

10.05.2016

**Campbell's Stores
Design Response**

Report prepared for Tallawoladah

Abbreviations

DPE	Department of Planning & Environment
SHFA	Sydney Harbour Foreshore Authority
PANSW	Ports Authority of NSW
RMS	Roads and Maritime Services
CoS	City of Sydney

Contents

0.0 Introduction

0.1 Executive Summary

1.0 Hickson Road Doorways

2.0 Public Domain

3.0 Weather Protection

4.0 Preliminary Tenancy Fitout Guidelines

5.0 Preliminary Signage & Lighting Strategy

6.0 Bay 12

A.0 Appendices

A.1 Architectural Drawings

A.2 Material Board

A.3 SCRA Diagram

Document Verification

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0.0

Introduction Design Response Overview

1.1 Purpose of this Document

This Design Response is submitted to the NSW Government Department of Planning to address public submissions to the EIS made during the period of public exhibition.

This report should be read in conjunction with the EIS and the response document prepared by Urbis Planning Consultants on behalf of Tallawoladah.

1.2 Design Response

JPW and the Design Team have carefully considered the comments provided by the Department of Planning, Heritage Council, City of Sydney, Port Authority of NSW, Transport for NSW and community stakeholders.

This document responds to each of the key issues, each grouped by subject matter.

The intention of this document is to describe in detail where and why design modifications and refinements have been made in response to the submissions; and to provide further clarification of the original documents.

Additional, more detailed Architectural Drawings are provided in the appendix and previous drawings revised where required to reflect these changes.

1.3 Document Overview

The submission comments are summarised in Chapter 0.1 Executive summary (overleaf), and numbered to match Urbis' report.

For ease of reference, the submission comments have been summarised under the following general headings:

- > Hickson Road Doorways
- > Public Domain
- > Weather Protection
- > Preliminary Tenancy Fitout Guidelines
- > Preliminary Signage & Lighting Strategy
- > Bay 12

JPW's Design response is summarised at a high level in the Executive summary, and outlined in more detail within each chapter.

0.1

Executive Summary Overview of Comments & Response

Abbreviations:

DPE = Department of Planning & Environment

HC = Heritage Council of NSW

CoS = City of Sydney

Chapter	Submission Comments	Agency	Design Response
1.0	HICKSON ROAD DOORWAYS		
	6. The new doorways in Bays 3, 6 and 9 of the west facade propose the removal of significant fabric and addition of new contemporary awnings in three locations that would diminish the architectural character of the west facade 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.	HC	• The design has been refined & more detail provided ✓
2.0	PUBLIC DOMAIN		
	7. 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.	HC	• The wall does not have heritage significance. Design has been clarified ✓
	8. Trachyte kerbs are significant to The Rocks area and should be retained and displayed in situ as part of the proposed landscape works.	HC	• Agreed. The design has been modified ✓
	11. The proposed contemporary 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.	HC	• The planter boxes will be designed as precast, moveable elements. ✓
	36. Footway widening to the west of the building is supported. However, the existing trachyte stone kerbs should be retained in-situ to reference the original kerb lines, as has been the approach for other roads within The Rocks and Millers Point Village. Notations on the Landscape Plan of "existing trachyte kerb removed and reused on site" are not acceptable to the City. New kerbs should be built to the City's specifications.	CoS	• Agreed. The design has been modified ✓
	37. The use of cobbled stone for the proposed pedestrian crossing raises issues for general accessibility, especially for wheelchair users and visually impaired persons. Further detail is required on the proposed specification and finish of the cobbles.	CoS	• Agreed. Further detail has been provided in this submission ✓
3.0	WEATHER PROTECTION		
	2. It is requested that the RTS further consider the visual impacts of the proposal with regards to the Sydney Opera House Buffer Zone and also the recommendations made in the Wind Assessment. The RTS should update the photomontages as necessary.	DPE	• Further clarification and photomontages have been provided (refer Urbis' appendix) ✓
	9. Outdoor seating on the western side of the Campbell's Stores 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.	HC	• Agreed. Umbrellas removed ✓
	12. 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.	HC	• Agreed. Umbrellas removed ✓
	29. Whilst the design for the waterfront seating area is well intentioned in terms of transparency and openness, the existing weather protection infrastructure at the site, including plastic covers and solid awnings, is indicative of a future outcome. Should the proposed planter beds with retractable screens be ineffective and the clear glass awning not provide sufficient sun protection, which the City believes will be the case; a secondary layer of ad hoc weather protection is expected. Tenants having their own umbrellas below the awning or tenants having their own plastic side covers should be avoided (and would be counter to the Conservation Management Plan) by careful consideration at this stage through weather modelling and strengthening the defensiveness of the infrastructure.	CoS	• Agreed. The design of the new awnings includes a retractable sun-blind underneath the glass roof. Refer to Windtech's report in Urbis' submission. ✓
4.0	TENANCY FITOUT GUIDELINES		
	16. 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.	HC	• Preliminary Tenancy fitout guidelines & SHFA process included in this submission ✓
	33. The EIS indicates that a Tenant Fit out Guide and Tenancy Signage Strategy is to be prepared for the building prior to the issue of an Occupation Certificate. However, the City contends that these documents should be prepared now to give certainty to the proposed scope of works and extent of heritage and visual impacts of the development. In particular, the full range of heritage impacts arising from the reasonable construction and implementation of the development should be assessed. For example, mechanical ventilation equipment and risers are required and should be integrated into the building at the least visible locations possible. A signage strategy should be prepared at this stage for the waterfront tenancies to give a consistent approach to restaurant name signs, menu boards and regulatory signs such as patron capacity and licensee details. The tenancy fit out guide should also include guidance on outdoor furniture selection, branding of furniture and fixed versus relocatable infrastructure.	CoS	• Preliminary Tenancy fitout and Tenancy Signage Strategy guidelines & SHFA approval process are included in this submission with a description of the approval process with SHFA. ✓
5.0	SIGNAGE STRATEGY		
	33. (Same as 33 above)	CoS	• As above ✓
	35. The large LED sign toward the south-western corner of the site is not supported and should be re-evaluated. It is not compatible with the heritage significance of the site and will compete with the Overseas Passenger Terminal vehicle access for attention. The sign appears 4-5m high and is said to be an interpretation of the location and dimensions of the original bay, now demolished. A low key, softly lit, sign respecting the heritage attributes of the site should be provided closer to the building, perhaps attached to the rebuilt low sandstone wall along Hickson Road. It also appears that the proposed sign is located on the Overseas Passenger Terminal land owned by Newcastle Ports Corporation. Any building signage should form part of a well-considered Signage Strategy, including matters raised in relation to the tenancy signage in this submission.	CoS	• Agreed. The LED sign has been removed, and the CoS recommendation adopted as part of the Signage Strategy. ✓
6.0	BAY 12		
	1. It is requested that the RTS further consider the design of the free standing building in Bay 12, particularly with regards to providing a more sympathetic relationship with the existing Campbell's Stores structures and the site's context.	DPE	• Agreed. Design has been modified. ✓
	10. The Proposed contemporary new building (Bay 12) in the location of the existing northern pavillion 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.	HC	• Agreed. Section 60 process will be implemented per Archaeologist report. ✓
	28. The roof and underside of the soffit to the northern "Bay 12" building need to be approached as fifth and sixth elevations of the building due to their high visibility from the public domain and surrounding buildings. The materials and finishes will need to be high quality. Glass floors or glass blocks in the floor of the building, visible to pedestrians looking up, is unlikely to be resolved satisfactorily. Lighting requires careful integration with the soffit. Public art opportunities are present.	CoS	• Agreed. These issues have been considered further and further detail provided ✓
	30. Plans, elevation and renders are not aligned and require greater coordination. For example, the glass block finish for the "Bay 12" building is shown in the round in most images. However, internal renders show large slotted windows for views to the Opera House and back to Campbell's Stores. These slot windows have a very different architectural styling to the glass block vision. Clarification should be provided on the direction and objectives for the building.	CoS	• The slot windows have been removed. ✓
	32. The internal renderings of the Bay 12 Building include clear glazed windows that indicate a framed view of the Opera House. The structure therefore is likely to block rather than share this view with properties to the west.	CoS	• Refer to Visual Impact assessment ✓

