URBIS

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

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

9 May 2018

Ben Lusher
Director
Key Sites Assessments
**Department of Planning and Environment**
GPO Box 39 Sydney NSW 2001

Dear Ben,

# MODIFICATION TO CAMPBELL'S STORES, THE ROCKS (SSD 7056 MOD 1) – RESPONSE TO SUBMISSIONS

We write on behalf of *Tallawoladah Pty Ltd* (the Proponent) regarding the proposed Modification to SSD 7056, which seeks consent for amendments to the Bay 12 area in order to facilitate the retention and preservation of State significant archaeological material identified during approved construction works in October 2017.

The application was publicly exhibited between 19 April 2018 and 2 May 2018. A total of 4 submissions were received during the formal exhibition period from state and local government agencies, including:

- *City of Sydney Council;*
- *NSW Environment Protection Authority;*
- *NSW Office of Environment and Heritage;* and
- *Transport for NSW.*

No public submissions were received.

Correspondence was received on 3 May 2018 from the *NSW Department of Planning and Environment* requesting that the proponent provide a written response to the submissions received by 1 June 2018. The project team have reviewed the 4 submissions received to date and have provided a response to each of the matters raised at **Table 1**.

We note the City of Sydney, OEH Heritage Division and Transport for NSW have provided recommended conditions of consent to be incorporated into the modified instrument. The Proponent raises no objection to these recommendations. A list of revised 'conditions to be modified' is provided in the following section.

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# RESPONSE TO SUBMISSIONS

Table 1 – Response to Submissions – Modification to SSD 7056

| Submission | Response |
|---|---|
| *City of Sydney Council* | We note the City of Sydney's support for the proposed Modification. The recommendations provided by Council's Heritage Specialist have been incorporated into the 'conditions to be modified' in the following section. |
| *NSW Environment Protection Authority* | No response required. |
| *NSW Office of Environment and Heritage* | We note the Heritage Division's support for the proposed Modification, including efforts to display and interpret the archaeological resources identified within Bay 12. The Proponent welcomes the ongoing advice provided by the Heritage Division to conserve these remains in situ and interpret them appropriately within the Modified development.<br><br>The additional advice and recommendations regarding the protection and ongoing management of exposed and displayed resources have been incorporated into the 'conditions to be modified' in the following section. |
| *Transport for NSW* | The Proponent will update the Construction Traffic and Pedestrian Traffic Management Plan (CPTMP), in consultation with the Sydney Coordination Office within TfNSW, to include the modified Bay 12 works and will submit the final plan for the endorsement of the Coordinator General, Transport Coordination. This requirement has been incorporated into the 'conditions to be modified' in the following section. |

# MODIFICATIONS TO CONDITIONS

The Modification Report, dated March 2018, provided a list of 'Modifications to Conditions' required to facilitate the proposed amendments to the Bay 12 area. The list of 'conditions to be modified' has been updated to address the recommendations provided by the City of Sydney, OEH Heritage Division and Transport for NSW. Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics.***

## SCHEDULE 1

**Development:**

Alterations and additions to Campbell's Stores, The Rocks, including:

- conservation and remediation works to the Campbell's Stores, upgrades to the existing stormwater infrastructure and regrading of the outdoor dining area;
- ***conservation of state significant archaeological material identified within Bay 12;***
- external and internal building works to facilitate the adaptive re-use of the Campbell's Stores;
- reconfiguration of the existing outdoor covered dining area to the east of Campbell's Stores and construction of a new outdoor dining area to the west of Campbell's Stores;
- construction of a new outdoor dining area to the north of Campbell's Stores with basement ~~**storage,**~~ public amenities and plant; and
- public domain, landscaping and footpath works along Hickson Road.

## SCHEDULE 2

**PART A ADMINISTRATIVE CONDITIONS**

**Terms of Consent:**

**A1.** Except as amended by the conditions of this consent, development consent is granted only to carrying out the development as described in Schedule 1.

**A2.** The Applicant shall carry out the development generally in accordance with the:

(a) Environmental Impact Statement entitled 'SSD 7056: Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated October 2015;

(b) Response to Submissions entitled 'SSD 7056: Response to Submissions, Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated May 2016;

(c) Second Response to Submissions entitled 'SSD 7056: Response to Submissions, Campbell's Stores, The Rocks', prepared by Urbis Pty Ltd dated October 2016;

***(d) SSD_7056: Campbell's Stores, The Rocks Modification Report, prepared by Urbis Pty Ltd dated March 2018;***

(e) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2015;

(f) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated May 2016;

(g) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated October 2016;

***(h) Campbell's Stores Design Statement prepared by Johnson Pilton Walker dated March 2018;***

(i) following drawings, except for:

i) any modifications which are Exempt or Complying Development, and

ii) as otherwise provided by the conditions of this consent, and

(j) conditions of this consent.

