

From: system@affinitylive.com on behalf of John Cleland <johnwillcleland@gmail.com>
Sent: Sunday, 6 December 2015 10:14 AM
To: Ashley Cheong
Subject: Submission Details for John Cleland of self (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: John Cleland
Organisation: self ()
Email: johnwillcleland@gmail.com

Address:
16 Rawson Road,

Rose Bay, NSW
2029

Content:

I wish to object to the proposal. I have a particular heritage link. Nearby Cleland Bond was a business of my grandfather, great-uncles and father. The 'Box' seems totally inappropriate and incompatible with the precinct in heritage terms, in streetscape and vista terms and in architectural terms. The proposal in each term should be unacceptable. The precinct represents the essence of Sydney's maritime and bonded and free store heritage and should not be prejudiced.

I would have commented also in terms of the Campbell's Cove Stores Conservation Management Plan, as I would be surprised if the proposal is consistent with this but this site is down on the Government's website.

IP Address: 60-242-198-83.static.tpgi.com.au - 60.242.198.83
Submission: Online Submission from John Cleland of self (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=133541

Submission for Job: #7056 Remediation, Restoration and Adaptive Re-Use of Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_job&id=7056

Site: #3103 Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_site&id=3103

John Cleland

E : johnwillcleland@gmail.com

Ashley Cheong

From: system@affinitylive.com on behalf of
Sent: Sunday, 6 December 2015 2:55 PM
To: Ashley Cheong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

Content:

While I think "The Box" is intrinsically quite an attractive building, its position is totally unsuitable as it block the heritage Campbell's stores and closes in the Harbour foreshore. Yet again we seem to fail to capitalise on the beauty of our harbour and we put more structures near it instead of framing and presenting it as a thing of beauty. (vis the Cahill Expressway and all the buildings near the Opera House...)

Sydney needs to move back buildings rather than encroach on any land which might block the harbour views.
May I therefore suggest you reconsider the placement of this building.

IP Address: ppp121-44-54-157.lns20.syd4.internode.on.net - 121.44.54.157

Submission: Online Submission from, (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=133553

Submission for Job: #7056 Remediation, Restoration and Adaptive Re-Use of Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_job&id=7056

Site: #3103 Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_site&id=3103

Ashley Cheong

From: [REDACTED]
Sent: Monday, 7 December 2015 1:02 PM
To: Ashley Cheong
Subject: Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks. SSD 7056

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Cheong,

Re: Re-Use of Campbell's Stores, The Rocks. SSD 7056

I have been trying to lodge a Web submission concerning the Re-Use of the Campbell's Stores in the Rocks, but without success. After several attempts I am now writing to you and would appreciate your passing my comments on to the correct authorities.

I do not support the proposal as I feel the Campbell's Stores should be a stand-alone concept, and to put another building so close negates their historical worth. In addition the proposed new building compromises the beautiful waterfront and harbour with its views of the Opera House and surrounds.

The glass building itself is lovely and worthy of being placed in another position where it won't compromise either itself, or its neighbouring structures.

I therefore ask you to urgently reconsider the placement of this building. Far too much of our harbour foreshores have been already damaged by lack of proper streetscape and city planning: for instance the Cahill Expressway and the three buildings leading to the approach to the Opera House – how wonderful it might have been if that had been all parkland.

I also ask that you get the Website fixed, as I have heard of others being thwarted in their attempts to give their opinion, and not all have the patience to keep trying – or to write an email to you.

I have not given any donation to any political party at all over the last two years.

I look forward to your response.

With thanks,

Yours faithfully,

A handwritten signature in black ink, consisting of a series of loops and a final flourish.

Ashley Cheong

From: system@affinitylive.com on behalf of John Sidoti <johnvsidoti@hotmail.com>
Sent: Monday, 7 December 2015 9:17 AM
To: Ashley Cheong
Subject: Submission Details for John Sidoti (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: John Sidoti
 Email: johnvsidoti@hotmail.com

Address:
 3/8 Hickson Road

The Rocks, NSW
 2000

Content:

The application should be refused on the grounds of the inadequate, inaccurate, inconsistent and misleading information it contains; the inconsistent information supplied to stakeholders and consultants; and its failure to meet the SEA Requirements.