Executive Summary Diagram

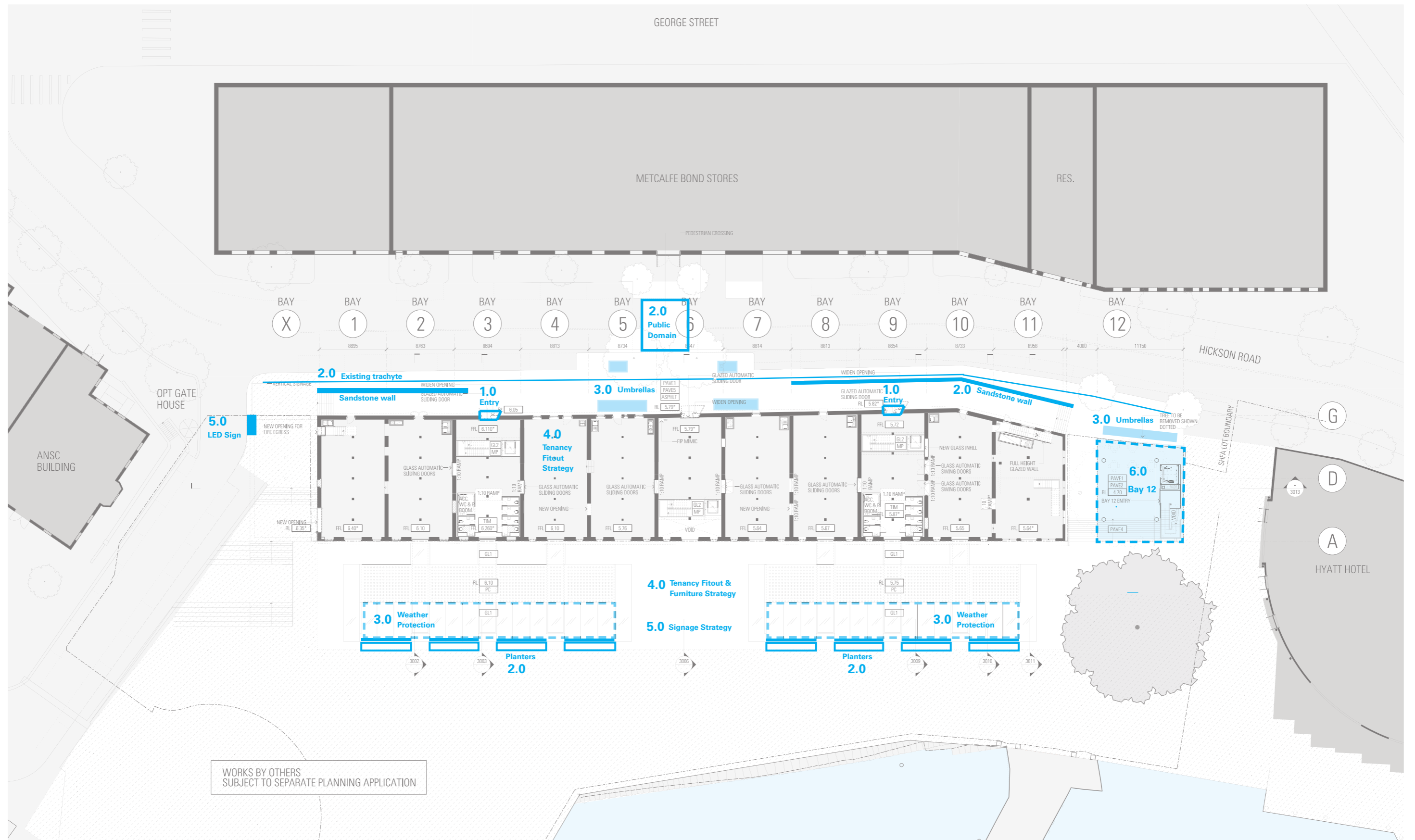


Figure 0.1 October 2015 EA Plan, with markups (in blue) locating submission comments

1.0 Hickson Road Doorways Design Response

Submission Comments	Agency	Design Response
Design Modifications 6. The new doorways in Bays 3, 6 and 9 of the west facade propose the removal of significant fabric and addition of new contemporary awnings in three locations that would diminish the architectural character of the west facade 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.	HC	<ul style="list-style-type: none"> The doorway designs have been refined and reduced in size to specifically respond to the existing heritage conditions of each bay. Refer to summary in Figure 1.1, 1.6 & 1.7 Refer to new, detailed Architectural Drawings A4100-A4103 for detailed demonstration of the design sensitivity to heritage considerations, including retention of significant fabric ✓

1.1 Design Response Commentary

JPW and GBA Architects agree with the principles outlined by the Heritage Council and have refined the design to more carefully consider the impact of these elements on the architectural character of the west facade, and achieve a more sensitive relationship to the heritage fabric.

