

# Submissions on MP07\_0144 Entertainment Quarter, Moore Park Showgrounds

## Appendix 1B: Public Submissions (Residents)

No.	Date Received	Submitter	Nature	Comment	Issue Summary
1	26 Oct 2009	Peter McEwen 10A Martin Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Details of proposed uses not provided. Without information about uses it is not possible to determine impacts.</li> <li>floorspace figures used are misleading.</li> <li>Errors and inaccuracies contained within Urbis report: <ul style="list-style-type: none"> <li>para 2 and 2.1 identifies that the Entertainment Quarter floorspace will be 76,500sqm but will in fact be 96,670sqm.</li> <li>Redfern, Surry Hills and Darlinghurst described as being within 5 minute drive time. but traffic increase travelling times to over 20 minutes at certain times.</li> <li>information not based on surveys or empirical basis.</li> </ul> </li> <li>Loss of floor space for film production and increase in retail and commercial floorspace.</li> <li>Proposal will result in additional traffic, visitors and noise.</li> <li>Notification of development not sent to neighbouring properties.</li> </ul>	<ul style="list-style-type: none"> <li>insufficient information</li> <li>use</li> <li>accuracy of information</li> <li>loss of space for film production</li> <li>traffic</li> <li>noise</li> <li>notification</li> </ul>
2	[no DoP date stamp]	Rose Paull 2/18 Furber Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Proposal is for intensification of use of the site.</li> <li>No details of future use but application purports to determine impacts of proposed development.</li> <li>Parking and traffic already a problem due to events and high rise residential developments in surrounding area. Limited off-street parking available and the area is not well served by public transport.</li> </ul>	<ul style="list-style-type: none"> <li>insufficient information</li> <li>traffic</li> <li>parking</li> </ul>
3	22 Oct 2009	J.M Frolich 1/A Cook Road, Paddington	Objection	<ul style="list-style-type: none"> <li>loss of open space</li> <li>removal of children's playground</li> <li>additional traffic</li> <li>increased demand for parking</li> <li>views of existing properties at 85 to 119 Cook Road may be affected.</li> <li>Area already affected by traffic problems as a result of events.</li> </ul>	<ul style="list-style-type: none"> <li>use</li> <li>loss of open space and recreational facilities</li> <li>parking</li> <li>traffic</li> <li>loss of views</li> </ul>
4	23 Oct 2009	Jennifer Peoples 18 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>loss of open space and playground.</li> <li>height of building and additional roof structures will be visible from Cook Road.</li> <li>Buildings will be ugly when viewed from Cook Road,</li> <li>No consideration to rear of building when viewed from Cook Road.</li> <li>increased traffic</li> <li>No detail of proposed use</li> </ul>	<ul style="list-style-type: none"> <li>views</li> <li>loss of open space and recreational facilities</li> <li>height</li> <li>traffic</li> <li>insufficient information</li> </ul>
5	02 Oct 2009	Charles Stanford 3/60 O'Donnell Street, Bondi	Objection	<ul style="list-style-type: none"> <li>loss of public space</li> <li>over development of the site</li> </ul>	<ul style="list-style-type: none"> <li>overdevelopment</li> <li>loss of open space</li> </ul>
6	21 Oct 2009	Zoran Malesevic 27/69 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Entertainment Quarter is supposed to be family orientated therefore great quantity of increased floorspace is out of the question.</li> <li>Negative impact on the Entertainment Quarter and surrounding residential areas as a result of traffic, noise and pollution.</li> <li>Height of buildings will disrupt views along Cook Road</li> </ul>	<ul style="list-style-type: none"> <li>overdevelopment</li> <li>residential amenity</li> <li>traffic</li> <li>noise</li> <li>pollution</li> <li>loss of views</li> </ul>

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7	21 Oct 2009	Christine Salkild 25 Cooke Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• huge increase in floorspace.</li> <li>• uses of buildings unknown therefore impact on community also unknown.</li> <li>• loss of open space</li> <li>• Proposal will affect views of properties on Cook Road.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> <li>• overdevelopment</li> <li>• views</li> <li>• loss of open space</li> </ul>
8	21 Oct 2009	Meg Gulransen 122 Lang Road, Moore Park	Support	[No details provided]	
9	20 Oct 2009	Phillip Ginges 20/70-78 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• loss of open space</li> <li>• removal of children's playground</li> <li>• additional traffic flows</li> <li>• increased parking demand</li> <li>• southerly views affected by building height requirements</li> <li>• increased noise.</li> </ul>	<ul style="list-style-type: none"> <li>• loss of open space and recreational facilities</li> <li>• traffic</li> <li>• parking</li> <li>• loss of views</li> <li>• noise</li> </ul>
