

# Darling Harbour Commercial Outdoor Seating



Planning & Infrastructure  
Sydney Harbour Foreshore Authority

Technical Manual 2013



## Document history

**Technical Manual created: 2008**

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## 1.0 Introduction

### 1.1 Overview

This manual provides guidance for the design and fitout of commercial outdoor seating areas in Darling Harbour. The manual is to be read in conjunction with the Authority's policy for Commercial Outdoor Seating in Darling Harbour, 2008.

The manual describes styles, materials, colours and setout requirements to achieve the outcomes described by the policy document. It should be noted that the styles of furniture and ancillary equipment shown in this manual are generic only and do not refer to specific brands or products. The images are for guidance only to demonstrate the type of materials and finishes that the Authority believes will be complementary and appropriate to the character of outdoor seating in Darling Harbour.

The manual addresses the leased areas and the licensed areas in Darling Harbour. The selection of furniture and ancillary equipment and the way they are configured will be subject to location and whether the outdoor seating is subject to a leasing or licensing arrangement.

**Leased areas** refer to outdoor places that are fully contained within an existing leased area.

**Licensed areas** refer to the special use of the public domain which is not part of the tenant's normal property lease. These areas are subject to individual special licence arrangements on a commercial basis.

The focus of the Policy for commercial outdoor seating areas in Darling Harbour 2008, the companion document to this manual, is to achieve a coordinated and consistent approach between the building and tenancies. This objective is encouraged via an overall outdoor seating strategy for each individual building in the Darling Harbour precinct.

The proposed building strategy is to be coordinated by the principle leaseholder and approved by the Authority. The strategy will deliver a tenancy manual setting out requirements for the use and fit out of leased and licensed areas.

## 2.0 General principles

The principles underpinning the general arrangement and selection of materials and finishes for outdoor seating areas are strongly informed by the maritime and contemporary qualities of Darling Harbour.

In summary, the choice of furniture and ancillary equipment in outdoor seating areas is to:

- > provide inviting dining and refreshment places that promote the Darling Harbour maritime, retail and entertainment experience setting
- > enliven the promenades and parkland areas of Darling Harbour
- > complement and encourage design excellence with a consistent high standard of presentation, and
- > allow the harbour setting and the public domain to be the dominant visual elements in the landscape.



## 3.0 Approval Procedures

All commercial outdoor seating requires landowner's consent from the Authority, as the land owner for Darling Harbour, followed by development consent from the relevant consent authority.

Since 1 May 2009 the City of Sydney is responsible for determinations under the NSW Environmental Planning and Assessment Act, 1979 with a capital investment value of less than \$5 million.

If the proposed outdoor seating directly impacts on the fabric of an adjoining building or setting, which are listed on the State Heritage Register, an application under s60 of the NSW Heritage Act will be required, in addition to a development application.

Tenants should, in the first instance, liaise with their building owner to determine the consistency of their proposal with the building's Outdoor Seating Strategy. The Authority's property manager can then determine the merits of their proposal and in what form their submission must be presented to be formally considered by the Authority.

A development application for outdoor seating will normally comprise:

1. a completed development application form;
2. a signed landowner's consent form;
3. scaled plans at 1:100 or greater, indicating existing site elements and the proposed outdoor seating layout;
4. for proposed structures such as awnings and shade sails, the Authority will require design scaled drawings and engineered fixing details;
5. details of the materials, graphics and colours of the furniture and ancillary equipment;
6. a statement of environmental effects assessing visual and physical of the proposal on the precinct and/or building fabric and
7. a Heritage Impact Statement is required where the proposed outdoor seating directly impacts the fabric of an adjoining building or setting which are listed on the State Heritage Register. An application under s60 of the NSW Heritage Act 1977 or, where applicable, an exemption under S57(2) of the NSW Heritage Act 1977, will need to be approved prior to lodging a development application with the consent authority. Application forms can be found at: [www.shfa.nsw.gov.au/sydney-Resource\\_centre-Permits\\_and\\_applications.htm](http://www.shfa.nsw.gov.au/sydney-Resource_centre-Permits_and_applications.htm)

The Authority reserves the right to determine the appropriateness of the seating proposal before giving landowner's consent.

