

## Ashley Cheong

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**From:** system@affinitylive.com on behalf of Maureen Sidoti  
<maureen\_sidoti@hotmail.com>  
**Sent:** Friday, 18 December 2015 5:32 AM  
**To:** Ashley Cheong  
**Subject:** Submission Details for Maureen Sidoti (object)

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Name: Maureen Sidoti  
Email: maureen\_sidoti@hotmail.com

Address:  
3/8 Hickson Rd

The Rocks, NSW  
2000

### Content:

My third submissions is an objection on the grounds of AMENITY, or more specifically the way in which the proposals outlined in this application would impact negatively on the pleasant and largely tranquil nature of the heritage environment of the Campbell's Cove foreshore, the Hickson Rd streetscape and daily life within that area as experienced by locals and visitors alike.

### Devaluation of our heritage environment

While The Rocks' heritage reputation attracts millions of tourists each year, it is also a local neighbourhood and community, whose residents strongly identify with and value its historic past. The proposals in this application suggest that the applicant views Campbell's Stores, a building of 'Exceptional' significance, as an ordinary building, in an extraordinary location, whose potential is waiting to be exploited in the quest of expanding a restaurant empire.

Currently, Campbell's Cove residents and visitors enjoy an environment dominated by largely 19th to early 20th century buildings. There is a sense of their strong historical association with waterfront activities. For locals, especially those at 8 Hickson Rd, the approval of SSD 7056 would cause a major damage to the heritage environment in which they have established their homes and the streetscape and foreshore they value and enjoy.

### The Glass Box

\* The Hickson Rd streetscape is one of largely heritage buildings from George St all the way to Towns Place. The glass box proposed for the northern side of Campbell's Stores would look as though someone had parachuted it in. It would have no visual or aesthetic relationship with the heritage building on one side of it or the sympathetic, modern lines of the Park Hyatt Hotel on the other.

\* The glass building would have the appearance of a tall and bulky glass box on stilts. It is the worst of the applicant's proposals and would substantially contradict the heritage environment of Hickson Rd and the Campbell's Cove foreshore.

\* When measured from a new raised ground level, the glass box would be 13.3 metres high with the inclusion of its 1 metre high lift overrun. This exceeds the current height restriction on the foreshore frontage by 14.5m, i.e. by more than 250% and on the Hickson Road elevation by 10.5m, or 140%. It would be a full storey higher than Campbells' Stores' gutter with the lift overrun making it higher again. (Design Statement diagram p.96). It would be higher than the Park Hyatt Hotel alongside it. Building plans suggest that the way has been left open for further expansion in the future.

\* Given this height and bulk, the proposed new four-storey glass box would dwarf the heritage-listed Stores, dominate the Campbell's Cove foreshore and be the tallest building on this side of the Hickson Rd streetscape.

\* The desire to encroach further on the Stores' heritage curtilage, rather than fully restore it, shows little concern for enhancing the building's historic value. The proposed glass block building is an anathema in this sensitive location. It is contrary to what entices tourists to visit the area and would contribute nothing that would enrich the local community.

\* Photomontages showing how the glass box would look make me think of a c.1960s four-storey high, blonde brick, flat roofed office block with undercroft parking. That at least, while not aesthetically pleasing, would have been highly unlikely to have been approved in a foreshore heritage precinct or be located right within an 'Exceptional' heritage site. Campbell's Cove locals, visitors and tourists would gain no benefit from this intrusion on their landscape and it would do nothing to enhance the source of The Rocks tourist dollar - heritage tourism. It would add another 296 m<sup>2</sup> of space to someone's restaurant empire but one that would be at huge cost to our city's heritage environment.

\* The proposed glass building has no local affinity, uses no local materials and is out of place with the local colour palette. It strikes a discordant note among the harmonious context into which it would be dropped. It's a building that would have as much relevance to the desert as it does to the harbour foreshore.

\* While there's a place for this 'international style' modern architecture, it's not appropriate to parachute such a building into a precinct whose principal feature is its heritage architecture, particularly when Sydney and Australian cities generally have so few



comparable areas and none as distinctive. As I indicated in my second submission, any comparisons with the Louvre Pyramid are laughable.

