

Walsh Bay Arts Precinct Stage 2 State Significant Development Application
Summary of Submissions

SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
PUBLIC SUBMISSIONS			
Arcap	1	• Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. • DA fails to consider noise and vibration impacts on nearest commercial properties in Shore 2/3 • Concerned that DA has underestimated nature and extent of existing commercial businesses. As a result, impacts of proposal on commercial premises not adequately considered. • Proposed works will cause considerable and adverse impact on business unless adequate mitigation or compensation measures are imposed on development. Likely consequences of development should be properly considered and appropriate mitigation measures implemented to address concerns of commercial operators in Shore Sheds 2/3	• A revised Noise and Vibration Impact Assessment (NIA) has been prepared which includes an assessment of the noise and vibration impacts of the proposed development on the commercial premises within Shore Sheds 2/3. • The report demonstrates that the issues raised by owners and tenants in Shore Sheds 2/3 can be appropriately resolved. • A Construction Noise and Vibration Management Plan (CNVMP) and updated Operational Event Noise Management Plan (OENMP) are included in the NIA. Both the CNVMP and OENMP contain mitigation measures and protocols to address noise impacts during construction and operation. • Refer revised NIA in Appendix 4 and discussion in section 2.1 in Response to Submissions Report for further detail. • Overall construction management will be undertaken in accordance with the Environmental, Construction and Site Management Plan (ECSMP) provided at Appendix 16. The Principal Contractor will be required to work with neighbours, including the owners and tenants of Shore Sheds 2/3 to understand their issues and, where possible, adjust construction works methodologies accordingly. • All measures to substantially understand and mitigate impacts from both the construction and operation of the precinct have been considered and every effort made to minimise those impacts to a level that is acceptable. Following construction, the WBAP is likely to generate significant economic benefits to both local businesses as well as more broadly. Refer to Section 2.9 of RTS Report for further discussion on financial impacts.

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Archer Capital	2	- Archer Capital once of largest business operators in Shore 2/3. Offices immediately adjacent to proposed development. - Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. - DA fails to consider noise impacts on nearest commercial properties in Shore 2/3 - Assessments and reports should specifically address noise and vibration impacts on commercial premises. Impacts should be appropriately mitigated or compensation provided. - Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. - Concerned that DA has underestimated nature and extent of existing commercial businesses. As a result, impacts of proposal on commercial premises not adequately considered. - Imperative that steps undertaken to minimise disruption to neighbourhood. Proposed works will likely cause considerable and adverse impact on the business, especially during construction, unless adequate mitigation and compensation is provided.	- Refer to Response to Submission No 1 re noise and vibration impacts - Refer to Response to Submission No 1 regarding financial impacts.
Calcraft Deagan Partnership	3	- Objects to proposal on grounds of loss of rental income should tenants move out or demand compensation for disruption during construction period and when events are held - Tenants have previously experienced noise impacts due to remediation work on the wharves - Assumes compensation will be offered to cover financial loss - Double glazing or any form of sound proofing not possible due to heritage restrictions. Noise impacts will affect tenants' ability to carry out day to day business. - Not aware of any site visits to offices to ascertain noise impacts. Even though premises are key noise receptors, not identified as such in noise reports. This is a major failing. - Canopy over stage will result in loss of views and natural ventilation and will be a hazard during strong winds. - Loss of visual and environmental amenity caused by shade will severely impact on ability to lease premises to tenants	- Refer to Response to Submission No 1 re noise and vibration impacts - Refer to Response to Submission No 1 regarding financial impacts. - It is considered that the proposed catenary structure will not significantly impact views from premises in Shore Sheds 2/3. Refer discussion in section 2.7 of RTS and Appendix 11 and Appendix 12 - The catenary shade structure has been designed to be as fine as possible to ensure that it will have minimal impact on natural ventilation and solar access to the Wharf 2/3 Shoreshed tenancies. - The scale of the proposed shade structure will be dwarfed by the building itself, (as demonstrated by the views attached.) - The fabric of the shading elements will be carefully chosen, to ensure that the shade structure does not pose a hazard during high winds. In fact, the catenary structure has been recommended as a better solution

