

STATEMENT OF HERITAGE IMPACT **SSD 7056 DA, BAY 11 ROOF - S96**

7-27 Circular Quay West, The Rocks

Campbell's Stores

May 2018

Issue C



Cover Figure

The proposed amended development, perspective from Hickson Road
Source: *Virtual Ideas in collaboration with JPW Architects*

7-27 CIRCULAR QUAY WEST, THE ROCKS

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CONTENTS

1.0	INTRODUCTION	5
1.1	REPORT OVERVIEW	5
1.2	SITE IDENTIFICATION	5
2.0	DESCRIPTION OF THE PROPOSAL	6
3.0	ASSESSMENT OF HERITAGE IMPACT	8
3.1	CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION	8
3.2	EVALUATION AGAINST THE ROCKS HERITAGE MANAGEMENT PLAN: VOLUME 1, SHFA	8
3.3	EVALUATION AGAINST THE 2014 CMP CONSERVATION POLICIES	9
4.0	CONCLUSIONS AND RECOMMENDATIONS	10
4.1	CONCLUSIONS	10
4.2	RECOMMENDATION	10

1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a S96 amendment to a development application (SSD 7056) for proposed works to the Campbell's Stores. The report evaluates proposed alterations to the Bay 11 roof, designed by JPW, and as detailed in the following drawings:

EA-A-1001	Ground Floor	Issue D2
EA-A-1002	Level 01 Plan	Issue D2
EA-A-1005	Level 04 Plan	Issue D2
EA-A-1006	Roof Plan	Issue D2
EA-A-2000	Elevations	Issue D2
EA-A-3010	Section Bay 10	Issue D2
EA-A-3011	Section Bay 11	Issue D2
EA-A-3012-2	Section Bay 12 South	Issue D2
EA-A-3013	Longitudinal Section	Issue D2
EA-A-4012	Detail Section 01-Bay 12	Issue C2
EA-A-4013	Detail Section 02-Bay 12	Issue C2

The amendment addresses the heritage impact of alterations to the approved openings in the roof (Figure 1.1) as a consequence of mechanical engineering design development.

1.2 SITE IDENTIFICATION

Bay 11 of Campbell's Stores, subject of this report, is the northern most bay of the Stores building, located at 7-27 Circular Quay West, The Rocks.

Figure 1.1

The **Approved** development, looking south, indicating the mechanical openings in the roof of Bay 11
Source: JPW Architects



2.0

DESCRIPTION OF THE PROPOSAL

The proposed amendments, designed by JPW, are detailed in the drawings, and Statement of Environmental Effects that accompany this amended application.

The proposal is a result of mechanical engineering design development, in which a gas fired system, as a part of the refurbishment of Campbell's Stores, is proposed as opposed to the installation of an electrical generated system.

- The present design accommodates mechanical equipment within the roof space of Bay 11.
- The current approval has air intake and exhausts via openings in the roof cladding of Bay 11.
- The roof cladding is not original fabric and is an approved replacement.
- The use of a gas fired system necessitates larger openings in the new roof sheeting, requiring a minimum area of free air.
- In order to minimise the visual impact of the larger openings, a fine mesh is proposed to cover the openings, the colour of which is to match the roof sheeting.
- All equipment and roof structures within the roof space are to be painted a recessive colour, to match the roof sheeting colour of Bay 11.

The aim of the proposal is to improve the mechanical system of the current approval, and to mitigate the potential adverse visual impact of larger roof openings with a mesh that is a visual improvement over the approved roof openings.

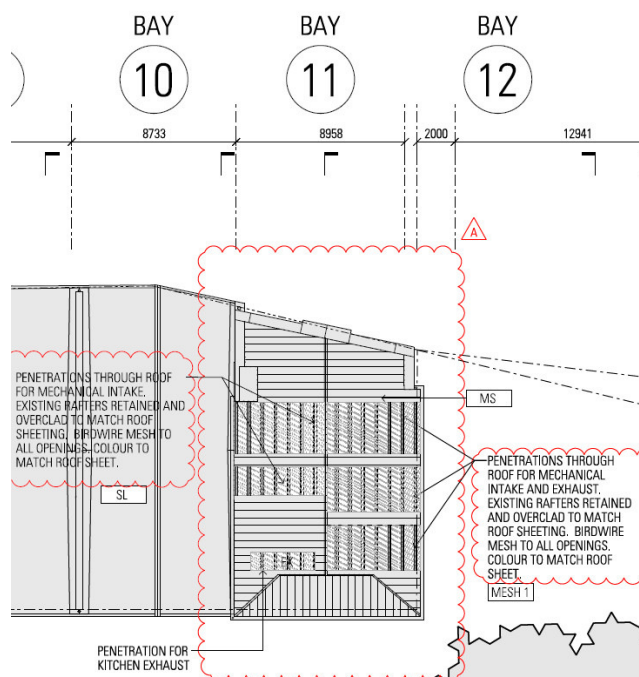


Figure 2.1

The proposed amended development, roof plan
Source: JPW Architects, part drawing EA-A-1006



