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Director-General

Proprietors of Strata Plan 80937
2 Bowman Street
PYRMONT NSW 2009

11 December 2012

The Director- General
Department of Planning & Infrastructure,
GPO Box 39,
SYDNEY NSW 2001

Attn: Major Projects Assessment,

Dear Sir,

**Construction and Operation of a Temporary Sydney
International Convention and Exhibition Precinct, Glebe Island**

We wish to make comment on the proposed temporary SICEEP on Glebe Island. Please note our concern that what is on exhibition is a concept only and not the final development. We are particularly concerned that we may have no opportunity to comment on the final design and layout of the proposal by the successful tenderer and ask that those who are directly affected, i.e. residents of Pyrmont, White Bay, Rozelle and East Balmain, be given the opportunity to respond to the final project details before they are approved.

Visual Impact

We note that the "frontages" of the temporary structures face north-west across White Bay. The perspective shows this elevation as reasonably attractive and softened by planting. Pyrmont residents will look out on the back of this temporary facility and the worst of the 'back of house' of these temporary structures, which will house services including WC/mechanical facilities, administration offices, toilets, waste area, external storage area, loadings area and a vehicle drop-off zone. The back of the site will be fenced off, although no details of fencing are provided and no softening by planting or other measures is indicated at all. We ask that trees be placed along the fence on the eastern/southern side to provide a visual shield of what will undoubtedly be unattractive amenities and service areas that the operators will have little incentive to properly maintain as they will be out of sight to the visiting public.

However, given the relative height of our building and others in Jacksons landing, a fence, or even tree planting will do little to improve the appearance of this service area unless it is properly maintained. Accordingly, if the development as approved we would request that a condition be imposed requiring a Plan of Management to be prepared and implemented to ensure regular cleaning and maintenance of these service areas and to prevent the accumulation of any rubbish or other unsightly material. Again, we would respectfully request the opportunity to comment on any such draft Plan of Management.

Lighting

We are very concerned about the impact of outdoor lighting, which unless adjusted in levels and direction may render almost daylight conditions on residents living along the Pyrmont waterfront. We recognise that some security lighting will be required within the SICEEP compound, but ask that the lights elsewhere on Glebe Island, when not required for Sydney Ports activity, be switched off and that every effort be made to reduce the ambient lighting at night.

Noise

We have been verbally advised that no concerts are "intended" and, therefore, ask that a prohibition on amplified music be a condition of consent given the less than ideal acoustic properties of the structures.

A further particular concern to residents is the potential for unacceptable noise from truck and forklift or the like movements, particularly reversing vehicles at night. We ask that the traffic management plan ensure that delivery trucks do not have to reverse into the delivery bay/s, but are required to drive only in a forward direction whilst on the site. If reverse movements are required by forklifts or similar they should be confined to within the structures, particularly if occurring at night. We note that the acoustic report suggests reversing alarms are modified or of a particular type to avoid noise nuisance. However we are concerned about the practicability of this suggestion as it would seem unlikely that the proponent would be able to control all vehicles accessing the site to deliver goods or setup displays. In our respectful submission, a more appropriate response would be to prohibit the use of any such vehicles after 8 PM and before 7 AM unless reversing alarms are silenced.

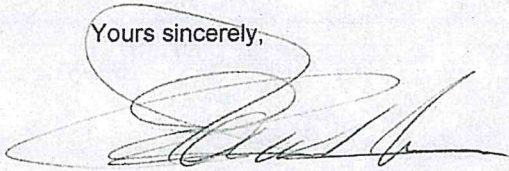
It cannot be overstated how intrusive the reversing indicators are. In August 2009, after several complaints from residents in the surrounding areas, the NSW Department of Environment and Climate Change enforced noise restrictions on the then Inner West Busway project site on James Craig Road, which is immediately south of proposed Car Park A. The noise was caused by vehicles' reversing alarms operating late at night and in the early hours of the morning. The reversing alarms could be heard by the DECC/EPA staff over the phone, as one of the authors of this submission can testify.

Sundays are important to the residents of the surrounding areas. Construction and industrial noise during business hours is the norm during the week e.g. from the boatyard next to Maritime NSW on James Craig Road, or the construction of the Cruise Passenger Terminal or of the new jetty near Refinery Drive, Pyrmont, or, in the past, building construction in Jackson's Landing. However, Saturday afternoons and Sundays are traditionally quiet.

However, we are concerned that the SICEEP events will significantly impact the weekends. Although it is claimed only 120 days per year are expected, this does not include setup/removal days. For example, the Sydney International Motor Show was listed for ten days but the event organisers requested access for four weeks. The Sydney Convention & Exhibition Centre website events calendar lists only three weekends in the last four months (August to November) with no scheduled event. In the same period, 7 out of 16 Sundays had events starting at 9:00 or earlier. Before each day's event start there is activity involving event staff, maintenance and auxiliary staff and/or deliveries occurring outside the event hours.

Generally, we are not opposed to this temporary development provided it is only for a period of three years and does not set a precedent for future development of Glebe Island. We strongly advocate integrated strategic planning for the Bays Precinct and reject the hitherto piecemeal approach taken by the previous Governments to development in this locality. We urge the assessors to incorporate integrated public transport in this current proposal to serve not only the Expo, but the CPT and local communities of White Bay/Balmain and Pyrmont.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'D. Smith', written over a large, loopy flourish.

Proprietors of Strata Plan 80937