\* The glass box would intrude Campbell's Stores' heritage curtilage as designated in the Campbell's Stores Conservation Management Plan (CMP) in a far more visually powerful way than the existing pavilion, which while 'intrusive' in heritage terms, does not seek to dominate the space between the Stores and the Park Hyatt. The CMP stated that the existing pavilion attached to Bay 11 of Campbell's Stores should be removed. It did not envisage that it be replaced by a building at least four times as large and immeasurably more dominant and more 'intrusive'. The box contravenes the CMP.

Demolishing the apparently unapproved pavilion creates the opportunity to deliver Campbell's Stores full heritage curtilage.

\* The Stores have never been seen as part of a continuous street façade of mixed architectural styles (as the applicant has recently claimed). Rather, the Stores were for most of their existence 19th century waterfront warehouse buildings, of simple utilitarian design, viewed in the whole. They have had a large gap at each end. 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 recently described it, is to irrevocably and detrimentally alter the heritage setting of the Stores and the historical context within which people can appreciate them.

\* There is no building that would suit this space. It should be left alone. To retain our heritage environment, it should be dedicated public space that restores the Stores' historic curtilage and destroys barriers to public access to the foreshore. A new public space will provide the opportunity for the thousands of people who visit The Rocks to actually see the Campbell's Stores' northern elevation and enjoy the space that delivering the Stores' full heritage curtilage, would open up for them.

Campbell's Stores

\* The proposed changes destroy or obscure many of Campbell's Stores heritage features. The glass box would destroy any sense of Campbell's Stores' as a stand-alone industrial building within its maritime setting. It would obscure views of the northern elevation of Bay 11. This would be particularly the case for people trying to view the Stores from the northern end of Hickson Road, from the pedestrian pathway on the eastern side of the Sydney Harbour Bridge and from Dawes Point Park. (see Appendix C2 Photomontages 6a and 7a).

\* The western, most historically intact side of Campbell's Stores would have three wide openings cut into its original sandstone bricks and the centre opening will cut right through the building. This will facilitate outdoor dining or coffee shops. With no shortage of eateries in The Rocks, for locals, this heritage loss is a high cost to pay for yet another dining area. Perhaps Campbell's Stores should not be used for restaurants at all.

\* The CMP calls for a 'generous public walkway' along the Stores' eastern façade to provide increased and improved public access to Campbell's Stores from Hickson Road and sees this as adding value to the site in both community and economic terms.

The applicant proposes a 3 m walkway between the building and the vastly expanded outdoor dining area. This is supposed to encourage the general public to come closer to the building. That's just nonsense. People could only access it via the restaurant seating area. It would be a service area for restaurant staff and ultimately also provide space for additional diners. It would increase the visual barriers to the building and restrict people's views of the outside of Campbell's Stores.

Loss of Views and Visual Amenity

When I look out my living room window, what I see first, immediately across the road is Campbell's Stores, with its gabled bays, saw-toothed roofline, repetition of door and window openings and its simple, warehouse functional, 19th century architecture.

In the distance, the dominant view is the Opera House. It's a magic view and I'm extraordinarily lucky to have the enjoyment of it. It's a view that other residents in our building also enjoy and one to be preserved for future lucky residents to enjoy as well. Our guests agree. I imagine guests at the Park Hyatt Hotel would feel the same way.

The glass box would create a distracting visual barrier to this view. My attention would firstly be drawn to its lift overrun; its glass blocks would make me feel that the privacy of our home had been invaded; its bulk, excessive height and general inappropriateness to its surroundings would promote a 'look at me!' attitude that would be hard to ignore. It would dominate the Hickson Rd streetscape, be the tallest building on its eastern side and dwarf Campbell's Stores' significance, which Park Hyatt guests would no longer be able to see. They'd be facing a wall of glass blocks and thinking 'How could anyone have allowed that to happen?'

\* Currently, when walking south along Hickson Rd, we can see the upper two storeys of Campbell's Stores' northern end. The box would hide the entire building and 'bury' its ground floor under a new, nearly 2 metre higher, ground level so as to accommodate a basement area for the glass box.

