

49d

Ashley Cheong

From: system@affinitylive.com on behalf of Maureen Anderson <andersonmaureen088@gmail.com>
Sent: Friday, 18 December 2015 11:57 PM
To: Ashley Cheong
Subject: Submission Details for Maureen Anderson (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Maureen Anderson
Email: andersonmaureen088@gmail.com

Address:
3/8 Hickson Rd

The Rocks, NSW
2000

Content:
I object to the application and am now submitting the web link to a petition I put up on change.org

The petition is addressed to the Planning Minister, The Honourable Rob Stokes asking that he reject SSD 7056

This is the text of the letter:

We ask that you reject State Significant Development Application 7056 on the grounds that the glass building the developer wants to construct is totally inappropriate on public-owned land right next to the heritage-listed Campbell's Stores Building:

* It is totally at odds with the Hickson Road streetscape, of predominately 19th century buildings, which extends from George St to Towns Place.

* It is right opposite the Opera House, from where visitors can currently look across at the remains of Sydney's everyday colonial past. We cannot afford to lose this outlook.

* Its proposed uses - bars and upmarket retailing - are commercial activities that do not justify compromising the heritage significance of Campbell's Stores.

* The location is public owned land within the space designated as part of the Stores' heritage setting. We need to protect the heritage value of Campbell's Stores by not allowing a modern glass block building to intrude into the Stores' heritage setting and hide the northern side of the building.

Please protect the heritage of The Rocks' 19th century streetscapes and reject approval of this glass building. Any other decision would create a precedent for ongoing compromises that would just turn The Rocks into a theme park for rampant commercialism and destroy all that makes this area loved and appreciated.

It has been on the net for 2 weeks and as of now (11.55 pm 18 December 2015) it has 175 signatures. Most are from people in NSW; there are some from other states and also from people in the US, England and France.

Some will have lodged submissions; All of them have a valid viewpoint to offer

I will send a copy of the petition to Ashley Cheong via email.

IP Address: bdv75-5-82-230-150-40.fbx.proxad.net - 82.230.150.40
Submission: Online Submission from Maureen Anderson (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135322

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

49 d

Ashley Cheong

From: Maureen Anderson <andersonmaureen088@gmail.com>
Sent: Monday, 11 January 2016 12:19 PM
To: Ashley Cheong
Subject: SSD 7056 'Remediation, Renewal and Adaptive Re-Use of Campbell's Stores', The Rocks
Attachments: Change.org petition.docx

Dear Ashley,

I have already submitted the results for the [change.org](https://www.change.org/p/the-honourable-robert-rob-stokes-minister-for-planning-nsw-government-act-now-stop-the-box-save-the-rocks?recruiter=442398518&utm_source=share_for_starters&utm_medium=copyLink) petition which I launched on 6 December 2015. In the following 12 days, 175 people signed it and so expressed their objections to this DA. Attached is the word document outlining the petition. The petition itself can be accessed at

https://www.change.org/p/the-honourable-robert-rob-stokes-minister-for-planning-nsw-government-act-now-stop-the-box-save-the-rocks?recruiter=442398518&utm_source=share_for_starters&utm_medium=copyLink

regards,

Maureen Anderson (Sidoti)

Ashley Cheong

From: system@affinitylive.com on behalf of <>
Sent: Friday, 18 December 2015 12:51 PM
To: Ashley Cheong
Subject: Submission Details for [redacted] (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
Email:

Address:
39

tempe, NSW
2044

Content:

Department of Planning and Environment

Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks. SSD 7056

I strongly object to the four-storey building included as part of the Campbell's Stores Development Application. It is good to see some plans for the Stores' renewal but NOT if the cost is the long-term loss of the heritage setting for this important heritage-listed building. The grounds for my objection are:

- * Campbell's Stores should be visible from all four sides and not partly obscured. This is a unique opportunity to achieve this.
- * Having a building or any other structure between Campbell's Stores and the Park Hyatt Hotel is entirely inappropriate. It is publicly-owned land and should only be used for landscaping and foreshore access.
- * The design of the proposed building undermines and devalues The Rocks' heritage character.
- * The proposed building interrupts the historic streetscape along this section of Hickson Rd and also the heritage of Harbour foreshore
- * The proposed building contravenes the 2014 Campbell's Stores Conservation Management Plan which the Heritage Council endorsed (esp. 7.5.5). The plan clearly outlines the area that needs to be retained around Campbell's Stores. This includes the area now proposed for this completely unsympathetic glass building. Approving it would destroy Campbell's Stores historic setting.
- * The Conservation Management Plan states that the one-storey structure that exists on this land now should be removed (see 7.6.1). This was intended to free up the land NOT to create space for a building four times as high.
- * A building like this is contrary to everything that people value about the 1960s and 70s campaign to save The Rocks. It is also an eyesore.
- * We need to correct address the problems created by past poor decision-making in The Rocks, NOT compound them by allowing the construction of this unsympathetic glass building right next to one of The Rocks' most significant heritage buildings.

I have not made any political donations in the last two years.

IP Address: c122-108-146-147.randw4.nsw.optusnet.com.au - 122.108.146.147
Submission: Online Submission from [redacted] (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135251

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

Ashley Cheong

From: system@affinitylive.com on behalf of
Sent: Friday, 18 December 2015 12:54 PM
To: Ashley Cheong
Subject: Submission Details for 1 (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name :
Email: :

Address:

Pymont, NSW
2009

Content:

Adaptive reuse is one thing but building a complete new 'Glass Box' building on public land purely for someone to make a profit is definitely not something I would support. How can you even consider something so out of keeping with this heritage site? The open space it would occupy is often so busy with people watching events like NYE, Aroma festival, Vivid etc Please leave this limited space open for such events which are so popular for Sydney.

