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Dated 9<sup>th</sup> May 2013

Our Ref: NAH: SP73377 DA Submissions

## **NSW PLANNING & INFRASTRUCTURE**

### **Re: SSD 5752-2012 Sydney International Convention, Exhibition and Entertainment Precinct - Redevelopment of convention centre, exhibition centre, entertainment facilities and associated public domain work**

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Dear Sir/Madam,

We act as the strata managing agents of Strata Plan 77377, 287 Pyrmont Street, Ultimo and write on behalf of the Owners Corporation in response to the above development proposal.

At a well attended Extraordinary General Meeting of the Bullecourt Pyrmont Strata Plan on Tuesday May 7, 2013, the Executive Committee was empowered to make the following response on behalf the residents.

The residents of the Bullecourt Apartment complex do understand the need for a substantial upgrade of the convention and exhibition facilities as important for the economic and social development of Sydney but at a major cost to these residents. Many will suffer a substantial loss to their visual and views amenity with larger structures and what appear to be large featureless walls that will be situated closer to the apartment complex, resulting in the blocking of some or most of their current city views to both the east and north east.

The residents understand that in order to improve the efficiency of the convention and exhibition centre, the planned shape of the new convention and exhibition complex is unlikely to change. It is appreciated that the lower area (called the "event deck") between the proposed Exhibition Halls and Theatre (the "Entertainment Centre" replacement) is an attempt to mitigate that loss of visual and view amenity. However, the proposed mode of usage of the event deck is of major additional concern.

The first concern is that the effort to mitigate the loss of views is directly contravened by the proposed erection of any large marquee type structure on the event deck for a period that is currently planned as the equivalent of a quarter of each year. Given that the event deck will now extend westward directly in the direction of Bullecourt well beyond the current structures, this marquee type structure will be right in the face of many residents, cutting off the bulk of their view. Restricting the use of the marquee to the eastern side of the event deck would go some way to reducing the intrusion into Bullecourt residents views.

More critical, however, is the second concern – NOISE emissions from the event deck.

A number of issues present themselves:

1. In all discussions with the Applicant, the residents of Bullecourt have been assured that the deadline for termination of events would be 10 pm – in line with current Tumbalong Park event guidelines. It is now stated under **4.4 Outdoor event deck scenarios** “that these types of events **are likely to** end by 11 pm with the “the live music component **likely to** end by 10 pm”.” With “bump out” for envisioned events accommodating upwards of 5,000 people means a major noise disturbance well past midnight. Table 7 in the relevant section of the DA indicates the recommended night (10 pm onward) noise level for urban residential is 45 dB with a maximum of 50, and 50 with a maximum of 55 for evening. That means that the estimated noise level for a conference dinner with live entertainment is 11 db over the recommended noise level in the evening (**6 over maximum**) and also 11 over at night (after 10 pm – **6 over maximum**). Even then, a reasonable person could be very sceptical about these noise estimates. Five thousand people, live music, power generators, portable air-conditioning plant, portable chillers and other catering equipment – all well within 60-70 meters of people’s balconies and bedrooms! It is totally unacceptable to already **plan** for a breach in noise guidelines – and plan to repeatedly breach the same noise guidelines for up to 1 in 4 nights in the year. It needs to be clarified that events will end at 10pm and bump out will occur as quickly as possible soon after.
2. There is nowhere in the DA any statement **about clearing and locking access** to the Event Deck. What happens if the guests attending these various events decide to party on? There must be clarity that the events end at 10 pm with clearing and locking of the Event Deck very soon after.
3. Large marquees will require substantial **energy for heating or cooling** depending on the time of year. No mention is made of where the power is coming from. It would be totally unacceptable if very large and noisy generators were placed at the Bullecourt end of the deck to provide this power. It must be clarified that such generators will either be contained within the Exhibitions Halls proper or located away from the residents.
4. There are proposed **6-7 major events per year** for which, apparently no restriction will be made regarding either level of noise or duration. The residents understand that New Year in Sydney is special but what are these other events that require the total loss of a night’s sleep for Bullecourt residents? It must be clarified what “unrestricted” events are envisioned and what noise mitigation is planned for these. 6-7 Events in a year appears to be infrequent but a loss of a total night’s sleep every couple of months is unacceptable even for “urban” residents.
5. The **placement of the band and associated amplification and speaker systems** for live music, and speakers for recorded music, is critical. If these are located at the Oxygen bar end, and facing Bullecourt, the noise that the residents will be subjected to will be horrendous. It is an absolute necessity that it be specified that the speakers for the various sound systems will be placed to face East towards the city where there is a larger distance and other buildings between the nearest neighbouring residential complexes.

A third set of concerns is the **emission of odours and other gaseous** matter from activities associated with the event deck.

1. An event involving serving alcohol to 5000 people could result in **alcohol fumes** being carried over to Bullecourt.
2. Similarly, a dinner or worse still, a barbeque type event could result in food odour, **cooking smoke and oil fumes** being carried over to Bullecourt.
3. While the emission of alcohol or food odour or fumes could be contained by a marquee type structure, the fumes associated with the **power generation, air-conditioning or food chilling / catering by portable equipment** cannot be contained and could be carried over to Bullecourt.

A fourth set of concerns involve the **emission of light** from activities associated with the event deck. It is unlikely that an evening activity on the event deck will be conducted using only ambient lighting from either the surrounding area or the moon.

1. A **lighting plan for the entire development** let alone the event deck *has not been specified*.
2. A live entertainment event, either accompanying an outdoor reception or dinner will most likely be accompanied by stage lighting and/or disco style lighting that could include lasers. There are no indications in the application as to how any **potential light pollution** will be either controlled or mitigated on behalf of the Bullecourt Residents.

A fifth set of concerns involve the potential for **anti-social behaviour** directed at the residents of Bullecourt.

1. The proximity of the western side of the event deck to the Bullecourt Apartment complex could **invite anti-social behaviour** in the form of abuse, thrown objects and general loss of privacy being suffered by the residents.
2. The application makes no provision for preventing or mitigating anti-social behaviour by the participants of an event deck activity.

In summary, the DA as presented:

- Includes a temporary structure that **further reduces** the already hugely compromised visual environment for the Bullecourt complex for up to a quarter of the year
- **Plans for** exceeding urban noise levels
- **Fails to address** other major impacts such as light and odour emissions and potential socio-behavioural impacts

The planned usage of the event deck seems to be thoroughly ill-conceived and will have an enormous negative impact on the hundreds of residents of the Bullecourt complex.

**Yours faithfully**  
**STRATA TITLE MANAGEMENT**



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