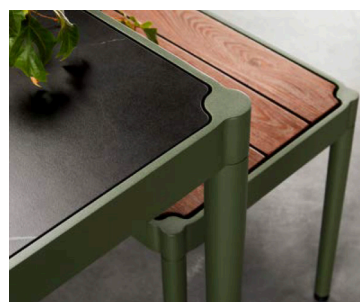
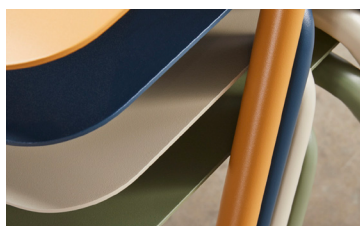


Walsh Bay Arts Precinct

Outdoor Furniture Guide

also refer to:
Walsh Bay Sydney Harbour Precinct
Architecture Code dated 19/3/2004
(which includes Walsh Bay Colour Palette)

Walsh Bay Arts Precinct
Operational Transport Plan
dated 22/6/2020



TONKIN ZULAIKHA GREER ARCHITECTS

15 October 2020

Walsh Bay External Colour Palette and Outdoor Furniture Requirements

Background Palette		Trims	
Wharves		Wharves	
			
Rodin Grey Dulux 50 BG 38/011 R154 G157 B157 LRV38	Mauve Grey Dulux Traditionals 37343	Cotton Canvas Bristol B-012-02	Pale Stone Dulux Traditionals 37523
			
Ice Blue Dulux Traditionals 37341	Lime White Dulux Traditionals 37131	Native Grey	Gunpowder Bristol B152-11 37131
Shutters		Trims	
Wharves		Hickson Road Shore Sheds	
			
Seal Grey Dulux 78139	Intercoastal Dulux 30RB 16/031	Royal Blue Dulux Traditionals 50167	Ox Blood Dulux Traditionals 50148

As noted in **Walsh Bay Sydney Harbour Precinct Architectural Code - 19/3/2004**

15. Outdoor Seating

- 15.1 External furniture such as tables, chair and stands used in connection with outdoor seating must:
- (a) compliment the character of the Precinct;
 - (b) comply with Part 2; and
 - (c) only be in metal, timber, cane, high quality plastic or a combination of those materials and must be maintained to a high quality design and finish.
- 15.2 Lightweight injection moulded furniture is not permitted in retail areas.

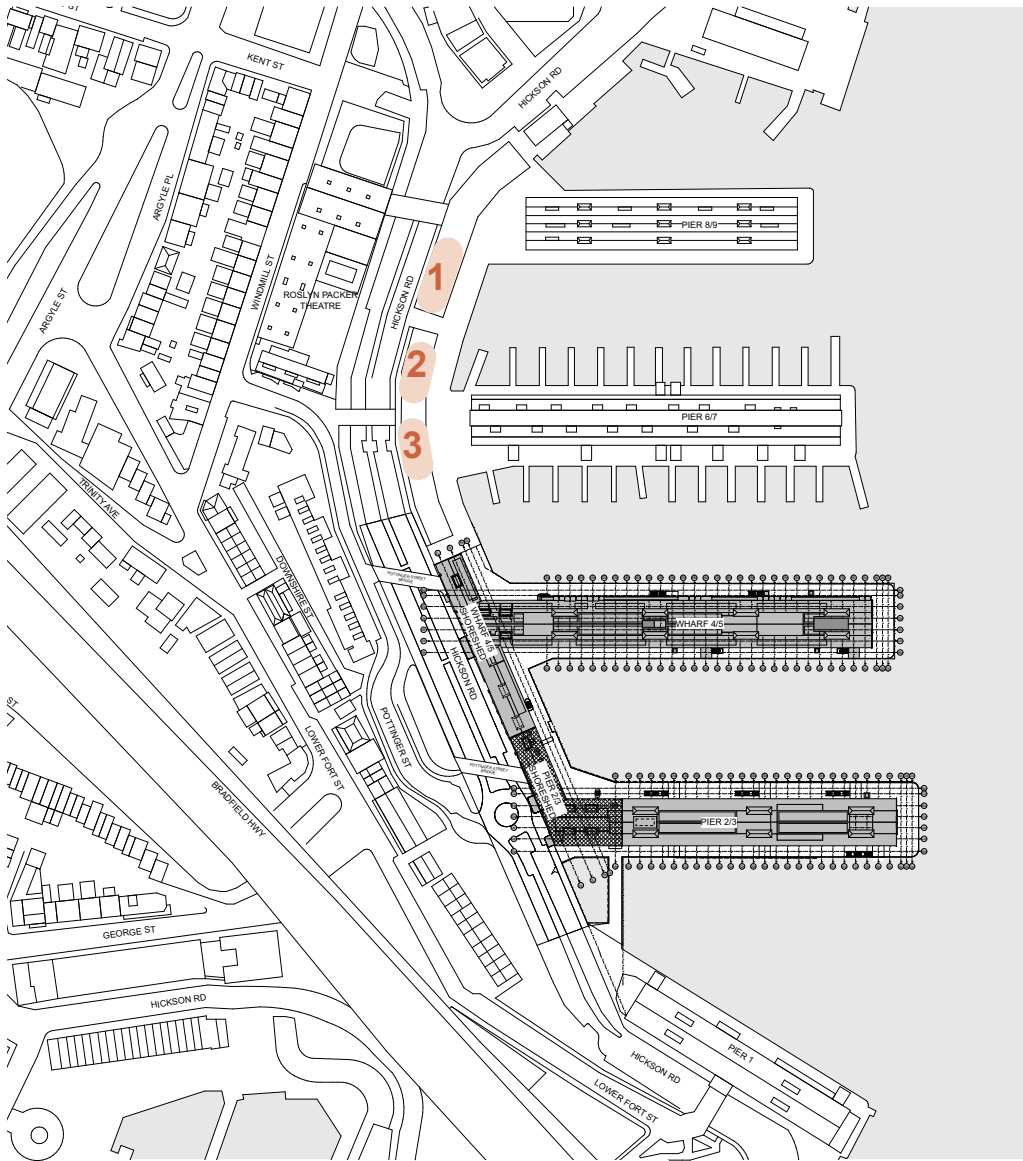
23. Promenade

- 23.4 The first two (2) metres of the Promenade from the water edge should be reserved for edge demarcation, seating and lighting.

25. Retail Lots

- 25.1 New fitout of retail shops involving a new shop front or works to the exterior of the building must:
- (a) maintain a high standard of presentation;
 - (b) be designed to ensure minimum interference with the structure and heritage fabric of buildings;
 - (c) use high quality finishes and fittings;
- 25.6 External furniture and equipment associated with Commercial and Retail activities (such as waiter stations, portable gas heaters, umbrellas, menu stands/boards and the like) must be:
- (a) of high quality construction, safe (ie: not likely to topple over), unobstrusive and in keeping with the up-market standard of the development;
 - (b) suitable for intended use.
- 25.8 Tables and chairs may be constructed of metal, or metal and timber, or metal and high quality plastic or cane, as long as it is maintained to a high quality finish. Lightweight injection moulded furniture is not permitted.
- 25.9 (e) no product advertising is permitted on outdoor furniture or fixtures or attached internally to glass or windows on any frontage.

Walsh Bay Arts Precinct
EXISTING OUTDOOR FURNITURE



1



1

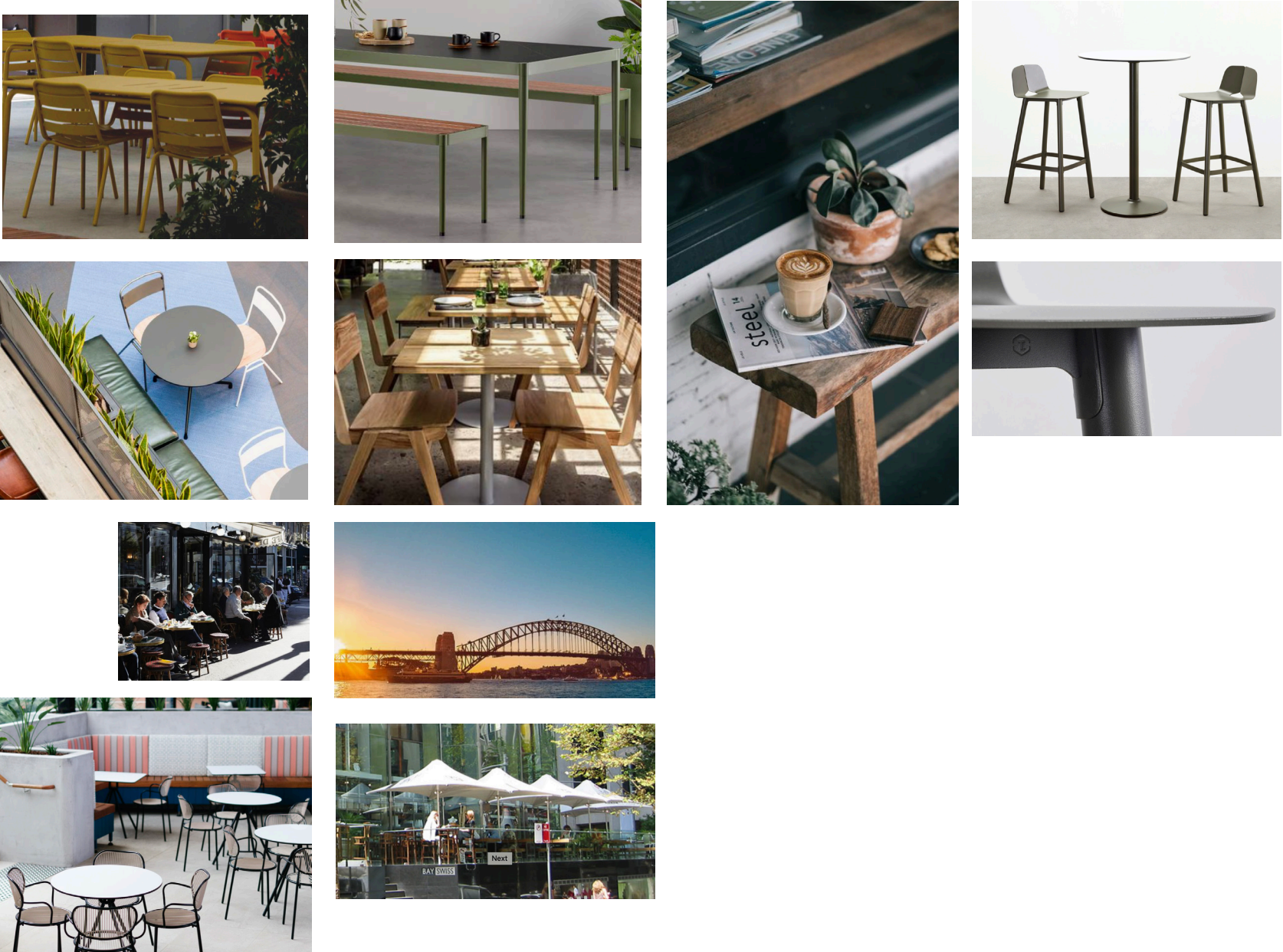


2



3

Walsh Bay Arts Precinct
FURNITURE PRECEDENTS



DESIRED CHARACTERISTICS

Preservation of the existing heritage character and marine industrial characteristics of the Precinct:

