



**Hawes & Swan**  
Town Planning Consultants

13 June 2016

Attention – Ashley Cheong  
NSW Department of Planning and Environment  
22-33 Bridge Street  
Sydney NSW 2000

[ashley.cheong@planning.nsw.gov.au](mailto:ashley.cheong@planning.nsw.gov.au)

**Further Submission to Campbell Stores – Remediation, restoration and adaptive re-use of Campbell's Stores, 7 – 27 Circular Quay West, The Rocks (SSD15\_7056)**

Thank you for the opportunity to review the response to submission as a neighbouring landowner to the proposed State Significant Development (SSD15\_7056) being proposed at Campbell's Stores, 7-27 Circular Quay West, The Rocks.

Hawes and Swan Planning Pty Ltd act on behalf of Park Hyatt, the owners of 7 Hickson Road, The Rocks located immediate to the north of the proposed development. Park Hyatt is a luxury Hotel which prides itself on its location, view lines and ability to blend in with iconic views of the harbour Bridge and Sydney Opera House. The proposed development is of significant interest to Park Hyatt given the impacts it may have on the operations of their business.

Whilst we note that your letter advises that you will consider all previously received submissions in your assessment of the proposal, we would like to reiterate our concerns based on the applicant's amended proposal. In particular:

- We remain concerned over the height of "Bay 12". Whilst we note the applicant has reduced the height by 400mm, it is our opinion that this is still too high and would strongly encourage the Department to consider lowering "Bay 12". The height of proposed Bay 12 should be reduced to comply with the current building envelope RL7.50m.

The design of a structure with an RL7.50m should be in keeping with the existing character and should not detract from the heritage significance of the existing building fabric within Campbell's Stores

- We still remain concerned over the use of "Bay 12". We note that the applicant has stated that Bay 12 will be utilised for high-end retail, and the revised proposal does not include dining areas as part of Bay 12. We would request that the Department ensure that any approval issued reinforces this, through appropriate conditions to protect the amenity of the Park Hyatt.

This is particularly important as we are concerned that the change in use of the space is an admission that the application would not be able to comply with noise criteria otherwise.

- We would also reinforce our concerns related to construction phasing and timing. We would request that if the Department recommend approval of the application they put in specific conditions that require the developer to actively engage with adjoining properties throughout the construction of the development.

Thank you for the opportunity to comment on this proposal. Please contact Jeremy Swan on his mobile 0438 398 079 or email at [jeremy@hawesandswan.com.au](mailto:jeremy@hawesandswan.com.au) to organise a meeting between parties as soon as possible.

Yours sincerely



**Jeremy Swan (B.Ec; Grad Dip Urban & Regional Planning (UNE))**

DIRECTOR

**Hawes and Swan Planning Pty Ltd**