The Foreshore Authority's Land Owners Consent Supplementary Guide provides all the necessary information for lodgement and processing of an application.

[www.shfa.nsw.gov.au/sydney-For\\_business-Planning\\_for\\_business\\_projects\\_and\\_events.htm](http://www.shfa.nsw.gov.au/sydney-For_business-Planning_for_business_projects_and_events.htm)



## 4.0 Technical matrix

The table below lists the specification sheet for each furniture item of the outdoor seating area. Each specification sheet presents the dimensions, diagrams and images where acceptable examples are available

Furniture Item	Specification Sheet
Tables	A
Seating	B
Umbrellas (fixed and movable)	C
Heaters	D
Waiter stations	E
Menu and specials boards	F
Barriers & partitions	G
Table configurations	H

## A

## 5.0 Table performance specification

1. Tables should be of simple and practical design which integrates well with their surrounding.
2. Adjoining outdoor seating areas within the public domain should demonstrate a consistent quality of presentation.
3. Tables are not to be fixed to the ground or any structure and should be stackable so they can be readily stored and/or stacked if required\*.
4. Table frames are to be of steel, aluminium, other metallic type or timber material but no plastic materials will be permitted.
5. Table tops are to be weather-resistant with non-permeable surfaces that can be readily kept in a clean hygienic condition and made from steel, aluminium or other non reflective metallic material, imitation stone or quality resin or timber, but no plastic materials will be permitted.

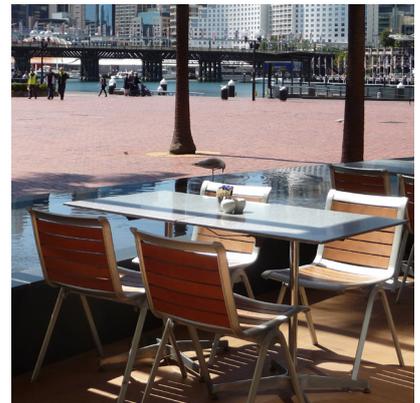
6. Finishes are to be natural metal, polished or painted in a dark or metallic colour; Alternative colours will be considered on merit.
7. Tables 700–750mm height are permitted. Alternative table height will be considered on merit.
8. Tables should accommodate 2–4 persons only\*\*.

Nominal dimensions for a 2 persons table top is 700x700mm, for a 4 persons table top is 800x800mm and for a round table top is 800mm diameter.

### Notes

\* Depending on physical circumstances and uneven grades, fixed tables or adjustable legs may be considered.

\*\* On occasions and in order to accommodate groups greater than 4 persons, tables can be joined. This should not be the regular setting for the outdoor seating area.



# B

## 6.0 Seat performance specification

1. Adjoining outdoor seating areas should demonstrate an integrated and consistent standard of design.
2. Seats must be of simple design and coordinated with tables for a consistent appearance\*.
3. Seats must not be fixed to the ground or any structure and should be stackable so they can be readily stored and/or stacked outside of business hours.
4. Where settings are located on brick, stone or other irregular surface, select seats with feet that will provide adequate stability.
5. Seat structure is to be of steel, aluminium, other metallic type material but no plastic or timber materials will be permitted.
6. Seats are to be weather-resistant, non-reflective, non-permeable surfaces that can be readily kept in a clean hygienic condition and can be made from steel, aluminium, other metallic type material or quality finished timber but no plastic materials will be permitted\*\*.
7. The seat itself can be made to match the frame or of steel, aluminium, other metallic type or a wicker type material.
8. Standard seats (nominal 450mm height) is permitted.
9. Seats are to be finished in natural metal, polished or painted in a dark or metallic colour. Alternative colours will be considered on merit.



### Notes

\* Bench or stool type styles and configurations may be permitted in leased areas but will be individually assessed on merit.