- Maintain the marine industrial character of the Walsh Bay Precinct
- Preserve existing views, details, scale and material in order to maintain the existing cohesive character of the entire Walsh Bay Precinct
- Furniture colours should be consistent with the Walsh Bay External Colour Palette included in the Walsh Bay Precinct Architectural Code

Furniture:

- Stackable
- Limited moving parts
- Self levelling feet
- Lightweight for handlers (but won't be blown away)
- UV resistant finishes
- Fabrics- waterproof, UV resistant
- Textured powdercoating with zinc undercoat
- Minimum 450mm seat height on chairs
- Colours to compliment the character of the Precinct, refer to Heritage Colour Palette of the Walsh Bay Sydney Harbour Precinct Architectural Code - 19/3/2004

Benefits of locally made items include:

- short leadtime
- easy maintenance
- min 5 year guarantee optimal

Marine environment requires:

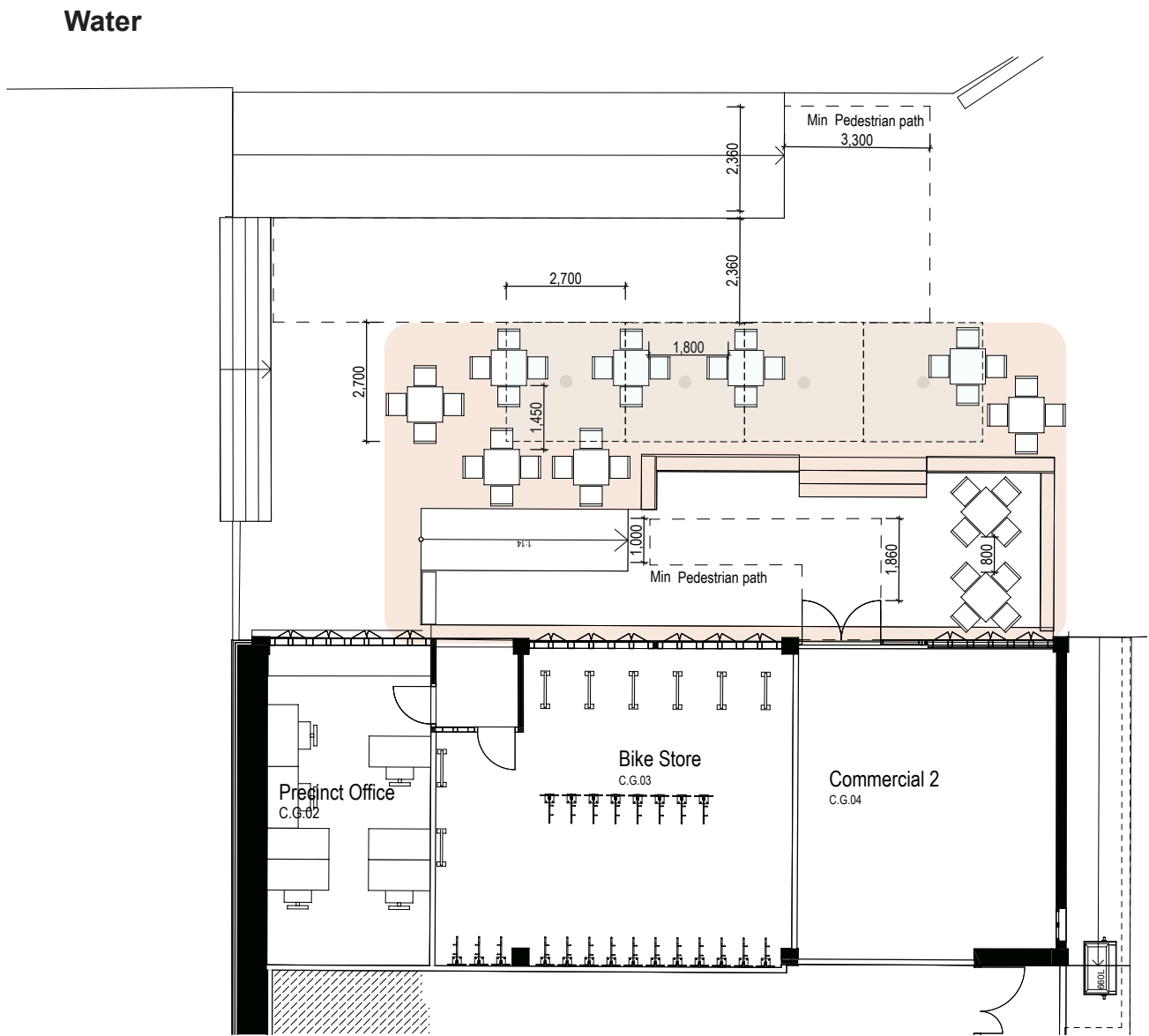
- aluminium structure
- textured robust powdercoating with zinc undercoat
- stainless steel
- steel that is hot galvanised and then textured powdercoating
- certified sustainable hardwood timber
- minimal perforations in metal
- easy clean surfaces allowing efficient clearing of salt build up

DDA Compliance requirements:

- tables with pedestal legs with a flat base / support feet must be no more than 50mm in height
- table top heights must be between 740-760mm high and underside knee clearance of 720mm from finish floor
- bar tables need to offer some that are double height with a lower portion that is reachable for a person in a wheelchair
- minimum 20% of chairs in any area to have armrests
- where furniture is adjacent to doorways and uncontrolled accessways with no solid barrier separations then tables and chairs need to have 30% luminance contrast eg: no black base and black table top together
- no furnitures shall block or encroach the path leading from exits of the building

NB: All attempts have been made to put forward items that are regularly stocked and supplied. However, should certain models become obsolete or alternate finishes become available, please check that they still comply with the above requirements. All pricing shown is recommended retail price and GST exclusive and to be used as a guide only.





A

SHORE SHED 4/5 WEST Commercial 2

- northerly aspect
- direct sun
- split level
- protected from southerly winds
- exposed to westerly winds
- option for portable / anchored umbrellas

LAYOUT OPTION 1

10 tables - Cafe Dining Square (700mmH)
800mm x 800mm

40 chairs - Dining Chairs
sets of 4

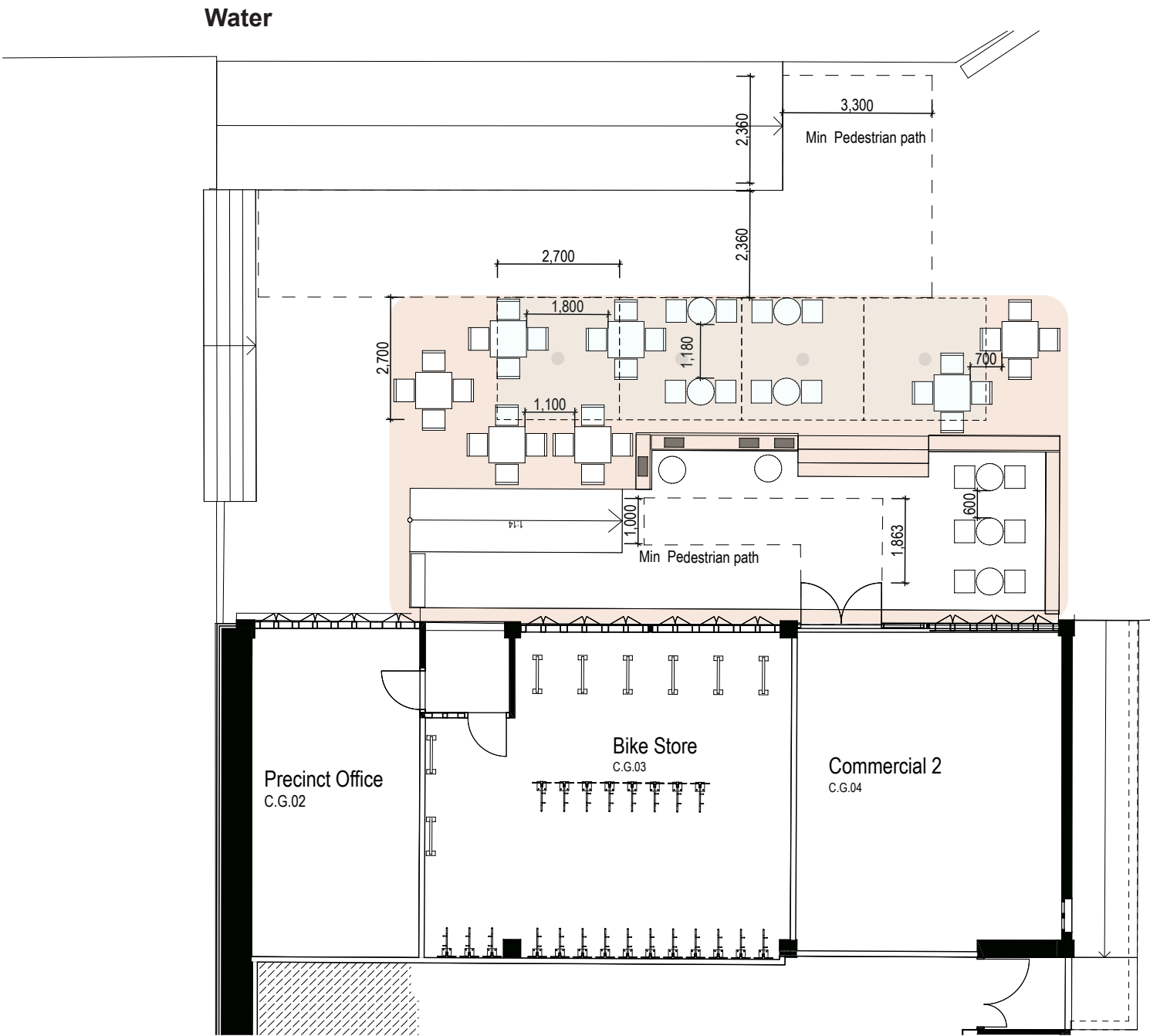
4 square umbrellas - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures

