

HERITAGE SPECIFICATION

Proposed fitout works to shops within the Birkenhead Point Shopping Centre under Development Consent [Insert DA Reference] must fully comply with the requirements of this Heritage Specification.

Applicable Shops

The Heritage Specification and the associated approval pathway is only applicable to Shops identified in the Tenancy Heritage List annexed to this Heritage Specification.

Definitions

For the purposes of this Heritage Specification, the following definitions apply.

Fitout works	means any and all works carried out in connection with the fitout of a shop and may include the assembly, erection or removal of partitioning, shopfront signage, shelving, racks, stands, displays, retail furniture, desks, floor coverings, ceilings, suspended ceilings and lighting.
Heritage fabric	means any and all building elements of the Birkenhead Point Shopping Centre identified as ‘heritage’ or ‘heritage overhead’ (and marked red) on the architectural plans prepared by Ignite (Revision B, dated 9 December 2019).
Shop	means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.
Shopfront Signage	means any and all signage, including business identification signage, placed at the shopfront of a shop within the parameters identified in the architectural plans prepared by Ignite (Revision B, dated 9 December 2019), but expressly excludes any and all signage or advertising: (a) at windows or openings to the external façade of the Birkenhead Point Shopping Centre; or (b) that is visible from a public road, park, residential dwelling or Parramatta River; or (c) that is visible from any public place or public reserve.

Shopfronts (Generally)

Objective: To ensure that the external materiality and design of the heritage fabric in proximity to shop fronts remains visible and interpretable.

Criteria:

Comply	Not Comply	
<input type="checkbox"/>	<input type="checkbox"/>	Any and all shopfront signage: (1) must be fixed to the contemporary shopfront framing; and (2) must not be fixed to, touch upon or otherwise penetrate heritage fabric; and (3) must not be fixed to, touch upon or otherwise penetrate shopfront glazing.
<input type="checkbox"/>	<input type="checkbox"/>	Where a retail tenancy shopfront is associated with an opening in a remnant factory wall that is identified as heritage fabric, any and all shopfront signage must be contained within the transom panel above the shop entry doors and within the opening’s side reveals, as documented on an elevation drawing.

Flinders Lane Shopfronts

Objective: To generally retain visibility of exposed brick walls identified as heritage fabric on either side of door openings to retail tenancies fronting the eastern side of Flinders Lane (that is, within Building J).

Criteria:

Comply	Not Comply	
<input type="checkbox"/>	<input type="checkbox"/>	Fitout works must not be fixed to or otherwise penetrate heritage fabric, whether by physical, mechanical or chemical means.
<input type="checkbox"/>	<input type="checkbox"/>	Any and all display elements (including shopfront merchandise displays): (1) must not touch upon, be fixed to or otherwise penetrate heritage fabric, whether by physical, mechanical or chemical means; and (2) must present as an independent feature to the heritage fabric.
<input type="checkbox"/>	<input type="checkbox"/>	Any and all façade openings not used or required for entranceways to the Shop may be closed in for shopfront display purposes provided that: (1) the outline of the entranceway remains legible; and (2) the closure of the entranceway not result in any material damage to the heritage fabric.

Retail Tenancy Interiors

Objective: To ensure that the layouts and circulation areas within the footprint of the Shop respect and highlight the industrial character of the Birkenhead Point Shopping Centre, maintaining the visibility and integrity of the heritage fabric.

Criteria:

Comply	Not Comply	
<input type="checkbox"/>	<input type="checkbox"/>	Partitions and fitout works must not be fixed to or otherwise penetrate heritage fabric, whether by physical, mechanical or chemical means.
<input type="checkbox"/>	<input type="checkbox"/>	Partitions and fitout works may be clamped or braced to heritage fabric where the clamping or bracing will, in situ or upon its removal, cause no material damage to the heritage fabric.
<input type="checkbox"/>	<input type="checkbox"/>	Partitions and fitout works may physically abut columns identified as heritage fabric provided that two faces of the subject column remain fully visible at all times.
<input type="checkbox"/>	<input type="checkbox"/>	Heritage fabric must not be painted, wall-papered, covered, rendered or in any respects treated as part of the fitout works.
<input type="checkbox"/>	<input type="checkbox"/>	Fitout works, including shelving racks and display units, may be located along masonry walls identified as heritage fabric, provided that: (1) a minimum of 500mm of the masonry wall, above the fitout works, remains unobstructed from public view; and (2) the fitout works, including shelving racks and display units, do not feature back-boards or coverings, that would otherwise obscure the display of the masonry wall.
<input type="checkbox"/>	<input type="checkbox"/>	Fitout works must not cover over any windows.