IP Address: spacel.lnk.telstra.net - 203.45.198.140
Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135253

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: system@affinitylive.com on behalf of Megan Hitchens
<mmhitchens@yahoo.com.au>
Sent: Friday, 18 December 2015 1:17 PM
To: Ashley Cheong
Subject: Submission Details for Megan Hitchens (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Megan Hitchens
Email: mmhitchens@yahoo.com.au

Address:
155 Britannia Drive

Watanobbi, NSW
2259

Content:

The restoration of Campbell's stores is welcome and overdue, however, I write to oppose the building of the structure known as Bay 12. It is completely inappropriate for the area where it is planned. It is not at all sympathetic to the surrounding buildings in shape, form or materials. I understand the need to distinguish old from modern but this building is utterly at odds with the area and does nothing to enhance its surroundings. That its partial obscuring by a large tree is counted as a plus proves that its negative intrusiveness is recognised and understood. On this ground alone, it should not go ahead. The Rocks is an important heritage and tourist area. Why build something that detracts from these? Please do not proceed with Bay 12

IP Address: - 101.175.155.9

Submission: Online Submission from Megan Hitchens (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135263

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

Megan Hitchens

E : mmhitchens@yahoo.com.au

Ashley Cheong

From: system@affinitylive.com on behalf of < >
Sent: Friday, 18 December 2015 1:49 PM
To: Ashley Cheong
Subject: Submission Details for (comments)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: .

Email: :

Address:

Content:

Re: Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks. SSD 7056

I strongly object to the four-storey building included as part of the Campbell's Stores Development Application. It is good to see some plans for the Stores' renewal but NOT if the cost is the long-term loss of the heritage setting for this important heritage-listed building. The grounds for my objection are:

- * Campbell's Stores should be visible from all four sides and not partly obscured. This is a unique opportunity to achieve this.
- * Having a building or any other structure between Campbell's Stores and the Park Hyatt Hotel is entirely inappropriate. It is publicly-owned land and should only be used for landscaping and foreshore access.
- * The design of the proposed building undermines and devalues The Rocks' heritage character.
- * The proposed building interrupts the historic streetscape along this section of Hickson Rd and also the heritage of Harbour foreshore
- * The proposed building contravenes the 2014 Campbell's Stores Conservation Management Plan which the Heritage Council endorsed (esp. 7.5.5). The plan clearly outlines the area that needs to be retained around Campbell's Stores. This includes the area now proposed for this completely unsympathetic glass building. Approving it would destroy Campbell's Stores historic setting.
- * The Conservation Management Plan states that the one-storey structure that exists on this land now should be removed (see 7.6.1). This was intended to free up the land NOT to create space for a building four times as high.
- * A building like this is contrary to everything that people value about the 1960s and 70s campaign to save The Rocks.
- * We need to correct address the problems created by past poor decision-making in The Rocks, NOT compound them by allowing the construction of this unsympathetic glass building right next to one of The Rocks' most significant heritage buildings.

Declare whether or not you have made any reportable political donation (i.e. totalling more than \$1000) in the last two years.

IP Address: e4a-e4b.building.mq.edu.au - 137.111.13.41

Submission: Online Submission from (comments)
https://majorprojects.affinitylive.com/?action=view_activity&id=135274

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: system@affinitylive.com on behalf of: _____
Sent: Friday, 18 December 2015 2:10 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:

This is an insane project to dump a glass house among heritage buildings. It will stand out like a sore in this beautiful foreshore. The drawings do not even look good on its own. Why are we even considering this project? A park in place will be wonderful if the fig tree is dead or dying and needed to be removed.

IP Address: 203-206-173-175.perm.iinet.net.au - 203.206.173.175

Submission: Online Submission from _____ (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=135276

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

E: _____

Ashley Cheong

From: system@affinitylive.com on behalf of Gary Leahey <leaharch@bigpond.net.au>
Sent: Friday, 18 December 2015 3:17 PM
To: Ashley Cheong
Subject: Submission Details for Gary Leahey (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Gary Leahey
Email: leaharch@bigpond.net.au

Address:
99 Beattie S

Balmain, NSW
2041

Content:

- 1 The gap between the Hotel and Stores is necessary to differentiate between the two buildings and maintains the import scale and architectural language of two buildings of two different periods of history
- 2 A gap between building shouldn't be an invitation to build, gaps in a streetscape is part of the language of a cities development
- 3 The scale of the proposed building will overwhelm the Campbell Stores
- 4 the submission notes the glass box will be transparent. Services structure blinds internal partitions and the like will result in anything but a transparent building.

IP Address: - 121.212.17.114
Submission: Online Submission from Gary Leahey (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135286

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

Gary Leahey

E : leaharch@bigpond.net.au

Ashley Cheong

From: system@affinitylive.com on behalf of Laurie Brereton <lauriebrereton@gmail.com>
Sent: Friday, 18 December 2015 4:12 PM
To: Ashley Cheong
Subject: Submission Details for Laurie Brereton of (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Laurie Brereton
Organisation: ()
Email: lauriebrereton@gmail.com

Address:
8 Pottinger St

Sydney, NSW
2000

Content:

The preservation of this site as public open space was a vital part of the approval of the adjoining Hotel site and integral to the detailed master planning undertaken at the time. To compromise it now for simple commercial gain would represent development creep at its worst.

Laurie Brereton

IP Address: cpe-121-217-236-119.inse3.clt.bigpond.net.au - 121.217.236.119

Submission: Online Submission from Laurie Brereton of (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135304

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

Laurie Brereton

E : lauriebrereton@gmail.com

Ashley Cheong

From: system@affinitylive.com on behalf of
Sent: Friday, 18 December 2015 5:45 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:

I object to the submission on several grounds including the fact that it changes the streetscape of this unique, historical area and that a private developer will benefit financially from using public land.
This sets a precedent for the future that the city does not want nor need.

IP Address: - 101.191.111.207

Submission: Online Submission from (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=135318

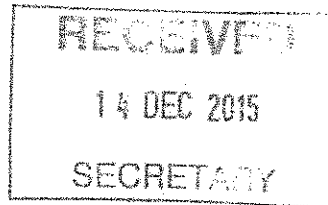
Submission for Job: #7056 Remediation, Restoration and Adaptive Re-Use of Campbell's Stores

https://majorprojects.affinitylive.com/?action=view_job&id=7056

Site: #3103 Campbell's Stores

https://majorprojects.affinitylive.com/?action=view_site&id=3103

E:1



7 December, 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
SYDNEY NSW 2000

Attention: Ashley Cheong, Planner

Dear Ms McNally,

**SSD 15_7056: Campbell's Stores, 7-27 Circular Quay West, The Rocks
Remediation, Restoration and Adaptive Re-Use of Campbell's Stores**

The National Trust has reviewed the Heritage Impact Assessment and Visual Impact Assessment reports for the State Significant Development Proposal SSD 7056, currently on public exhibition and makes the following comments.