10	20 Oct 2009	Irina Iantchev 65D Moore Park Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• proposal will negatively impact on residents as a result of increase in traffic and noise</li> </ul>	<ul style="list-style-type: none"> <li>• residential amenity</li> <li>• traffic</li> <li>• noise</li> </ul>
11	19 Oct 2009	James Street 5A Poate Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• limited information particularly regarding proposed uses.</li> <li>• Concerned that the proposal will result in extra traffic and noise.</li> </ul>	<ul style="list-style-type: none"> <li>• traffic</li> <li>• noise</li> <li>• insufficient information</li> </ul>
12	22 Oct 2009	Joanne Dawson 10 Martin Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• lack of clear and specific information about the proposed use of the buildings.</li> <li>• Area already experiences severe traffic congestion and parking problems when existing facilities are used for events.</li> <li>• concerned about removal of children's playground.</li> <li>• sufficient shopping areas for residents and visitors to the area.</li> <li>• Site at risk of overdevelopment and that it may become a shopping precinct rather than an entertainment precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> <li>• traffic</li> <li>• parking</li> <li>• loss of recreational facilities</li> <li>• use</li> </ul>
13	22 Oct 2009	Joanna Topfer 42 Martin Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• Need for further development of the site to be transparent.</li> <li>• No decision should be made until intended use of buildings is known and made public.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> </ul>
14	22 Oct 2009	David & Fiona Hancock 82 Lang Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>• loss of open space</li> <li>• Traffic impacts on residents will be extreme. Surrounding roads already experience significant traffic due to events.</li> <li>• No specifics about potential use of buildings provided therefore not possible to determine impacts.</li> <li>• Loss of children's playground.</li> <li>• height of buildings will have an adverse and negative impact on streetscape.</li> <li>• Traffic restrictions are not currently enforced on Lang Road.</li> <li>• Concern that new buildings may be used as bars and nightclubs which would cause adverse impacts on neighbouring residential properties.</li> <li>• Proposal involves change to the Masterplan without adequate community consultation.</li> </ul>	<ul style="list-style-type: none"> <li>• traffic</li> <li>• loss of open space and recreational facilities</li> <li>• insufficient information</li> <li>• height</li> <li>• community consultation</li> <li>• residential amenity</li> <li>• use</li> </ul>
15	23 Oct 2009	Martin Guinness 4/49-51 Stewart Street, Paddington	Objection	<ul style="list-style-type: none"> <li>• Full and good use of the existing site has not been achieved.</li> <li>• Proponent does not understand that this is public land</li> <li>• traffic and parking caused by the proposed development will be unsupportable. Already too much traffic in the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Public land</li> <li>• traffic</li> </ul>

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16	22 Oct 2009	Catherine Coorey 51 Oswald Street, Randwick	Objection	<ul style="list-style-type: none"> <li>4,000sqm workshop to accommodate spray painting, powder coating and fibreglassing is completely unacceptable.</li> <li>Local residents have experienced health problems as a result of industrial activities at Fox Studios.</li> <li>Site not suited to heavy industry.</li> <li>Increasing site capacity for industrial use is dangerous and contrary to original purpose for film studios.</li> </ul>	<ul style="list-style-type: none"> <li>use</li> </ul>
17a	26 Oct 2009	Dr Neil Runcie 2 Martin Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Public land which has a long and significant history of community involvement that is ignored by the current proposals.</li> <li>Landlord (Centennial Park &amp; Moore Park Trust) has not given permission for proposal.</li> <li>Proposal will be prejudicial to integration of site with Centennial Parklands as a regional sporting complex and complementary role for film studio use.</li> <li>No details of specific uses or specific objectives provided.</li> <li>No consideration of AFTRS on the site and future needs of this and similar institutions on the site for community and educational radio and television and arts related facilities.</li> <li>Proposal is prejudicial to proper future review of existing and future buildings and environmental impact of existing complex.</li> </ul>	<ul style="list-style-type: none"> <li>Public land</li> <li>use</li> <li>Owners consent</li> <li>insufficient information</li> <li>future demand</li> </ul>
