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

We object in the strongest terms to the four-storey building included as part of the Campbell's Stores Development Application.

Whilst it is good to see some plans for the Stores' renewal unfortunately under the present application, this comes at the cost of the long-term loss of the heritage setting for this important heritage-listed building.

The main grounds for our objection are:

- Campbell's Stores should be visible from all four sides and not partly obscured. This is a unique opportunity to achieve this.
- Building anything on the land between Campbell's Stores and the Park Hyatt Hotel is entirely inappropriate. This is publicly-owned land, it should remain as such and should be used only 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 clearly 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.
- The Rocks is known and valued both nationally and internationally for its 19th century architecture; this needs to be preserved in both spaces and streetscapes not merely in the odd isolated building.

- A building like this is contrary to everything that people value about the 1960s and 70s campaign to save The Rocks.
- Recently the NSW Premier, Mr Baird, announced a review of public owned lands around Sydney Harbour and “the most appropriate land use, planning, heritage and management framework for the Rocks precinct”. In other words, an overall review – to us, it seems quite illogical to make site-specific decisions in isolation prior to the completion of this review. The area needs to be considered in its entirety rather than in a piecemeal manner.
- We need to correctly 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.

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