Firstly, the National Trust welcomes the proposed improvements in relation to Bays 1 – 11 of the State Heritage Register listed Campbell's Stores building and supports the proposed works in this regard, including the proposals in relation to the forecourt area.

However, the National Trust questions whether a new building proposed to be added as Bay 12 at the northern end of the Campbell's Stores building is sympathetic in terms of architecture-in-context for this significant site within the Buffer Zone for the Sydney Opera House World Heritage Listing.

It is of great concern to the Trust that a proposal of this nature for such an important location has progressed this far with little public knowledge. Certainly the State Significant Development Description above which appears on the Department's webpage for public comment on major projects gives no indication whatsoever of a proposed new building of its size, scale, massing and materials at this iconic site.

Increasing our concerns is the fact that the relevant assessments within the Environmental Impact Statement are inadequate in their treatment and responses to this aspect of the proposal. The assessments presented bring the entire planning assessment process, if it is based upon so-called independent assessments of this nature, into question.

When referring to the new building's design the Visual Impact Assessment makes two apparently contradictory statements:-

'The proposed new building at Bay 12 is a clear, contemporary counterpoint to the original heritage. Like the highly contemporary extension at the Museum of Contemporary Art, the Bay 12 building adds to the visual variety and interest that occurs along the Sydney Harbour Foreshore'.

and:

'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 amounts to saying that it is "different" but, mostly, it can't be seen.



The question needs to be asked whether the proposed building in its immediate context will enhance the historic character of the area that is the Rocks' most valuable quality for tourism and for the commercial identity of local businesses.

People do not visit the Rocks to enjoy its 'visual variety'; it is known for and promoted as a historic 'early settlement' zone (the only such area in Sydney).

The Heritage impact Assessment is equally deficient in this regard. The impact of the new building is stated to be:

"Positive, with increased activation through link and view lines from Hickson Road. Retains exposure of Bay 11 north elevation. Signifies urban renewal for the precinct"

Later (page 64), the Heritage Impact Statement asserts that the:

"design approach is to create a 'jewel box' that stands alone from the 19th century architecture of the Stores to the south and the 20th century architecture to the north. The proposed design does not mimic other structures in its vicinity but provides for a pure box that will be relatively neutral in its context"

Neither of these statements actually assesses the heritage impact of the proposed building. The assessment of the visual impact of the "jewel box" upon the traditional nineteenth century sandstone and slate context is glossed over. Assessment of the cumulative impact of the addition of this building, in association with other buildings such as the addition to the MCA, upon the historic character of the Rocks is also absent.

The Trust notes the "signifies urban renewal" comment above and suggests that a sense of 'urban renewal' may not be beneficial for the Rocks. This is Sydney's 'Old Quarter', its 'Montmartre', its 'Ciutat Vella'; the fact that a building of very contemporary design is proposed for construction in this area is a matter of great import which should not be brushed aside with platitudes about "urban renewal", and "contemporary counterpoint".

An architectural approach which suggests that infill architecture in historic areas is acceptable just because it is 'different' does not do the hard yards in designing a truly sympathetic extension to a major historic building of State Heritage Significance.

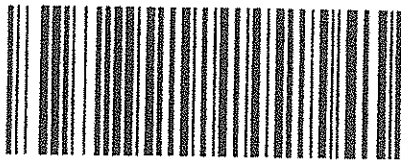
The National Trust contends that this aspect of the Development Application requires further consideration, on the basis that the proposed new building, in its present form may not be appropriate for its surroundings and for the important historic context of the Rocks. Further, the accompanying planning assessment documents are inadequate and inaccurate and do not perform their intended purpose of providing professional, independent advice upon which reasonable decisions can be based.

Yours sincerely

Brian Scarsbrick AM
Chief Executive Officer

Attention : Acting Director
Key Sites Development

(108)



PCU063304

Kathleen M. Harvey

30 The Manors

6 Hale Road

Mosman 2088

11th December 2015

Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks. SSD 7056

Objection to proposed development.

No political donations made in the last two years.

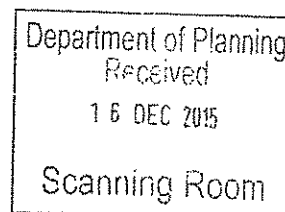
I wish to oppose the proposed redevelopment of Campbell's Stores in The Rocks (SSD 7056).

During the 1960s and 1970s the proposed redevelopment of The Rocks met with strong opposition from Sydneysiders who recognised the importance of preserving the city's heritage.

The currently proposed construction will detract from the area as a whole, a jarring addition at odds with Campbell's Stores. Australians travel abroad to see historic sites; visitors to Sydney want to enjoy what The Rocks now offers: a view of Sydney that was fought for and won by people who valued history and heritage.

The proposed construction would not honour either.

(ms) Kathleen Harvey



Consultant:
Clive Lucas, O.B.E., B.Arch., D.Sc.(Arch.) (*honoris causa*), Sydney,
L.E.R.A.I.A.
Registered Architect No. 2502

Partners:
Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, E.R.A.I.A.
Registered Architect No. 4032
Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728

Associate:
Kate Denny, B.A., M.Herit. Cons.