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			for providing shade in the waterfront square as opposed to individual umbrellas which would be more subject to winds and vandalism.
Challa, Praveen Dawes Point	4	• Objects to proposal. • Owner of property 17/13 Hickson Rd • Forwarded letter from tenants of property (XREF) dated 12 December 2016 • No comment in relation to XREF letter • Refer XREF below for details raised in letter	• Noted. See response to Submission Nos 21 and 22.
Goldberg, Lionel Potts Point	5	• Objects to proposal • Part owner of premises in Shoreshed 2/3 • Rent premises (Suite 12) to Mail Plus, division of Australia Post. • Potential detrimental and material impact on business from both construction works and proposed use of public square in long term • Objects to DA as it fails to consider noise impacts on nearest commercial properties in Shore 2/3 • Assessments and reports should specifically address noise and vibration impacts on commercial premises. Impacts should be mitigated by appropriate sound attenuation measures to building and compensation provided for any loss of rent and other resultant impacts. • Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. • Request time for submissions be extended to allow further consideration of these matters.	• Refer to Response to Submission No 1 re noise and vibration impacts • Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine. • Refer to Response to Submission No 1 regarding financial impacts.
Humphrey, Mathew Arcadia	6	• Owner of 13/13 Hickson Rd • Strongly objects to proposal on grounds of excessive noise and vibration caused during construction. This will make commercial premises un-tenantable. • Noise impact assessment does not assess impact of construction noise and vibration on commercial offices within building envelope • Commercial premises not identified as key noise receptors even though they are within the site boundary • Similarly, no specific noise criteria have been determined for commercial premises. • Commercial premises will not be suitable for carrying out business during construction	• Refer to response to Submission No 1 re noise and vibration impacts • Refer to Response to Submission No 1 regarding financial impacts.
Kennedy, Brigid – Simmer on the Bay	7	• Objects to Stage 2 SSDA • WBAP will have devastating effect on Simmer Café and Simmer on the Bay gallery/function venue during both construction and operation	• Refer to Response to Submission No 1 in relation to noise and construction impacts • ECSMP (Appendix 16) amended to identify premises

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		- Construction of waterfront square will have severe noise, dust, traffic and visual impacts on premises. No real assessment of these impacts has been undertaken. - Construction Management Plan has not specifically identified or addressed impacts on Simmer Café/Simmer on the Bay businesses. - Advised during Stage 1 EIS court case that impacts on business would be addressed during Stage 2. This has not occurred. - Café and venue will lose absolute waterfront location and amenity as a result of development and crowds attending events. - No limit on number of "community events" which can have up to 5,000 participants. - In purchasing 99-year lease for historic waterfront location did not anticipate significant changes as proposed - Project should not be approved unless it can be demonstrated through detailed assessment of impacts on Bay Simmer Investments businesses and imposition of stringent mitigation measures that unacceptable impacts will not result. - Proposed development will have significant financial impacts on businesses - Initial expert noise report prepared by Renzo Tonin for Stage 1 EIS. Dr Tonin has been commissioned to undertake further noise impact assessment for Stage 2 SSDA Initial report indicated significant noise impacts on businesses. - Exhibition period inadequate and inappropriate given it has been exhibited at end of year when it is difficult to convene meetings and obtain expert reports. - Community consultation inadequate. Community consultation requirements of Condition A14 of Stage 1 consent have not been met. Affected owners have not been given opportunity to input into WBAP design. Community consultation report largely relies on consultation undertaken prior to Stage 1 EIS. - Undertakings in Stage 1 EIS regarding consultation with key stakeholders (e.g. Walsh Bay Chamber of Arts and Commerce, Walsh Bay Precinct Association) have not been met. - Assessment of construction noise impacts in Stage 2 EIS and Noise Impact Assessment (Appendix 23) is vague and inadequate. - NIA has not assessed impact on owners/tenants within Shore 2/3. Noise management levels have only been applied to sensitive noise receivers outside of Shore 2/3. - Construction noise management relies on contractual arrangements with eventual contractor rather than imposition of appropriate mitigation measures via conditions of consent. - Insufficient EIS exhibition period to enable proper review and assessment.	in Shore Sheds 2/3 as "Adjoining and Affected Neighbours" - The amenity of the precinct and experience of the waterfront will be greatly enhanced with the construction of the Waterfront Square. - Additional visitation as a result of the WBAP will enhance the vibrancy and activation of the area, with potential beneficial flow on effects to local businesses following construction. - The Stage 2 SSD EIS, together with supplementary information provided with the Response to Submissions Report, provide for a detailed assessment of impacts on adjoining premises, including those in Shore Shed 2/3. Detailed and stringent mitigation measures are also identified. - Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine. - Consultation undertaken for the EIS is detailed in section 2.11 and Appendix 17 of this Response to Submissions Report. Following the EIS exhibition INSW met directly with owners and tenants of Pier 2/3 and Shore Shed 2/3 (refer Community Consultation Report at Appendix 17). - Refer to Response to Submission No 1 regarding financial impacts.

