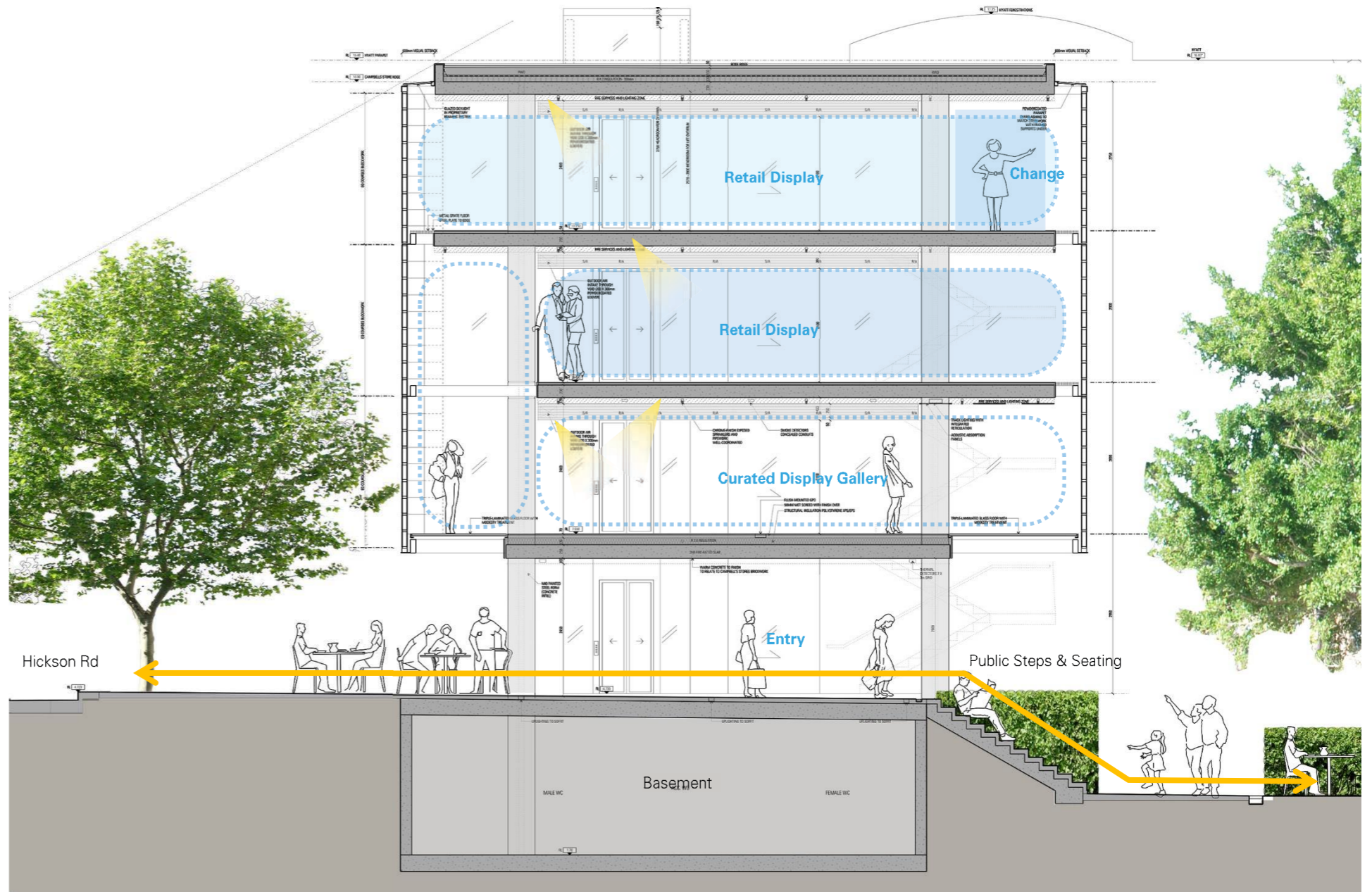


Figure 6.29 Diagrammatic section and plans (NTS) showing fitout strategy intent, with a double-height curated display gallery on the lowest floor.

