

Attention Mr Ashley Cheong.

Regarding the Campbell Stores proposed development in the Rocks Sydney 2000

As we live directly opposite the proposed development we think it is inconceivable that with all the objections directed to you regarding the problems for The Rocks overall environment that Tallawoladah has failed to take any of our objections on board and are proceeding without any alternatives or even addressing our major issues. We have been given only two weeks to try and make someone understand the severity of the issues involved and the fact that this project is clearly being given a fast track through the usual planning process channels.

One of the major issues for us is the open window ventilation design and the relocation of the mechanical exhaust system from the southern end of the building to Bay 11 which will cause us to have a substantial rise in noise, vibration and smell from the fumes emitted from the exhaust and the closeness of the exhaust to our windows and those of the guests in the Park Hyatt Hotel. At present with only one quarter of the number of proposed restaurants we experience incredible smell and find it necessary to close our windows during meal times. If your proposal is successful with 17 or more restaurants and the only exhaust right in front of our apartment the pollution of noise and smell will be unbearable.

There has been a failure to assess the impact on the residents of 8 Hickson Road and the fact that instead of the development having the same hours as at present we now find it will be a 2 am license which will be impossible considering the number of drunken disorderly noise related issues we already experience.

How it is possible to build a glass box for supposed retail purposes over the position where the existing structure is illegal is beyond belief. This structure to be constructed in a position close to not only us but the Park Hyatt causing noise, lack of views and a serious destruction of the ambiance of the entire area, destroying the existing fig tree and showing a complete lack of sympathy for keeping the Rocks area, the oldest area in Sydney, as close to its original design as physically possible. It has been noted that the distance from the southern end clock tower to the Campbell Stores is exactly the same distance as the Northern end to the Park Hyatt surely this was done for that purpose when the Park Hyatt was originally designed.

There has been no noise assessment or analysis of light emission - we do not want bottles and garbage to be collected at 3 am nor the gardener blowing the leaves away at 5. The new exits opening onto Hickson Road will only encourage smokers to congregate outside them and create more pollution and noise than we already experience. There is conflicting information reporting from so called expert consultants and a serious failure by them to take into consideration the recommendations of their peers.

In short we believe there has been not enough information and constructive mediation between your office and we the people who are severely affected by this development. The Sydney foreshore is for the whole of Sydney and the bottleneck caused by this Box will cause a major security issue for all events staged in that area.

We urge you to please help us find a satisfactory resolution for everyone!

Yours Sincerely,
Victoria & Anthony Downing
5/8 Hickson Road,

