

## **NSW Planning Assessment Commission Determination Campbell's Stores, The Rocks (SSD 7056)**

19 April 2017

The Planning Assessment Commission has granted consent to State significant development application (SSD 7056) from Tallawoladah Pty Ltd for alterations and additions to the existing Campbell's Stores building and its surrounding public domain at the Campbell's Cove foreshore at The Rocks, subject to conditions. The decision follows the public meeting in Sydney on 5 April 2017.

In reaching this decision, the Commission carefully considered the concerns raised by the community at the public meeting and the Department of Planning and Environment's assessment report.

The Commission acknowledges the heritage significance of the Campbell's Stores and supports the proposed conservation and restoration works to the building. The Commission is of the view that the proposed internal and external works, including the installation of the new mechanical ventilation exhaust at Bay 11, are a carefully considered response to the heritage requirements outlined in the Heritage Management Plan and the Conservation Management Plan (CMP), air quality guidelines and ventilation engineering standards. The Commission has also strengthened the conditions to ensure the final design of the new exhaust is consistent with the CMP.

The Commission has responded to the community's concern over noise and odour that could be generated from the mechanical ventilation exhaust and future tenancies.

In order to mitigate potential noise or odour impacts on surrounding residents and patrons of the Park Hyatt, the Commission has included additional consent conditions requiring that the mechanical ventilation exhaust includes the appropriate filtration and odour treatment technology and that specific noise criteria for the exhaust is included in the overall Noise Management Plan for the building.

The Commission notes that the fit-out, use and hours of operation of the future tenancies will be subject to future development applications to be determined by the City of Sydney. To provide surrounding residents and the Park Hyatt with greater confidence about potential future noise levels, the Commission has required via consent condition that the Applicant specify noise management levels for the individual tenancies in the Noise Management Plan. The Noise Management Plan must also outline management and mitigation measures to minimise noise impacts from the operation of these tenancies on nearby receivers.

The Commission is of the view that the proposed refurbishment of the Campbell's Stores and improvements to the public domain is a suitable use of the site and is in the public interest. The Commission notes that the project will contribute to the vibrancy and vitality of The Rocks with benefits to the tourism, hospitality and events industries.