

25 Antilles Bay
3 Lawn House Close
London E14 9YG
UNITED KINGDOM

9 May 2013

Submission re: SSD 5752 – 2012 Re-development of convention centre, exhibition centre, entertainment facilities and associated public domain work.

I own apartment P914 at "Bullecourt" 287 Pyrmont Street Ultimo NSW 2007. I am current in London but intend to return to Australia and live in the apartment in the near future.

I am concerned that the above re-development will have a significant negative impact surrounding my apartment and to my quality of life.

The development will comprise of tall, large and imposing structures that will severely reduce our views to the East which is our most impressive view and for which I paid a premium buying the apartment.

In addition to the impact of the reduced views we will be facing solid walls and an Event Deck (with marquees erected on occasions) that encroach closer to our building than existing structures. The current openness of our surroundings will be lost and there will be a feeling of being closed in. The current beautiful view of the city will be replaced by the back of concrete buildings.

There will be unacceptable noise and dust pollution and disruption during years of demolition and construction. But more concerning is the noise that will emanate from the Event Deck to be built directly in front of and only meters from our building. It is expected that events catering for up to 5,000 people will be held there. The DA anticipates that the events are likely to continue until 11pm or later. In actual practice noise from (drunken) party guests (especially the size of 5,000 people) will continue hours after any official finishing time. I believe finishing as late as 11pm is unreasonable for those living in our building which is so close to the deck. A limit of 10pm is more reasonable and there should be restrictions to limit the number of events that could be staged there. We were assured at consultations for the development that events at the deck will finish by 10pm, currently Tumbalong Park events end at 10pm and night is defined as from 10pm.

Apart from all the different noises associated with the events to be held on the deck, I imagine live music would cause the biggest noise pollution. There should be a condition placed on any approval to insist that speakers point away from our building to reduce the overall noise impact – any residences towards the East are much further away. Every effort should be made to insulate the impact of noise towards Bullecourt.



Anthony Seeto