109
CLIVE LUCAS
STAPLETON
& PARTNERS

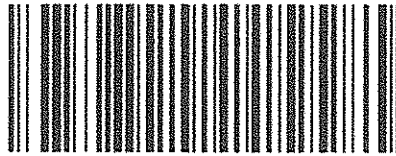
Architects & Heritage Consultants

A.C.N. 002 584 189 A.B.N. 60 763 960 154

Clive Lucas, Stapleton & Partners Pty Ltd
155 Brougham Street, Kings Cross,
Sydney, 2011 Australia
Telephone: 61 (02) 9357 4811
Facsimile: 61 (02) 9357 4603
mailbox@clsparchitects.com
www.clsparchitects.com
www.traditionalaustralianhouses.com

KD:

15th December 2015



PCU063344

The Secretary
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Acting Director – Key Sites

Department of Planning
Received
18 DEC 2015
Scanning Room

Dear Madam,

**Re: Objection to State Significant Development Application and Variation of the
Sydney Cove Redevelopment Scheme for the “*Remediation, Renewal and
Adaptive Re-Use of Campbell's Stores*”, The Rocks (SSD 7056)**

We write to object on heritage grounds to the above development application (DA) and request to vary the Sydney Cove Redevelopment Authority Scheme (SCRAS) submitted to the Minister for Planning by Tallawolodah Pty Ltd for proposed works to the Campbell's Stores at The Rocks.

This objection has been prepared on behalf of the owners and residents at 8 Hickson Road, The Rocks, located directly opposite the Campbell's Stores. This letter has been prepared for the Owners Corporation (Strata Plan No. 70158).

The current proposal for alterations, additions and adaptation works to Campbell's Stores, a building of Exceptional significance located on the foreshores of Sydney Cove has the potential to negatively impact on the significance of this rare, surviving 19th century warehouse building, and is considered to be inappropriate in relation to the level of significance of the place and its setting, and should not be approved.

The following is an assessment of the potential negative impacts of the principle components of the current proposal for alterations and additions to Campbell's Stores (the Stores):

- 1. The removal of the existing single storey northern pavilion and the erection of a new four (4) storey glass box to the north of Bay 11, referred to as the “Bay 12 building”.**

Comments:

The existing northern pavilion is identified as being ‘Intrusive’ within the endorsed CMP for Campbell's Stores (GML, July 2014) and the proposed demolition of this structure will have a positive impact on the significance of the Stores and provides the opportunity to further reveal and reconstruct the northern elevation of Bay 11 (ranked as being of ‘High’ significance). The removal of this building will also reinstate the Stores building as a stand-alone building that is capable of being viewed in the round, within its maritime context on the foreshores of Sydney Cove.

The proposed construction of a new 'glass box' building (Bay 12) to the north of the Stores building to replace a building ranked as being 'Intrusive' negates all of the positive attributes of the proposed removal of the existing intrusive structure.

The proposed glass box is to be located within the defined heritage curtilage of the place and guidelines for **Policy 13** of the CMP for the place 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)

As a large, glass and steel, contemporary structure, the proposed glass box is not considered to be subservient to the primary architectural features and composition of the Stores building, which is of a strong 19th century industrial character of brick with dominant gabled roof forms. The form, scale, materials and proposed location of the new structure are at odds with the dominant architectural character of the Stores building and its setting and is considered inappropriate.

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 lessen the ability to view Campbell's Stores as a stand-alone warehouse building within its maritime setting, particularly when seen from the north, including from the northern end of Hickson Road and from the pedestrian pathway on the eastern side of the Sydney Harbour Bridge (see Photomontages 6a and 7a).

In addition, the construction of the 'glass box' involves infilling the area that currently holds the intrusive pavilion structure at ground level in order to provide a store, switch room, a lift and WCs. This new ground level structure will adjoin the northern elevation of Bay 11, covering over the ground level openings of Bay 11 on the northern elevation. Bay 11, constructed in 1895 as the Government Printers' Offices, is ranked as being of 'High' significance within the CMP (GML, 2014) and the northern elevation of this building should be reconstructed in accordance with its level of significance and revealed to public view.

The proposed 'glass box' is an ill-considered new addition to the Stores building and as the building appears to have no discernible use, a justification for its construction is unable to be assessed. The proposed new Bay 12 (glass box) does not form part of an approved interpretation strategy, nor does it form part of a re-use or cultural tourism requirement and as such does not comply with Policy 11 of the CMP (refer to below).

The proposal for the construction of Bay 12 will have a negative impact on the significance of the place and does not comply with the following conservation policies:

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 spaces.*

2. Reconfiguration and upgrade of the outdoor dining area, including removal of the awnings and non-heritage elements (e.g. boat masts) and the erection of new stand-alone canopy/shade structure along the forecourt.

Comments:

Campbell's Stores is a former maritime industrial building (warehouse) that is considered as being of 'Exceptional' significance and is a rare, surviving example of mid-nineteenth century warehousing in Sydney and the **only one of its type remaining on the foreshores of Sydney Cove**. As such, the careful and sympathetic treatment of the building's external elevations should be a primary consideration for any new works to the place.

The current proposal involves the removal of the existing awnings and canopies adjoining the eastern elevation of the Stores, the most visually prominent elevation of the place and this will have a positive impact on the significance of the place.

Unfortunately, the proposal also includes replacing these awnings with a new, stand-alone canopy/shade structure along the eastern forecourt and an additional new element: retractable vertical wind screens along the eastern edge of the forecourt. The design for the new canopy/shade structures and the new wind screens do not comply with the following conservation policy or the detailed guidelines for sympathetic, replacement structures:

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.*

Guidelines:

The existing canopy, the non-authentic ship's mast and the glazed pavilion structure in the northern forecourt should be removed. The existing canopy could be replaced with a new canopy that follows the following principles (refer to Figure 7.1):

- the position of the canopy should provide a generous gap between the canopy and building and should provide sun and rain protection from above, but should have no fixed glass or plastic pull-down sides;
- the canopy should be separated into segments to allow views to the building elevation, to allow for a better appreciation of the facade of Campbell's Stores and should be visually permeable, uncluttered and transparent;

The proposed new canopies include perforated precast concrete roofs that are neither visually permeable nor transparent and will interrupt clear views of the whole of the eastern elevation by introducing a solid, built structure running horizontally across the principal elevation of the Stores building.

Little detailed information has been provided in relation to the retractable vertical wind screens, however they are proposed to be approximately 1.8 metres in height and will therefore introduce a further element into the significant view catchment of the Stores building, cluttering the setting and obscuring views of the place.