\* The glass building's minimal 2.5 metre undercroft would feel oppressive and tunnel-like. This, along with its intended use as an outdoor eating area, would serve as a barrier that locals and visitors would have to pass through before any views of the Opera house would emerge. As someone said recently, this 2.5 metre high undercroft would make existing views of the Opera House seem like 'looking at it through the slit of a letter box'.

\* This building, almost opposite the home where I've lived for the past thirteen plus years, would be an eyesore and one that residents, hotel guests or anyone who once enjoyed the local heritage landscape, couldn't escape.

\* Even the applicant's consultants think it doesn't fit in with our heritage streetscape and foreshore. As the Visual Impact Statement indicates, they think it should be hidden: 'The proposed new building at Bay 12 is primarily obscured from view by the adjacent Fig tree thus limiting its degree of intrusion to the character of this zone'. This is my street they're talking about. It's a street Sydneysiders, visitors and tourists all appreciate for its heritage significance. But, if the building needs to be hidden from view, it's clearly inappropriate in this location (and perhaps better suited to a site across the road from where its architects themselves live). The tree would be lucky to survive its construction.

\* Currently there is a regular sequence of spaces between groups of buildings along the foreshore with an average 20-25m distance separating them. The proposed glass box would decrease the distance in this location to approximately 10m. This will not only disturb the outlook from Hyatt Hotel's balconies but also create an impression of density and scale that is not in keeping with character of the area. It will create an impression of overdevelopment by restricting the rhythm of space to built form.

\* Instead of being able to stroll to the foreshore via a relatively open pathway, we would be confronted by the height and bulk of a building at least 4 times as high, many more times as intrusive as the existing pavilion, and one which would create a visual and a physical barrier to foreshore access.

\* The 1.8 metre high vertical wind screens proposed for Campbell's Stores will further limit people's ability to see and appreciate



this heritage building,

\* The applicant wants to replace the Stores' old intrusive elements with new ones - stand-alone canopies that feature perforated precast concrete roofs. These aren't transparent and so will obstruct views of the eastern (foreshore) side of Campbell's Stores.

#### Noise Impact

\* Increased noise

While the applicant doesn't supply a subdivision plan to clarify the specific allocation of strata lots within the two buildings, cafes, bars, restaurants and function centres seems to be the intention. The applicant also requests 'flexibility to periodically provide for cocktail party capacity and dinner gala space for 2,000 guests' (Architectural Design Statement, Section 3.1.2, p.31). 'Periodically' is not defined, nor is it clear whether the 2000 guests would be indoors or outdoors. Both need to be clarified before this application could be determined and stakeholders and the public need to have the opportunity to respond to the additional information when it is divulged.

From what we know so far, the proposals for how these dining venues would operate, indicates very negative consequences for guests at the Park Hyatt Hotel, located next door to the proposed four-storey high glass box and for those at 8 Hickson Rd, immediately opposite Campbell's Stores:

\* The proposed hours of operation are excessive

The applicant is seeking approval for the following hours of operation:

&#61485; Monday to Saturday 6.00 am to 2.00 am (the following day) and

&#61485; Sunday from 6.00 am to midnight

These hours vastly exceed the current operating hours of the restaurants located in

Campbell's Stores. These generally don't open until 10 am at the earliest and close by 12 am at the latest. The proposed changed operating hours would increase trading hours by a minimum of 6 hours/day Monday to Saturday and a minimum of 4 hours/day on Sundays. Trading beginning at 6 am seven days/week and not finishing until 2 am six days/week, would have an unreasonable negative impact on the residents living immediately across the road and guests staying at the 5 star Park Hyatt Hotel next door.

If these very long trading hours were approved and the applicant was operating two buildings, incorporating 16 areas of cafes, bars, restaurants and function centre, guests of the Park Hyatt and local residents, especially at 8 Hickson Rd would be denied the quiet enjoyment of their homes and hotel suites. Their peace and quiet would be threatened by noise disturbance with noise, including amplified music, emitted from the premises, and the noise of boisterous departing patrons in the early hours of the morning.