Specifically the application is inadequate, inaccurate, inconsistent and misleading as follows:

1.0 The 'Proposal Name' for the proposal fails to make any mention of the proposed new four-storey high structure within the heritage curtilage, arguably the most controversial aspect of the application. Failure to make any mention of this aspect of the proposal may have resulted in people who could be concerned remaining unaware of the proposal.

2.0 The application fails to comply with the following Secretary's Environmental Assessment Requirements. The omission of this information significantly affects the assessment of the application.

2.1 General Requirements. Fails to consider the cumulative impacts of noise on 8 Hickson Road due to other development in the vicinity.

2.2 Requirement 2. Land Use and GFA. Failed to supply a table identifying the land uses for the building, including a floor by floor breakdown of GFA, total GFA and its site coverage

2.3 Requirement 2. Land Use and GFA. Application does not specify areas or locations allocated to restaurants, bars, small bars, cafes or function centre spaces, patron capacity or specific hours of operation for various uses. This information is critical for the residents of 8 Hickson Road and The Park Hyatt to assess the impact of the proposal particularly the proposed use of the new four-storey high building.

2.4 Requirement 6. Amenity. Failed to provide any details of the intended uses consequently various issues of amenity could not be assessed.

2.5 Requirement 6. Amenity. Details of the use of the proposed new structure to the north of Campbell's Stores have not been supplied. Consequently, no attempt has been made to demonstrate that the use of this proposed building would be compatible with adjoining uses.

3.0 In addition to the omission of the above required information the following information should be considered essential for the assessment of the application:

3.1 The SSD application includes "Subdivision-create separate strata and stratum lots". A proposed plan of subdivision has not been submitted as part of the application. As such the application can not be assessed.

3.2 The photomontage images viewed from the east, specifically images 1a, 1c, 2, 3a, 3b, 4a, 4b, and 4c all show the proposed new four-storey high building obscured by the existing fig tree. There are many reasons that could necessitate the removal of the tree including disease, storm damage and removal due to its impact on nearby property. It is unrealistic and potentially misleading to assume that this tree will exist in perpetuity. Photomontage images and the visual impact statement should be submitted showing and assessing the development without the tree obscuring its visual impact.

4.0 Information supplied to the residents of 8 Hickson Road during the required stakeholder consultation was incorrect and consequently misleading:

4.1 The proposed new-four storey high building will be used for 'up-market' retailing. The application submitted does not request approval for retail uses but rather 'use of existing and proposed building and reconfigured outdoor dining area for restaurant, cafes and bars.....'. The use of this building for restaurant and bars may have a significant amenity impact on the residents of 8 Hickson Road. No operational details have been submitted with the application. Details have not been submitted showing where these various uses will be located within the existing Campbell's Stores building and the proposed new four-storey high glass building. As a consequence, it is difficult to assess the impact of these uses.

4.2 The applicant advised that the various restaurants and bars within the Campbell's Stores would not operate beyond 11.00pm

and occasionally midnight, which in fact are the hours that the current restaurants operate to. The applicant has applied for much later trading hours, to 2.00 am. Even if the noise within the premises and the outdoor eating areas can be controlled, the noise of patrons leaving the premises in the early hours of the morning will affect the amenity of residents at 8 Hickson Road and the guests at The Park Hyatt.

5.0 Issues raised at the stakeholders' meeting, and subsequently, that have not been addressed by the applicant:

5.1 Subsequent to an initial meeting with some residents at 8 Hickson Road, it was requested that additional photomontages be submitted with the application. The photomontages requested would show the views from the east without the view of the proposed building being obstructed by the existing fig tree. These photomontages are essential should the unfortunate but very possible circumstances arise that result in the removal of this tree.

5.2 Subsequent to a meeting with residents at 8 Hickson Rd, it was requested that details of the approvals of the single storey 'inappropriate' building located to the north of Bay 11. Residents were advised that this was erected prior to the current tenancy and that the leaseholders/applicants have no knowledge of the approval. It would appear that in fact no approval exists for this inappropriate structure. Approval for an open pergola may have been included in a 1990s approval for Bay 11. However over a number of years, since 2002, this structure has been totally reconstructed with the inclusion a new and higher roof, the erection of decorative lattice screens, the installation of glass doors and walls behind the screens and the internal lining of the roof and glass doors. It appears that all of this work has been carried out without either development consent or building approval. This is very significant as the removal of this apparently unapproved structure is now being used as implied justification for a building four times larger and four times higher. The implications of using an unapproved addition to a heritage building to justify a new significantly larger structure within the curtilage of a heritage building should be a significant concern to anyone involved in the retention, conservation and preservation of heritage buildings.