A

SHORE SHED 4/5 WEST
Commercial 2

LAYOUT OPTION 2

- 7 tables - Cafe Dining Square (700mmH)
800mm x 800mm
- 9 Tables - Cafe round small (700mmH)
600mm dia
- 42 chairs - Dining Chairs
sets of 4 and 2
- 4 cushions
- 4 square umbrellas - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures



B

SHORE SHED 4/5 EAST

Commercial 3 & 4

- northerly aspect
- direct sun
- retractable sun awning, approved as part of SSD
- protected from southerly winds
- light furniture acceptable

LAYOUT OPTION 1

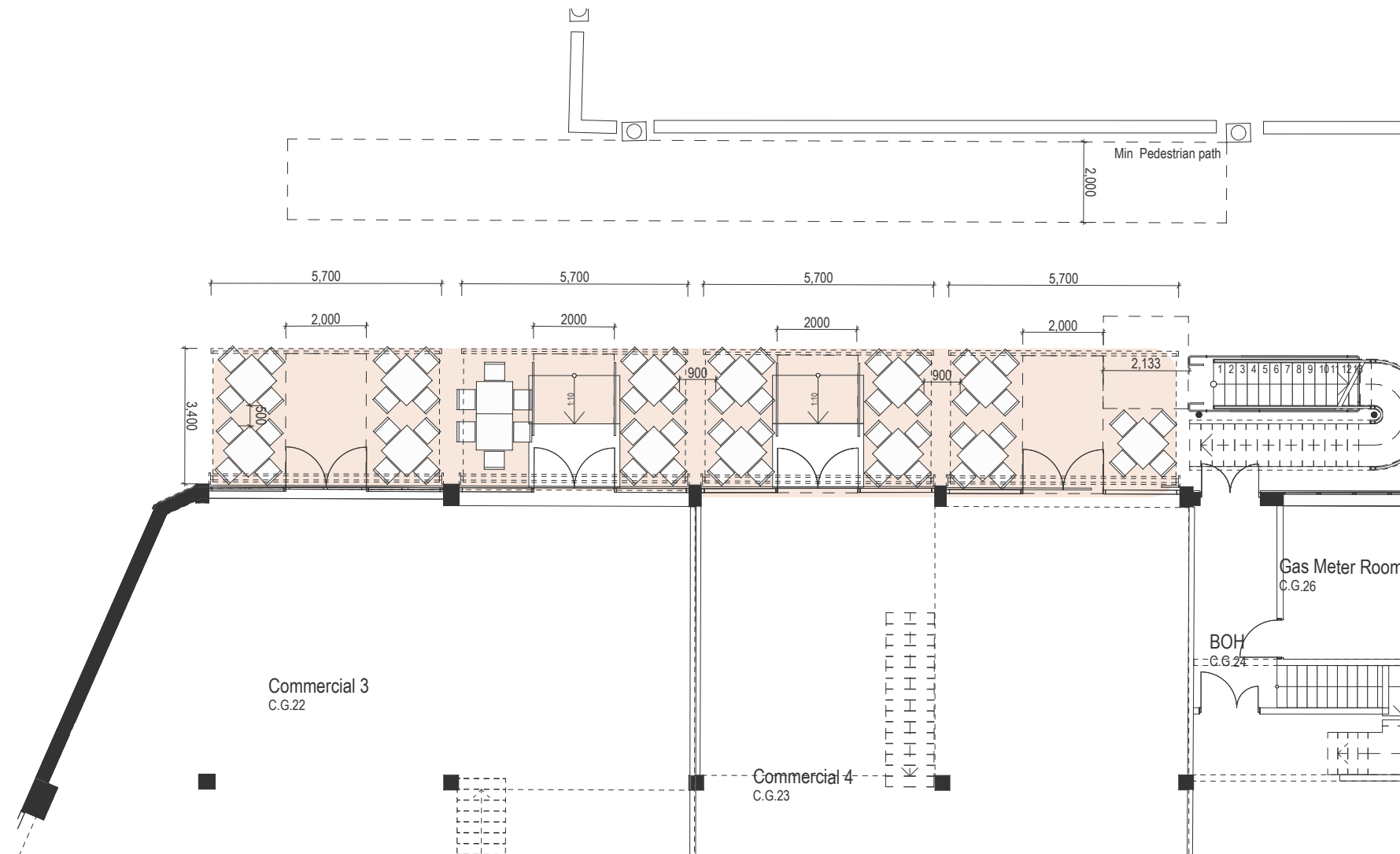
14 tables - Dining square (700mmH)
900mm x 900mm

56 chairs - Dining Chairs
set of 4

SSD approved retractable awnings (x4)

Helioshade Fabric Cassette Awning with
motorised operated folding arms, Helioscreen fabric.
x4 shades @ 3400mm D x 5700mm L

- no additional shade structures.