The application doesn't clarify the opening hours of outdoor dining in the proposed largely increased (double the existing) dining areas on the eastern side of Campbell's Stores, nor that in the proposed undercoft area of the glass box, nor in the area of the western side of Campbell's Stores,

During the first of two Stakeholders' consultation groups I attended, the applicant, in answer to a specific question on operating hours, said they would not exceed those currently applied. This is clearly not the case and is yet another example of the misleading and inaccurate information supplied to stakeholders. Noise impacts on residents as a consequence of late night/early morning trading hours would be significant.

Residents have had a number of negative experiences from Dockside Group (one of the partners in Tallawoladah Pty Ltd - i.e. the applicant). In the past, excessive noise not contained within the Italian Village restaurant has meant we haven't been able to open our windows on hot summer nights or just to enjoy fresh air. Our attempts to complain directly to the Manager on duty have been largely unsuccessful. This only changed for the better when the operation of the Italian Village as a function centre was curtailed in the build up to the lodging of this application. There should be no function centre at the northern end of Campbell's Stores.

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 it seems an additional three (3) in the glass box. It fails to provide an overarching Plan of Management that

&#61485; addresses the large number of people that might patronise potentially sixteen (16) disparate restaurants, cafes, bars and function centres;

&#61485; considers patron management, noise and security; and

&#61485; addresses anti-social behaviour.

The application cannot be assessed on trust that the applicant would address these issues. The applicant must supply the detail. Residents must be given the opportunity to respond.

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

The current 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 Environmental Impact Statement (EIS) appear to have assessed the impact on residents at 8 Hickson and guests at the Park Hyatt Hotel of noise, including amplified music, from restaurants and bars, as a consequence of the proposed 'open window' ventilation design.

**\* Information provided is inadequate**

The noise, wind and air assessments that accompany this application are based on a range of assumptions and suggest that further detailed elements would be addressed at the development stage. This is inadequate. It is normal practice to address these at the time of application. Given the misleading and inaccurate information already supplied, nothing should be taken on trust. No determination can be made without applicant supplying the facts of what is proposed and residents having the opportunity to respond to them.

**\* Noise and fumes from the kitchen exhaust system emitted from the roof of Bay 11 will impact negatively on the local residents, especially those at 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 existing kitchen exhaust system, which serves a smaller number of kitchens, already emits unpleasant fumes at all hours of the day and night. These affect people working in local businesses, people walking in the street and residents at 8 Hickson Road. This is especially a problem when the wind is blowing from the north-east. All kitchen exhaust should be directed to the southern end of the building where noise and fumes will have the least possible impact on residents and hotel guests.

**\* 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. Once again, this should have been included in the application.**

The stack height and sound barriers erected to mitigate noise and fumes of the kitchen exhaust will substantially impact on our Opera House views and the enjoyment of our home

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. (Air Quality report and kitchen exhaust 9.2.1 Emission Height).

We currently look out directly at the Opera House from both our living area and the main bedroom. We are very lucky. This is a stunning, unique and highly prized view. The proposed noise and fume mitigation mechanisms 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 enjoyment of our home.

**Loss of on-street parking on Hickson Rd**

\* As with many other areas, the application is short on detail here and it's up to the reader to infer/interpret what's proposed.

\* The applicant wants to create outdoor dining spaces in the centre of the Hickson Rd (western) side of Campbell's Stores. The intention is to narrow the road (where exactly and for what distance is hard to find in the documentation) and widen the footpath (by how much we don't know). This is likely to result in the loss of on-street parking along Hickson Road, although again, to what extent is not clear.

\* Any loss of on-street parking would have a negative impact on residents (especially at 8 Hickson Rd) and visitors alike. Tradespeople, delivery services and our guests all need access to street parking in Hickson Rd. This is already a considerable problem in Hickson Road and not one for which people should be further inconvenienced.

\* Visitors also are attracted to The Rocks because there is the possibility of on-street parking. This is especially important at weekends when thousands of people come to The Rocks market that runs from George St (just around the corner from Hickson Rd) to Argyll Street and when George St itself is not available for parking.

**Conclusion**

The application should be refused because of its negative impact on the heritage amenity of the area and on the amenity of local residents and because of its failure to provide the specific details essential to its proposals being fully clarified and capable of informed assessment.

