

“WBACP is being designed to adequately reflect the needs of all attendees.”

This development application devotes hundreds of pages to the rights and needs of visitors to the area and largely ignores the rights and needs of residents.

The following areas are of particular concern:

Teaching/Rehearsal/Performance Spaces: Suggested Hours: 0600 – 0100.

Because of the lack of heating and cooling in the dance studios, doors in these spaces are opened for ventilation in summer. These are non-soundproofed venues with only natural ventilation. Existing noise from these spaces is often of a sufficient volume to disturb residents sleep even if residents close all windows and doors and run air-conditioning. This is based on real life experience of noise levels over a number of years, not a few weeks. If the hours are to be extended from 22:00 to 01:00, this will have a significant detrimental impact on resident's sleep.

Development of New Function and Commercial Spaces with Outdoor Spill Out Areas: Suggested Hours: 0600-0100

The noise impact assessment is based on assumptions that will not work in real life.

Assumption 1: “The formulas assume that people are not adversely affected by alcohol.”

The reality is that people in venues serving alcohol drink alcohol and are affected by it. Alcohol adversely affects voice levels. Outdoor spill out areas will exacerbate the problem.

Assumption 2: “In order to minimise the risk of sleep disturbance to surrounding residences while patrons are leaving the WBACP, patrons will be directed to leave via the aprons on the inside of the precinct, i.e. west of Pier 2/3 and the east of Pier 4/5. This will maximise the shielding of the residences to the west and east of the precinct by the precinct buildings.

Precinct staff will also be directing patrons to keep noise to a minimum when leaving in order to reduce shouting or unnecessary loud conversation.”

This assumes firstly that staff will be available at all times to issue instructions to exiting patrons and secondly that patrons, especially those affected by alcohol, will obey the instructions.

There must be a balance between the rights of visitors and the rights of residents. The present proposal largely glosses over the impact on residents by making predictions and assumptions about noise levels that are not based on reality.

Unless these issues are addressed in a reality based way there will be constant noise complaints and a significant detrimental effect on the quality of life of residents of the area.