We believe it is important to retain not only the Bay 6 entrance, but also the proposed entrances at Bays 3 & 9. The proposed entrances were motivated by three key urban design objectives to:

- (1) Activate Hickson Road
- (2) Improve connectivity between the public domain & tenancies (Fig. 1.4)
- (3) Provide accessible, equitable access & addresses to all tenancies (Fig. 1.3 - 1.7)

To achieve these aims, it is proposed that the design be modified as follows:

- > Retain entrances in Bays 3, 6, & 9
- > Establish a hierarchy of entrances, with Bay 6 as a 'major' through site link entrance, and Bays 3 & 9 as 'minor' entrances (Fig. 1.6)
- > The width of the Bay 3 & 9 entrances to be reduced to 1200mm wide (from 2000mm) this is also the minimum recommended by the Fire Engineer for safe fire egress. (Fig. 1.1)
- > The projection of all of the portals be reduced in depth to 250mm (from 1000mm) to reveal more of the existing heritage elevation to the street. (Fig. 1.1)

The overall benefit of these changes is to preserve and re-invigorate the relevance of this heritage building by increasing public access.

1.2 Heritage & CMP Considerations

CMP Policy 1:

> "The future use of Campbell's Stores should be consistent with its outstanding cultural significance, should not impact on significant fabric and spaces, and should provide for public access to the building."

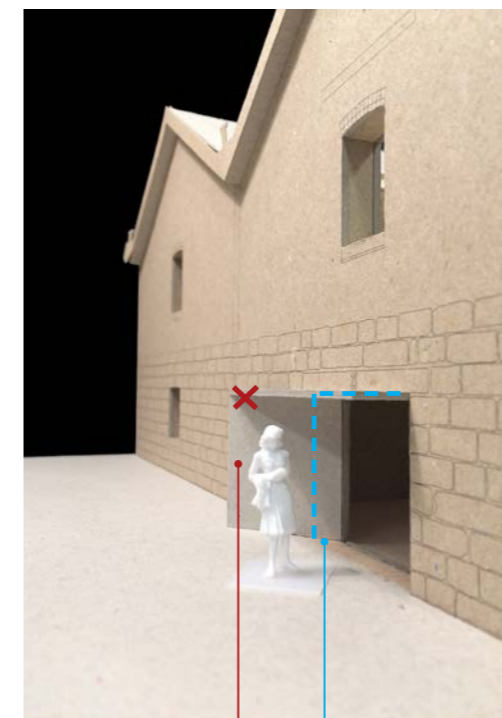
CMP Policy 11:

> External alterations or additions should be discouraged; however, if required to meet approved interpretation, re-use or cultural tourism requirements, these should be of a minor nature, and subservient to the primary architectural features and composition of the existing structure. New works should not obscure significance."

In accordance with the CMP guidelines, the purpose of the proposed new work is to provide improved public & DDA access to the building. These relatively minor interventions maximise the retention of significant heritage fabric, maximise visual continuity of the sandstone facade and improve access to the heritage building for cultural tourism and heritage interpretation. These items enhance the streetscape by activating the public domain and streetscape, and minimise the intrusiveness of entrances to the multiple tenancies by consolidating these in three public bays. The new work is reversible, and clearly identifiable as new work. These doorways were originally windows, until renovations in the 1970s that altered them considerably. Thus, this new work is restricted to an area already modified in previous renovations. A Section 60 process is envisaged to ensure that the work is carried out in the most sensitive manner possible.

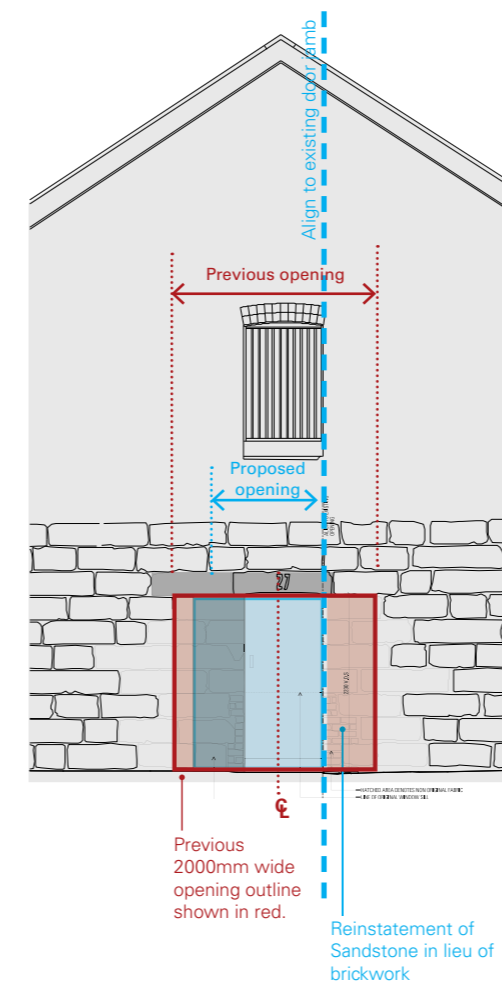
Detailed Design Refinements

Figure 1.1 Detailed Design Refinements
Original design proposal (in red) compared to the revised design proposal for Bays 3 & 9 entries