State Significant Development Application 7056 expects us to take a lot on trust. Despite providing a mountain of documents for people to read and respond to in the immediate pre-Christmas period, it remains very vague on the specifics of proposed strata lots and their uses, the areas they would occupy, detailed hours of operation for specific operators and the incorporation of consultants' recommendations into architectural plans. In today's Sydney Morning Herald, a spokesperson for the applicant said the glass box might be used for 'upmarket retail'. Local residents were told the same thing last September, yet this doesn't feature in any of the applicant's allusions to the building's uses. Even if that were the case, and that's unlikely, it would be a fairly trivial use for which to undermine the value of our heritage buildings. But what are we to think, with only inadequate and conflicting information to go by?

The Campbell's Stores Building is located in a highly sensitive area with extremely high visibility. Any amendment to the existing built form requires careful consideration. The applicant expects to be allowed spot re-zonings, huge variations to existing conservation plans and controls to facilitate one group's personal financial goals.

There is a good deal of inaccurate, inadequate and misleading information in the application. The project title itself doesn't even mention one of its key and most controversial proposals - a whole new building. It begs more questions than it addresses. The Government should not contemplate any alteration to existing controls before the applicant addresses the inadequacies and the responses are on public exhibition.

In granting landowner's consent, SHFA claimed it would be saving taxpayer's money by having a private development group fund



the work needed on the long neglected Campbell's Stores. Considering the deterioration occurred under SHFA's stewardship, it would be more appropriate for the funds to come from its rent revenues. With SHFA abolished, there might be a better chance of having Campbell's Stores heritage enhanced rather than just allowing the building to serve the needs of entrepreneurial restaurateurs. The only heritage work they seem to envisage is what's essential to keeping it operational - addressing rising damp issues, upgrading the stormwater infrastructure, replacing deteriorated sandstone and replacing roofing tiles.

The glass box proposal negates any claims that the applicant cares about the Stores' heritage significance. Once the intrusive pavilion goes, the area to the north of Bay 11 should have its open space restored and with the existing 'laneway' down to the foreshore, should become passive recreation space, where what people see is its existing fig tree, grassed and paved areas, perhaps some seating. This would be worth looking at. It wouldn't dominate. It could just be enjoyed for restoring the full heritage curtilage of Campbell's Stores, enhancing the visual amenity of Campbell's Cove and increasing public access to the foreshore.

The proposed development is a high risk, no reward, project for the people of Sydney. The four-storey glass box has a very high risk of negatively impacting the 'Exceptional Significant' heritage classification of 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 300m<sup>2</sup> of commercial floor space, packaged in a dominant, intrusive and unsympathetic building form, just does not warrant the risk to such a heritage sensitive location.

Joe Cahill described the Cahill Expressway as 'a striking symbol of Sydney's growth and maturity'. No one thinks that anymore but at least it's functional. The glass box serves no function important enough to threaten our heritage. Compared to other cities in the world, Sydney has few buildings of 'Exceptional' heritage significance. We should be enhancing not undermining the value of those that have survived.

I strongly object to the proposed development, particularly the proposed new four (4) storey glass building to the north of Bay 11. There is insufficient detail in the application to appropriately assess the proposed works affecting a State-listed heritage item or residents and guests in the local area.

IP Address: bdv75-5-82-230-150-40.fbx.proxad.net - 82.230.150.40

Submission: Online Submission from Maureen Sidoti (object)

[https://majorprojects.affinitylive.com/?action=view\\_activity&id=135183](https://majorprojects.affinitylive.com/?action=view_activity&id=135183)

Submission for Job: #7056 Remediation, Restoration and Adaptive Re-Use of Campbell's Stores

[https://majorprojects.affinitylive.com/?action=view\\_job&id=7056](https://majorprojects.affinitylive.com/?action=view_job&id=7056)

Site: #3103 Campbell's Stores

[https://majorprojects.affinitylive.com/?action=view\\_site&id=3103](https://majorprojects.affinitylive.com/?action=view_site&id=3103)

**Maureen Sidoti**

E : [maureen\\_sidoti@hotmail.com](mailto:maureen_sidoti@hotmail.com)