# 6.9 Bay 12 Summary of Improvements

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“...a more sympathetic relationship with the existing Campbell’s Stores structures and the site’s context”

Bay 12 is part of a family of new works that form part of the rejuvenation of the Campbell’s Stores and Campbell’s Cove precinct. JPW have carefully considered the comments and have refined and modified the design in response. We believe that the design has been significantly improved, and believe the process has been beneficial to the design outcome.

The improvements made to the original design are summarised as follows:

- > Height of building lowered, including lift overrun
- > Warm material palette relates tonally to Stores
- > Detailing & materials are part of family of contemporary new work to the site
- > Public amenity & accessible public spaces
  - > Ground level portable coffee cart, café seating & ice-cream cart
  - > Public seating & soft landscape/lawn
  - > High-end retail tenant above
- > Maintenance of views & privacy for surrounding residents and Hyatt Hotel. Refer to separate Visual impact assessment for further details.

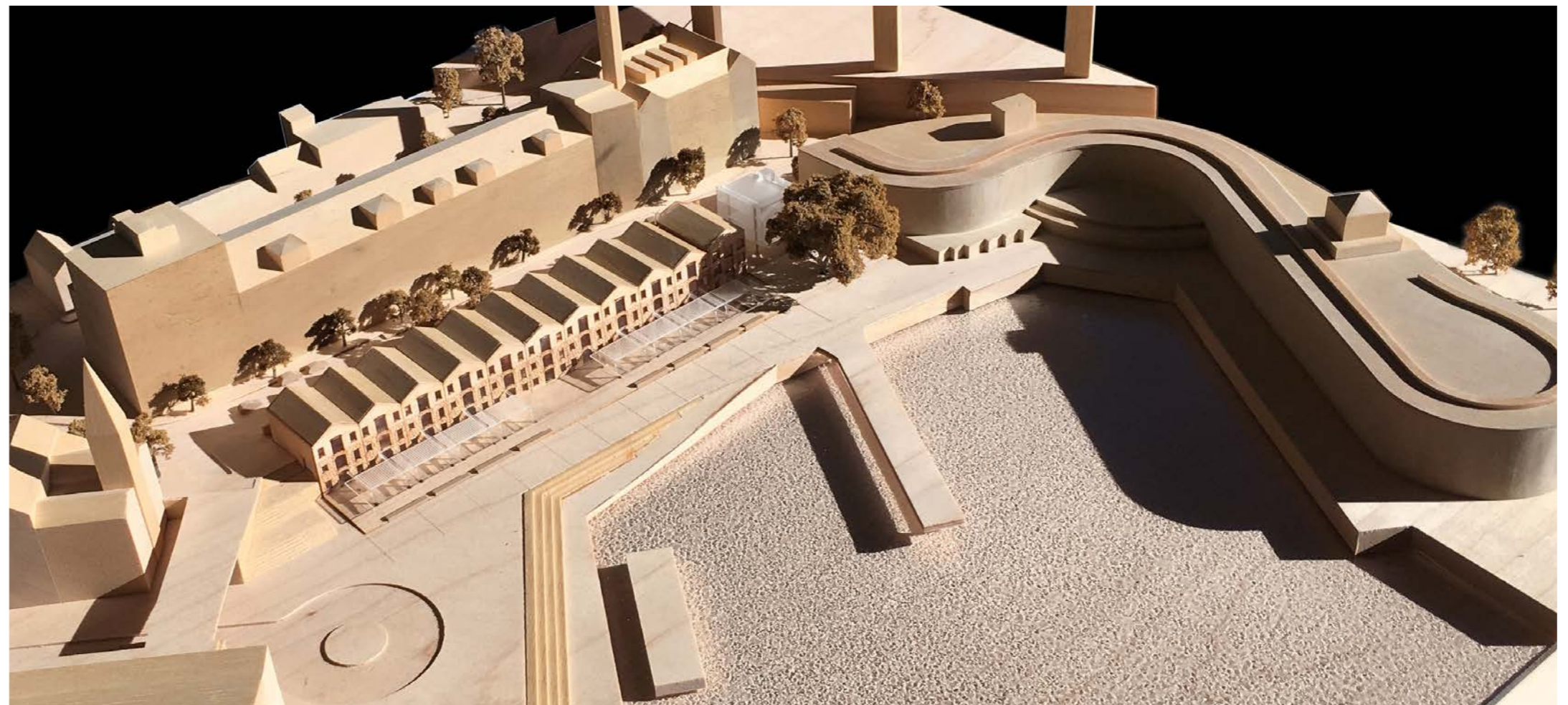


Figure 6.30 1:500 Site model showing the family of new works in context

## 6.9 Justification for SCRA Variation

JPW and the design team believe that the modified design meets the performance criteria for a merit-based assessment to vary the SCRA height limit for the site as follows:

- ✓ An infill building provides the opportunity to activate the ground plane and the surrounding public domain
- ✓ Elevating the infill building above the ground plane opens up views of the harbour and pedestrian connectivity to the foreshore for pedestrians along Hickson Road
- ✓ The proposed separation between the infill building and Campbell's Stores provides clear sightlines to the heritage building, improved pedestrian connectivity and is consistent with the CMP.
- ✓ Informal seating, café seating, high-quality finishes, laneway and greenspace is provided for the public
- ✓ The historic Fig tree (with up to 100 years further life expectancy) is retained
- ✓ The new building does not cause negative visual impacts to the SOH buffer zone