| **Architectural (or Design) Drawings prepared by *Johnson Pilton Walker Pty Ltd:*** | | | |
|---|---|---|---|
| **Draw No.** | **Revision** | **Name of Plan** | **Date** |
| EA-A-0002 | D | Site Plan Proposal at Ground | 11/04/17 |
| EA-A-1001 | C | Ground Floor | 21/10/16 |
| EA-A-1002 | C | Hickson Rood Level 01 Plan | 21/10/16 |
| EA-A-1003 | C | Level 02 Plan | 21/10/16 |
| EA-A-1004 | C | Level 02 Plan | 21/10/16 |
| EA-A-1005 | C | Level 04 Plan | 21/10/16 |
| EA-A-1006 | C | Roof Plan | 21/10/16 |
| EA-A-2000 | C | Elevations | 21/10/16 |
| EA-A-3002 | C | Section – Bay 2 | 21/10/16 |
| EA-A-3003 | C | Section – Bay 3 | 21/10/16 |
| EA-A-3006 | B | Section – Bay 6 | 10/05/16 |
| EA-A-3009 | C | Section – Bay 9 | 21/10/16 |
| EA-A-3010 | C | Section – Bay 10 | 21/10/16 |
| EA-A-3011 | C | Section – Bay 11 | 21/10/16 |
| ~~**EA-A-3012-2**~~ | ~~**B**~~ | ~~**Section – Bay 12 South**~~ | ~~**10/05/16**~~ |
| ~~**EA-A-3012**~~ | ~~**B**~~ | ~~**Section – Bay 12 North**~~ | ~~**10/05/16**~~ |
| EA-A-3013 | C | Longitudinal Section | 21/10/16 |
| ~~**EA-A-4012**~~ | ~~**B**~~ | ~~**Detail Section 01 – Bay 12**~~ | ~~**21/10/16**~~ |
| ~~**EA-A-4013**~~ | ~~**B**~~ | ~~**Detail Section 02 – Bay 12**~~ | ~~**21/10/16**~~ |
| ~~**EA-A-4015**~~ | ~~**B**~~ | ~~**Bay 12 Detailed Plans**~~ | ~~**21/10/16**~~ |
| ~~**EA-A-4016**~~ | ~~**B**~~ | ~~**Bay 12 Detailed Elevations**~~ | ~~**21/10/16**~~ |
| EA-A-4100 | A | Hickson Road (West) Elevation Door Comparison | 10/05/16 |
| EA-A-4101 | A | Hickson Road Entry Bay 3 Door Detail | 10/05/16 |
| EA-A-4102 | A | Hickson Road Entry Bay 6 Door Detail | 10/05/16 |
| EA-A-4103 | A | Hickson Road Entry Bay 9 Door Detail | 10/05/16 |
| EA-A-4900 | A | Base Building Services Fitout Principals | 10/05/16 |
| EA-A-4901 | A | Base Building Services Fitout Typical Bay Detail 01 | 10/05/16 |

| Architectural (or Design) Drawings prepared by *Johnson Pilton Walker Pty Ltd:* | | | |
|---|---|---|---|
| **Draw No.** | **Revision** | **Name of Plan** | **Date** |
| EA-A-4902 | A | Base Building Services Fitout Typical Bay Detail 02 | 10/05/16 |
| EA-A-4903 | A | Base Building Services Fitout Typical Ground Level RCP | 10/05/16 |
| EA-A-4905 | A | Indicative Tenancy Fitout Principals Typical Bay - Restaurant | 10/05/16 |
| EA-A-4906 | A | Indicative Tenancy Fitout – Restaurant Typical Bay Detail 01 | 10/05/16 |
| EA-A-4907 | A | Indicative Tenancy Fitout – Restaurant Typical Bay Detail 02 | 10/05/16 |
| EA-A-4908 | A | Indicative Tenancy Fitout Detail Typical Ground Level RCP | 10/05/16 |
| EA-A-4910 | A | Indicative Tenancy Fitout Principles Typical Bay-Kitchen | 10/05/16 |
| EA-A-4911 | A | Indicative Tenancy Fitout – Kitchen Typical Bay Detail 01 | 10/05/16 |
| EA-A-4912 | A | Indicative Tenancy Fitout – Kitchen Typical Bay Detail 02 | 10/05/16 |
| EA-A-4913 | A | Indicative Tenancy Fitout – Kitchen Typical Bay Ground Level Plan | 10/05/16 |
| EA-A-4914 | A | Indicative Tenancy Fitout – Kitchen Typical Ground Level RCP | 10/05/16 |
| EA-L-1001 | C | Landscape Plan | 21/10/16 |
| EA-L-4101 | A | Landscape Details | 10/05/16 |
| - | C | Material Board | 21/10/16 |
| **MOD 1** | | | |
| ***EA-A-0002*** | ***E*** | ***Site Plan Proposal at Ground*** | ***22/02/18*** |
| ***EA-A-1001*** | ***D*** | ***Ground Floor*** | ***22/02/18*** |
| ***EA-A-1002*** | ***D*** | ***Hickson Rood Level 01 Plan*** | ***22/02/18*** |
| ***EA-A-1003*** | ***D*** | ***Level 02 Plan*** | ***22/02/18*** |
| ***EA-A-2000*** | ***D*** | ***Elevations*** | ***22/02/18*** |
| ***EA-A-3011*** | ***D*** | ***Section – Bay 11*** | ***22/02/18*** |
| ***EA-A-3012-2*** | ***D*** | ***Section – Bay 12 South*** | ***22/02/18*** |
| ***EA-A-3012*** | ***D*** | ***Section – Bay 12 North*** | ***22/02/18*** |
| ***EA-A-3013*** | ***D*** | ***Longitudinal Section*** | ***01/02/18*** |
| ***EA-A-4012*** | ***C*** | ***Detail Section 01 – Bay 12*** | ***22/02/18*** |
| ***EA-A-4013*** | ***C*** | ***Detail Section 02 – Bay 12*** | ***22/02/18*** |
| ***EA-A-4015*** | ***C*** | ***Bay 12 – Level 01 - Detailed Plan*** | ***22/02/18*** |
| ***EA-A-4016*** | ***C*** | ***Bay 12 – Level 02 - Detailed Plan*** | ***22/02/18*** |
| ***EA-L-1001*** | ***D*** | ***Landscape Plan*** | ***22/02/18*** |
| ***-*** | ***D*** | ***Material Board*** | ***23/02/18*** |
| | | | |

