

I am a resident of the seven-storey apartment building at 8 Hickson Rd, The Rocks. Our building is immediately opposite Bay 11 of Campbell's Stores.

The PAC approved the renovation of the Stores without the developer providing any comprehensive plans for how its consultants might address and resolve problems related to noise control, fume emissions and visual impact of its mechanical exhaust and air conditioning systems. In so doing, the PAC expected that subsequent plans would protect the amenity of Hickson Road residents (see condition B9 of the development consent).

Of all the potential places to locate the mechanical exhaust and air conditioning systems, Bay 11 is the one that will potentially have the greatest negative impact on our amenity. This makes this application particularly significant.

The method now proposed necessitates a roof that is as open as possible. Consequently, the mesh proposed for use across multiple openings on the roof will itself be very open in nature. It would not screen the plant and equipment located within. The proposal that plant and equipment be painted black shows that consultants themselves can visualise the problem and are clutching at straws to try and solve it.

The proposal will have a significant negative impact on the outlook from our apartment. Residents in our building would find their view of a heritage roofline replaced by a view of a plant room, (by its very nature unsightly), encompassing the entire upper level of Bay 11. This piece of industrial ugliness would have a similar negative impact to having the mechanical exhaust and air conditioning systems roof-mounted.

The proposal – SSD 7056 Modification 2 - should not be approved in its current form. It fails to provide any assessment of the visual impact of its proposals on residents at 8 Hickson Road. This needs to be done prior to any determination of this application – especially considering the significant negative impact of what is proposed. Roof openings should be minimised and provide suitable screening (e.g. via louvres) of all plant equipment contained therein.