

Ashley Cheong

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From: Diane McCarthy <diane.mccarthy@optusnet.com.au>
Sent: Thursday, 17 December 2015 11:27 AM
To: Ashley Cheong
Subject: CAMPBELL'S COVE THE ROCKS SSD 7056

Dear Ashley,

CAMPBELL'S WAREHOUSE Remediation/Renewal The Rocks SSD 7056.

I have been advised that a huge "glass box" will be erected
next to Campbell's Warehouse and between Park Hyatt Hotel.

I object to this. Visually it is hideous. Surely we do not need any more
edifices like to this to spoil our lovely "The Rocks" area.

Europe is full of building hundreds of years old, we cannot even save
a small part of this area. STOP.

Hoping my objection can be lodged along with others.

In anticipation.

Mrs. D. McCarthy 40 Bath Street Monterey 2217.

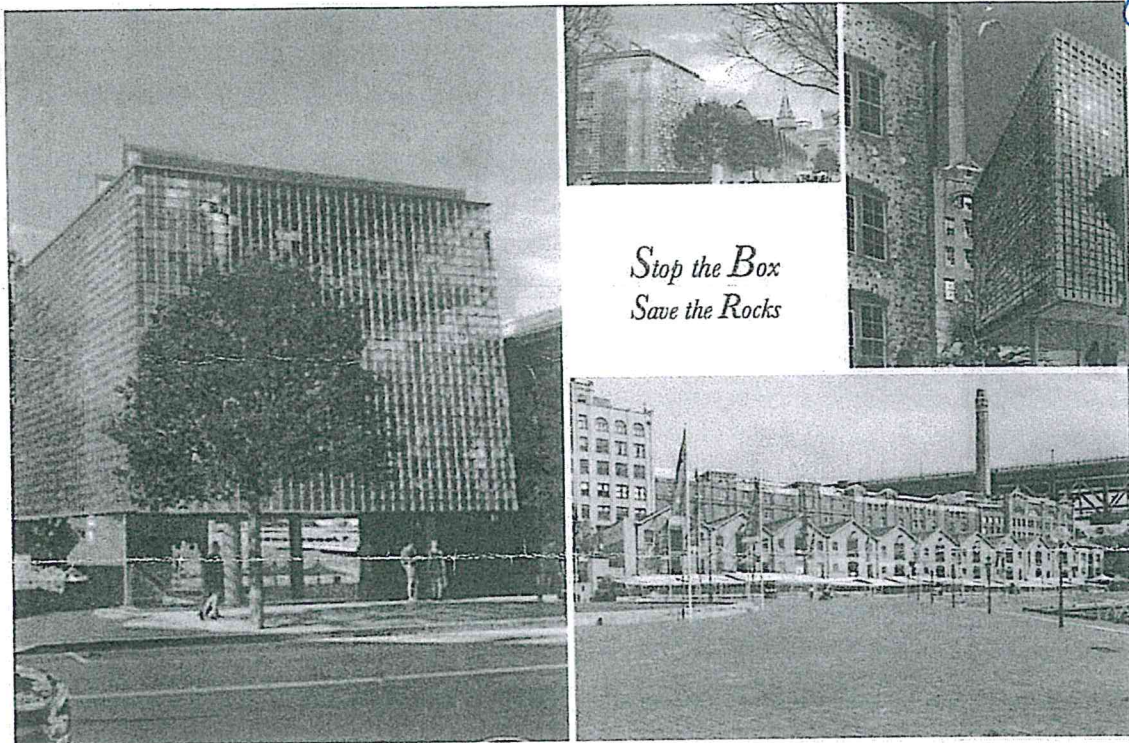
Email sent using Optus Webmail

ph(02) 4976 1406

Joy LLEWELLYN-SMITH
13 Nords Wharf Road
NORDS WHARF NSW 2281.

My DETAILS =
Joy Llewellyn-Smith
14 Dec 2015.

ACT NOW: STOP THE BOX, SAVE THE ROCKS



Stop the Box
Save the Rocks

← Stop the Box
Save the Rocks →

Did you know that the Dept of Planning is about to approve the chopping down of trees and the erection of a **glass brick multi-story commercial building on public land** and directly adjacent to one of the most precious **heritage landmarks in The Rocks - Campbell's Stores?**

Voice your opinion on this disastrous aspect of building application **SSD 15_ 7056** via:
web site: majorprojects.planning.nsw.gov.au
mail: **Planning Services, GPO Box 39 Sydney NSW 2001**
* Please submit your objection prior to 18 Dec '15 *
as their final decision is imminent.

Help us save The Rocks before it's too late.

(Source: Photomontage supplied in the EIS for 7056)

TAKE THIS AS AN OBJECTION SUBMISSION

* is this privatisation of public land —
who legally can do this — have conditions
of Open Govt ~~Partnership~~ been met ??
IF NOT I OBJECT to the proposal & the process.

Appears to be cast before history —
make construction on public land

Where is the Minister? He is on the wheel?