Original projection of 1000mm obscures view to sandstone facade

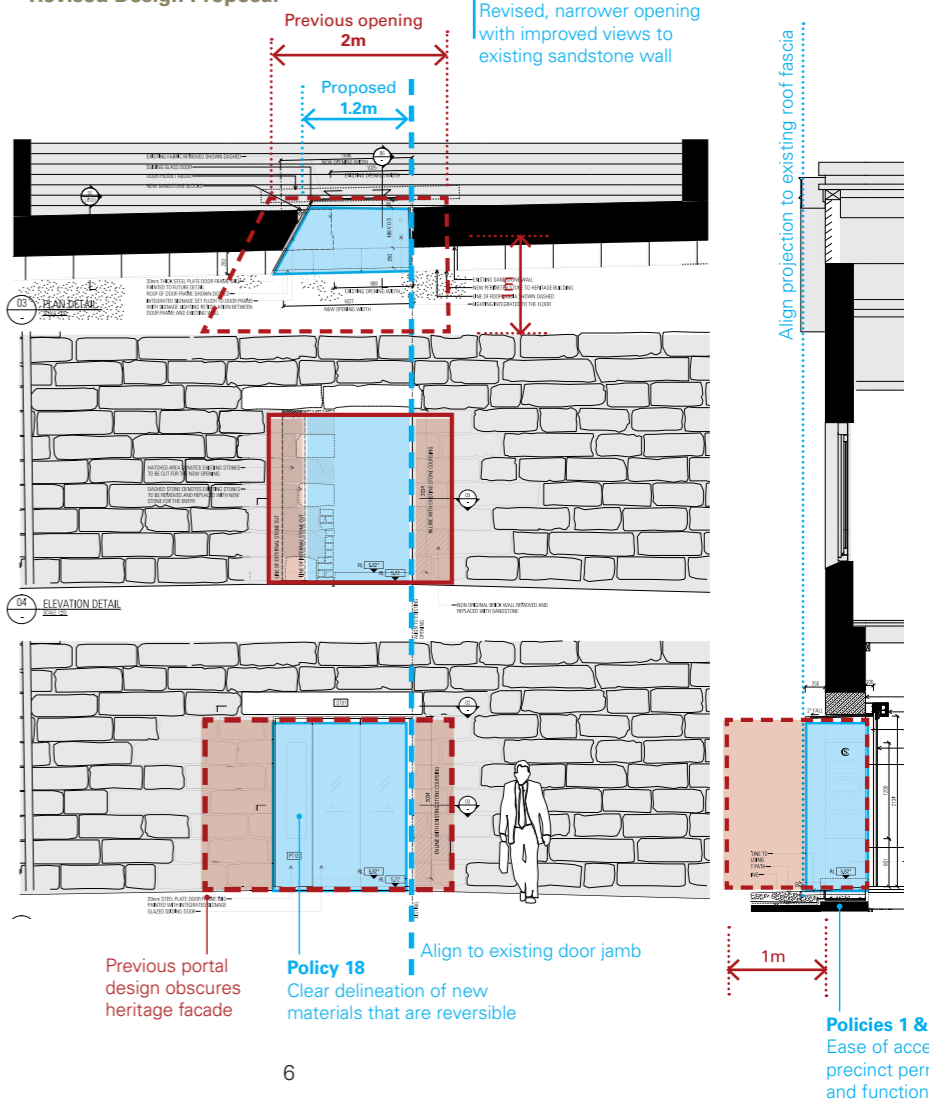
Projection cut back to maximise visibility to sandstone facade



Original Design Proposal



Revised Design Proposal



Access to Tenancies:

Figure 1.2 Photograph from 1970 showing original windows, later modified to



Figure 1.3 Indicative Tenancy arrangement showing access from the Public Bays

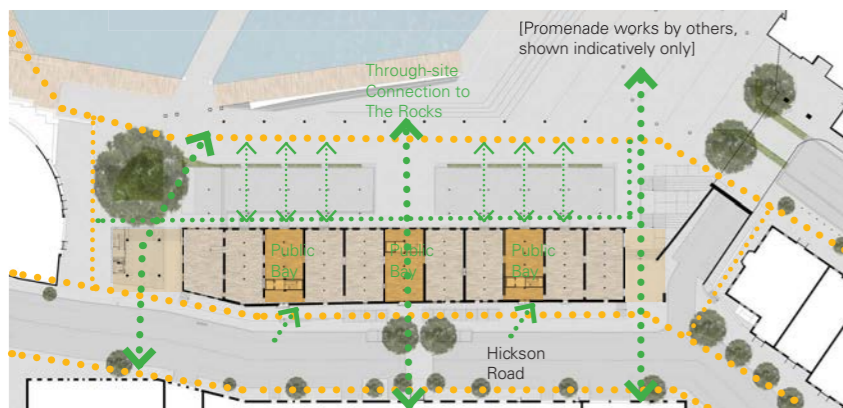
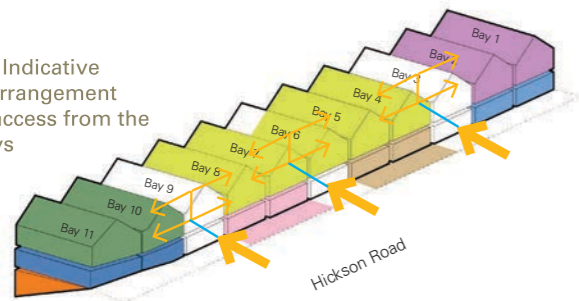


Figure 1.4 Proposed Public Connections and entrances are consolidated within the public bays, 3, 6 & 9

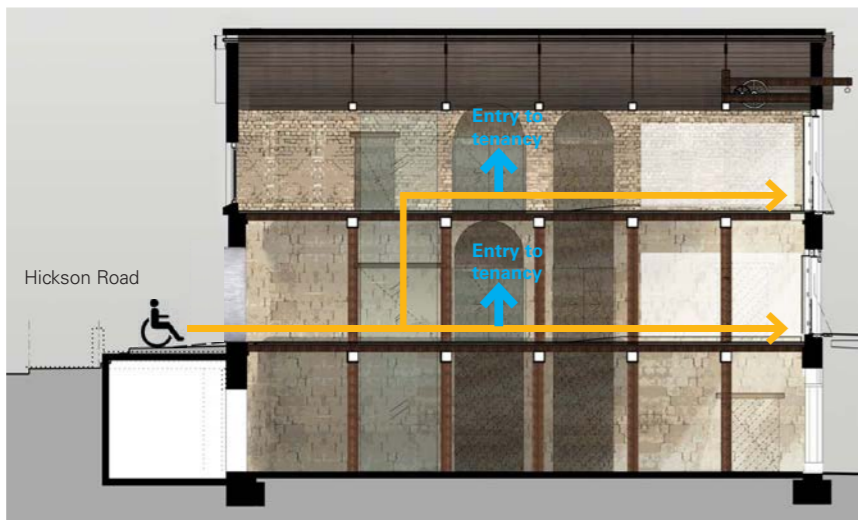


Figure 1.5 Section diagram showing accessibility of Hickson Road and upper tenancies via Public Bay



EXISTING ELEVATION:
Unactivated Streetscape

PRECEDENT:
Existing 2m wide tenancy entrance



ORIGINAL DESIGN PROPOSAL:
3 Major entrances

2m wide accessible entry to upper and lower tenancies

2m wide accessible entry to tenancies & through-site link

2m wide accessible entry to upper and lower tenancies



REVISED DESIGN PROPOSAL:
Hierarchy of Major and Minor entrances

Minor Entrance:
1.2m wide accessible entry to on-grade & upper tenancies

Major Entrance:
2m wide accessible entry to tenancies & through-site link to foreshore

Minor Entrance:
1.2m wide accessible entry to on-grade & upper tenancies

Figure 1.6 Elevation comparison of revised design proposal showing improvements to Bays 3 & 9 in context, and compared to the current Bay 2 opening.