TENANCY HERITAGE LIST



To: Sarah Strain
Mirvac

Project no.: A121-044

Project name: Birkenhead Point Shop Fitout DA

Cc: Patrick Lebon

Date: 14/07/20

Milestone

Prepared by Jose Dall'Asta

Tenancy number	Heritage	No Heritage
LG-LP-109		✓
LG-LP-110A		✓
LG-LP-111		✓
LG-LP-111A		✓
LG-LP-112	✓	
LG-LP-113	✓	
LG-LP-113A	✓	
LG-LP-114A	✓	
LG-LP-114B	✓	
LG-LP-125	✓	
LG-LP-126	✓	
LG-LP-127	✓	
LG-LP-129	✓	
LG-LP-130-133	✓	
LG-LP-134-135	✓	
LG-LP-136	✓	
LG-LP-143	✓	
LG-LP-144	✓	
LG-LP-145	✓	
LG-LP-146	✓	
LG-LP-149	✓	
LG-LP-151	✓	
LG-LP-153	✓	
LG-LP-154	✓	
LG-LP-155	✓	
LG-LP-156	✓	
LG-LP-157	✓	
LG-LP-158	✓	
LG-K-10	✓	
LG-K-11	✓	
LG-K-12		✓
LG-K-13	✓	
L1-LP-01-02		✓
L1-LP-03-04	✓	
L1-LP-05	✓	
L1-LP-06	✓	

Tenancy number	Heritage	No Heritage
L1-LP-07	✓	
L1-LP-08	✓	
L1-LP-09	✓	
L1-LP-10	✓	
L1-LP-11		✓
L1-LP-13	✓	
L1-LP-15	✓	
L1-LP-16		✓
L1-LP-18	✓	
L1-LP-19	✓	
L1-LP-20	✓	
L1-LP-21	✓	
L1-LP-22	✓	
L1-LP-23-24		✓
L1-LP-25		✓
L1-LP-26-27-28		✓
L1-LP-170	✓	
L1-LP-172	✓	
L1-LP-173-174	✓	
L1-LP-175-176	✓	
L1-LP-177	✓	
L1-LP-178-179	✓	
L1-LP-180	✓	
L1-LP-181	✓	
L1-LP-182-183	✓	
L1-LP-184	✓	
L1-LP-185	✓	
L1-LP-186-187	✓	
L1-LP-188	✓	
L1-LP-189	✓	
L1-LP-190-191	✓	
L1-LP-192-193	✓	
L1-LP-201-201A	✓	
L1-LP-202	✓	
L1-LP-203	✓	
L1-LP-204-205	✓	

Tenancy number	Heritage	No Heritage
L1-LP-206	✓	
L1-LP-207	✓	
L1-LP-208	✓	
L1-LP-209	✓	
L1-LP-210	✓	
L1-LP-211	✓	
L1-K01	✓	
L1-K02	✓	
L1-K04	✓	
L2-LP-30	✓	
L2-LP-31	✓	
L2-LP-32	✓	
L2-LP-35	✓	
L2-LP-36	✓	
L2-LP-37-38	✓	
L2-LP-39	✓	
L2-LP-41		✓
L2-LP-42	✓	
L2-LP-44	✓	
L2-LP-45-46	✓	
L2-LP-50-51		✓
L2-LP-52-53-54		✓
L2-LP-55		✓
L2-LP-56		✓
L2-LP-63	✓	
L2-LP-64	✓	
L2-LP-64A	✓	
L2-LP-65	✓	
L2-LP-66	✓	
L2-LP-66A	✓	
L2-LP-67-68	✓	
L2-LP-68B	✓	
L2-LP-69-70	✓	
L2-LP-70A	✓	
L2-LP-71-72	✓	
L2-LP-73	✓	

Tenancy number	Heritage	No Heritage
L2-LP-74-75	✓	
L2-LP-76-77	✓	
L2-LP-78-79	✓	
L2-LP-90-91	✓	
L2-LP-92	✓	
L2-K-06		✓
L3-LP-300A	✓	
L3-LP-300B	✓	
L3-LP-301	✓	
L3-LP-302	✓	
L3-LP-303	✓	
L3-LP-304-305	✓	
L3-LP-306-307	✓	
L3-LP-308-309	✓	
L3-LP-312	✓	
L3-LP-313	✓	
L3-LP-314-334		✓
L3-LP-325	✓	
L3-LP-326-327		✓
L3-LP-328		✓
L3-LP-330-331		✓
L3-LP-332		✓
L3-LP-333		✓
L3-LP-335-336		✓
L3-LP-337		✓
L3-LP-338		✓
L3-LP-339		✓
L3-LP-340		✓
L3-K05		✓