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NSW Department of Planning

Darling Harbour Live, Haymarket residential development

Thank you for the opportunity to comment about these proposed developments.

I make the following comments as the Chair of the Owners' Corporation Executive Committee of Burlinson Gardens, a residential building in Ultimo comprising 185 residences and 11 commercial lots. The comments are endorsed by the Committee for its meeting of May 2013. On behalf of the Committee and the property owners I raise four matters of concern.

1. Noise from the Event Deck

The planned Event Deck at Darling Harbour sits highly prominent to Ultimo residential neighbourhoods. The proposed elevation will cause event noise to intrude too much into surrounding residential zones. The noise assessments in the DA indicate EPA recommended levels will be exceeded several times per year. Why should the people of Ultimo accept this? The noise studies also indicate a general increase in noise within the EPA limits, but representing an increased noise level overall, relative to current ambient noise. This will have an adverse impact on local residential amenity.

Events should be designed to be within the development rather than on top of it, adjacent to residential properties.

Noise barriers should be included within the design and constructed as part of the development.

2. Darling Harbour and Entertainment Centre visitors parking in quiet residential streets

Relocation of the Entertainment Centre together with reduced parking facilities will put additional pressure on street parking in adjacent residential neighbourhoods. This will increase the comings and goings of people late at night after events at the Entertainment Centre and Darling Harbour, disturbing the peace currently enjoyed by residents. A solution to this might be to place further restrictions on street parking to deter its use as a surrogate car park for Darling Harbour. For example, Bulwara Road Ultimo currently has 1-hour ticket

parking until 9.00pm. This means Entertainment Centre patrons or Darling Harbour visitors could park from 8.00pm and return through the early hours of the morning disturbing the peace of sleeping residents. Extended parking restrictions in residential areas might dissuade people from using those areas as a Darling Harbour car park. The City of Sydney would have views on this matter.

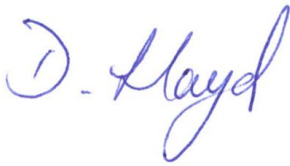
3. Education infrastructure

The development assessment process should include the Department of Planning and the Department of Education determining the need for additional public education infrastructure as part of the development consent. The Haymarket residential development is within an already stressed catchment for the Ultimo Public School. The pressure would be relieved if the new development included schooling facilities.

4. Pedestrian access

The amenity afforded by existing pedestrian access routes to Darling Harbour, the CBD and Haymarket should not be compromised during or after the developments.

Sincerely,



Darryl Lloyd