

16 December 2015

The Hon. Rob Stokes, MP
Minister for Planning
office@stokes.minister.nsw.gov.au

Dear Minister

Remediation, Restoration and Adaptive Re-Use of Campbell's Stores

I write to object to the building proposed at Bay 12 as part of the proposed Remediation, Restoration and Adaptive Re-Use of Campbell's Stores in The Rocks.

While I support restoration of Campbell's Stores, the proposal includes a new building just north of the stores, which will intrude on their heritage values and reduce integration between The Rocks and the harbour.

The building would block public views of the Campbell's Stores from the north-west on Hickson Road. The aims of restoring these heritage-significant stores include maximising the public's experience of them and this must include maximising views of the buildings. Hickson Road is an important part of The Rocks and Circular Quay maritime heritage and views of the Campbell's Stores from this precinct should not be limited by this project.

While the building would be elevated to allow for some limited views to the harbour from Hickson Road, the building would still block most harbour views from adjacent areas, reducing integration between Hickson Road and the harbour.

The Campbell's Stores have been used as restaurants since the 1970s and the Conservation Management Plan states that this use is acceptable. The proposed use of the Bay 12 building is not determined however the environmental impact statement refers to 'luxury retail'. Luxury retail would detract from the heritage values; it is generally not accessible to the wider public and usually requires exterior signs. The proposed building is clearly not an essential part of the restoration.

If the site of the proposed new building, adjacent to the stores, were open space, it would maximise public appreciation of the stores. Open space would encourage the public to linger in the area and take in the harbour and the stores with a greater understanding of their role in early settlement and the working harbour. While there is strong community support for the proposed demolition of existing intrusive temporary structure on the site, the site should be converted to public open space with upgrades to pedestrian links to the harbour.

Could you please refuse the inclusion of a new building at Bay 12 as part of the proposed Campbell's Stores restoration?

Yours sincerely



Alex Greenwich
Member for Sydney