## PART B PRIOR TO ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE

### Construction Traffic and Pedestrian Management Plan

**B13.** Prior to the issue of the relevant construction certificate, the Applicant shall ~~**prepare**~~ update the Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the CBD Coordination Office within TfNSW ~~**and Sydney Light Rail Team**~~. The CPTMP needs to specify, but not limited to, the following…

The Applicant shall submit a copy of the final plan to the Coordinator General, ~~**CBD Coordination Office**~~ ***Transport Coordination*** for approval, prior to the commencement of any ***relevant*** work.

### Interpretation Plan

**B17.** An Interpretation Strategy and Plan shall be prepared by an experienced interpretation specialist and submitted to the Heritage Council for comment in two stages:

a) Stage 1 Interpretation Strategy prior to the issue of a Construction Certificate. The Strategy is to include the display of industrial equipment as noted in the endorsed CMP (2014), and its applicable interpretation policies, and qualifying provision for archaeological discovery and uncovered heritage items during construction that are identified and can be utilised for interpretation.

***b) Stage 1A Addendum to Interpretation Strategy prior to the issue of a Construction Certification. The Addendum is to address the retention and preservation of the identified State significant archaeological material within Bay 12.***

c) Stage 2 Interpretation Plan developed in consultation between the applicant's interpretation specialist and the Heritage Council, during the construction period incorporating any archaeology discovery or uncovered heritage items. The Interpretation Plan is to be submitted to NSW Heritage for information before the Final Occupation Certificate.

## PART D DURING CONSTRUCTION

### Archaeology

**D8.** All archaeological works shall be in accordance with the approved research design and methodology outlined in Austral Archaeology report dated 27 September 2016 (Appendix C of the Second Response to Submissions Report) ***and Appendix 1: Archaeological Statement of Heritage Impact for Proposed Redesign of Bay 12 dated 12 March 2018 (Appendix C of the SSD_7056: Campbell's Stores, The Rocks Modification Report***).

## ADDITIONAL CONDITIONS

As recommended by the Heritage Division, the following additional conditions should be incorporated into Part D (during construction) and Part E (prior to occupation or commencement of use) of the Modified Instrument.

**Conservation Specialist – Bay 12**

**1.** The separating fabric used to cover the remains along the line of the proposed block work retaining wall to the viewing window shall be confirmed with a conservation specialist/materials conservator prior to finalising the design detail and construction. This should confirm and adopt that advice for the separating materials used to for reburied archaeological remains across the site.

**2.** The services of a **Conservation Specialist** shall be obtained for the project to address and advise on initial and ongoing management of the archaeological resources. This shall include preparation of a report to advise on matters including methods of exposure and maintenance resulting from changes in ambient temperature and humidity and exposure to direct sunlight. The document shall also include an ongoing maintenance routine and monitoring (if recommended) for the site's future manager. This report shall be submitted for approval of the DPE within 6 months of the commencement of the modification based on consultation with the Heritage Council of NSW or its delegate. This report should be prepared for inclusion of the Conservation Program required by Condition E1.

**3.** The Applicant shall confirm who will be responsible for ongoing maintenance, monitoring and follow-up work recommended by the **Conservation Specialist Report** the displayed archaeological resources This advice must be provided in writing for the information of the Secretary of the DPE and the Heritage Council of NSW within 12 months of the commencement of the modification.

We trust this letter provides an adequate response to the submissions received regarding the proposed Modification to SSD 7056. Please do not hesitate to contact me on 02 8233 7621 should you require anything further.

Yours sincerely,

Samantha Wilson
Associate Director – Urban Planning