3. Alterations to existing external openings and the introduction of new external openings.

Comments:

As stated above, Campbell's Stores is of 'Exceptional' significance and **Policy 1** of the CMP (GML, 2014) states: *The future use of Campbell's Stores should be consistent with its outstanding cultural significance, should not impact on significant fabric and spaces, and should provide for public access to the building.*

The current proposal involves alterations to three existing openings on the west elevation (Hickson Road façade) and the introduction of new openings to the original south elevation of Bay 1 and the covering over of the ground level openings to the north elevation of Bay 11 (as discussed above). The proposed works to the Hickson Road façade not only will result in widening the existing openings they will also introduce new, concrete entry portals incorporating back-lit signage (Campbell's Stores- Design Statement, JPW, p. 61).

These works should not be approved as they will have a major impact on the significance of the place, dramatically altering the character of the western elevation of the Stores building and introducing non-reversible intrusive elements into a building of 'Exceptional' significance.

As a former, maritime industrial building (warehouse), the west elevation of Campbell's Stores is a simply detailed, functional elevation that still retains its 19th century industrial character. The form, detailing and remnant original features of the west elevation of Campbell's Stores as seen from George Street and Hickson Road provides a clear understanding that this building is a former warehouse building on the foreshores of Sydney Cove.

The Hickson Road façade is the only elevation at the place that is not cluttered or obscured by later additions and features related to the current uses of the place (i.e. restaurant signage, canopy structures, the intrusive pavilion and the southern brick wall). As such, the retention and maintenance of this elevation as a simply detailed, functional elevation with no further alterations or additions is critical to the conservation of the significance of the place as a whole.

The proposal also includes the removal of the later addition brick wall adjoining the original south elevation of Bay 1, an element ranked as being of Little significance. The removal of this later addition wall will have a positive impact on the significance of the place. However, the proposal also involves the introduction of two new openings into the revealed original south elevation and the closing over of an original/early opening. This work will have a negative impact on the significance of the place, resulting in the further loss of significant, original fabric and is considered to be an unnecessary intrusion into the significant fabric of the place.

The opportunity to reconstruct the revealed original south elevation of Bay 1 has not been adopted as part of this proposal and this is considered to be an inappropriate approach to the adaptation of this building of Exceptional significance.

Likewise, although the existing, intrusive pavilion structure is to be removed, the proposal involves replacing this structure with the new Bay 12 building (glass box) with ground level amenities and services. The ground level construction will result in the covering over of the existing openings at this level on the northern elevation of Bay 11 and prohibits the reconstruction of the northern façade of this significant building.

The proposed alterations to the existing Hickson Road opening, the introduction of the new openings to the south elevation of Bay 1 and the covering over of existing openings on the north elevation of Bay 11 do not comply with the following conservation policies and guidelines:

Policy 8 *Significant fabric should be conserved using conservation processes appropriate to the assessed level of significance. Restoration and reconstruction should aim to recover or reveal significance.*

Guidelines

- Fabric identified as being of Exceptional significance (fabric up to 1885); High significance (up to 1915), and Moderate significance (1970s conservation works) should be retained and conserved.
- No conservation or maintenance work should alter or negatively impact on the elements of the external facades or internal fabric/space that have been identified as elements of high or exceptional level of significance
- The existing building fabric of Campbell's Store both internally and externally, is highly significant and in reasonable condition given the building's age and original and current function. All original and early sandstone and brickwork should be retained and appropriately conserved. No new openings or alterations should be made to the walls. Where possible the openings in the sandstone walls created in the 1970s should be blocked up to allow interpretation of the way in which the Stores originally functioned.

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.*

Guidelines

- No new openings or alterations should be made to the walls and when the opportunity arises existing, not original doorways, particularly between the Stores, should be infilled to reinstate the original spatial qualities of the Stores

Policy 22: *Signage and external lighting should have no adverse impact on significant heritage fabric and the overall character of the place.*

4. Internal alterations including forming new openings, introduction of new voids and closing over of existing openings, introduction of a new lift and stairs.

Comments

The current proposal involves the introduction of a number of new openings into the floors of the building at Level 02 within Bays 3, 5, 6, 9 and 11 and the introduction of new internal stairs and lifts into Bays 3, 6, 9 and 11. The details in relation to these works are unclear and do not acknowledge the existing voids and stairs already located within the building. Based on the significance diagrams provided within the CMP for the place (GML, 2014, pgs. 138-139) a number of openings in the floors already exist within Bays 2, 3, 5, 7, 8 and 10 and all have been ranked as being Intrusive.

The proposal does not address these existing voids 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. Again the opportunity to restore, reconstruct and/or interpret the original internal spaces has not been adopted within this proposal and this is considered an inappropriate approach to the ongoing conservation of the place.

As the original internal spaces and original internal fabric are ranked as being of 'Exceptional' significance, these works have the potential to negatively impact on the significance of the place through the further loss of significant original fabric, by confusing or obscuring the original/early internal configurations of the warehouse spaces and via the introduction of unsympathetic materials and elements.

The proposal does not comply with the following conservation policies and guidelines:

Policy 1: *The future use of Campbell's Stores should be consistent with its outstanding cultural significance, should not impact on significant fabric and spaces, and should provide for public access to the building.*

Guidelines

- Adaptation of the building's interior should ensure that the original fabric or significant architectural and spatial features are retained and interpreted as far as possible.
- The detailed requirements of the new uses should not generate undue changes to the existing fabric that cannot be reversed in the long term, or which do not respect and work within the existing architectural framework

Policy 8: *Significant fabric should be conserved using conservation processes appropriate to the assessed level of significance. Restoration and reconstruction should aim to recover or reveal significance.*

Guidelines

- Fabric identified as being of Exceptional significance (fabric up to 1885); High significance (up to 1915), and Moderate significance (1970s conservation works) should be retained and conserved.
- No conservation or maintenance work should alter or negatively impact on the elements of the external facades or internal fabric/space that have been identified as elements of high or exceptional level of significance

5. Introduction of new uses and landscaping works to the western elevation of the Stores Building (activation of Hickson Road frontage)

Comments

As discussed above, the Hickson Road frontage of Campbell's Stores is the only elevation at the place that remains visually uncluttered and relatively unaltered, retaining its simply detailed 19th century industrial character and is an important component of the overall significance of the place.