5.3 Residents requested that the acoustic analysis submitted with the application include the cumulative noise impact on residents at 8 Hickson of other uses in the area. This is significant as the rear of 8 Hickson adjoins George St and noise from the Mercantile Hotel and the weekend assembly of The Rocks Markets currently impacts residents. The report fails to make any cumulative noise impact assessment.

6.0 Omissions from Consultants Reports that may lead to misunderstanding or difficulty in assessment:

6.1 Visual Impact Statement: The Visual Impact Statement has not adequately addressed the visual impact of the proposed new four storey high glass building should the existing fig tree be removed.

6.2 Photomontage images: The photomontage images fail to provide a view of the proposed new four-storey high glass building, from the east, unobstructed by the fig tree in the event that the tree is removed in the future.

6.3 Noise and Vibration Impact Assessment: The report does not include an assessment of cumulative impact of noise on the residents of 8 Hickson Rd and the guests of The Park Hyatt.

6.4 Noise and Vibration Impact Assessment: The report appears to fail to assess the noise impact of the intention to have the Campbell's Stores windows facing Hickson Road open for 'much of the year' to provide passive/natural ventilation. This is particularly important considering the extended trading hours and the nature of the uses including amplified music.

6.5 Noise and Vibration Impact Assessment: The application proposes hours of operation until 2.00 am however no noise readings have been taken after midnight.

6.6 Noise and Vibration Impact Assessment: Bridge work is currently being carried out on the Harbour Bridge which over recent years has increased the background noise levels. This work is nearing completion however the noise assessment appears to fail to have been adjusted for the cessation of the bridge work and the consequent reduction in the night time background noise levels.

6.7 Statement of Heritage Impact: Section 2.7 of the report appears to be incorrect to the extent that it relates to the inappropriate glass pavilion. The building was not enclosed until after 2002. It would appear that this structure has never received approval. The report fails to trace the records and approvals for this structure. This is significant as part of the implied benefit in the erection of the new four-storey high glass building is justified by the removal of this unapproved structure, much of which has been erected in the last decade. This argument has serious consequences in the preservation of heritage buildings any where in NSW as it potentially rewards unapproved additions to heritage buildings.

6.8 Statement of Heritage Impact: The report fails to give details of the previous buildings on the land to the north of Bay 11, the site of the proposed new four-storey high glass building. This is significant as, with the exception of the unapproved inappropriate glass pavilion, this part of the site appears not to have been built upon since about 1902. For more than a century, Campbell's Stores has been viewed in relative isolation from other structures and seen as a whole, not as elements in a mixed streetscape. Even prior to 1900, this part of the site appears to have been occupied by only relatively low scale buildings. These are important issues that should be addressed in the statement of heritage impact.

6.9 Statement of Heritage Impact: Section 5.1.5 under 'New Works' the report refers to "The construction of a new glass block clad retail building to the north of the Stores". The application does not apply for the retail use of this building despite the fact that stakeholders, and clearly at least some of the consultants, have been advised that it is proposed to be used for retail purposes. The impact of the proposed new four-storey high glass building on the heritage value of Campbell's Stores and on the amenity of the residents of 8 Hickson Road and guests at The Park Hyatt can not be adequately assessed without details of the proposed use of this high impact structure, including proposed operational details.

6.10 Environmental Impact Statement: Section 1.3 of the EIS is required to address alternative development options for the property. The residents of 8 Hickson Rd requested that a 'no new building option' be considered. No attempt has been made to consider this development option. Section 1.3 of EIS states 'Option 2: Alternative Proposals: The alternative proposals were deemed not to be appropriate for various reasons, including amenity impacts on surrounding properties.' A 'no new building' option will clearly have no amenity impacts on surrounding properties. The EIS has failed to address this development option. Assessment of the application should not proceed until a serious and considered 'no new building' option is explored and that assessment included in the EIS for consideration by the Department, stakeholders and the public generally.