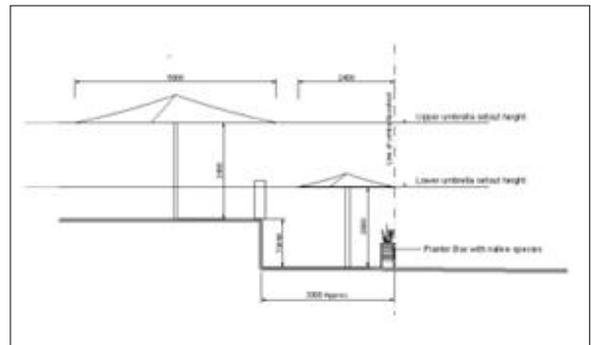
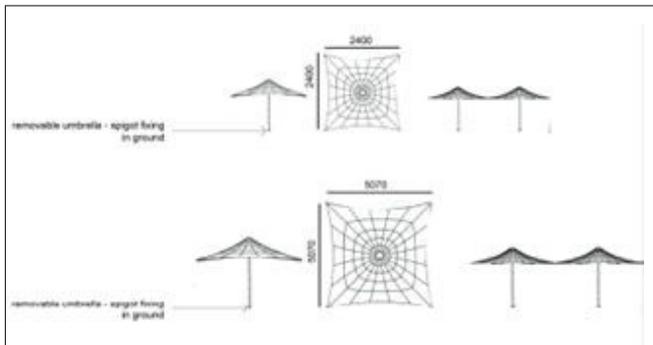
\*\* Cushions may be considered in weather protected areas.

C

## 7.0 Umbrella performance specification

It will be the responsibility of the applicant to ensure that location of umbrellas provides solar protection throughout the year.

1. Umbrellas are only appropriate for providing shade in sun-exposed locations.
2. Umbrellas will not be considered in areas with poor solar access.
3. Umbrellas must be able to withstand wind and rain.
4. In licensed areas, umbrellas are to be installed into an in-ground sleeve to enable them to be removed.
5. In leased areas, umbrellas are to be permanently fixed
6. Water or sand filled umbrella base stabilisers are not acceptable.
7. Umbrellas are to be located away from building facades so that buildings remain the dominant feature in the public domain.
8. Umbrellas are not permitted where the clutter detracts from the heritage significance of the adjacent structure/ building or streetscape.
9. Weatherproofing the “gaps” between umbrellas will not be permitted.
10. Solid screen and wet weather protection such as roll down plastic sides are not permitted.
11. Advertising and signage, including the name of the restaurant and its logo, will not be permitted on any umbrellas.
12. Umbrella fabric may be coloured, provided a single colour is used consistently within all licensed area (colour subject to approval).
13. Adjacent tenancies may be distinguished by the use of a different umbrella colour.
14. Umbrellas are to be square (either 5070 or 2400 square).
15. Where umbrellas are in rows at level changes, the smaller umbrellas should be located along the frontage adjacent to the licensed area boundary.
16. Umbrellas should not overhang the licensed area boundaries, into the public domain.



# D

## 8.0 Light & Heater performance specification

Details of any outdoor lighting or heating proposed are to be included as part of any development application. In some instances, specially designed umbrellas with heating and lighting on the underside of shade cloth and electrical wiring through pole centre may be considered on merit.

1. Stand-alone gas heaters and fixed electrical heaters are permitted, but gas connections and wiring must be discretely located.
2. Heaters are to be weather-resistant and have stainless steel finish.
3. Third party advertising on heaters is not permitted.



# E

## 9.0 Waiter station performance specification

Details are to be provided in the Development Application and each application will be assessed on its merit

1. As a general guide, there should only be one waiter station per tenancy where permitted by the Authority.
2. Waiter stations should be movable, should not have any signage, should be fabricated from stainless steel, or other material to match the other furniture in the outdoor seating area.
3. Waiter stations should be no higher than 1200mm, and with a footprint area not exceeding 600mm x 600mm.
4. It should be noted that the inclusion of waiter station in the outdoor seating areas will result in the reduction of available area for outdoor dining furniture.



# F

## 10.0 Menu display performance specification

The intent is to have a consistent quality approach to the furniture placed, in the public domain, by each building in Darling Harbour.

Menus may be presented in display boxes fixed to building facades or modular single sided free standing units oriented parallel to the flow of pedestrian traffic for ease of access and to maximize visibility.