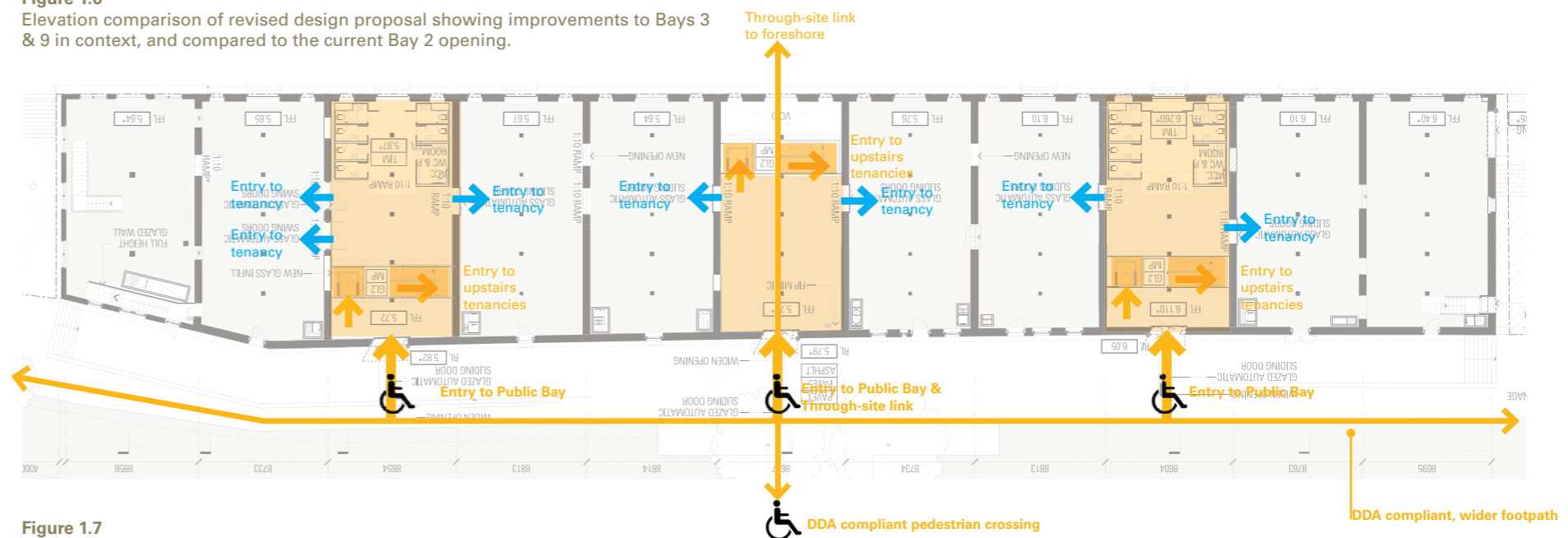


Figure 1.7 Hickson Road Level plan showing Wheelchair Access
The advantage of consolidating them in this manner is to minimise intrusion on the heritage of the Hickson Road facade, whilst activating Hickson Road.

2.0 Public Domain

Existing sandstone walls, trachyte kerbs, pedestrian crossing, no permanent delineation in external dining area

Submission Comments	Agency	Response
Design Modifications		
7. 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.	HC	<ul style="list-style-type: none"> Based on photographic evidence, the dwarf wall was built in the 1980's and therefore has limited heritage significance. Refer to GBA Heritage Statement in Urbis' Report. Refer Figure 2.1 & CMP p. 89, Figure CCM 172 (SHFA) Drawings have been modified to clarify the extent that will be retained and that which will be relocated.
8. Trachyte kerbs are significant to The Rocks area and should be retained and displayed in situ as part of the proposed landscape works.	HC	<ul style="list-style-type: none"> Agreed. The design has been modified accordingly. Refer to Landscape Drawing L-1001 & L-4101
11. The proposed contemporary 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.	HC	<ul style="list-style-type: none"> The planter boxes will be designed as precast, moveable elements. Drawings have been updated to note this accordingly.
36. Footway widening to the west of the building is supported. However, the existing trachyte stone kerbs should be retained in-situ to reference the original kerb lines, as has been the approach for other roads within The Rocks and Millers Point Village. Notations on the Landscape Plan of "existing trachyte kerb removed and reused on site" are not acceptable to the City. New kerbs should be built to the City's specifications.	CoS	<ul style="list-style-type: none"> Agreed. The design has been modified. Refer above.
37. The use of cobble stone for the proposed pedestrian crossing raises issues for general accessibility, especially for wheelchair users and visually impaired persons. Further detail is required on the proposed specification and finish of the cobbles.	CoS	<ul style="list-style-type: none"> Agreed. Further detail has been provided in this submission Drawings have been modified to also comply with the RMS pedestrian crossing requirements. Refer Figure 2.2, 2.3



Figure 2.1 Photograph of Hickson Road works from the 1980's showing the non-existent dwarf sandstone walls. (extract from CMP p. 89, Figure CCM 172 (SHFA))



Figure 2.2 Photograph from Barangaroo Headland Park, indicating a granite-set paver complying with wheelchair accessibility, and consistent with the proposed specification (Figure 2.3, right).

2.1 Design Response Commentary

JPW agree with the modifications proposed by the Heritage Council and City of Sydney. The design and drawings have been modified accordingly. Additional details and specifications are outlined in the revised Landscape Architecture drawings L-1001 & L-4101, and Figures 2.1 - 2.3.

1.1 TOLERANCES		
Completed paving		
General: Conform to the Surface level tolerances table:		
Surface level tolerances table		
Item	Level tolerance	
	Absolute	Relative
Vehicular pavements	± 5 mm	5 mm
Pedestrian pavements	± 5 mm	< 5 mm
Level discontinuity: Between adjacent pavers and other surface features for footpath areas 1.5 mm and roadway areas 2.0 mm.		
Lippage:		
- Unpolished pavers: < 2 mm.		
2 PRODUCTS		
2.1 PAVERS (NATURAL STONE)		
General		
General: Conform to the accepted samples and prototypes as outlined in this Worksection. Stone is to be of uniform quality, sound and free from defects liable to affect its strength, appearance or durability.		
Standard		
Masonry units, pavers and flags: To AS/NZS 4455.1.		
Salt attack resistance grade to: AS/NZS 4455.1 Table 2.3		
Stone Pavers		
Description: Provide sound stone pavers of uniform quality. Reject pavers with following defects liable to affect strength and durability. Vents, cracks, fissures, seams, porous inclusions, foreign material, loose surface material, and discolouration.		
Matching: Select for optimum matching of colour and pattern.		
Paving size: Refer to Selections.		

