

10 May 2013

The Executive Director  
Planning and Infrastructure  
New South Wales Government

Dear Sir/Madam,

I am an owner occupier of an apartment in the Bullecourt Apartment complex at 167 Pyrmont Street, Ultimo, which is impacted upon by the renewal of The Convention and Exhibition Facilities at Darling Harbour. Firstly may I say I generally applaud this renewal in an attempt to maintain Sydney as a world class destination.

That said a number of us who own apartments in the Bullecourt will suffer a substantial loss to our views amenity with larger structures.

I acknowledge that the planned shape of the new Convention Centre, Exhibition Complex and Recital Hall is unlikely to subject to any substantial change. It is appreciated that the area referred to as the "event deck" between the proposed Exhibition Halls and Recital Hall is an attempt to mitigate the loss view amenity.

It is not the event deck itself that I am opposed to but rather the way in which it is intended to be used as outlined in the documents submitted with the development application.

Firstly, that the effort to minimise 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 structure removes my view.

I ask whether you would ever consider having the view from your own home removed for a quarter of each year?

The more critical concern is noise emissions from the event deck.

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).

Again I would ask whether you would accept this level of noise outside your own home past midnight for up to 100 days in the year?

Finally, it is plain that the impact of the redevelopment on the view from my apartment will significantly affect, in a negative way, the value of my property, which if I elect to sell in the future I would incur a substantial loss. I bought the property prior to any public disclosure of any proposal to redevelop the Convention and Exhibition Centre. I simply express disappointment that no compensation has been proposed for the loss of the added value to my property by forgoing my view amenity, particularly given the enormous gains the Applicant will make in the renewal of Darling Harbour.

I would be grateful if my observations could be taken into account in considering the proposed development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'H J L Stowell' with a stylized flourish at the end.

Hugh J L Stowell