For a wall unit, one A3 size menu (portrait or landscape format) is permitted per tenancy.

The freestanding menu display is permitted where an outdoor seating area adjoins the public domain. The menu display is to be fixed insitu and to be positioned no more than 600mm outside the boundary of the outdoor seating area and nominally 1200mm from the entry point to the outdoor eating area.

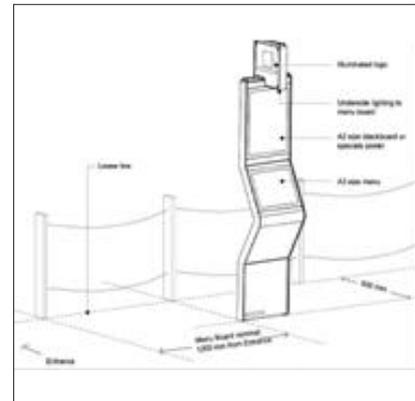
A single menu display is also permitted adjacent to a ground level stairway that leads to an individual restaurant, café or bar. However, where a stairway leads to multiple restaurants, cafes or bars only, a single sign will be permitted at the base of the stairs to identify each of the restaurants, cafes and bars.

Menu display units are to be constructed from stainless steel or aluminium in natural finish and any illumination should be via concealed wiring.

Any form of advertising and signage within outdoor seating areas is not permitted, including third party advertising and the name or logo of the restaurant on furniture (e.g. chairs, tables and umbrellas).

A-frame signs (sandwich boards) are not permitted.

The only exceptions are commercial signage approved as part of a separate tenancy fit out application.





## 11.0 Partitions performance specification

As licensed outdoor seating areas are part of the public domain within Darling Harbour, they should present an open atmosphere that is easily accessible to the public.

Licensed areas should be defined by ground markers, bollards and rope only and should be free standing and fully removable at the end of business hours.

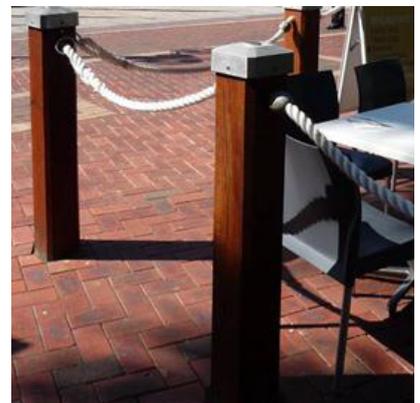
Leased areas can be separated from public domain with insitu bollards and rope.

1. The placement of bollards should not impede the movement of surrounding pedestrian traffic.
2. The removable bollards to be constructed of circular sectioned stainless steel, chrome plated steel or aluminium.
3. Permanent bollards to be constructed to be constructed of stainless steel, chrome plated steel, aluminium or timber.
4. Bollards will be nominally 750mm to 900mm in height.

### Barriers are permitted in the following situations:

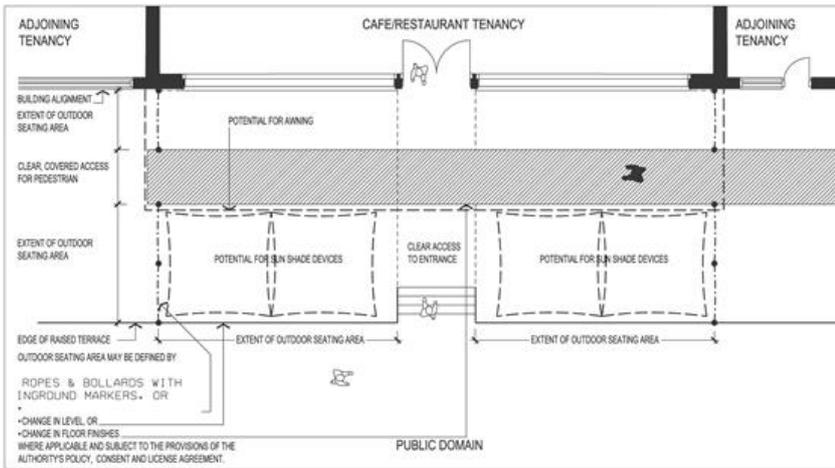
1. At significant level changes (e.g. steps or terraces) where balustrades are required for safety purposes, glazing or timber are preferred materials. Designs must comply with BCA requirements and details to be approved by the Authority.
2. To define outdoor licensed areas, approved removable bollards and rope barriers are preferred.
3. Planters are permitted to define entries into licensed areas – a maximum of one planter box at either side of the entry is permitted.
4. Planters may also be used to separate adjoining outdoor seating areas of different tenancies.
5. Wind breaks and advertising screens are not permitted.
6. All structures must be located within the tenancy's outdoor seating area.