Figure 2.3 Proposed pedestrian crossing specification including tight construction tolerances in line with AS 1428.1

3.0 Weather Protection

Dining area sunshading, wind protection, removal of umbrellas

Submission Comments	Agency	Design Response
2. It is requested that the RTA further consider the visual impacts of the proposal with regards to the Sydney Opera House Buffer Zone and also the recommendations made in the Wind Assessment. The RTS should update the photomontages as necessary.	DPE	<ul style="list-style-type: none"> Additional photomontages have been prepared to demonstrate the visual impact of the glass screens in an 'up' position. Refer to the Visual Impact Assessment report by Virtual Ideas and Urbis.
Design Modifications 9. Outdoor seating on the western side of the Campbell's Stores 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.	HC	<ul style="list-style-type: none"> Agreed. Umbrellas have been removed in order to not obscure vision to the heritage facade. Tenancy fitout and furniture guides will preclude umbrellas in this area. Refer to Visual impact assessment photomontages
12. 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.	HC	<ul style="list-style-type: none"> Agreed. Umbrellas have been removed. Tenancy fitout and furniture guides will preclude umbrellas in this area. Refer to Visual impact assessment photomontages
29. Whilst the design for the waterfront seating area is well intentioned in terms of transparency and openness, the existing weather protection infrastructure at the site, including plastic covers and solid awnings, is indicative of a future outcome. Should the proposed planter beds with retractable screens be ineffective and the clear glass awning not provide sufficient sun protection, which the City believes will be the case; a secondary layer of ad hoc weather protection is expected. Tenants having their own umbrellas below the awning or tenants having their own plastic side covers should be avoided (and would be counter to the Conservation Management Plan) by careful consideration at this stage through weather modelling and strengthening the defensiveness of the infrastructure.	CoS	<ul style="list-style-type: none"> Agreed. The design of the new awnings includes a retractable sun-blind underneath the glass roof. Details of the fabric and a precedent example are given in this submission (refer item 3.2 Sunshading clarification) Refer to Windtech report for statement regarding the suitability of the weather protection infrastructure



Figure 3.1 View towards Bay 6 showing umbrellas blocking view to heritage facade



Figure 3.2 View towards Bay 6 showing removal of umbrellas, with improved views to heritage facade.

3.1 Design Response Commentary

JPW agree with the points raised by the DPE, Heritage Council and City of Sydney. The existing awnings have caused erosion damage to the heritage facades, and are a visual obstruction. These awnings were originally installed not only to weather-protect patrons, but to try to limit further water ponding in the dining areas - which has been a major cause of the building's degradation. The new infrastructure (including ground plane) is designed to be as open as possible to allow for proper drainage & ventilation; to maximise views to the heritage fabric; and provides appropriate patron comfort demonstrated by:

- > A wind consultant (Windtech) was engaged to provide additional analysis as to the suitability of the proposed weather infrastructure for outdoor seating areas. The report notes the suitability of the design for patron comfort. Wind effects are anticipated during the warmer months of the year only, during afternoons and not anticipated to be detrimental to patron comfort.
- > The weather infrastructure has been designed in consultation with SHFA and is considered to be an appropriate balance between maximising the visibility of the heritage building to the public and the usability and comfort for patrons.
- > The photomontages have been modified to demonstrate the improvements made by removing the umbrellas from external areas (Fig. 3.2, refer also Virtual Ideas' photomontages along Hickson Road).

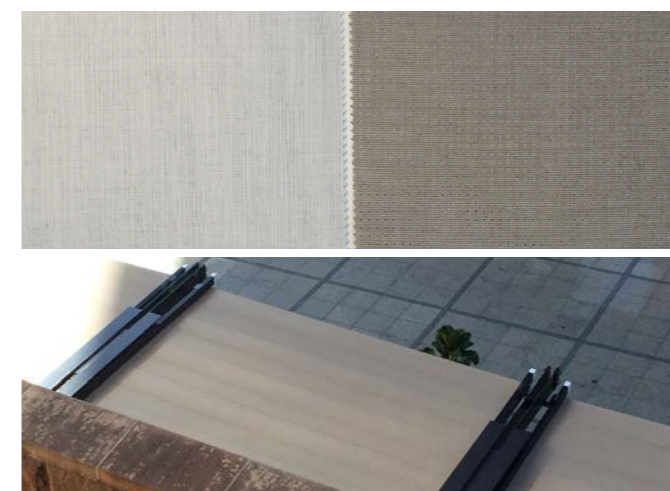


Figure 3.3 Warm grey and coffee colour fabric samples (above) Museum of Sydney forecourt awnings used as colour precedent (below). The colour should be visually recessive in accordance with the CMP.

3.2 Sunshading Clarification

The glass awning design allows for retractable sun-shade blinds to the underside of the proposed steel & glass awning structures. The extent is as shown in Fig. 3.4 & 3.5.

The fabric will provide sun shade, be suitably robust for this application, and easily maintainable from ground level.

The proposed colour of the fabric will be a 'warm' colour such as a warm-grey or coffee colour (Fig. 3.3). The fabric will be partially translucent (not fully opaque), so that (when in use) it can afford silhouetted views through to the heritage facade, from the external seating areas. To ensure these aims are met, a sampling and visual mockup/prototyping process will be specified to control the quality and appearance.

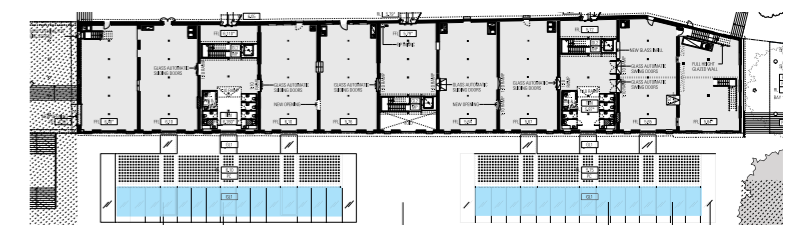


Figure 3.4 Plan of awnings, highlighting the extent of sun-shading blinds.

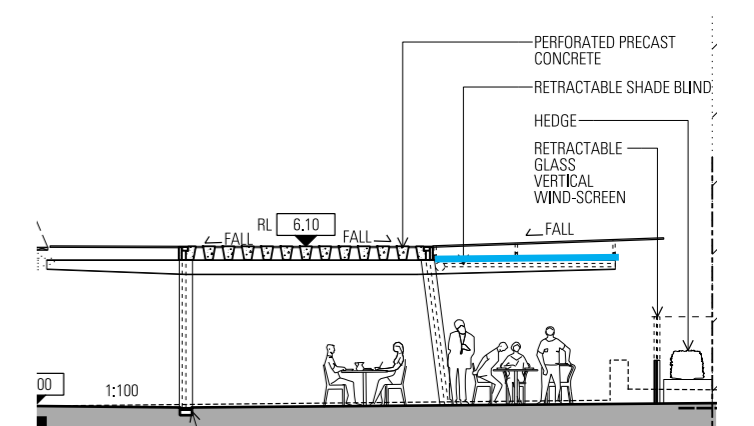


Figure 3.5 Section of awnings, highlighting the extent of sun-shading blinds.

