

Abram Tanus
P311/287 Pyrmont St
Ultimo NSW 2007

8 May 2013

The Director
Department of Planning and Infrastructure
23-33 Bridge St, Sydney

Dear Sir,

Re: SSD 5752, Sydney International Convention, Exhibition and Entertainment Precinct.

I am a resident and owner of a unit at Bullecourt. The apartment is located right behind the proposed exhibition centre. I understand there is a case for the redevelopment. However, there are some serious concerns as shared by many at Bullecourt and Ultimo residents.

1. Sight Lines and Visual Connectivity.

Visual connectivity of the city from Ultimo will significantly be blocked due to the double height of the proposed buildings. Clear examples are the sight line views from Quarry Street and Pier Street (figure 1-2).



Figure 1 - Quarry St

Existing



Proposal



Figure 2 – Pier St

Existing



Proposal

The current single story exhibition centre allows a 180-degree views from Ultimo of the city skyline. The only open space left from the proposal will be the section over the Event Deck, which allows only about 30-degree view from Bullecourt. Units from the ground floor of Bullecourt will lose virtually all views because the deck will be higher and nearer than the current roof. It is vital that the Event Deck remains an **open deck** as designed. The proposed 10 meters high exhibition tents over the deck (initially for 100 days annually) is an attempt to circumvent this (figure 3).

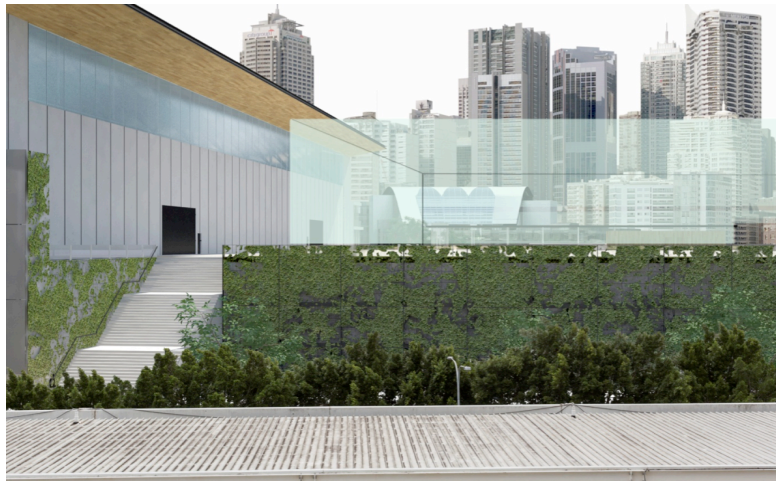


Figure 3 – Exhibition Tents on Event Deck

2. Open Green Spaces.

The proposed addition of 6 large apartments, hotels, and commercial premises (plus increasing new apartments around the vicinity) will reduce the open green spaces (green space per residents) in Darling Harbour. It is thus crucial that all proposed open spaces such as the Event Deck remain an open green space all year round. The Event Deck is promoted as an '**integrated parkland**' (figure 4) in the Public Realm Report 1-10 (pg.38).