17b	5 Nov 2009	Dr Neil Runcie 2 Martin Road, Centennial Park [includes petition signed by 15 residents]	Objection	<p>Much of the letter relates to wider use of the site and surrounding area and is not specifically directed at the details of the proposal:</p> <ul style="list-style-type: none"> <li>Submission calls for complete review of site required including Fox Studios and the Entertainment Quarter.</li> <li>Entertainment Quarter is intended to play a complimentary role to film studios.</li> <li>Use of the site lacks vision. Review of film industry potential needs to be reviewed.</li> <li>Need for further greening of Sydney through ventures such as City/Urban Farms.</li> <li>Citizens have historic attachment to site.</li> <li>Site in public ownership and use for open air rock concerts as financial support is inappropriate.</li> <li>overflow parking and traffic problems not examined or acknowledged.</li> <li>Noise and visual impact on local residential communities during construction and operation not considered.</li> <li>Proposal would prejudice future uses of the site in line with original intent of lease.</li> <li>Sub-lessees have departed the site and reallocation of site space needs justification.</li> </ul>	<ul style="list-style-type: none"> <li>traffic</li> <li>parking</li> <li>use</li> <li>masterplan review</li> <li>public land</li> </ul>
		Petition Details	Objection	<ul style="list-style-type: none"> <li>Site is public land and intention of original dedication is ignored in current proposal.</li> <li>Trust does not appear to have given consent for the application.</li> <li>proposed demolition and rebuilding will be prejudicial to the integration of the site with the Centennial Parklands and integration and intended complementary role of site to film studio complex.</li> <li>Proposal does not consider implications of AFTRS and future institutions and the future needs of these institutions.</li> <li>Past commercial failure of site has force a rethink of objectives for the site and rethink of the public private partnership.</li> <li>Proposal is prejudicial to proper review of existing and future buildings and environmental impact of the existing complex.</li> </ul>	<ul style="list-style-type: none"> <li>Public land</li> <li>future use</li> </ul>
18	20 Oct 2009	Cecile Meehan 41/49 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Not enough information. Proposal should not be determined until more information about what is being proposed is provided.</li> <li>Any project should not interfere with long ranging views of city and park and village atmosphere.</li> <li>Area is sensitive in terms of history and this should be respected by any developer.</li> <li>Area serves the local community but also the wider community.</li> </ul>	<ul style="list-style-type: none"> <li>Insufficient information</li> <li>character</li> <li>views</li> <li>heritage</li> </ul>

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19	26 Oct 2009	Josephine Wadlow-Evans [address not included]	Objection	<ul style="list-style-type: none"> <li>Lack of requirement for details of proposed uses is questionable.</li> <li>Comments relating to heavy industrial uses at the site and statements within reports relating to impacts with particular reference to hazardous materials and chemicals.</li> <li>Questions legitimacy of consents at the site.</li> </ul>	<ul style="list-style-type: none"> <li>insufficient information</li> </ul>
20	[No DoP date stamp]	Josephine Wadlow-Evans [address not included]	Objection	<ul style="list-style-type: none"> <li>No provision in SEPP47 to change terms of the Lease between Working Studio Precinct and Entertainment Precinct, nor for a tenant to make major changes to the Masterplan.</li> <li>Identical application from Fox Studio should also be submitted to change the terms of the site Masterplan.</li> <li>application to Valuer General should be made to change leases as changes to the boundary line will make changes to the financial return to the NSE public.</li> <li>Colonial First Property Management are making preparations to undertake radical change to the site.</li> </ul>	<ul style="list-style-type: none"> <li>legislation</li> <li>developer intentions</li> </ul>
21	6 Nov 2009	R. & Wendy Ramsay 96 Lang Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Very large development that will result in increased usage and increased road traffic.</li> <li>Traffic problems already experienced within the area.</li> <li>Local parking is a problem and there's little opportunity to park on Lang Road.</li> <li>Current activity at the Entertainment Quarter creates a lot of rubbish. Increased activity will lead to further deterioration of the area.</li> <li>.</li> </ul>	<ul style="list-style-type: none"> <li>traffic</li> <li>scale</li> <li>parking</li> <li>intensification</li> </ul>