4.0 Preliminary Tenancy Fitout & Furniture Guidelines

Introduction & Approvals Process

Submission Comments	Agency	Design Response
<p>16. 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.</p>	HC	<ul style="list-style-type: none"> • Agreed. Preliminary Tenancy fitout guidelines & SHFA process included in this submission • Refer to new, detailed Architectural Drawings A4900-A4914
<p>33. The EIS indicates that a Tenant Fit out Guide and Tenancy Signage Strategy is to be prepared for the building prior to the issue of an Occupation Certificate. However, the City contends that these documents should be prepared now to give certainty to the proposed scope of works and extent of heritage and visual impacts of the development. In particular, the full range of heritage impacts arising from the reasonable construction and implementation of the development should be assessed. For example, mechanical ventilation equipment and risers are required and should be integrated into the building at the least visible locations possible...</p> <p>The tenancy fit out guide should also include guidance on outdoor furniture selection, branding of furniture and fixed versus relocatable infrastructure.</p>	CoS	<ul style="list-style-type: none"> • Agreed. Preliminary Tenancy fitout and Tenancy Signage Strategy guidelines & SHFA approval process are included in this submission with a description of the approval process with SHFA.

4.1 Introduction

The Campbell's Stores is a building of significant heritage value. Accordingly, owners, operators and tenants have a responsibility to undertake work in a manner that upholds the heritage value of the building for future generations.

The documents outlined in *Figure 4.1* form the basis for the tenancy fitout design and approvals process. The Conservation Management Plan (2011) is a core document that outlines the building-specific heritage policies that must be adhered to by all tenants.

This preliminary Tenancy fitout guide has been prepared as a high-level summary of the design principles that underpin the base building design; and to explain the detailed design thinking behind the base-building arrangement submitted for approval in this planning application. It should be read in conjunction with the Architectural Drawings provided in Appendix 1, and the original Design Statement prepared in October 2015.

The design, and associated base-building drawings submitted as part of this Environmental Assessment Application, has considered a number of 'test fit' scenarios to ensure the robustness and flexibility of the base-building services design. These have been prepared with guidance from the Heritage Architect (GBA) in relation to the CMP requirements. The services design has been drawn and tested to the level of detailed design, in order to confirm the suitability of the overall strategy and to evaluate the impact on the heritage building.

New tenant floor finishes (allowed in kitchens only) and glazed wall finishes will be subject to a limited palette of approved materials to ensure sensitivity and consistency to the heritage approach.

All tenants, without exception, will be bound by the principles outlined in the tenancy fitout guide. A full description of the detail is provided in the drawings in Appendix 1.

4.2 Conservation Management Plan

In accordance with "*The Rocks fitout Guide 2010*" (SHFA), the CMP will be referred to during all stages of design development. The following policies & guidelines are of particular relevance with regards to fitouts and integration of services:

Policy 1 guideline:

> '...loose fit, where the new use is adjusted as necessary to work within the available spatial and architectural configuration.'

Policy 6 guideline:

> '...[the] CMP should be provided to the building's tenants.'

> 'Tenants shall adopt the guidelines of this CMP in their planning and design. A full compliance with the requirements of this CMP is required for SHFA consent to the proposed development.'

Policy 18 guidelines:

> 'Future fit-outs should aim to reveal as much as possible of the original and early character of the stores, rather than imposing a new character.'

> 'Fixtures should preferably not extend from floor to ceiling, in order to allow for interpretation and appreciation of original spatial volumes.'

Policy 19 guidelines:

The extension or alteration of existing services in Campbell's Store is acceptable in the context of re-use, but should not have a detrimental impact to the significance of the building components as a whole.

Reconstruction of Missing or Altered Fabric:

> 'Openings in the sandstone walls created during the 1970s and later may be blocked up in appropriate materials when the opportunity arises.'

> 'Alterations previously made to significant fabric to accommodate services, for example, the removal of sections of brickwork at the apex of some of the gables, should be made good through reconstruction when the opportunity arises.'

Policy 20 guidelines:

> 'The design and location of fittings such as lights, ceiling fans, heaters, etc, should have regard to the significance of adjacent elements. Where possible, these fittings should be designed as free-standing rather than fixed elements.'

> 'Services should be rationalised, grouped and treated to minimise intrusion.'

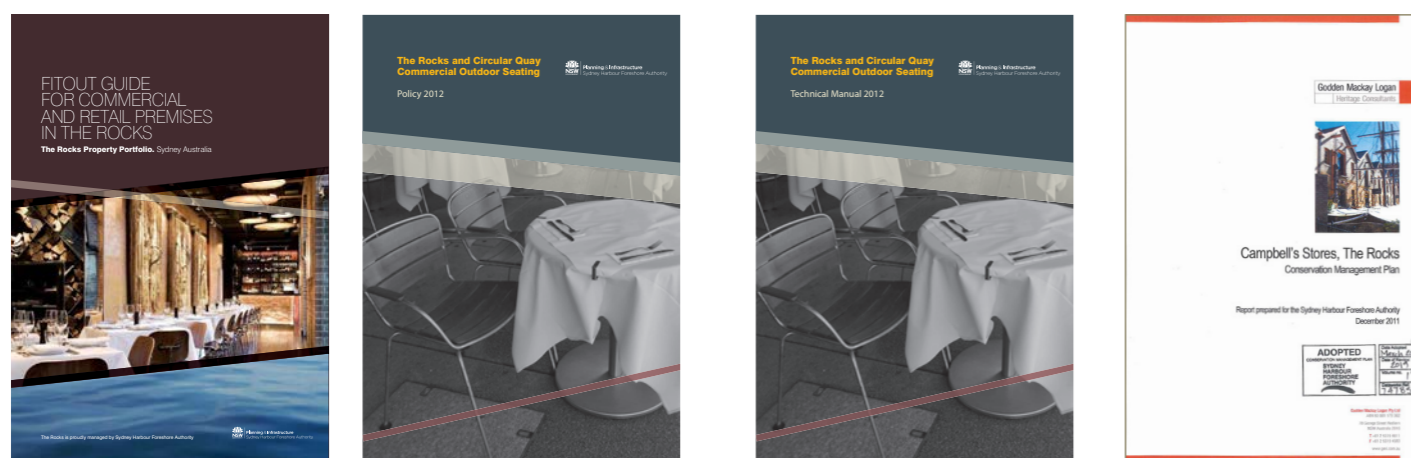


Figure 4.1 Reference Documents

"Fitout Guide for Commercial and Retail Premises in the Rocks" (SHFA 2010)