B SHORE SHED 4/5 EAST
Commercial 3 & 4

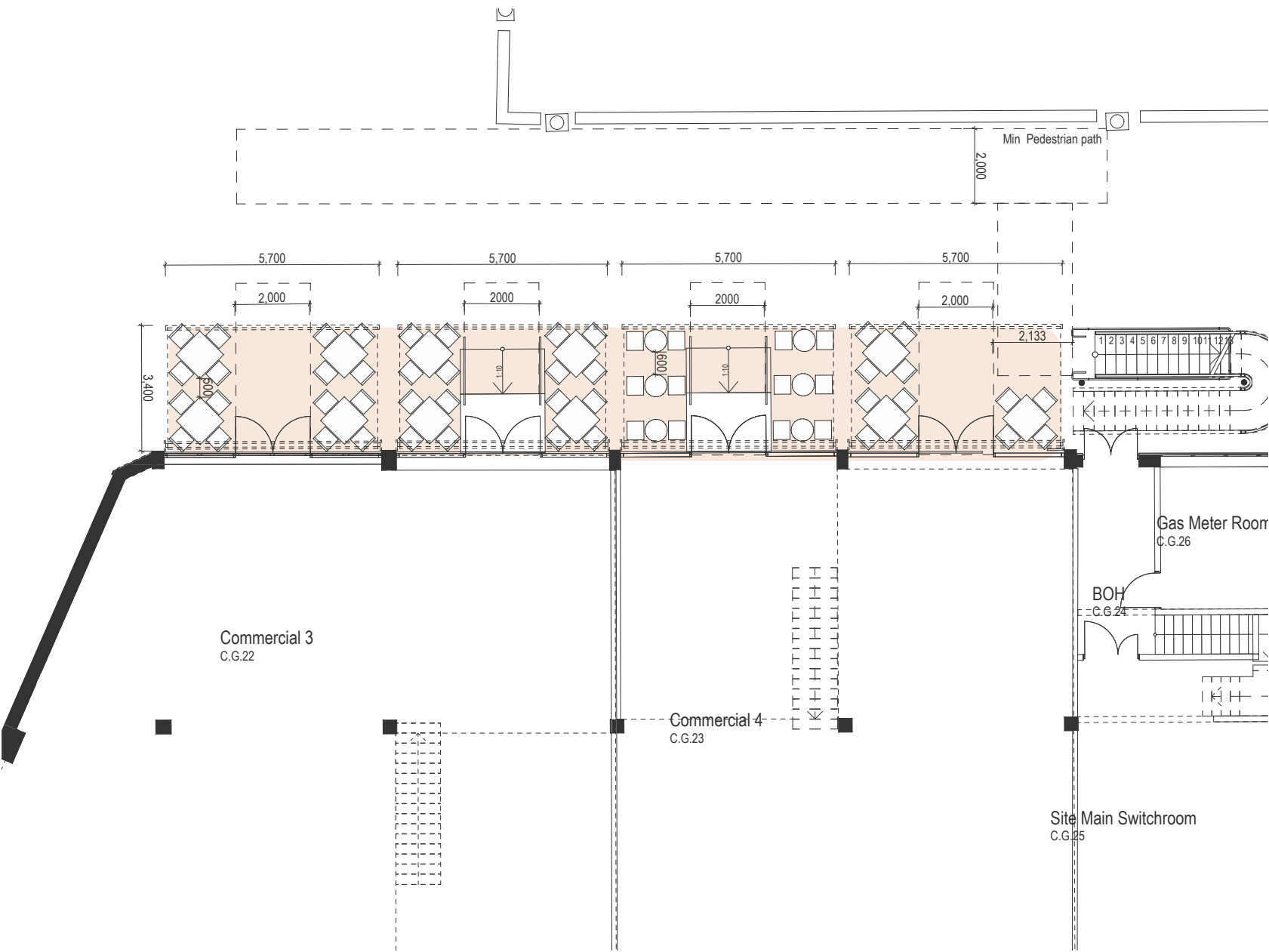
LAYOUT OPTION 2

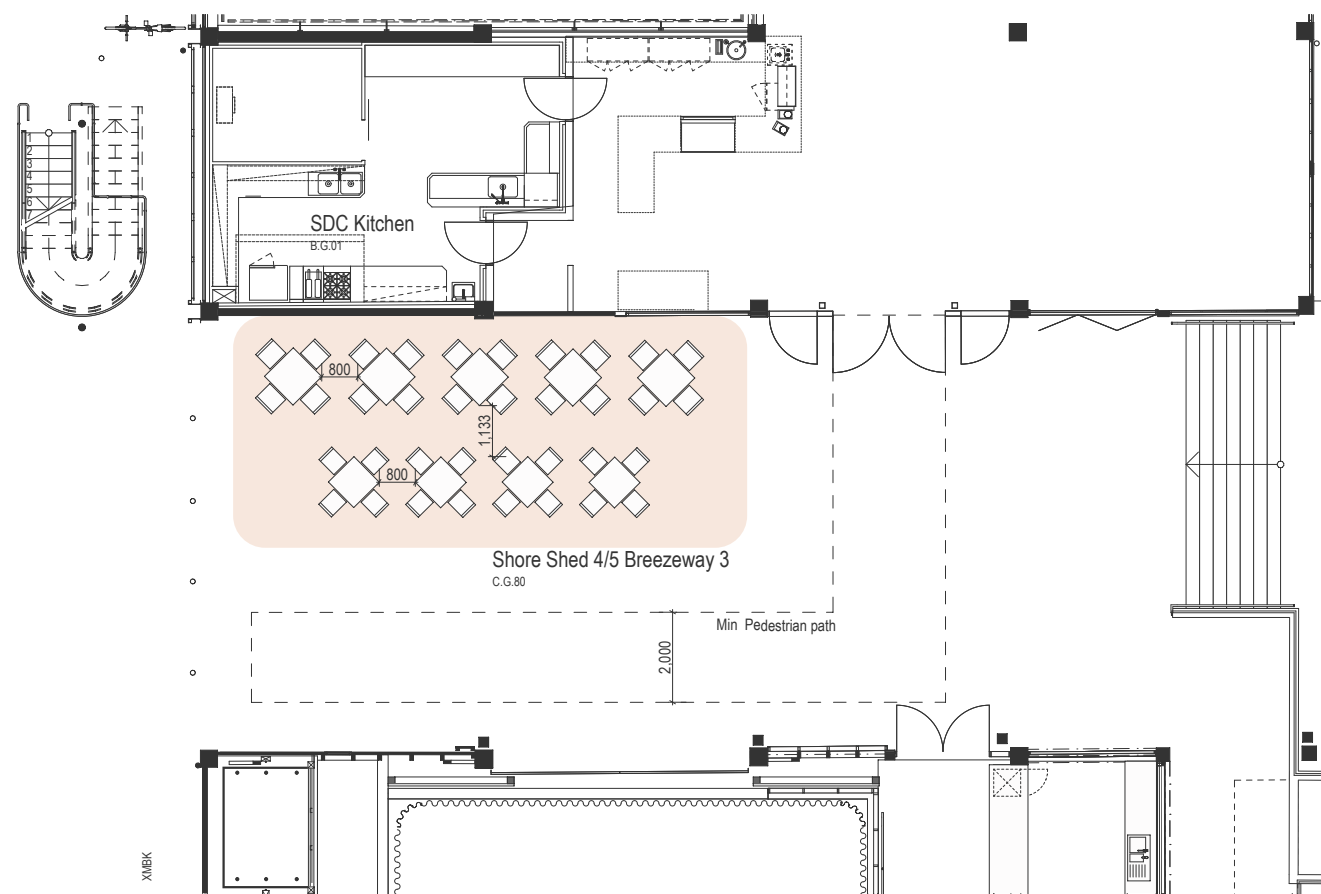
- 11 tables - Dining Square (700mmH)
900mm x 900mm
- 6 tables - Cafe Round (700mmH)
600mm dia
- 56 chairs - Dining Chairs
sets of 4 and 2

SSD approved retractable awnings (x4)

Helioshade Fabric Cassette Awning with
motorised operated folding arms, Helioscreen fabric.
x4 shades @ 3400mm D x 5700mm L

- no additional shade structures.





C SHORE SHED 4/5 BREEZEWAY 3 SDC Cafe

- southerly aspect under full cover
- no direct sun
- protected from northerly and southerly winds
- exposed to east/west winds
- furniture with weight advised

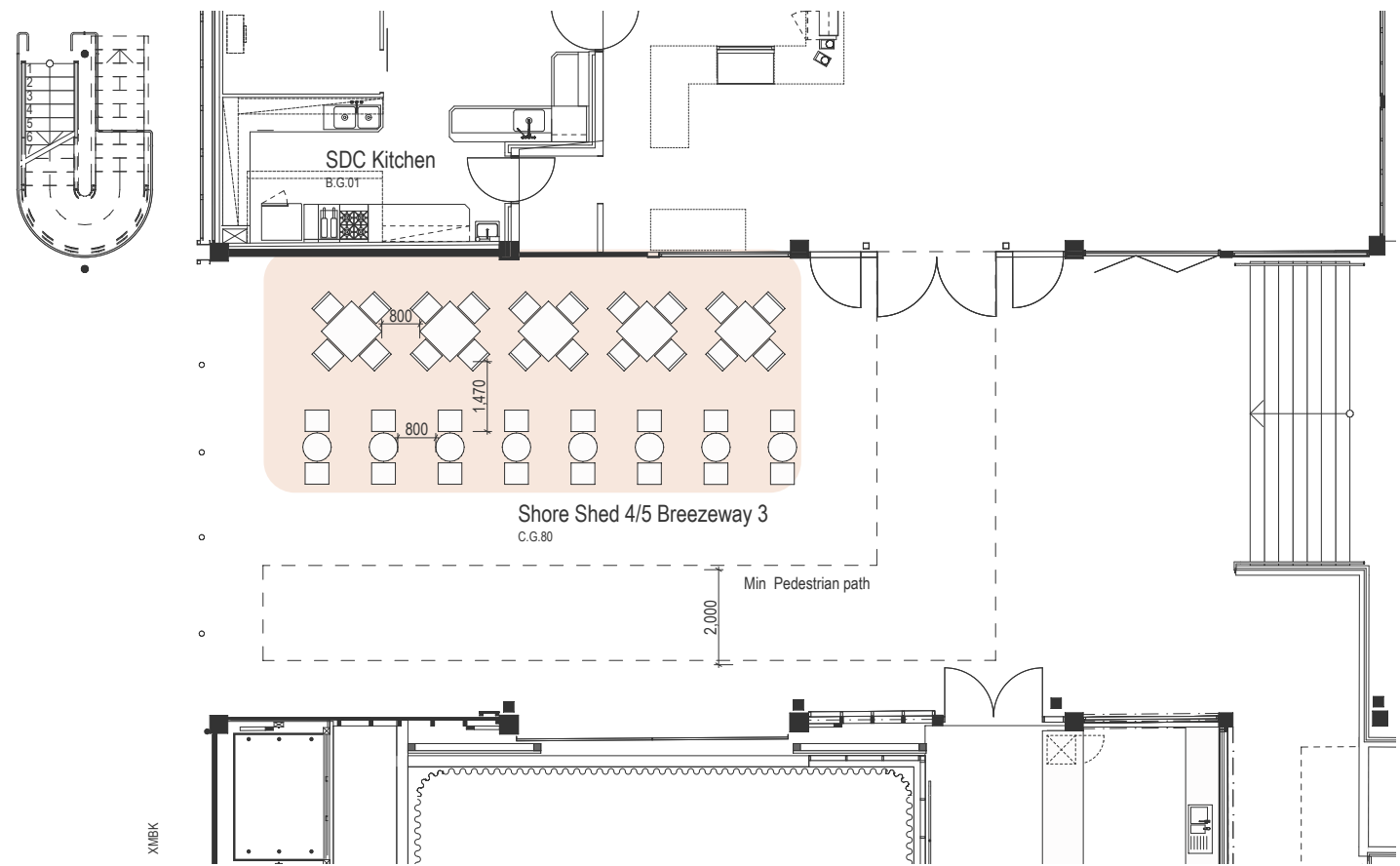
LAYOUT OPTION 1

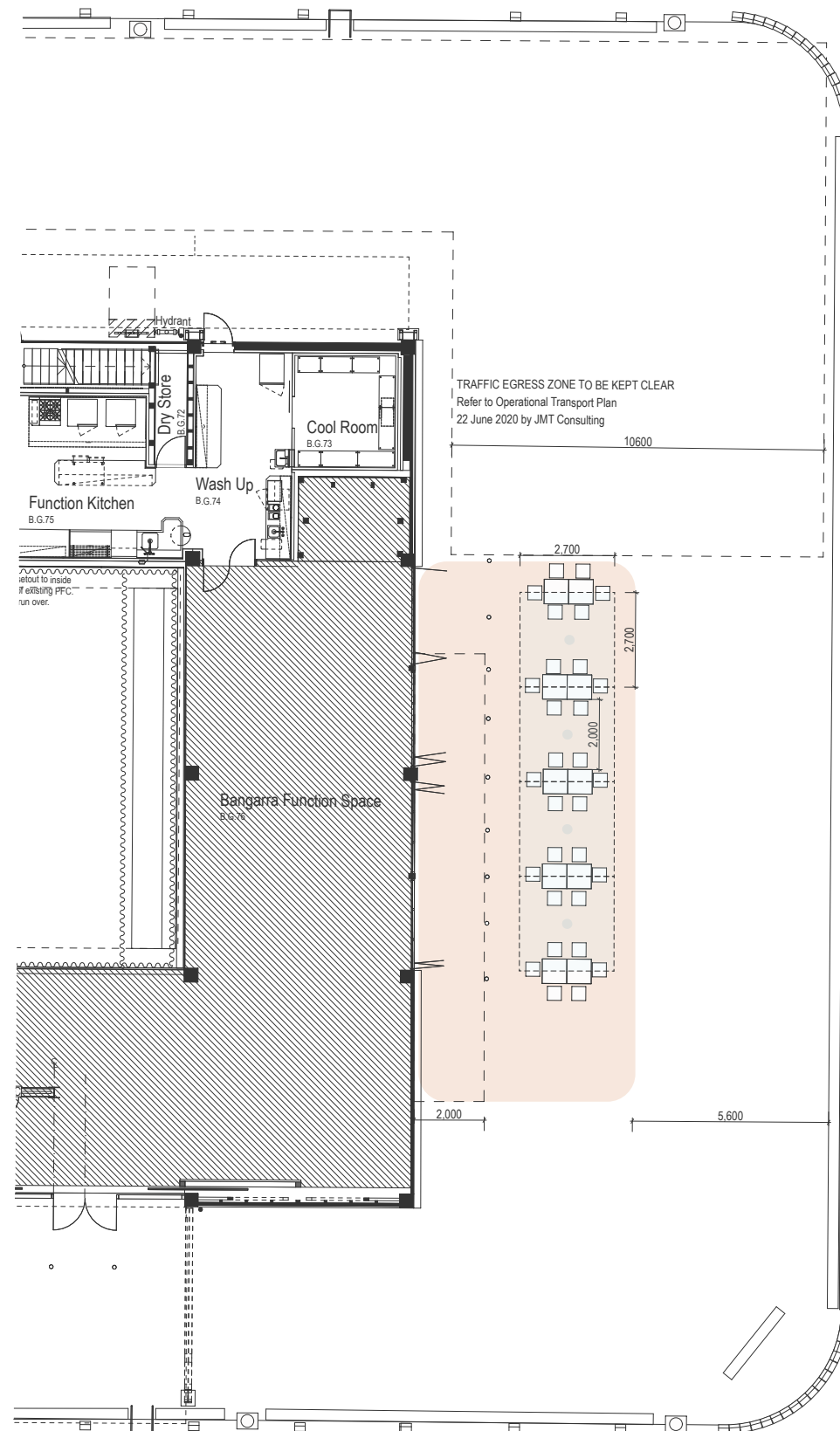
9 tables	- Cafe Dining Square (700mmH) 800mm x 800mm
36 chairs	- Dining Sets of 4
Under cover	- no additional shade structure