Figure 2.2

The proposed amended development, aerial perspective from the north. Compare with Figure 1.1
Source: Virtual Ideas in collaboration with JPW Architects



Figure 2.3

The proposed amended development of Bay 11 roof, looking south from Hickson Road. Note the proposed larger roof openings are not particularly obvious, given the lower angle of the roof from pedestrian height

Source: *Virtual Ideas in collaboration with JPW Architects*



Figure 2.4

The proposed amended development, looking from Campbells Cove. Note Bay 11 (far right) roof openings are not particularly evident, given the screening roof of the adjacent bay

Source: *Virtual Ideas in collaboration with JPW Architects*

3.0

ASSESSMENT OF HERITAGE IMPACT

3.1 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development of a heritage item have been considered in the preparation of the following commentary, they are:

The following aspects of the proposed amendments respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The overall roof form of Bay 11 remains the same.
- Although the proposed Bay 11 roof amendment has larger openings, it will be an improvement over the approved roof openings in that a mesh is utilised to reduce the visual impact of the proposed openings.

3.1.1 New Development Adjacent to a Heritage Item

The Campbell's Stores building, and Bay 11, is in the vicinity of the former Mining Museum and the Metcalfe Bond Stores, which are within The Rocks precinct.

The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to major additions are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment

The roof of Bay 11 of Campbell's Stores, with the amended roof openings, faces north and south, perpendicular to the buildings in the vicinity, that is the former Mining Museum and the Metcalfe Bond Stores, on the opposite side of Hickson Road. Thus the amended openings in the roof are less evident from across the street, particularly at the lower levels.

The use of mesh to cover the openings has reduced the visual impact of the proposed amendments, from that which has been approved.

3.1.2 Impact on the Sydney Opera House World Heritage Buffer Zone

The subject site is within the Sydney Opera House Buffer Zone of the UNESCO World Heritage listing, and is located on the opposite shoreline of Sydney Cove to that of the Opera House. Given that the proposed openings are contained in a roof that is perpendicular to the Opera House location, there will be no further impact on the Opera House and its Buffer Zone than the current approved design.

3.2 EVALUATION AGAINST THE ROCKS HERITAGE MANAGEMENT PLAN: VOLUME 1, SHFA

The SHFA document for the management of the heritage significance of the precinct is *The Rocks Heritage Management Plan: Volume 1* (2010). Comment is provided on the following applicable extracts:

Clause 4.1.5 Minimise Heritage Impacts:

Principle: Activities which have an adverse impact on the heritage value of The Rocks should be actively managed to avoid or minimise such impacts

contained within the original building envelope, are unrelated to original fabric, and will not increase any adverse heritage impacts, but provide mitigation by lessening visual impact.

Comment

As the amended proposal is reducing the visual evidence of the openings with a coloured mesh, there will be a lesser impact on the heritage values of The Rocks Conservation Area, as well as the listed SHR items in the vicinity, as they do not impact on their visual sensitivity or their curtilage.

3.3 EVALUATION AGAINST THE 2014 CMP CONSERVATION POLICIES

The proposed development is generally consistent with the Conservation Policies of the CMP that relate to the development of the Campbell's Stores and within the Conservation precinct of The Rocks. The following are applicable policies from the CMP, which relate to the proposed amended development, and our comments in response.¹

Policy 13

An appropriate physical and visual setting should be maintained for Campbell's Stores by allowing no development within the setting that would adversely impact on the place or on views to and from the place.

Comment

The proposed amendments to the Bay 11 roof do not change the original form of Campbell's Stores, and are located in such a position that they are only evident from a limited area of viewpoint, and not from the important eastern aspect. The proposed use of coloured mesh over the enlarged openings mitigates any adverse impact, and is an improvement on the currently approved development.

Policy 19

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.

Comment

The proposed amendments to the Bay 11 roof are to improve the sustainability of the mechanical system, thus improving the functioning and reuse of the building as a whole. The amendments however are

¹ GML, 2014, p157

4.0

CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

The proposed amendments to the Bay 11 roof of Campbell's Stores:

- Improve the approved Bay 11 roofscape by the use of a coloured mesh over the openings in the roof even though the openings are larger.
- The Bay 11 roof openings are mainly evident at a high level, that is the Harbour Bridge approaches.
- Although the openings are evident from the north side of the Campbells Stores, from the direction of Hickson Road and the Park Hyatt, the main viewpoint of concern within the precinct is from the Campbells Cove promenade, where the openings are the least evident.
- The proposed additional openings will have an acceptable heritage impact in the context of the functioning of the building, and The Rocks precinct.

4.2 RECOMMENDATION

- GBA Heritage has no hesitation, from a heritage perspective, in recommending the consent authority approve the amendment to the current application.