"The Rocks and Circular Quay Commercial Outdoor Seating" (SHFA Policy 2012)

"The Rocks and Circular Quay Commercial Outdoor Seating" (SHFA Technical Manual 2012)

Conservation Management Plan (GML, 2011)

4.3 Tenancy Fitout Approvals Process

It is the responsibility of all tenants to follow SHFA's 6-step fitout guideline process. Figure 4.2 captures the broad requirements, and as outlined in detail in "The Rocks fitout Guide 2010" (SHFA).

SHFA has a dedicated team who manage both the statutory and building owner aspects of the organisation's properties and leases.

Tallawoladah will be involved in tenant selection and will help assist and guide tenants through the approvals process and the fitout guidelines as part of their management role.

FITOUT CHECKLIST

The fitout process has six steps. It is important that tenants work through each point in the checklist. Please note: in addition to hard copy documents, Sydney Harbour Foreshore Authority requires electronic copies of documentation at all stages.

ONE STEP 1: Pre-lease (new tenants only)	TWO STEP 2: Design concept	THREE STEP 3: Design submission	FOUR STEP 4: Approvals	FIVE STEP 5: Fitout	SIX STEP 6: Open for trade
<ul style="list-style-type: none"> confirm lease conditions receive lease plans and lease conditions annexure review (where applicable): <ul style="list-style-type: none"> Tenant Operation Manual Tenant Guide to Heritage Management Conservation Management Plan provide the Authority with estimated staff/visitor numbers for proposed tenancy receive offer from the Authority. 	<ul style="list-style-type: none"> accept offer from the Authority confirm (where applicable): <ul style="list-style-type: none"> designer Building Code of Australia (BCA) consultant (if required) heritage architect services consultants Principal Certifying Authority review building owner's package which may include <ul style="list-style-type: none"> documents, architectural and services drawings Conservation Management Plan (CMP) design elements services Sustainable Development Fitout Guide returnable schedules develop design concept adhering to the Foreshore Authority's policy documents including: <ul style="list-style-type: none"> outdoor seating signage have preliminary briefing meeting with the following Authority staff: <ul style="list-style-type: none"> fitout coordinator property manager Heritage and Design representative facilities supervisor. 	<ul style="list-style-type: none"> design team completes developed design submission design submission reviewed by the Authority – if rejected, the concept must be reviewed against comments and resubmitted where applicable developed design submission reviewed for Sustainable Development where applicable, services approvals receive final review from the Authority's Services Consultant the Authority recommends that the developed design submission proceeds to the next stage once the design is supported, in principle, by the Foreshore Authority it is suggested that a pre-DA meeting be sought with the relevant consent authority, being either the City of Sydney or the Department of Planning. Representatives from the Authority are available for attendance at these meetings the tenant should develop a program outlining key milestones including design submissions, statutory approvals and construction. 	<ul style="list-style-type: none"> apply for landowner's consent apply for heritage approval, apply for DA approval if the DA is rejected, the tenant must submit a revised DA for approval. If alterations to the original design are required the tenant must seek landowner's consent again prior to re-lodging the DA obtain construction certificate from PCA supply all approvals in full-sized hard copy to the fitout coordinator. 	<ul style="list-style-type: none"> The Authority provides tenants with: <ul style="list-style-type: none"> handover inspection for fitout commencement dilapidation report tenant complies with all Occupational Health and Safety (OH&S), construction legislation and statutory information tenant's designer issues 'for construction' drawings to fitout coordinator tenant submits receipts of building insurances tenant's contractor pays fitout bond prior to commencement on site fitout construction begins tenant completes: <ul style="list-style-type: none"> defects inspection 'as built' drawings tenant forwards the following to Sydney Harbour Foreshore Authority Planning fitout coordinator or property manager: <ul style="list-style-type: none"> Occupancy Certificate updated electronic 'as built' drawings once all statutory requirements are completed trading can begin and the fitout bond will be returned. 	<ul style="list-style-type: none"> any changes you propose to the fitout once you are operational will be subject to the same approval process outlined in this Fitout Guide.

Figure 4.2 Extract from "the Rocks fitout guide" outlining the 6-step fitout approval process directly with SHFA. Tallawoladah will be involved in tenant selection and help provide management service (eg. via a Retail design manager & Tenancy coordinator) to assist and guide tenants through this approvals process.

4.4 Existing Tenancy Fitouts & Services Evaluation

The existing tenancy fitouts for the 4 anchor tenants were undertaken over some 30 years with limited control, consistency and with varying degrees of sensitivity to the heritage fabric.

In particular, the services arrangement has accumulated over these several decades on an as-needs basis to service the changing needs of tenants. This has resulted in a cluttered, and ad hoc arrangement that conceals much of the heritage fabric, and installed in a manner that is not sensitive to the heritage character of the building.

JPW and GBA Architects have inspected and evaluated the existing fitouts and services to determine which components (if any) would be generally compliant with the policies and guidelines of the CMP.

The more successful design strategies have formed the basis of the Architectural 'test-fit' scenarios outlined in items 4.5 - 4.7 and the Architectural Drawings in Appendix 1.

SITE PHOTOGRAPH	Services Reticulation	COMMENT
	Ductwork, sprinklers, lighting tracks, smoke detectors hidden ceiling joists and painted out to match timber (Ground floor, and Hickson Road levels).	Generally suitable - ductwork should sit between joists (rather than wrap around as a plenum) to reveal existing joists ✓
	2 straight ducts running through roof space, painted out to match timber (top floors).	Generally suitable - circular ducts preferred to differentiate from existing square-section timber beams ✓
	Linear grille to kitchen, articulated as part of structural bay	Generally suitable with careful design consideration - grilles to be painted out. ✓
	Exposed ductwork (Top floor) unpainted	✗
	Window air conditioner via void in wall.	✗
	Ducted with cladding.	✗
	Exposed Ceiling and cassette units.	✗
	Non-straight ducts (top floor)	✗
	Penetrations through east-west walls	✗

Figure 4.3 Table outlining generally suitable examples of services reticulation and examples that are not suitable: "Do's and Don'ts" for future tenants.