22	6 Nov 2009	J Cory 49 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>Centennial Park area will not be the same.</li> </ul>	<ul style="list-style-type: none"> <li>scale</li> <li>character</li> </ul>
23	6 Nov 2009	Tom Poyuton 62/77 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>local residents not told what functions the new buildings will have.</li> <li>use of much needed green areas.</li> </ul>	<ul style="list-style-type: none"> <li>loss of open space</li> <li>insufficient information</li> </ul>
24	23 Oct 2009	Beverley & Robert Steel 8 Martin Road, Centennial Park	Objection	<p>Addressed as series of questions to the Minister as opposed to points of objection:</p> <ul style="list-style-type: none"> <li>questions legitimacy of development of public land and submission of the concept plan</li> <li>Queries where long term plans for site are available to the public.</li> <li>questions where detail regarding purpose, function and usage of proposed development is detailed within the concept plan.</li> </ul>	<ul style="list-style-type: none"> <li>public land</li> <li>community consultation</li> <li>insufficient information</li> </ul>
25	2 Nov 2009	Louise Nicholas 21 Cook Road, Centennial Park	Objection	<ul style="list-style-type: none"> <li>No detail of how the buildings will be used after construction.</li> <li>assume that they will be used for activities that will add to the already over-subscribed popularity of the area.</li> <li>site already overbuilt and has little vacant space.</li> <li>no functional public transport to the site.</li> <li>Building K has the potential to seriously affect the amenity of residents of Cook Road.</li> <li>Heritage report identifies that there will be a heritage impact.</li> <li>Queries description within heritage report of roads and footpaths as public open space.</li> <li>Loss of public open space, limiting open space areas to Parade Ring and Heritage Park.</li> </ul>	<ul style="list-style-type: none"> <li>residential amenity</li> <li>insufficient detail</li> <li>intensification</li> <li>public transport</li> <li>overdevelopment</li> <li>loss of open space</li> <li>heritage</li> </ul>
26	6 Nov 2009	Susan Dunne 2/107 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>If approved the proposal would further erode the quality of residential amenity for residents in Cook Road and environs.</li> <li>Previous approvals for the site have already negatively impacts on residents because of traffic, noise and pollution, increase in people moving through the area.</li> <li>Views from objector's property already degraded by development of the AFRT building due to its proximity to the perimeter wall.</li> </ul>	<ul style="list-style-type: none"> <li>residential amenity</li> </ul>

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27	6 Nov 2009	Tony Craven 9/7-17 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• Concept Plan does not nominate proposed use or detail number of persons occupying/visiting the buildings or increase in vehicle movements.</li> <li>• Traffic report prepared without critical information.</li> <li>• Unreasonable and unfair to ask for public submissions as insufficient information is provided.</li> <li>• nine new buildings with gross floor area of 26,187sqm will have an adverse effect on Cook Road and adjoining residential area: <ul style="list-style-type: none"> <li>- impact on adjoining residential area</li> <li>- impact on traffic and parking in Cook Road</li> <li>- impact on traffic to and from Centennial Park precinct</li> <li>- height, scale and bulk of development</li> <li>- visual impact and views from Cook Road</li> <li>- noise created by increase in vehicle movements</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> <li>• residential amenity</li> <li>• traffic</li> <li>• parking</li> <li>• height</li> <li>• bulk and scale</li> <li>• noise</li> </ul>
28	6 Nov 2009	Alan McQueen [address not included]	objection	<ul style="list-style-type: none"> <li>• 11 metre high building will result in limited sunlight to neighbouring properties.</li> </ul>	<ul style="list-style-type: none"> <li>• loss of light</li> <li>• residential amenity</li> </ul>
29	6 Nov 2009	Garrick Blow 26/77-83 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• intended use of space should be made available.</li> <li>• Showground should not be changed through introduction of larger buildings.</li> <li>• Do not want views to be affected but a compromise may be possible.</li> </ul>	<ul style="list-style-type: none"> <li>• loss of views</li> <li>• insufficient information</li> <li>• character</li> <li>• height</li> </ul>