The current proposal involves the introduction of new restaurant uses to the Hickson Road façade with the aim of 'activating' the Hickson Road frontage. The proposal involves unsympathetic alterations to existing openings including new concrete entry portals with back-lit signs (as discussed above) and the introduction of chairs and tables, umbrellas and street trees. The end result will be that the Hickson Road frontage will be cluttered, visually obscured and the ability to understand the original form and use of this building of 'Exceptional' significance will be further reduced. This component of the proposal for Campbell's Stores has the potential to further erode the character of the place and will negatively impact on the significance of the place as a whole.

The proposal does not comply with the following conservation policy:

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 spaces.*

6. The Sydney Opera House Buffer Zone

Comments

The new 'glass box' proposed to be constructed to the north of Campbell's Stores is to be located within the defined 'Buffer Zone' for the World Heritage Listed Sydney Opera House. As per the Management Plan for the Sydney Opera House (2005), the buffer zone is in place to ensure that any development within the buffer zone minimize the impact on views and vistas to and from the Sydney Opera House and maintains, protects and enhances views to the Sydney Opera House (Management Plan for Sydney Opera House, 2005, p. 9).

This buffer zone has been formalized within the *Sydney Regional Environmental Plan (Sydney Harbour Catchment)*, 2005 and the objectives for the zone include: "to recognise that views and vistas between the Sydney Opera House and other public places within that zone contribute to its world heritage value." (Cl. 53(2)(b), *SREP (Sydney Harbour Catchment)* 2005).

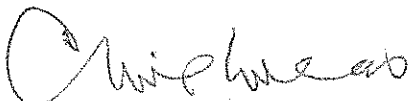
The proposed new 'glass box' will diminish available public views of the Sydney Opera House from the open space currently located between the northern end of Campbell's Stores and the southern end of the Hyatt Hotel. The documentation included with the proposal does not provide an analysis of existing views from this public space to the Sydney Opera House and what impacts there may be on these views as result of the proposed new structure in this locality.

Conclusion

Based on the our analysis of the proposal, it is considered that the proposed remediation, renewal and adaptation works to Campbell's Stores are incompatible with the heritage values and level of significance of the place and its setting.

Further, the Campbell's Stores proposal is considered to be deficient in the follow areas:

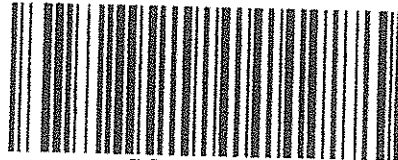
- The proposal does not comply with a large number of conservation policies contained within the Campbell's Stores Conservation Management Plan (GML, 2014)
- There is a lack of information contained within the proposal in relation to the architectural detailing proposed for the alterations to the interiors and exteriors of Campbell's Stores including the closing over of existing openings, the introduction of new openings (internal and external), the closing over of existing internal voids and the introduction of new voids, alterations to windows on the east elevation.
- There is an absence of any detailed fabric survey of the place including dating the fabric, assessing its condition and ranking all components of the place for their level of significance. Without this level of detail, a clear understanding of the potential impacts that altering the existing fabric may have on the significance of the place as a whole is unable to be gained.
- There is an absence of a views analysis with respect to the new 'glass box' addition and what impacts this will have on existing views to the Sydney Opera House from the western side of Sydney Cove.



Clive Lucas & Kate Denny
Clive Lucas, Stapleton & Partners Pty. Ltd.
Architects and Heritage Consultants

John Rollason

6/8 HICKSON ROAD, THE ROCKS, NSW 2000
TEL 0419200498 E-MAIL JCROLLASON@GMAIL.COM



PCU063335

BY HAND

14 December 2015
The Secretary, NSW Department of Planning and Environment,
~~GPO Box 99~~ 23-33 BRIDGE STREET
Sydney, NSW 2000

Attn Acting Director Key Sites

Re : Campbell's Stores, The Rocks - SSD 7056 - Proposed variation of Sydney Cove Redevelopment Scheme (the "Proposal")

Dear Sirs,

I live in Apartment 6, 8 Hickson Road, The Rocks, directly overlooking Campbell's Cove and Campbell's Stores. I object to two particular elements of the Proposal, viz.,

1. The erection of the glass box shaped building on what has been described as 'Bay 12'
2. The modification to the existing openings on the western side of the stores and the widening of the footpath to remove existing parking spaces by the installation of outdoor seating for what appears to be a proposed coffee cafe.

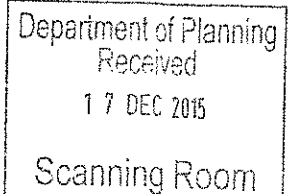
! The glass box shaped building.

Reports have been submitted to you prepared by SAKE Development, Clive Lucas, Stapleton & Partners Pty Ltd and GMU Urban Design & Architecture which set out the numerous respects in which the Proposal offends conservation policies, and guidelines, specifically, the Sydney Cove Redevelopment Authority Scheme (SCRAS) and the Conservation Management Plan (CMP) adopted in 2014. I adopt as if repeated in full in this objection the contents of each of those reports.

Many of the premises for the Proposal are either ill conceived or simply untrue as follows.

- a. The Box is presented as a substitute for the existing pavilion, implying that the pavilion has approval or integrity in its own right. A cursory inspection reveals that is a temporary unauthorised structure which does not even comply with the Building Code of Australia and which has simply morphed into its present position within the public domain as if by stealth. Its lack of structural integrity is recognised in the recommendation in the CMP that it be removed. It is then a gigantic leap in logic to assume that it should be replaced and by a structure such as the box, even though the box shares the same tastelessness in design as the pavilion has.
- b. The analogy was drawn between the box and the Louvre Pyramids by the developers in a meeting (the briefing) I attended with the developers on 17 September, 2015 in our apartment. This was attended by Susan Rudland of Urbis, Phillip Beauchamp of Dockside Group for Tallawoladah and Brendan Murray of Johnson Pilton Walker, architects together with other residents of 8 Hickson Road.