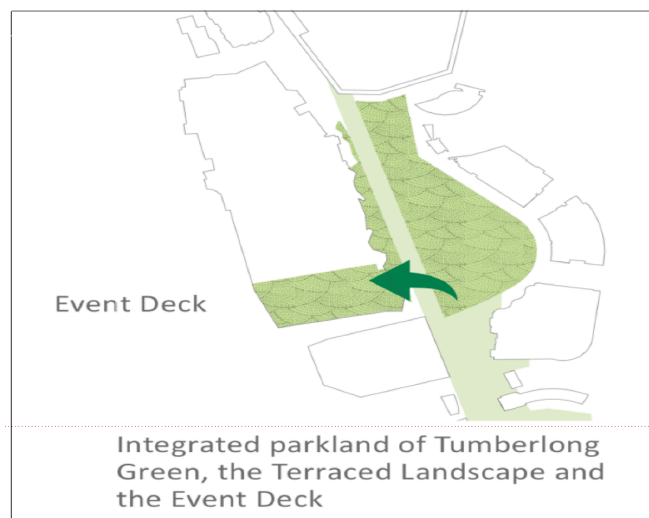


Figure 4 – Integrated Parkland

The Consultation Report (part 3, appendix 19, pg.11) described it as a **new connecting urban grid** linking Quarry St and Liverpool St (figure 5). It is Sydney's **Green Belt** from Royal Botanic Gardens, Hyde Park, Tumbalong Park, Wentworth Park, Blackwater Park, to Bicentennial Park. A **dedicated green landscaped space** is also clearly indicated in the alternative Multiplex proposal (figure 6).

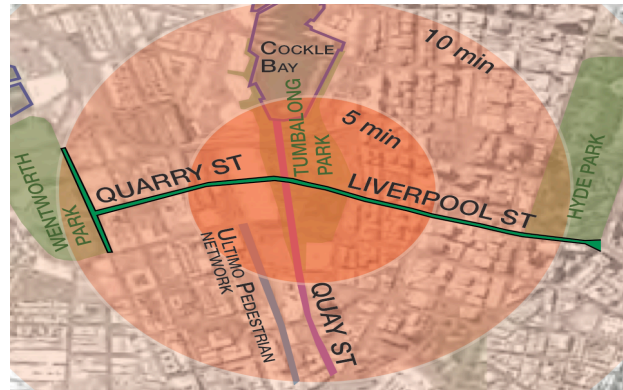


Figure 5 – New Connecting Urban Grid



Figure 6 – Green Landscaped Deck
(Multiplex Development Proposal, SMH video)

3. Design Aesthetics.

Unlike the front side, the rear side of the proposed two level exhibition centre looks like an industrial warehouse (figure 7). From Ultimo's side, it appears not quite in keeping for a world class facility in a premier location. Examples are the metal cladding of the truck ramp and the massive high wall along the event deck. They will reflect noise from the deck and Tumbalong Park. There are also reflective issues from the morning and afternoon sun.

The architects using creative designs and materials can improve the appearances, reduce the scale of the walls, and reduce reflectivity issues. This can also be said with the rear side of the proposed Theatre (figure 2).



figure 7

4. Event Noises.

Celebratory events (except New Year's) should ideally remain down in Tumbalong Park as the Event Deck is too close to residential bedrooms and living rooms. Proposed functions on the deck could instead be held inside the exhibition halls, in the internal concourse (better city views), and onto the many terraces overlooking the park (facing away from residences). After all, the development proposal of theaters, a ballroom, halls, and meeting rooms was designed to cater such functions.

5. Traffic Noises.

There appears to be little study as to what are the impacts of the new narrower Darling Drive and the truck ramp above it. Currently, there is often excessive noise pollution from the road. For example, during the motorcycle exhibition, enthusiastic attendees like to take off and race around. For days, with the noise of hundreds of motorcycles streaming in and out, Darling Drive sounds like a deafening race circuit.

Such traffic noises will increase under the proposal because Darling Drive will be realigned closer to Bullecourt and the proposed buildings will not be set backed from the road. The current car park wall is shorter, set backed away from the road, and the exhibition walls are much further away. There will be noise reflective issues as the proposed wall will be one single plane along Darling Drive, whereas currently the exhibition walls are multi angled dispersing noises away. In addition, the 'tunnel' under the proposed truck ramp will severely amplify vehicular noises (echo chamber effect?).

An inexpensive awning behind the event deck (figure 8-9) would reduce considerably noises coming from the car park exit, the truck exit, and from under the ramp. It is a win-win situation. Replicating the 'terraced landscape' to the western side would be a cost effective way of using an unused airspace (above the tramline/road eyesore), increase the area of the 'integrated parkland' (figure 4), provide a dedicated pass to Ultimo over the 'canyon' along Darling Drive, and reduce the problematic height of the buildings (Pymont Street is higher than Darling Drive).