Note that removable barriers may remain in place outside licensed trading hours but must be able to be removed during special events, as required by the License Agreement.

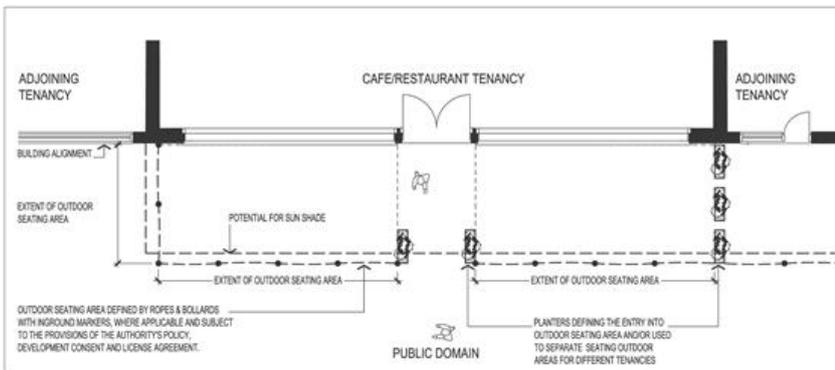


# J

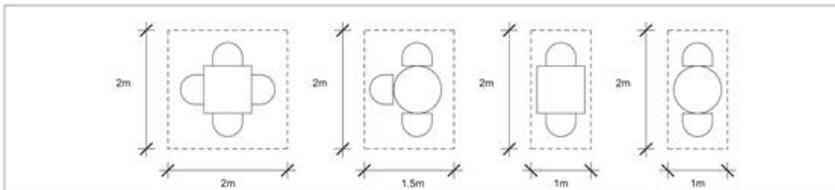
## 12.0 Configuration performance specification



**Configuration A**  
OUTDOOR SEATING AREAS WITH COVERED PUBLIC ACCESS CORRIDOR



**Configuration B**  
OUTDOOR SEATING AREAS ADJACENT TO BUILDING



**Typical Seating Configurations**

## 13.0 Glossary of terms and abbreviations

**Advertising sign:** Sign that promotes goods, services, activities or events other than the approved use of the land on which the sign is located.

**Base stabiliser:** A heavy metal plate or oversized base for an outdoor umbrella that prevents overturning.

**Commercial outdoor seating:** Outdoor seating for restaurant, cafes or bars, allocated under a licence agreement to a specific leased or licensed area.

**In-ground sleeve:** A pavement socket for removable outdoor furniture, such as an umbrella. The socket installation includes a cover plate that is flush with the finished pavement.

**Landowner:** The Authority with permanent title to the land.

**Licence agreement:** A written contract between SHFA and a Licensee (restaurant, bar or café operator) that sets forth the Terms under which SHFA grants use and enjoyment of designated public land to the Licensee.

**Outdoor seating elements:** Structure and objects that constitute a commercial outdoor seating area.

**Public domain:** Publicly owned and accessible open space.

**Reflective:** Shiny surface finish that reflect more than 20% of the light shining onto the surface.

**Stand-alone Heaters:** Relocatable outdoor heaters with built in fuel source, such as a gas cylinder.

**Tenancy manuals:** Policy or guidelines prepared by principal leaseholders, setting out requirements for the use and fitout of secondary lease areas.

**Waiter stations:** Furniture that allows waiter service to be located closer to patron seating.

**Wind breaks, barriers or screens:** Vertical barriers (fixed or unfixd) with an impermeable surface designed to screen from wind.





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