30	6 Nov 2009	Mark Teutsch 1/107 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• Concern about proposal to increase the height of Building K.</li> <li>• Disagree with statement that there will be no impact to neighbours on Cook Road. Sightlines would be directly affected.</li> <li>• Building should remain at existing height</li> <li>• opposed to removal of children's playground as this is a valuable facility for visitors.</li> <li>• Concerned about the potential increased traffic on Cook Road given lack of information about proposed use.</li> </ul>	<ul style="list-style-type: none"> <li>• residential amenity</li> <li>• height</li> <li>• loss of views</li> <li>• traffic</li> <li>• insufficient information</li> </ul>
31	6 Nov 2009	Dr PKJ van Vliet 45 Robertosn Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• Concern about lack of transparency of the assessment process.</li> <li>• Difficult to assess the extent of the impact of the development without details of proposed uses.</li> <li>• Negative impacts should be viewed in context of existing pressures that already degrade the amenity of the area.</li> <li>• Existing large scale commercial entertainment events and business activities cause traffic congestion and parking pressures.</li> <li>• Development would add significantly to traffic congestion and put greater pressure on parking, increase noise, and reduce open space.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> <li>• loss of open space</li> <li>• noise</li> <li>• traffic</li> <li>• parking</li> </ul>
32	6 Nov 2009	Olga Joura 34 Lang Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• scale of development appears far too great for area and will threaten present lifestyle area has to offer.</li> <li>• overdevelopment will downgrade prime residential area.</li> <li>• implications for Cook Road residents due to proposed height.</li> <li>• unresolved problems of overcrowding, traffic and pollution already exist.</li> <li>• parklands suffering from over-use and over-commercialisation.</li> <li>• resolving existing problems and conservation of heritage area should be priority not expansion.</li> <li>• lack of transparency raises doubts and questions in minds of residents.</li> <li>• cannot be expected to have a balanced or informed opinion when the full picture and intention has not been given.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> <li>• overdevelopment</li> <li>• scale</li> <li>• height</li> <li>• traffic</li> <li>• pollution</li> <li>• intensification</li> </ul>
33	6 Nov 2009	Alex Leshchinsky 17/127 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>• Plan should not be supported until plans for buildings usage is disclosed.</li> </ul>	<ul style="list-style-type: none"> <li>• insufficient information</li> </ul>

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34	6 Nov 2009	Janet Keller 55/53 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>no details of how buildings will be used.</li> <li>plan involves loss of open space, removal of children's playground.</li> <li>will result in additional traffic flows, noise and congestion for Centennial Park residents.</li> <li>local residents have not been consulted.</li> </ul>	<ul style="list-style-type: none"> <li>community consultation</li> <li>insufficient information</li> <li>loss of open space and recreational facilities</li> <li>traffic</li> <li>noise</li> </ul>
35	6 Nov 2009	Shauna Gallagher 28/127 Cook Road, Centennial Park	objection	<ul style="list-style-type: none"> <li>concerned about impact on parking and increase in traffic.</li> <li>Odd that proposed use of buildings is not being made available to local residents.</li> </ul>	<ul style="list-style-type: none"> <li>insufficient information</li> <li>parking</li> <li>traffic</li> </ul>
36	6 Nov 2009	Centennial Park Residents Association	objection	<ul style="list-style-type: none"> <li>Highlights that the site is subject to a 50 year lease for commercial purposes.</li> <li>No description of proposed uses.</li> <li>Concept Plan should be rejected on the grounds that a proper assessment of the impacts and long term effects cannot be undertaken.</li> <li>Traffic report cannot be accepted as traffic impacts cannot be fully assessed without details of proposed uses.</li> <li>Inadequate public transport within the area</li> <li>Entertainment Quarter is located within an important sporting and recreational area. Events cause traffic gridlock. Extra development would have a deleterious effect on existing sporting and recreational facilities.</li> <li>Transfer of floorspace from Fox Studios precinct to the Entertainment Quarter is contrary to rational of the government-Fox/Murdoch agreement (1995) for use of site for private purposes to generate income for film production at the site.</li> <li>Need to protect open space for future generations should be considered particularly in light of increase in residential development within the area.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>public land</li> <li>public transport</li> <li>impact on existing facilities</li> <li>loss of open space</li> <li>insufficient information</li> </ul>