C SHORE SHED 4/5 BREEZEWAY 3
SDC Cafe

LAYOUT OPTION 2

- 5 tables - Cafe Dining Square (700mmH)
800mm x 800mm
- 8 tables - Cafe Round (700mmH)
600mm x 600mm
- 36 chairs - Dining
Sets of 4 and 2
- Under cover - no additional shade structure



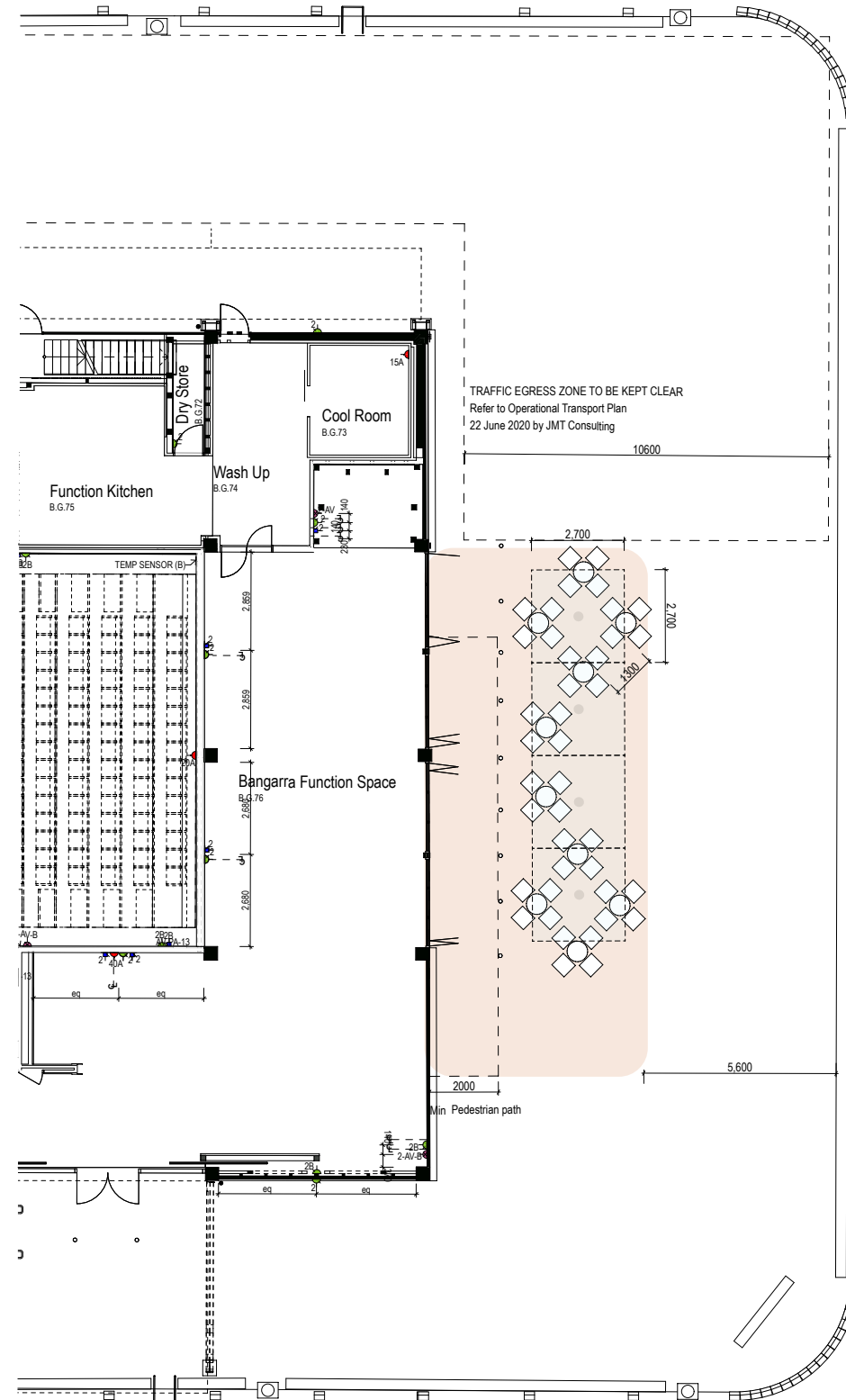


D WHARF 4/5 NORTH Bangarra Function Space

- northerly aspect
- no cover, exposed to sun and all winds
- furniture with weight advised

LAYOUT OPTION 1

- 10 Bar tables - Bar Height (1100mm H)
700 x 700 mm square
- 30 Stools - Bar stools
- 4 square umbrellas - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures



D

WHARF 4/5 NORTH Bangarra Function Space

LAYOUT OPTION 2

- 10 Bar tables - Bar Height (1100mm H)
600 x 600 mm dia
- 40 Stools - Bar Height stools
- 4 square umbrellas - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures

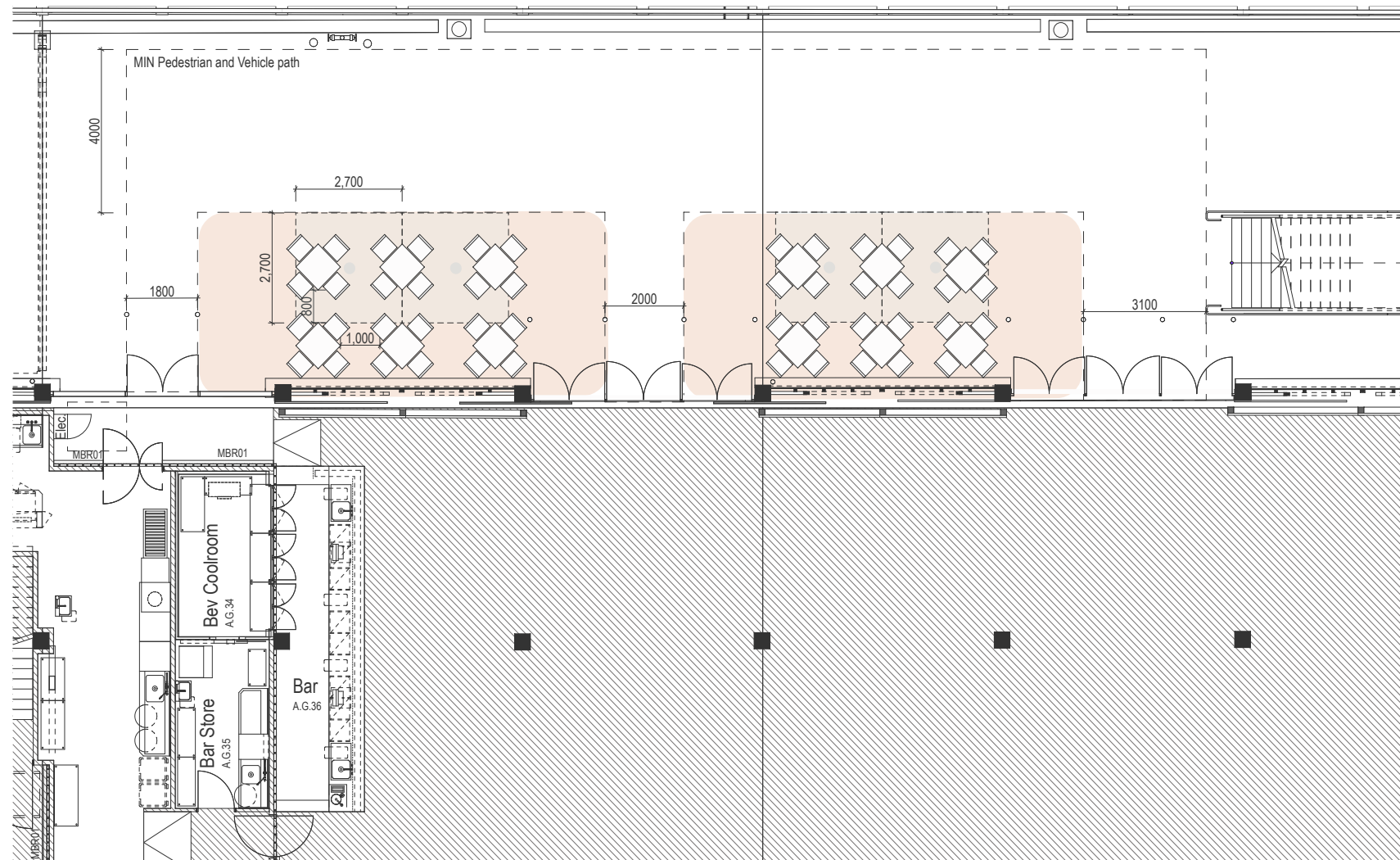
E

PIER 2/3 WEST Commercial 1

- westerly aspect
- direct westerly sun
- protected from easterly winds
- furniture with weight advised
- no outdoor furniture when the number of occupants in Commercial Space 1 exceeds x400 people

LAYOUT OPTION 1

- | | |
|--------------------|--|
| 12 tables | - Cafe Dining Square (700mmH)
800mm x 800mm |
| 48 chairs | - Dining Chairs
sets of 4 |
| 4 square umbrellas | - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures |

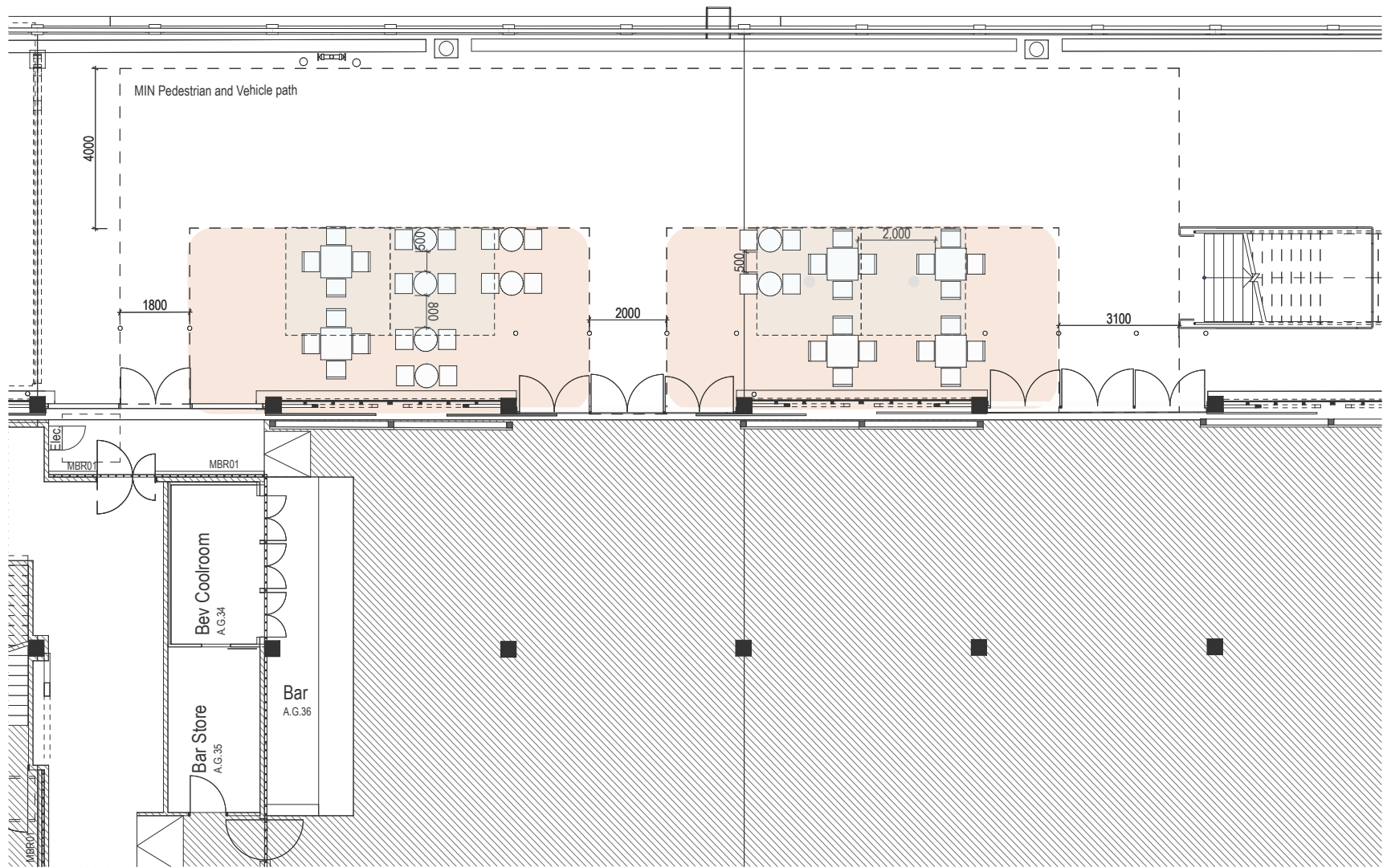


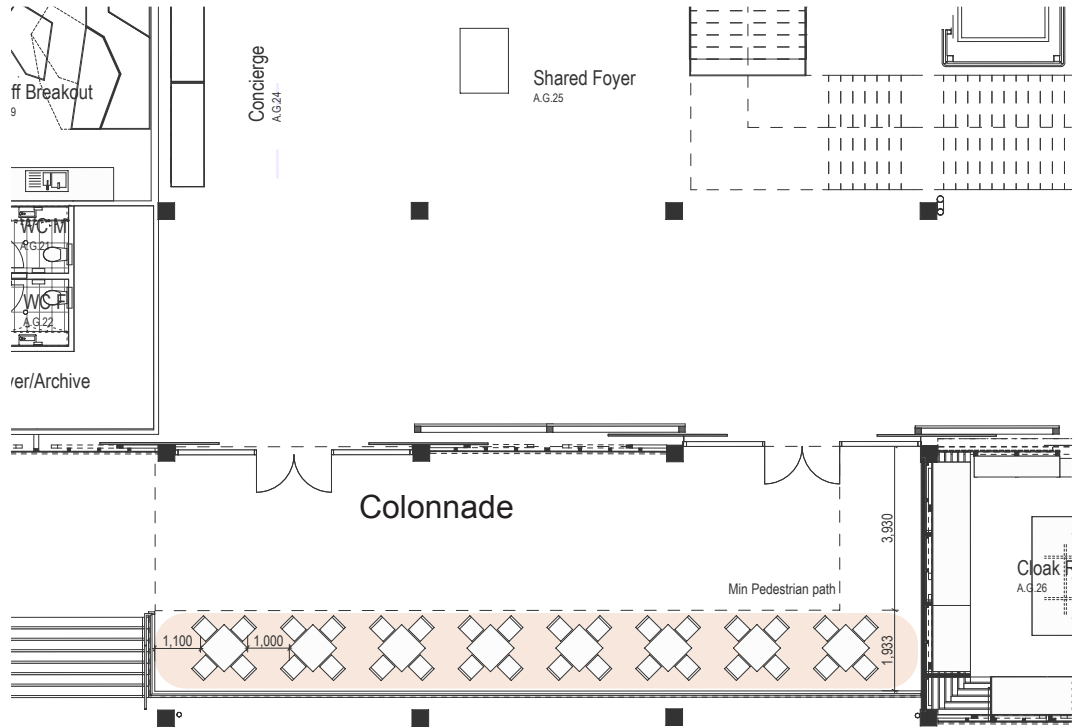
E

PIER 2/3 WEST
Commercial 1

LAYOUT OPTION 2

- 6 tables - Cafe Dining Square (700mmH)
800mm x 800mm
- 8 tables - Small Cafe (700mmH)
600mm dia
- 40 chairs - Dining Chairs
sets of 4 and 2
- 4 square umbrellas - pavement anchored
(option for zip connected, however
can be released / securely tied or
removed)
2700mm x 2700mm
Temporary Structures





F

PIER 2/3 COLONNADE EAST

Shared

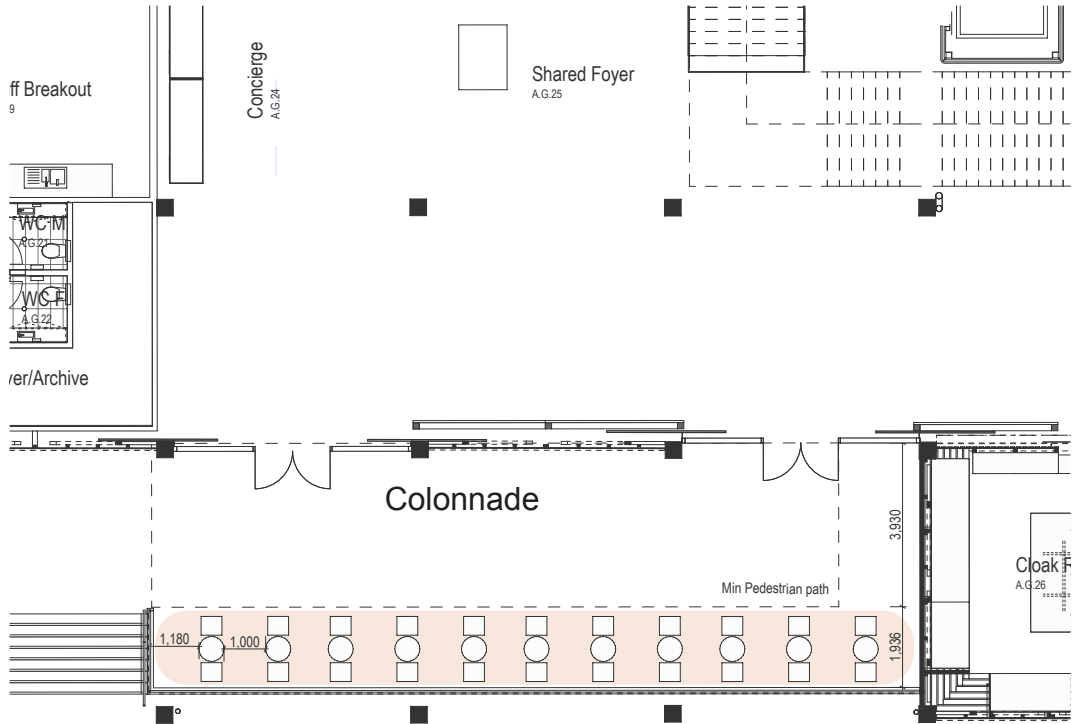
- easterly aspect
- protected from westerly winds
- furniture with weight recommended

LAYOUT OPTION 1

8 tables - Cafe Dining Square (700mmH)
800mm x 800mm

48 chairs - Dining Chairs
sets of 4

Under cover - no additional shade structure



F **PIER 2/3 COLONNADE EAST**
Shared

LAYOUT OPTION 2

- 11 Tables - Cafe Round (700mH)
600mm dia
- 22 Chairs - Dining Chairs
sets 2

Under cover - no additional shade structure

Seating
Dining / Cafe

- Stackable
- UV Resistant
- Arm rest option
- Aluminium
- Light Weight
- Australian Made



1.     

2.     

3.   

1. **Vega Aluminium Armchair**
CH8086-AL
Powdercoated aluminium
Various chair styles in this range.
577mm W x 540mmE x 780mm H
478mm SH
by Maiori

Colours: charcoal, coffee.

Stylecraft \$350

2. **Seam Stacking Chair**
Powdercoated aluminium seat with UV resistant
powercoat over Stainless Steel base
Medium weight , cushions avail.
555mm W x 515mm S x 765mmH
450mm SH

Colours: Powdercoat colours to
compliment the character of the Precinct, see
approved Walsh Bay Heritage
colours page 2 of this document.

Tait Furniture \$580

Bar stool available \$650

3. **Stacking Teak Chair with arms and
Plantation Teak Chair without arms**
Stainless Steel frame with
Solid Natural Teak (sustainable timber used) or hard-
wood timber with clear seal finish
Stacking up to x4 for limited storage
580mm W x 460mm D x 810mm H, 460mm SH
450mm W x 480mm D x 810mmH, 460mm SH

Colours: Stainless Steel and natural timber

Ascot Teak \$499 & \$399

- Tables
Dining / Cafe
- Stackable
- UV Resistant
- Aluminium
- Light Weight
- Australian Made



1. **Flip Top / Folding Table Base**
Compact laminate top of choice
Trio leg base, self levelling with
nano ceramic pre paint treatment
and powdercoat finish
Bag hooks on underside
Stack 4 tables in space of 1
715mmH - 600- 800mm dia max
9.5kg

Colour: Black

Nextrend \$120 plus top



2. **Seam Cafe Table**
Variable top options (800mm max)
Compact Laminate or
Aluminium powdercoated
Variable leg options:
Timber stem or powdercoated over
zinc plated steel base.

Colours: Powdercoat colours to
compliment the character of the Precinct, see
approved Walsh Bay Heritage
colours page 2 of this document.