The Louvre Pyramid and the minor and inverted pyramids were part of a project put forward by then French president Mitterand in 1981. The Louvre was first constructed in the 12th century as a fortress and subsequently expanded and has been used as an art and sculpture gallery since before the French revolution. It is now the world's most visited gallery. The old building had been struggling for decades to cope with the sheer and increasing volume of visitors. Each wing had a separate entrance and exit and the layout was so confusing that visitors struggled to find exhibits and obtain access. Mitterand arranged for the relocation of the Ministry of Finance from the Richelieu wing which it had occupied since 1873 to Bercy, enabling the museum to now occupy the entire three wings. The assigned architect, Ieoh Pei, proposed excavating the Cour Napoleon, the central courtyard, creating an underground entrance hall thereby providing access to each wing and space for shops restaurants and other amenities. This provided 650000 square feet of much needed support spaces and allowed the museum to expand its collection and place more works



(ii) If, notwithstanding the desirability of this outcome, it is to be used for bars and restaurants, the proposed glass box must not be approved for all the good and numerous reasons set out in the reports of the consultants referred to above.

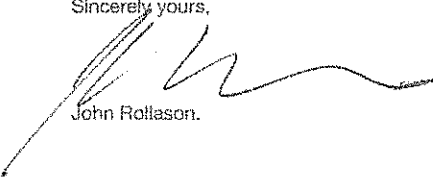
(iii) The box is intrusive, inappropriate and would be a folly.

(iv) The proposed exhaust stack for all the restaurants must be moved elsewhere rather than directly in front of the only residential site in Hickson Road in the Rocks.

(v) The hours of operation of any of the bars and restaurants must be limited to 8.00 pm for outside seating and 10.00 pm for inside.

I have no objection to my name and the contents of this submission to being made public and I have never made a political donation, reportable or otherwise

Sincerely yours,



John Rollason.

Lilian Rollason

6/8 HICKSON ROAD, THE ROCKS, NSW 2000
TEL 0410434343

lilian.rollason@gmail.com

16 December, 2015
The Secretary,
NSW Department of Planning and Environment,
23 - 33 Bridge Street,
Sydney, NSW, 2000

Attention Acting Director Key Sites

By Hand

Dear Sirs,

Re Campbell's Stores, The Rocks, SSD 7056 - Proposed Variation of Sydney Cove Redevelopment Scheme

I own and reside with my husband in apartment 6, 8 Hickson Road, The Rocks. Our apartment balconies have a North Easterly aspect from the Sydney Harbour Bridge to Circular Quay across the roofs of Campbell's Stores and the Park Hyatt Hotel.

After considerable difficulty obtaining source documents, I finally accessed the Departmental notice of the above SSD and the photomontages incorporated within.

Whilst acknowledging the importance of maintaining the stores themselves, I object to four main elements of the proposal, namely, the erection of the large glass box shaped structure in what is described as Bay 12, the widening of the eastern footpath of Hickson road into the road itself, expanded trading hours and noise disruption and the installation of a central exhaust system for the entire building directly across the road from our building, the only residential building in Hickson Road between the corner with George Street and the Sydney Harbour Bridge.

I rely on and repeat the numerous grounds of objection set out in reports sent to you from SAKE Development, Clive Lucas, Stapleton & Partners Pty Ltd and GMU Urban Design & Architecture.

As to my specific objections,:-

1. The Centralised Exhaust System. The proposal suggests that the present under utilised four restaurants will be replaced by thirteen new restaurants and bars, presumably each having its own kitchen. It also proposes expanding trading hours to end at 2.00 am each morning except Monday. The prevailing summer winds are generally North Easterly to South Easterly which will deliver the fumes from the large exhaust system directly into our home. Rather than our having to obtain an injunction against this pollution in the future, approval for this element should be withheld until a suitably removed and filtered system is devised.
2. The Glass Box. I viewed the representations of the proposed box with incredulity. It is entirely inconsistent with the present heritage structures and is an affront to the existing streetscape and roofscape. It actually obscures the Northern end of the stores and covers most of the existing windows on the Northern end. Apart from its breach of all relevant planning instruments and principles as set out in our consultants' reports, the sheer building process, involving the pruning of over 4 metres of foliage as well as intrusions into the root system create a serious and possibly permanent danger to the protected Morton Bay fig tree. This risk is entirely unacceptable. The fig tree presently houses, together with the adjacent tree, families of wildlife, from Kookaburras to possums.
3. Expansion of trading Hours and Noise Pollution. The expansion of hours referred to in paragraph 1 above will necessarily substantially increase disruption to the area. At present the public areas are alcohol free on major event occasions. The addition of 13 upgraded licensed venues trading until 2.00 am will be a magnet for late night revelers of the type recently controlled by State Government legislation. This will necessarily give rise to significant noise pollution, again a nuisance which will require court restraint.

4. Footpath widening / Road narrowing. Parking for the public including guests has been steadily whittled away, most recently by the addition of two GoGet spots directly outside our building. On numerous cruise ship days, this side of the road is a collection point for cruise passengers as squadrons of taxis park there to collect travellers. The proposed cafe will receive scant patronage as it will be in a heavy traffic street. Heavy vehicles provisioning ships often park there belching out exhaust. The suggestion is misconceived, achieving no public benefit but suffering significant detriment to the public.

Please reject these critical aspects of the proposal and retain bay 12 for public use and access.

I have no objection to my name and submissions being accessible to the public and have made no political donation, reportable or otherwise.

Sincerely yours,



Lilian Rollason

111 a

Lilian & John Rollason

APARTMENT 6, 8 HICKSON ROAD, THE ROCKS, NSW 2000
TEL. 0413200488

jorollason@gmail.com

20 October 2015
Ms Catherine Gallagher,
Sydney Harbour Foreshore Authority
P.O.Box N408,
Grosvenor Place

Dear Ms Gallagher,

Re Campbells Stores, Sydney Cove

We own and reside in the top two floors of 8 Hickson Road, The Rocks and have recently been informed of the proposed re-development of the stores and the erection of new structures adjacent to the existing stores. We are at a disadvantage in the formulation of our submissions as the information we have received from Urbis, consultants to the developers, is sketchy as they have refused repeated requests we have made for a copy of existing concept drawings and plans of their proposal.