**The above items meet the performance criteria for Clause 9(2) Assessment by enhancing the amenity of the public domain and improve the connectivity of the foreshore promenade with Hickson Road.**

## 6.10 Proposed SCRA Variation: Merit-based assessment

JPW and the design team believe that the modified design meets the performance criteria for a merit-based assessment to vary the SCRA height limit for the site as follows:

### Clause 9(2) Assessment Criteria:

The proposed infill building meets the intent of Clause 9(2) assessment criteria:

- (i) development on adjoining land
  - > Streetscape and visual impacts
  - > Views and Vistas
  - > Solar Access
  - > Visual and acoustic Privacy
- (a) (ii) heritage significance of buildings, structures or sites in the locality
- (iii) quality of the public domain in the locality
- (b) Impact on the natural or built environment and social or economic impact in the locality
- (c) General planning and design principles for the Sydney Cove Redevelopment Area:
  - > Biodiversity, ecology and environmental protection
  - > Public access to, and use of, foreshores and waterways
  - > Foreshore and waterways scenic quality
  - > Maintenance, protection and enhancement of views
  - > Heritage

## 6.11 Conservation Management Plan & Burra Charter

The design satisfies the CMP principles:

### Policy 13: Appropriate visual setting

- > The separation from Bay 11 allows the appreciation of the whole of the stores building
- > The elevated structure will aid the retention of views to and from the Stores
- > The proportions approximate the rhythm of the bays of the Stores

### Policy 18: New work should be identifiable as such, Article 22: New work should be identifiable

- > The distinct, 21st C contemporary design does not obscure the historical associations of the 19th Century Structure, leaving no doubt what each building represents and the era

## 6.12 Heritage Council of NSW

The Heritage Council of NSW document "[Design in Context: Guidelines for Infill Development in the Historic Environment](#) (2006)" has informed the basis for the urban infill studies. In particular, it refers to and satisfies the Design Criteria for quality infill development summarised as follows:

- > *Character, Scale, Form, Siting, Materials & Colour, Detailing*
- > *"Good infill is building that is sympathetic to the surrounding buildings and historic context and creates new structures that enhance and complement the existing urban character." (p. 05)*



Figure 6.31 "Design in Context: Guidelines for Infill Development in the Historic Environment"