Tait Furniture
\$1095 - \$1300 approx



3. **Luna Slat Square Outdoor
Dining Table PKLN 02**
Slated timber top
Powdercoated metal frame with
galvanised undercoat
760mm x 760mm square
760mm H

Colour: Black base

B Seated
\$678



4. **KX22 Auto Adjust Table Base**
Own choice of table top eg: Compact Laminate
(not supplied) 750mm dia top (max)
Self adjusting base technology
Powdercoat over Alloy

Colour: Black, Aluminium

Nextrend \$110

- Seating Bar
- Stackable
 - UV Resistant
 - Arm rest option
 - Aluminium
 - Light Weight
 - Australian Made



1. ● ● ● ● ●

1. **Piper Bar Stool**
Powdercoated over stainless steel
Optional padded seat pad
6.2kg
446mm W x 500mmD x 1010mmH 690mmSH
- Colour:** Black, Beige
- DesignByThem** \$495



2. ● ●

2. **Stripe Stool**
Hot dipped galvanised steel
with durable powdercoat finish
Solid Timber top, natural oil finish
3 heights, up to 750mm H
- Colour:** Black
- Tait** \$645



3. ● ● ● ● ●

3. **Vega Bar Stool**
Options for seat and back -
Aluminium, Wicker, Padded Fabric or Mesh Fabric
Powdercoated aluminium 6061 frame
615mmW x 557D x 1007H
SH 750
- Colour:** charcoal, coffee
- Stylecraft** \$485 approx.



- Table
Bar
- Stackable
 - UV Resistant
 - Aluminium
 - Light Weight
 - Australian Made



1. ● ● ●

1. **KX22 Auto Adjust Table Base - Bar**
Own choice of table top eg: Compact Laminate
(not supplied) 750mm dia top (max)
1100mm H
Self adjusting base technology
With or without foot ring
Powdercoat over Alloy

Colour: Black

Nextrend \$110



2. ● ● ● ●

2. **Flip Top / Folding Bar Table Base**
Compact laminate top (Black, Timber)
Colour: in keeping with Walsh Bay Precinct
Architectural Code
Stack 4 tables in space of 1
3 adjustable leg base
Bag hooks
1100mmH - 600-800mm dia max
9.5kg

Colour: Black

Nextrend \$130



3. ● ● ● ●

3. **Vega Bar Table**
Aluminium with matt textured
powdercoat finish.
800mm dia table 1050mmH

Colour: charcoal, coffee

Maiori by **Stylecraft** \$835

- Miscellaneous Items
- Planter Boxes
- Umbrellas
- Stackable
- UV Resistant
- Aluminium
- Light Weight
- Australian Made



1.

●

●

●

1. **Trace Planter**
1175mm L x 300mm W x 1700mmH
Mulch Plate and drip tray
Powdercoated finish
and Stainless Steel Mesh
- Colours:** Powdercoat colours to
compliment the character of the Precinct,
see approved Walsh Bay Heritage
colours page 2 of this document.
- Tait Furniture** \$1250



2.

●

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2. **Greens Planter 2 piece set**
MS9177-2
1000mm x 29-0mm x 1240H
Aluminium 6061,
robust powdercoat finish
13kg
Can stack 4 segments high
- Colours:** Powdercoat colours to
compliment the character of the Precinct,
see approved Walsh Bay Heritage
colours page 2 of this document.
- Maiori from **Obodo** \$1045



3.

●

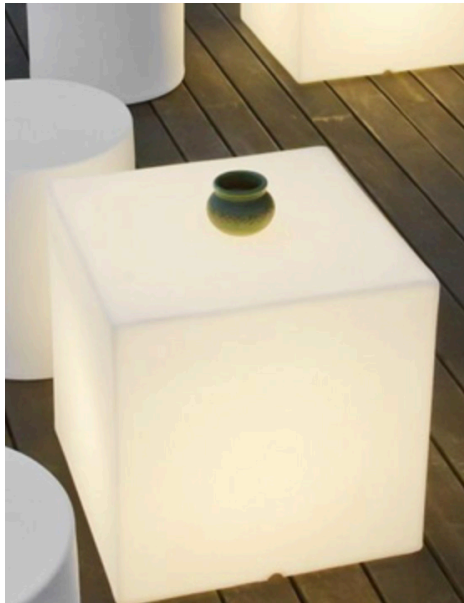
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3. **Centre Series Architectural Umbrellas**
SUA CS32 Portable Series
2700 x 2700mm (2400mm FFL to underside)
Anchored with Pavement Socket for reduced trip
hazard . Umbrellas are removable. Umbrellas can
also be linked in open position.
Tensile membrane from Mehler Haku Polymar 8506
Aluminium pole and base
- Colours:** Powdercoat colours to
compliment the character of the Precinct,
see approved Walsh Bay Heritage
colours page 2 of this document,
preferably dark.

Street Umbrellas Australia

Miscellaneous Items
continued

Portable Lights
Hand Sanitiser Stand
Awnings



1.

1. **Big Cube Lamp ***
430 x 430 x 430
LED Battery life 8 hrs
Waterproof
Polyethylene
Lumens
Smart & Green

Colour: White

Sydney Lighthouse \$350

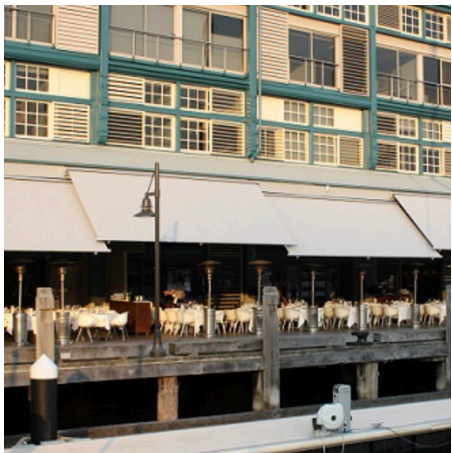


2.

2. **Spot Hand sanitiser station ***
Powercoated with primer and
then powdercoated for outdoor
use.
Code 130mm W x 300mm D x
1050mmH

Colour: Black

Koskela
\$425



3.

3. **Helioshade Fabric Cassette
Retractable Awning**
Dimensions TBA
Motorised operated folding arms
UV Resistant Helioscreen Fabric

Colours: Colours to compliment the
character of the Precinct, see approved
Walsh Bay Heritage colours page 2 of this
document.

Helioscreen

LIST OF SUPPLIERS

B Seated	T. 1300 727 637
Koskela	T. 9280 0999
Nextrend	T. 1300 559 965
Ascot Teak	T. 9516 3377
Sydney Lighthouse	T. 8016 4340
Street Umbrellas Australia	T.1300 497 439
Stylecraft	T. 9355 0017
Tait Furniture	T. 9310 1333
Helioscreen	T. 02 8426 1300

* **Big Cube Lamps** and **Spot Hand Sanitiser Stations**
can be used within designated Outdoor Furniture Zones
(depicted in pink shaded area) and in keeping with DDA
Compliance.

SSD 8671 and SSD 7561 Consent Conditions Comments Register						
SSD	PART	CONDITION/HEADING	AGENCY	COMMENT NO	AGENCY COMMENTS	RESPONSES
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D15 - Outdoor Seating Areas	Heritage Division	1	Extent of outdoor seating areas The document locates outdoor seating areas in various external locations within the precinct. Both Areas A (Shore Sheds Pier 4/5) and D (Bangarra Dance Theatre Function Area) should be reduced to provide sufficient space for pedestrian circulation.	Areas A (Shore Sheds Pier 4/5) and D (Bangarra Dance Theatre Function Area) have been reduced to provide sufficient space for pedestrian circulation.
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D15 - Outdoor Seating Areas	Heritage Division	2	Heritage consultant review It is unclear if the nominated heritage consultant has had input into the furniture selection/ placement. Confirmation should be provided which outlines their support including their preference for colours, styles and locations.	The revised Outdoor Furniture Guide, prepared by TZG has been issued to the heritage consultant, Tropman & Tropman, for review. The revised proposal is accompanied by a letter of endorsement which states that the selected furniture complies with Condition D15 and is sensitive to the industrial/heritage character of the precinct and ensures sufficient spaces are maintained around the site for pedestrian circulation.
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D15 - Outdoor Seating Areas	Heritage Division	3	Design consistency It is noted that the selected furniture is a mix of different styles and colours (Outdoor Furniture Guide, TZG, August 2020). However, it is unclear if all selected items will be utilised. The Walsh Bay Precinct Architectural Code (V2, 19/3/2004) refers to a united colour palette for external elements. The condition of consent also refers to the elements being designed in a consistent manner. Additional information should be provided to indicate type to be used and proposed location to ensure there is a consistent design language across the precinct.	<p>The existing outdoor furniture within the Walsh Bay precinct varies, as it is an integral part of the look and feel of each individual tenancy.</p> <p>It is not intended that all tenancies have exactly the same outdoor furniture, rather that each tenancy can choose from a limited range, to aid in differentiating between them. The Outdoor Furniture Guide for the Walsh Bay Arts Precinct restricts the available choice of outdoor furniture to a limited range of styles and palette of materials, finishes and colours, all of which are considered appropriate to this significant industrial heritage harbour setting. While there is a variety of types proposed in the pack, it is envisaged that each seating area will use a select range, not the full package.</p>
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D15 - Outdoor Seating Areas	Heritage Division	4	Shade structures Further confirmation of the proposed shade structures is required including number, placement, supports ie are they fixed, or utilisation of awnings (in the case of area B - Breezeway Pier 4/5 & area E – Commercial 1 Pier 2/3) to ensure the character of the precinct is not adversely impacted. It is also recommended that shade structures are not grouped together to assist in minimising the appearance of a continuous roof structure.	<p>The number and placement of outdoor shade structures has been clarified on the revised drawings. No additional shade structures are required in areas B, C and F. Umbrellas are proposed in areas A, D and E. In summary:</p> <p>Location - Tenancy - Proposed shade structure type A Shore Shed 4/5 West- Commercial - 2 Umbrellas B Shore Shed 4/5 East - Commercial 3 & 4 - No additional shade structures required. Retractable Awnings approved as part of SSD. C Shore Shed 4/5 Breezeway 3- SDC Cafe - No additional shade structures required. In breezeway under cover of existing building. D Wharf 4/5 North - Bangarra Function Space- Umbrellas E Pier 2/3 West - Commercial 1 - Umbrellas F Pier 2/3 Colonnade (east) - Shared - No additional shade structures required. In colonnade under cover of existing building.</p> <p>The drawings have been updated to indicate the number, placement and support of the proposed shade structures.</p> <p>It is noted that the approved development (SSD8671 & 7561) included four retractable awnings to the north side of Commercial 3 and 4, Shore Sheds 4/5 East, to provide shade for outdoor seating for area B.</p>
8671	PART D - PRIOR TO OCCUPATIONAL OR COMMENCEMENT OF USE	D15 - Outdoor Seating Areas	DPIE / Final Endorsement	TBC	Not yet submitted	Not yet submitted
8671	PART E - POST OCCUPATIONAL OR DURING USE	E36 - Outdoor Seating Plan	DPIE / Final Endorsement	TBC	Not yet submitted	Not yet submitted



File: SF20/82005
Job ID No: DOC20/689633

Tom Gellibrand
Head of Project NSW
Infrastructure NSW
Level 27, 201 Kent Street
SYDNEY NSW 2000

barry.hayes@infrastructure.nsw.gov.au

Dear Tom

RE: Response to Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay, Outdoor Seating Areas consultation (SSD8671 & 7561)

Thank you for inviting the Heritage Council of NSW (email 28 August 2020) to provide comment on the Outdoor Seating Areas for the Walsh Bay Arts Precinct, in accordance with Condition D15 (SSD 8671).