Ashley Cheong

From: system@affinitylive.com on behalf of John Sidoti <johnvsidoti@hotmail.com>
Sent: Tuesday, 15 December 2015 12:33 AM
To: Ashley Cheong
Subject: Submission Details for John Sidoti (object)
Attachments: Glass box photo.pdf; Submission 2 DOPAE John Final.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: John Sidoti
 Email: johnvsidoti@hotmail.com

Address:
 3/8 Hickson Road

The Rocks, NSW
 2000

Content:
 A PDF Copy of the Objection is attached.

I object to the proposed development, particularly the appropriateness and design of a new four-storey glass box to the north of Campbell's Stores. This is an intrusive and ill-conceived structure that will have negative visual impact, diminish the heritage significance of Campbell's Stores and result in the loss of the opportunity for improved public access and landscaping to the foreshore of Campbell's Cove.

The objection is on the grounds of:

- * Non-compliance with existing development controls and heritage provisions that apply to the site.
- * Detrimental impact on the Hickson Road streetscape and to the character of The Rocks
- * Detrimental impact on the heritage significance of Campbell's Stores.
- * Detrimental impact on the amenity of residents of 8 Hickson Road and guests of the Park Hyatt Hotel.

Objections on the grounds of non-compliance with existing planning and development controls for Campbell's Stores:

* The proposed new glass building does not comply with the current height limit and the applicant has applied for a "spot rezoning" to increase the height along the waterfront by more than five times the current permissible height limit - from RL3.5 to RL18. Any review of planning or development controls for this historic and strategic site should be undertaken comprehensively and not in isolation. I object to any increase in the height restrictions as set out in the SCRAS document.

* The proposal exceeds the height restriction on the foreshore frontage by 14.5 m, more than 250%, and on the Hickson Road elevation, by 10.5 m, or 140%.

* As shown below, the proposal does not comply with a large number of conservation policies contained within the Campbell's Stores Conservation Management Plan (CMP), which SHFA commissioned and the Heritage Council endorsed in July 2014.

− Policy 11:

External alterations or additions should be discouraged; however, if required to meet approved interpretation, re-use or cultural tourism requirements, these should be of a minor nature, and subservient to the primary architectural features and composition of the existing structure. New works should not obscure significance.

− 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.

− Policy 18

Any new development must respect the cultural significance of the property and its setting and not destroy or obscure historical associations. The introduction of new fabric should be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place. New work should be identifiable as such and should, wherever possible, be capable of being removed without damage to significant fabric or space.

Objection on the grounds of detrimental Impact on Hickson Road streetscape and the heritage character of The Rocks due to the construction of the four-storey glass box.

* The eastern streetscape of Hickson Road is a very open streetscape, with significant gaps, 20m or more, between groups of buildings. These provide views to Campbell's Cove, Sydney Cove, the Opera House and the harbour generally. Infilling the gap

between Campbell's Stores and the Park Hyatt Hotel is not appropriate to either the existing or historic Hickson Road streetscape. The land to the north of Campbell's Stores should be unbuilt upon. The existing unapproved glass structure should be removed and the space used for public access to the waterfront and landscaping.

- * The dominant elements in this section of Campbell's Cove foreshore are, and should remain, Campbell's Stores and the fig tree.
 - * Even if it was considered appropriate, which it is not, to erect a building within this space the proposed building is an unsympathetic design in terms of proportions, material and overall scale in this highly sensitive area. The height of the building is excessive, and should be restricted to the SCRAS' restriction of one storey. The proposed four-storey glass box has no relationship to Campbell's Stores in respect to height, width, roof shape or materials.
 - * Restriction and loss of opportunity to restore generous public views to the foreshore area from Hickson Road with the removal of the existing pavilion.
 - * I object to privatisation of an area that historically was public foreshore and public domain;
 - * Reliance on an existing tree to screen the proposed building from view serves to highlight the inadequacy of its design and the inappropriateness of its location.
 - * I am concerned about possible impacts to the existing fig tree due to construction within the root zone and the necessity to lop approximately 4m of the branches so as to facilitate construction.
- Objections on the grounds of detrimental impact on the heritage significance of Campbell's Stores

