

Campbell's Stores PAC Submission - SSD 7056

Good Afternoon, my name is Anthony Plaia and I'm here to object to this Development Application as it pertains to the location of the exhaust system.

By way of introduction, in spite of my New York accent, I'm a long time resident of Sydney and The Rocks and a proud naturalized citizen of Australia. I reside at 8 Hickson Road directly across from Bay 11 - the most northern end of Campbell's Stores. In fact, my apartment is exactly inline and at the same exact level as the proposed location of the exhaust vents - any fumes, odors and noise will come directly into my apartment from the Store's exhaust system.

After hearing the fine presentation of Sarah Kelly, John Sidoti and Co which I believe comprehensively addressed all the main issues, I don't have too much to add except to re-emphasize two very important points. The first being the location of the exhaust vents obviously and the second is the proper timing of decision making.

First - Location. As you have seen, there are three main bundle of buildings affected - Campbell's Stores, Metcalfe Bond and adjacent buildings located directly across Hickson Road and The Park Hyatt on the northern end of The Stores at Hickson Reserve. Campbell's Stores is comprised of 11 buildings and due to its pitched roof construction has 22 roof surfaces. On its southern end, it is surrounded by restaurants, cafes and Overseas Passenger Terminal(OPT). The Metcalfe Bond buildings are mainly occupied by commercial/industrial users except for one residential building at the very northern end across from the Park Hyatt and directly across from Bay 11 - i.e. 8 Hickson Road.

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So, with 22 roof surfaces to choose, does the Developer choose a roof surface on the southern end where its exhaust vents are currently located and would be adjacent to other restaurants, cafes and to the smoke stacks from the numerous Luxury Liners periodically moored at the OPT?

No!

With 22 roof surfaces to choose, does the developer choose a centrally located roof surface across from Metcalfe Bond storage and warehouse facilities and an existing restaurant?

No!

The Developer instead arrogantly chooses the most northern end roof surface on the most northern Bay i.e. Bay 11 - directly adjacent to the guests at the Park Hyatt, directly across from the only residential building in the complex and directly in front of me in my apartment @ [REDACTED] Hickson Road.

- Gee, this is getting personal.

- Was it something I said?

- As Joseph Heller once wrote in Catch 22, "Just because you're paranoid, it doesn't mean they're not out to get you."

Seriously, this issue is not a new one - it was first brought out after their first submission, which by the way, generated over 120 written objections. It was again brought out after their second submission and now it's being brought out again after this third submission - with the Developer stonewalling it at every turn. The Developer will, no doubt, site many technical reasons for this illogical choice but one might be forgiven to think that it must be all about cost - saving a few bucks - with an arrogant attitude that the amenity of the existing residential neighbours be damned.

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My second and final point is the proper timing of your decision on this Development Application in general and specifically the exhaust system. The Developer, while not providing sufficient technical details on the exhaust system itself except for its location, has stated that you should approve their application as is and when each of the multitude of restaurants and cafes to be located in The Stores makes their application for use, that the authorities will then have an opportunity to approve or disapprove. They're asking you to kick the can down the road, after the design and fabrication of the internal and external exhaust system would have been designed and built and after tens of millions of dollars would have been spent by the Developer and The City on the refurbishment not only of the Campbell's Stores but also the restructuring of the entire Campbell's Cove and its Foreshore.

Does anyone think that if the system does not fully comply as to air and noise quality, that the outcome would be a simple binary decision of rejection? I don't think so. The Developer would, no doubt, state that the relocation of the internal and external exhaust system would delay the reopening of the Campbell's Store by an unacceptable time period and in turn the reopening of the multimillion dollar restructuring of Campbell's Cove would then be held at ransom. The horse would have bolted and closing the barn door will have little consequence except leaving everyone wondering why they didn't fix the damned gate in the first place.

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No, logic would dictate that an accommodation would have to be made - either in terms of a relaxing of the standards or a variance as to the design - such as adding an exhaust stack of undetermined bulk and height causing other and possible much more serious issues to the amenity of the residents of 8 Hickson Road and the Park Hyatt.

Now is the time to reject this DA in its present form and demand the relocation of the exhaust system along with providing sufficient technical details of its design and specifications. Now is the time, and this PAC is our last and final hope for a just decision.

Thank you for your attention,

Anthony Plaia

██████ Hickson Road