ACT NOW: STOP THE BOX, SAVE THE ROCKS

② The Department of Planning and Environment is about to assess SSD 7056, an application to re-develop Campbell's Cove in The Rocks. The developer wants to 'renew' the heritage listed Campbell's Stores building and build this glass building on the public-owned land immediately alongside it (i.e. between Campbell's Stores and the Park Hyatt Hotel).

This application affects everyone who loves Sydney and wants to protect what remains of its unique historic heritage. Yet, hardly anyone knows about it. **These proposals have really snuck under the public radar.** The title of the application doesn't even mention the proposed new building.

Premier Mike Baird recently announced a review of government-owned lands around Sydney Cove and 'the most appropriate land use, planning, heritage and management framework for The Rocks precinct'. It is hard to understand why any Government Department would make decisions about Campbell's Stores before this review is completed. The area should be considered as a whole, not bit by bit.

If this glass building is approved:

- a leaseholder will use publicly-owned land to create a commercial building that undermines a key heritage site and sets the precedent for similar actions in the future
- Campbell's Stores will lose part of its heritage setting with its northern end hidden and higher ground levels (to accommodate a basement for the glass building) would 'bury' the Stores' ground floor level almost to the top of its doors. Its heritage value will be undermined
- the Hickson Road streetscape of predominately 19th century buildings between George St and Towns Place will be significantly compromised in the long-term for short-term financial advantage
- visitors to the Opera House may no longer be able to enjoy an unimpeded view of the remains of Sydney's everyday colonial past. We can't afford to lose this outlook
- the Government will have sold out the heritage significance of Campbell's Stores to accommodate bars and upmarket retailing. We will be the losers
- A DA will have been rushed through before the planned re-assessment of Sydney Cove foreshore
- it will be too late for people to object to damage this glass box will cause this heritage precinct.

We, the **Friends of Campbell's Cove**, believe the land between Campbell's Stores and the Park Hyatt Hotel should be open space. This would

- protect the Stores by providing the heritage setting needed for people to fully appreciate this building and making sure that its northern side is visible
- honour the legacy of the many Sydneysiders who, in the 1970s, saved The Rocks from inappropriate development and preserved the 19th century buildings the then Government wanted to demolish
- improve public access to the foreshore
- improve public safety in accessing and exiting the foreshore (especially on New Year's Eve) via an area that is currently a real bottleneck

WHAT YOU CAN DO TO HELP:

Before Friday, 18 December, 2015, lodge an objection to on the NSW Dept of Planning website.

1. **Type** <http://majorprojects.planning.nsw.gov.au> into your search engine. This will bring up the Government's Major Projects' website..
2. **Click on** to this and **go to** 'Search Projects' in the column on the left. Type **Campbell's Stores** in the box immediately under the heading.. This will bring up Campbell's Stores in the Search Results.
3. Click on the link in blue 'Remediation, Restoration and Adaptive Re-Use of Campbell's Stores'. This will take you to the application and the submissions page.
4. **Scroll down** to 3. Fill in the online submission form and lodge your objection

ACT NOW to support this important cause. There isn't much time left.

GREEN BANS!

From: system@affinitylive.com on behalf of Johan Denecke <jan.denecke@gmail.com>
Sent: Thursday, 17 December 2015 3:16 PM
To: Ashley Cheong
Subject: Submission Details for Johan Denecke (object)
Attachments: CampbellstoresOBJECTION-JohanDenecke.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Johan Denecke
Email: jan.denecke@gmail.com

Address:
19 Griffin Place

Sydney, NSW
2037

Content:
Please see attachment

IP Address: 60-241-189-23.static.tpgi.com.au - 60.241.189.23
Submission: Online Submission from Johan Denecke (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=135129

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

Johan Denecke

E : jan.denecke@gmail.com

Johan Denecke
19 Griffin Place
Glebe NSW 2037

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

Attn: Acting Director – Key Sites

Dear Madam,

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)

I write in response 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.

When I moved from Amsterdam to Sydney in 2011 I was taken by the incredible efforts that Sydney has taken to maintain and protect heritage properties. These sites are rare in Sydney and it certainly helped me to understand the aboriginal and British history of Australia. Amsterdam is a city rich in heritage buildings which makes it a joy to live in and to visit. The Campbell's Stores is a superb example of a mid-nineteenth century warehouse building, something now very rare on the foreshores of Sydney harbour. It exemplifies Sydney's maritime history and its built heritage.