- * The proposed new four-storey glass building is out of context, dwarfs the heritage building and will be the tallest built element along the foreshore and Hickson Road promenades. It is located within the buffer zone of the World Heritage-Listed Sydney Opera House and would disrupt the view of 19th century Sydney that can currently be appreciated from that venue
- * The proposed glass box is to be located within the defined heritage curtilage of the Campbell's Stores and so is at odds with the guidelines for Policy 13 of the CMP which states: "The need to retain a suitable setting for Campbell's Stores should be considered when assessing any proposal for new development or alterations within or around the site. No development that would detract from the maritime setting of the property or obscure key views to or from Campbell's Stores should be permitted." (CMP, GML 2014, p.168)
- * Locating the new glass box in place of the existing intrusive structure to the north of the Stores, will obscure views of the northern elevation of Bay 11 and destroy the opportunity for people to appreciate Campbell's Stores' historic significance as a stand-alone industrial building within its maritime setting. This would be particularly the case when the building was viewed from the north, including from the northern end of Hickson Road, from the pedestrian pathway on the eastern side of the Sydney Harbour Bridge and Dawes Point Park when it is reopened for public use on completion of the Harbour Bridge restoration work (see Photomontages 6a and 7a).
- * Retaining Campbell's Stores' historic physical and visual connection to the waterfront is essential. No development should be carried out which has any possibility of compromising this connection. A public space provides the opportunity for the thousands of people who visit the Rocks to actually see the Campbell's Stores northern elevation and to deliver the full heritage curtilage.
- * The basement level of the proposed glass box will abut the ground level of Bay 11 effectively burying the northern elevation of the classified 'Highly Significant' heritage façade to approximately top of door height on the ground floor.
- * The CMP notes that better integration from Hickson Road via a pedestrian walkway in front of the Campbell's Stores would provide for increased and improved public access to Sydney Harbour and Campbell's Stores and an increasing value to the site in both community and economic terms.
- * Campbell's Stores has been a stand-alone building for most of its life and certainly since about 1902. Prior to that only minor structures and a single storey cottage were within the area to the north of Bay 11. The Stores have never been seen as part of a continuous street façade of mixed architectural styles. Rather, the Stores have always been 19th century waterfront warehouse buildings, of simple utilitarian design, viewed in the whole. To 'fill the gap' between the Stores and the Park Hyatt and treat this part of the site as an 'infill site' as the architects have described it, is to irrevocably and detrimentally alter the heritage setting of the Stores' building and the historical context within which it will be appreciated.
- * The proposal does not address the existing voids within the Stores or provide for their reuse. Instead, the proposal involves the introduction of a series of new openings in the floors and it is assumed that the existing voids are to be closed over. As such rather than utilising existing and sometimes inappropriate modifications carried-out in the past, the application proposes further inappropriate modifications.
- * The current proposal involves the introduction of new uses to the Hickson Road frontage. It involves unsympathetic alterations to existing openings including new concrete entry portals with back-lit signs and potentially the introduction of chairs and tables, umbrellas and street trees. The end result will be that the Hickson Road frontage of Campbell's Stores will be cluttered and visually obscured. It will be hard for anyone to understand and appreciate the original form and use of this building. Its 'Exceptional' heritage significance will be undermined. This western elevation of Campbell's Stores is its most original and uncompromised elevation. As such, there should be very minimal work carried out on the Hickson Road elevation of the building.
- * The noise, wind and air assessments that accompany this State Significant development application are based on a range of assumptions and suggest further detailed elements to be addressed at the development stage. This is not adequate. They should be addressed at the time of application and clearly shown on the architectural drawings.
- * Further assessment needs to be undertaken to assess noise impacts and address any acoustic and screening measures as part of this application, so that appropriate heritage and visual impact assessments can be prepared.

Objections on the grounds of detrimental impact on the amenity of occupants of 8 Hickson Road and the Park Hyatt Hotel

- * Noise impacts on residents as a consequence of late night/early morning trading hours would be significant.

There is no specific detail about number and type of uses, yet the applicant is seeking approval for the hours of operation as follows:

6.00 am to 2.00 am (the following day) and
Sunday from 6.00 am to midnight

The applicant could potentially obtain approval for long hours and turn the proposed glass box building into bars, clubs, restaurants and function centres, with late trading near Hickson Road residents and guests at the Park Hyatt Hotel. This will result in noise

disturbance with noise emitted from the premises, including amplified music and the noise from departing patrons in the early hours of the morning.

Without confirmation of land use, of the proposed four-storey glass building, the Department cannot appropriately assess and determine the hours of operation and operational impacts on nearby residents.