D15 – Outdoor Seating Areas

Prior to use of the development, the Applicant shall submit final details of all furniture (tables, chairs etc), any shading devices and structures (eg umbrellas) and demarcation for the outdoor seating areas to the Secretary for approval.

These elements must be designed to the satisfaction of the Heritage Division in a consistent manner which is sensitive to the industrial/heritage character of the precinct and which ensures sufficient space is maintained around the site for pedestrian circulation.

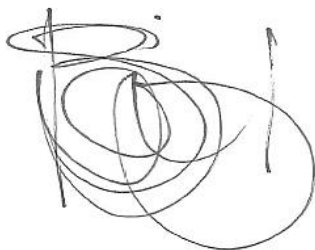
Heritage NSW, as delegate of the Heritage Council, have reviewed the documentation provided and make the following comments.

- The document locates outdoor seating areas in various external locations within the precinct. Both Areas A (Shore Sheds Pier 4/5) and D (Bangarra Dance Theatre Function Area) should be reduced to provide sufficient space for pedestrian circulation.
- It is unclear if the nominated heritage consultant has had input into the furniture selection/ placement. Confirmation should be provided which outlines their support including their preference for colours, styles and locations.
- It is noted that the selected furniture is a mix of different styles and colours (*Outdoor Furniture Guide*, TZG, August 2020). However, it is unclear if all selected items will be utilised. The *Walsh Bay Precinct Architectural Code* (V2, 19/3/2004) refers to a united colour palette for external elements. The condition of consent also refers to the elements being designed in a consistent manner. Additional information should be provided to indicate type to be used and proposed location to ensure there is a consistent design language across the precinct.

- Further confirmation of the proposed shade structures is required including number, placement, supports ie are they fixed, or utilisation of awnings (in the case of area B - Breezeway Pier 4/5 & area E – Commercial 1 Pier 2/3) to ensure the character of the precinct is not adversely impacted. It is also recommended that shade structures are not grouped together to assist in minimising the appearance of a continuous roof structure.

If you have any queries regarding the Outdoor Seating Areas plan at WBAP (Condition D15, SSD 8671), please contact David Nix, Senior Heritage Officer, Major Projects at Heritage NSW on 02 9895 6523 or at david.nix@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a vertical line on the right side.

Sarah Jane Brazil
Senior Team Leader
Heritage NSW, Community Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

3 September 2020

22 October 2020

Stephanie Wake
Project Manager
Create Infrastructure
Create NSW | Department of Planning and Environment
Level 3 | 323 Castlereagh Street | Sydney NSW 2000
Attention: Geoff Dunlop

Walsh Bay Arts Precinct
Outdoor Furniture – Response to Heritage NSW Comments

Dear Stephanie

I am writing in response to the comments received from Heritage NSW, as delegate of the Heritage Council of NSW, on 3 September regarding the provision of Outdoor Seating for the Walsh Bay Arts Precinct, in accordance with Condition D15 – Outdoor Seating Areas (SSD 8671). The condition states:

Prior to use of the development, the applicant shall submit final details of all furniture (tables, chairs etc), any shading devices and structures (e.g umbrella) and demarcation for the outdoor seating areas to the Secretary for approval.

These elements must be designed to the satisfaction of the heritage division in a consistent manner which is sensitive to the industrial/heritage character of the precinct and which ensures sufficient spaces is maintained around the site for pedestrian circulation.

Response to Heritage NSW, as delegate of the Heritage Council, comments:

1. Extent of outdoor seating areas

The document locates outdoor seating areas in various external locations within the precinct. Both Areas A (Shore Sheds Pier 4/5) and D (Bangarra Dance Theatre Function Area) should be reduced to provide sufficient space for pedestrian circulation.

In response to this comment, Areas A (Shore Sheds Pier 4/5) and D (Bangarra Dance Theatre Function Area) have been reduced to provide sufficient space for pedestrian circulation.

2. Heritage consultant review

It is unclear if the nominated heritage consultant has had input into the furniture selection/ placement. Confirmation should be provided which outlines their support including their preference for colours, styles and locations.

The revised Outdoor Furniture Guide, prepared by TZG has been issued to the heritage consultant, Tropman & Tropman, for review. The revised proposal is accompanied by a letter of endorsement which states that the selected furniture complies with Condition D15 and is sensitive to the industrial/heritage character of the precinct and ensures sufficient spaces are maintained around the site for pedestrian circulation.

3. Design consistency

It is noted that the selected furniture is a mix of different styles and colours (Outdoor Furniture Guide, TZG, August 2020). However, it is unclear if all selected items will be utilised. The Walsh Bay Precinct Architectural Code (V2, 19/3/2004) refers to a united colour palette for external elements. The condition of consent also refers to the elements being designed in a consistent manner. Additional information should be provided to indicate type to be used and proposed location to ensure there is a consistent design language across the precinct.

The existing outdoor furniture within the Walsh Bay precinct varies, as it is an integral part of the look and feel of each individual tenancy.

It is not intended that all tenancies have exactly the same outdoor furniture, rather that each tenancy can choose from a limited range, to aid in differentiating between them. The Outdoor Furniture Guide for the Walsh Bay Arts Precinct restricts the available choice of outdoor furniture to a limited range of styles and palette of materials, finishes and colours, all of which are considered appropriate to this significant industrial heritage harbour setting. While there is a variety of types proposed in the pack, it is envisaged that each seating area will use a select range, not the full package.

4. Shade structures

Further confirmation of the proposed shade structures is required including number, placement, supports ie are they fixed, or utilisation of awnings (in the case of area B - Breezeway Pier 4/5 & area E – Commercial 1 Pier 2/3) to ensure the character of the precinct is not adversely impacted. It is also recommended that shade structures are not grouped together to assist in minimising the appearance of a continuous roof structure.

The number and placement of outdoor shade structures has been clarified on the revised drawings. No additional shade structures are required in areas B, C and F. Umbrellas are proposed in areas A, D and E. In summary:

	Location	Tenancy	Proposed shade structure type
A	Shore Shed 4/5 West	Commercial 2	Umbrellas
B	Shore Shed 4/5 East	Commercial 3 & 4	No additional shade structures required. Retractable Awnings approved as part of SSD.
C	Shore Shed 4/5 Breezeway 3	SDC Cafe	No additional shade structures required. In breezeway under cover of existing building.
D	Wharf 4/5 North	Bangarra Function Space	Umbrellas
E	Pier 2/3 West	Commercial 1	Umbrellas
F	Pier 2/3 Colonnade (east)	Shared	No additional shade structures required. In colonnade under cover of existing building.

The drawings have been updated to indicate the number, placement and support of the proposed shade structures.

It is noted that the approved development (SSD8671 & 7561) included four retractable awnings to the north side of Commercial 3 and 4, Shore Sheds 4/5 East, to provide shade for outdoor seating for area B.



Do not hesitate to contact me if you require any further information.

Yours faithfully

Julie Mackenzie

Julie Mackenzie
Director Heritage & Adaptive Reuse

Peter Tonkin NSW Registration #4147 Nominated Architect

Tropman & Tropman Architects

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Wyong House 55 Lower Fort Street Sydney NSW 2000 Australia
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19 October 2020

Our Ref: 1836-TZG-01

Tonkin Zulaikha Greer Architects
117 Reservoir St,
Surry Hills NSW 2010

Attention: Julie Mackenzie

Dear Julie,


**Re: HERITAGE REVIEW OF WALSH BAY ARTS PRECINCT OUTDOOR FURNITURE
GUIDE IN ACCORDANCE WITH SSD 8671 CONDITION D15**

We have reviewed the amended Walsh Bay Arts Precinct proposed Outdoor Furniture Guide prepared by TZG dated 15 October 2020, including all associated documents.

The proposed Outdoor Furniture Guide is consistent and is appropriate to the significant industrial heritage character of the Walsh Bay precinct.

As Heritage Conservation Architect to the Walsh Bay Arts Precinct development, we support the Outdoor Furniture Guide dated 15 October 2020, in accordance with Condition D15 of SSD 8671.

Kind regards,



John Tropman
Director,
Tropman & Tropman Architects



File: SF20/82005
Job ID No: DOC20/870326-1

Tom Gellibrand
Head of Project NSW
Infrastructure NSW
Level 27, 201 Kent Street
SYDNEY NSW 2000

barry.hayes@infrastructure.nsw.gov.au

Dear Tom

RE: Response to Walsh Bay Arts Precinct (WBAP) and Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay, Outdoor Seating Areas consultation (SSD8671 & 7561)

Thank you for inviting the Heritage Council of NSW (email 28 August 2020) to provide comment on the Outdoor Seating Areas for the Walsh Bay Arts Precinct, in accordance with Condition D15 (SSD 8671).

Further to our response on 3 September 2020, we confirm that the information provided in your correspondence which included; Outdoor Furniture Guide, 15 October 2020 and Correspondence from Tropman & Tropman, 19 October 2020 addresses the requirements of Condition D15.

Heritage NSW, as delegate of the Heritage Council, have reviewed the documentation provided and confirm the proposed outdoor furniture associated with the outdoor seating areas will not detract from the heritage values or the aesthetic and physical qualities of the Wharf. Therefore, we have no objection to these elements.

If you have any queries regarding the Outdoor Seating Areas plan at WBAP (Condition D15, SSD 8671) please contact Isaac Clayton, Senior Heritage Officer, Major Projects at Heritage NSW on 02 98732518 or at isaac.clayton@environment.nsw.gov.au.

Yours sincerely

Sarah Jane Brazil
Senior Team Leader
Heritage NSW, Community Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

5 November 2020