As soon as I heard about the plans to change the heritage landscape of Campbell's Stores, I felt obliged to object to the plans to build a modern four story glass brick building. Yes, progress and redevelopment is necessary in a modern city such as Sydney, but it should also protect and treasure historic grounds on which this nation started. I believe that this area should be conserved and respected as an area where history can be witnessed and experienced. I cannot imagine Egypt building a giant glass tower next to its pyramids, or Athens changing the Acropolis into a residential site. Anyone who has traveled and seen parts of the world's historic sites will understand that we, as global citizens, need to feel connected, inspired, and remember our ancestors through physical and visual sites. If this is spoiled and destroyed it will mean that generations to come will never be connected to their country or world. I can hear you think: “Why does one building make a difference?” Once an exception or a decision has been made to modernize historical sites by scaring it with modern impressions to increase business and income, it will be hard to protect historical Sydney and Australia. Retaining Campbell's Stores' historic physical and visual connection to the waterfront is essential. No development should be carried out which has any possibility of compromising this connection. A new public space provides the opportunity for the thousands of people who visit the Rocks to actually see the Campbell's Stores northern elevation and to deliver the full heritage curtilage.

The Campbell's Stores is a *State Listed Heritage item*, prominently located between the Sydney Harbour Bridge to the north, the Sydney Opera House to the east and the Bond Metcalf building to the west. It is located within the buffer zone of the Sydney Opera House,

which was listed by UNESCO on 28 June 2007 as a World Heritage site under the World Heritage Convention.

The Heritage Council of NSW endorsed a Conservation Management Plan (CMP) for the Campbell's Stores in July 2014, which is the principal guiding document for future development.

I object to the proposed development, particularly the appropriateness and design of a new four storey glass box to the north of the Campbell's Stores. This is an intrusive and ill-conceived structure that will have negative visual impact and result in the loss of public open space. The proposed new four storey glass building is out of context, dwarfs the heritage building and will be the tallest built element along this promenade. It is located within the buffer zone of the World Heritage Listed Sydney Opera House.

Land to the north of the Campbell's Stores, where the new building is proposed to be located, should be dedicated as public open space, a beautiful grassed public space with retention of the fig tree to provide a low key recreation space for sitting, reflection and the opportunity to view the Campbell's Stores, Sydney Harbour, and history.

Besides the historical significance of Campbell's Stores I object to the proposal based on unclear, incorrect, and misleading application of the project.

- The proposed new glass building does not comply with the current height limit and the applicant has applied for a "spot rezoning" to increase the height along the waterfront by more than five times the current permissible height limit - from RL3.5 to RL18.
- The proposal exceeds the height restriction on the foreshore **frontage by 14.5m, more than 250% and on the Hickson Road elevation by 10.5m, or 140%.**
- The project description is misleading and confusing. It does not mention a four storey new building. Any review of planning or development controls for this historic and strategic site should be undertaken comprehensively and not in isolation.
- The CMP notes that better integration from Hickson Road via a pedestrian walkway in front of the Campbell's Stores would provide for increased and improved public access to Sydney Harbour and Campbell's Stores and an increasing value to the site in both community and economic terms. The proposal does not comply with a large number of conservation policies contained within the endorsed Campbell's Stores CMP.
- There is no specific detail about number and type of uses, yet the applicant is seeking approval for the hours of operation as follows:

6.00 am to 2.00 am (the following day) and
Sunday from 6.00 am to midnight

The applicant could potentially obtain approval for long hours and turn the space into bars, clubs and function centres, and with late trading near residents and The Park Hyatt. This will result in noise disturbance with noise emitted from the premises, including amplified music and the noise from departing patrons in the early hours of the morning. It will potentially cause light spill and anti-social behavior.

- Without confirmation of proposed land use, the Department cannot appropriately assess and determine the hours of operation.
- The application fails to provide any details about the various uses with the increase in tenancies from the current four (4) to thirteen (13), and does not provide an overarching Plan of Management addressing the large number of people patronising disparate

restaurants and bars that considers patron management, noise and security and addresses anti-social behaviour.

- There is no detailed description about works to Hickson Road, such as loss of on street car parking or specific details about outdoor seating and dining. The Hickson Road frontage of Campbell's Stores is the only elevation that remains visually uncluttered and relatively unaltered, retaining its simply detailed, 19th century industrial character and is an important component of the overall heritage significance of the place.
- The current proposal involves the introduction of new uses to the Hickson Road frontage. It involves unsympathetic alterations to existing openings including new concrete entry portals with back-lit signs and potentially 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 understand the original form and use of this building of 'Exceptional' heritage significance will be reduced.
- It is considered that the noise, wind and air assessments that accompany this State Significant development application are based on a range of assumptions and suggest further detailed elements to be addressed at the development stage. This is not adequate.
- Further assessment needs to be undertaken to assess noise impacts and address any acoustic and screening measures as part of this application, so that appropriate heritage and visual impact assessments can be prepared.

Conclusion

The proposed development fails to deliver an appropriate and considered response to this historic site on the foreshore of Sydney Harbour and within the buffer zone of the Sydney Opera House. The proposal in its current form should be refused, that there should be no development to the north of the Campbell's Stores and this area dedicated as public open space for the use and enjoyment of all.

Therefore, I **object to the proposed development**, particularly the proposed new four (4) storey glass building to the north of Bay 11 and the lack of detail in the application to appropriately assess the proposed works to a State listed heritage item.

Yours sincerely,

Johan Dencker