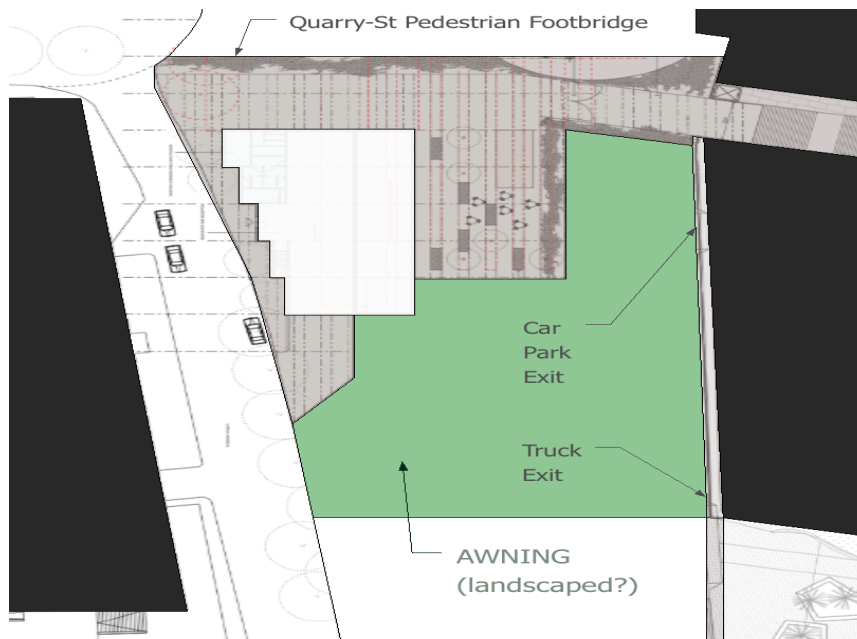


Figure 8 – Top View

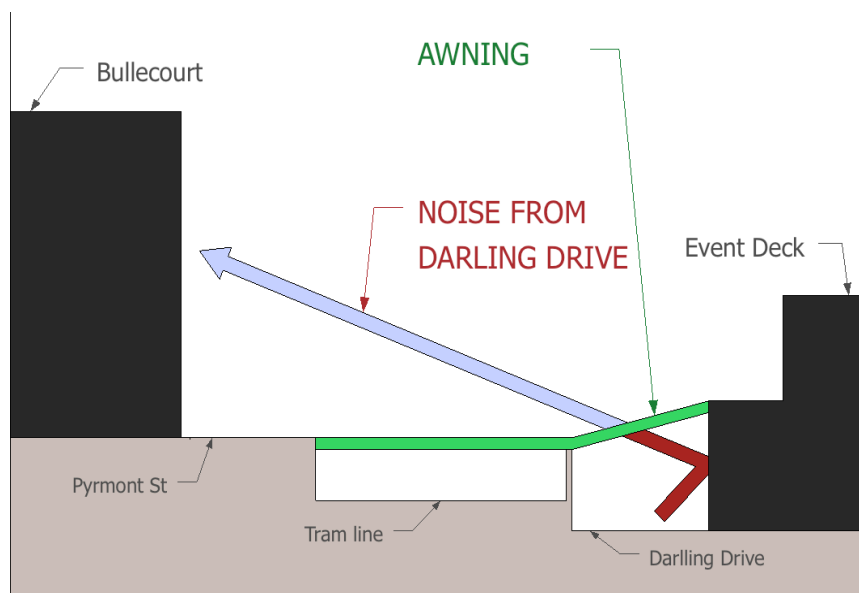


Figure 9 – South Elevation

Thank you for your time in considering this submission. I am happy to clarify any matters.

Yours sincerely,

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