* The application fails to provide any details about the various uses within the existing Campbell's Stores, the increase in tenancies from the current four (4) to thirteen (13), and does not provide an overarching Plan of Management that addresses the large number of people patronising disparate restaurants and bars; considers patron management, noise and security; and addresses anti-social behaviour.

* Noise emitted through the proposed 'open window' ventilation design will severely impact residents at 8 Hickson Road and potentially also guests at the Park Hyatt Hotel.

The existing operation of the restaurants in Campbell's Stores impacts on residents at 8 Hickson Road when the doors that front Hickson Road are left open. This currently occurs only occasionally when guests leave these open.

The ventilation design for the renovated Stores proposes a passive/natural ventilation system which will necessitate the windows facing Hickson Road being left open for much of the year. Part 5 of the JPW Design Statement states,

'... For much of the year it will be possible to take advantage of moderate ambient conditions and operate the building in passive/natural ventilation mode... Thanks to the inherent passive features of the building ... building occupants will be able to enjoy the space with the windows open and air conditioning systems turned off. There is opportunity for cross flow natural ventilation from East to West on the first and second floors and, as described below, the kitchen exhaust systems will help to draw air through the building even on still days. Text provided by Northrop Engineering '

Neither the Noise and Vibration Impact Statement nor the EIS appear to have assessed the impact on residents at 8 Hickson of noise from restaurants and bars, including amplified music, as a consequence of the proposed 'open window' ventilation design.

* Noise and fumes from the kitchen exhaust system emitted from the roof of Bay 11 will impact on the residents of 8 Hickson road and guests at The Park Hyatt Hotel

The proposed kitchen exhaust system intends to direct all kitchen exhaust through the roof of Bay 11. This is the location likely to have the greatest noise and fumes impact on occupants of both 8 Hickson Road and the Park Hyatt Hotel, the only resident-occupied buildings within proximity of the site.

The existing kitchen exhaust system, which serves a smaller number of kitchens, already impacts on residents at 8 Hickson Road particularly when the wind is blowing from the north-east. All kitchen exhaust should be directed to the southern end of the building and discharged from there, where noise and fumes will have the least possible impact on existing residents.

* The stack height and sound barriers erected to mitigate noise and fumes of the kitchen exhaust will substantially impact on my Opera House views.

It is suggested that the kitchen exhaust stack should be increased in height and sound barriers constructed around the exhaust system so as to mitigate potential noise and fumes impact from the kitchen exhaust system. Both of these mitigating factors will impact on the wonderful views currently enjoyed from our living area and main bedroom and would create a major, negative visual impact on our views and on our enjoyment of our property. (Air Quality report and kitchen exhaust 9.2.1 Emission Height).

* Loss of On-Street Parking on Hickson Road.

There is no detailed description about works to Hickson Road, such as loss of on-street car parking or specific details about outdoor seating and dining. Loss of on-street parking is a concern to residents as it further limits the availability of visitor and tradesmen parking, which is already a substantial problem in this part of Hickson Road. Loss of street parking would also affect visitors to The Rocks Markets on the weekends, when buses cannot service this area due to the closure of George Street.

Conclusion

Land to the north of the Campbell's Stores, where the new building is proposed to be located, should be dedicated as public open space, used solely to facilitate public access to and from the foreshore and to provide landscaping including the retention of the fig tree.

The proposed development fails to deliver an appropriate and considered response to this historic site on the foreshore of Sydney Harbour and within the buffer zone of the Sydney Opera House. The proposal, in its current form, should be refused and there should be no development to the north of Campbell's Stores.

The proposed development is a high risk, no reward, project for the people of Sydney. The proposed four-storey glass box has a very high risk of negatively impacting the 'Exceptional Significant' heritage-classified Campbell's Stores for no justifiable visual, functional or heritage benefit, either to Campbell's Stores or to The Rocks' heritage village. The potential addition of less than 1,000 m2 of commercial floor space just does not warrant the risk to such a heritage-sensitive location.

Submission: Online Submission from John Sidoti (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=134719

Submission for Job: #7056 Remediation, Restoration and Adaptive Re-Use of Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_job&id=7056

Site: #3103 Campbell's Stores
https://majorprojects.affinitylive.com/?action=view_site&id=3103

John Sidoti

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