

**From:** [Anthony Plaia](#)  
**To:** [Ashley Cheong](#)  
**Subject:** Campbell's Stores SSD 7056  
**Date:** Thursday, 10 November 2016 3:47:32 PM

---

Dear Ashley,

As residents of 8 Hickson Road, directly across from Campbell's Stores, we again like to make a submission to the amended

development application SSD 7056. While we whole heartedly endorse the elimination of the proposed Glass Box building on Bay 12 and we commend your Planning Department's role in bringing sanity to the situation and protecting this precious heritage listing site, we do have some remaining concerns:

- First off, the description of the DA still includes "construction of northern stand alone building (Bay 12)". This description of the DA should be changed to eliminate any mention of a proposed building on Bay 12. Also the description mentions "use of existing and proposed building . . . for restaurants, cafes and bars as per existing trading hours" and then proposes in the details of the DA that the hours of interior operation should be extended from midnight to 2:00 AM. Since the Stores are adjacent to both residents at 8 Hickson Road as well as guests in the Park Hyatt, the operating hours should not be extended to 2:00 AM and any Bay 12 operation should be limited to cafes and restaurants not late night bars.
- The location and description of the kitchen exhaust systems still remains a concern for us. The relocation of the proposed many restaurant's kitchen exhaust systems from the existing southern end of Campbell's Stores to the northern end makes no sense at all and will compromise the amenity of both residents at 8 Hickson Road and guests at The Park Hyatt. The southern end of The Stores already has many restaurants located there while the northern end has only residents, guests and government buildings. Also, there is totally insufficient description of the mechanical exhaust system as to height, design and effectiveness regarding noise and odour. How can the Planning Department approve a system that obviously has not yet been designed and described? So, as residents of 8 Hickson Road, we may be impacted in a multitude of ways not yet defined - from a visual impact blocking our view from of Sydney Harbour and Opera House and from an amenity impact from the noise and odours from over 20 exhaust systems. (Note: Proper planning on the front end is much better than relying on enforcement on the back end -e.g. ongoing issues with Ribs and Burgers on the southern end of The Stores.)
- The noise issues relating to the transmission of amplified music and PA systems still remain a concern for us - especially as the proposed ventilation system calls for an open door, open window flow through design system. There should be no transmission of interior noise to Hickson Road - especially amplified music, percussion instruments and PA systems. Again prevention is better than enforcement - imagine a blessed event like a wedding being disrupted by police being called by grumpy neighbours like us.

In conclusion, while we would like to be in support of this project to refurbish Campbell's Stores, the amenity of the existing neighbours must be considered and as currently submitted, this proposal does not sufficiently address the issues mentioned.

Kind regards,  
Anthony and Georganna Plaia

2/8 Hickson Road