The critical elements as we have been able to discern them involve (1) the removal of one of the existing large trees at the northern end of the stores with the erection of a new glass cubed four storey building in its stead and (2), the widening of the eastern footpath of Hickson Road by removing 2 metres of the width of the road for the purpose of the installation of cafes on the roadside.

As to (1), the erection of any extra building, let alone a structure as entirely incompatible with the streetscape as is proposed, is inconsistent with the historical environment as well as the current use and enjoyment of that space by the public. During events such as New Years Eve, Australia Day and Vivid and, indeed, most weekends, this area is a major viewing and assembly point for the public including international visitors. Almost daily, we see school groups of children dressed as convicts being shown through The Rocks and Campbells Cove with the wonderfully preserved colonial buildings. This atmosphere will be seriously depleted by the erection of the proposed ultra modern glass structure intended to be occupied by commercial interests. The trees themselves are an important wildlife habitat, housing birds and possums. Each morning we are serenaded by the families of Kookaburras who live in these trees as well as seeing the Parrots, Currawongs and sulphur crested Cockatoos who are regular visitors. These trees are the only softening presence in Sydney Cove which would otherwise be solely concrete and glass. We have read and support entirely the representations made by Mr and Mrs Downing in their letter to you of 9 October as to the heritage importance of the area and as to published government policies.

As to (2), Hickson Road is a single lane access road which not only services residents and existing commercial premises, restaurants, galleries and the major hotel, but, of serious logistic importance, is the route used by the convoys of semi-trailers servicing cruise ships as they arrive at the Overseas Passenger Terminal. They regularly queue up next to Campbells Stores waiting to drop their supplies to the ships and depart the area back towards the bridge to avoid the traffic snarl which clogs George Street North adjacent to Argyle Street whenever a ship is in port. Needless to say this will only get worse when George street is soon totally closed for construction of the light rail. These huge vehicles will simply not be able to pass each other down a narrowed roadway. The use then of the widened footpath for cafes is equally flawed. It is inconceivable that visitors would choose to sit on the Eastern side of Hickson Road gazing at the industrial buildings on the Western side when Sydney Harbour lies at the front of those same buildings beckoning them with its glistening beauty. Sydney City's widening of the footpaths of William Street to accommodate cafes a la Champs-Elysees has proven to be a total failure.

Generally, whilst we understand Tallawoladah's and Dockside Group's wishes to exploit the site commercially to the full, their commercial interests must not be allowed to override the public interest in the tasteful and proper protection and restoration of this irreplaceable site.

We have a vital interest in maintaining the beauty and integrity of this area and will appreciate being kept meaningfully informed of the proposal as it is developed amended and submitted to you and whichever authority will replace you.

Sincerely yours,

Lilian Rollason

John Rollason



Lillian Rollason <lillian.rollason@gmail.com>

Campbell's Stores

Peter Hutchison <Peter.Hutchison@mitek.com.au>

Fri, Oct 2, 2015 at 6:14 PM

To: Anthony J Plaia <ajp0@optusnet.com.au>, Lillian Rollason <lillian.rollason@gmail.com>, Victoria Downing <victoria.downing3@gmail.com>, Jan Denecke <jan.denecke@gmail.com>, Maureen Sidoti <maureen_sidoti@hotmail.com>, Viki Hutchison <viki.hutchison@gmail.com>
Cc: John Sidoti <johnvsidoti@hotmail.com>, John Rollason <jcrollason@gmail.com>

FYI

Sent from my iPhone

Begin forwarded message:

From: Susan Rudland <srudland@urbis.com.au>

Date: 2 October 2015 at 18:06:02 AEST

To: john <johnvsidoti@hotmail.com>

Cc: Sarah Kelly <sarah_kelly@optusnet.com.au>, Peter Hutchison <peter.hutchison@mitek.com.au>, John Rollason <jcrollason@gmail.com>, "AJP Gmail" <ajp1945@gmail.com>

Subject: RE: Campbell's Stores

Dear John,

Further to your request regarding the 1991 approval for the existing annexe structure, I am advised the approval pre-dates the existing Lessee of the Italian Village and Tallawoladah Pty Ltd. I have no information beyond that provided in response to your earlier inquiry. I am sorry I cannot also clarify further regarding the pergola structure you recall.

To all, I have also been advised that a copy of the proposal is not available while the team awaits landowners consent. The fully detailed proposal and associated technical studies will be placed on Public Exhibition for detailed review and assessment. This will outline the proposal in detail, beyond the high level draft concepts presented at the briefing. The Public Exhibition period will be for a minimum of 30 days.

The Department of Planning and Environment have the discretion to extend this period if it deems appropriate, particularly in view of seasonal and holiday periods.

As discussed at the briefing, it is anticipated that the application will be lodged before the end of November, and residents and neighbouring businesses will be notified.

In the meantime, I have noted for the consultation summary report that residents attending the briefing on 17 September reserved their right to respond subject to an opportunity to review the documentation in detail. I have also noted the request for a copy of the proposal to review now, and the response outlined above.

For the purposes of the consultation report, I have noted three additional points people requested I document at the briefing:

- * A request from Sarah Kelly, town planner on behalf of the Sidotis, to clarify the title and status of the Hassell document referred to by Brendan Murray (JPW) - as per my subsequent email to Sarah, this was called the Campbell's Stores Architectural and Public Domain Study, undertaken by Hassell for SHFA in 2012. This is not a statutory document but outlines the vision and framework that has informed the work subsequently undertaken for the precinct.

- * A request asking what the budget of the project is - the Capital Investment Value will be documented in the application as per the Department's requirements.
- * John and Maureen also asked that I note the following feedback - that the proposed building at Bay 12 obscures the view to the heritage building at Bay 11; that the EIS should consider a 'no Bay 12' option; and that open space at each end of the heritage buildings would most appropriately present the heritage form and character.

While I am replying to all those who were cc'd on John's email to me, this information will also be relevant to others who attended the briefing. It would be appreciated if you are able to forward this on to those others who attended the briefing but for whom I have no email details for.

Please don't hesitate to be in contact at any time.

Best wishes,

Susan