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Kennedy, Brigid – Simmer Events and Catering	8	- As per issues raised above for 7 - Significant noise impacts on kitchen and catering staff, as indicated in Renzo Tonin's report (December 2015). Construction noise predicted to be over recommended EPA limits for workers. - If the project cannot proceed without unacceptable impacts on business, condition should be imposed providing option of a buy-out of the business at unaffected value. - Assessment of operational noise impacts inadequate and only provides cursory assessment. Does not treat premises as sensitive receiver even though it is much closer to proposed public square. EIS conclusions therefore in error as they state noise levels are compliant based on locations much further away. It is reasonable to assume noise levels at Simmer premises will not be compliant (unless demonstrated otherwise). - Reserves right to provide further comment once updated Renzo Tonin noise assessment is available.	- Refer to Response to Submission Nos 1 and 7 regarding noise, construction and other issues. - Refer to Response to Submission No 1 regarding financial impacts.
Kennedy, Brigid Simmer on the Bay Café	9	- As per issues raised above for 7 and 8 - Outdoor area for café seating will be significantly affected by construction noise with no possibility of noise screening. Renzo Tonin will address this issue in updated noise report being prepared. - Noise impact of outdoor events not adequately assessed. Assumptions about management of outdoor events not realistic.	Refer to Response to Submission Nos 1 and 7 regarding noise, construction and other issues
Kennedy, Brigid Late submission on behalf of Walsh Bay Arts & Commerce and Executive of Shore 2/3 Strata (addressed to Central Sydney Planning Committee)	10	- Concerned about significant impacts on businesses arising from construction noise - Noted findings of Renzo Tonin Report which identified non-compliance with EPA Guidelines - Business owners require noise attenuation measures and compensation - Maintenance works on substructure have commenced and are non-compliant with notices. Maintenance works to piles significantly greater than previously undertaken. - Insufficient notice given to neighbours regarding substructure maintenance works	- Refer to Response to Submission Nos 1 and 7 regarding noise, construction and other issues. - Refer to Response to Submission No 1 regarding financial impacts. - Renzo Tonin report addressed in RTS Report and in revised Noise Impact Assessment at Appendix 4. - Restoration and maintenance of substructure is not part of the Stage 2 SSDA. This is clarified in the RTS Report. These works have been subject to a separate environmental impact assessment under Part 5 of the EP&A Act. INSW is liaising with business owners, residents and other stakeholders in the precinct regarding issues associated with the substructure restoration works

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Mackay, David Dawes Point	11	• Objects to proposal • Owner of property 14/13 Hickson Rd • Forwarded letter from tenants of property (XREF) dated 12 December 2016 • No comment in relation to XREF letter • Refer XREF below for details raised in letter	• See Response to Submission Nos 22 & 23.
Name withheld Dawes Point	12	• Objects to proposal • DA does not recognise the tenants currently located in the office suites of 13 Hickson Road and as such does not taken into account how this development and associated construction work will affect them. • Noise Impact Assessment submitted in DA is based upon data from the location of 7 key receptors which do not include office suites at 13 Hickson Rd. As such the assessment is incomplete as it does not consider how the construction will impact / affect those tenants closest to the area marked for development and construction. • Shading for Public Square - plans show that supports for shading structures are to be installed to same height as balcony directly in front of office suite thus obstructing view to water and creating shade to office where it is not wanted. This impact is not noted anywhere in DA.	• Refer to Response to Submission No 1 regarding noise and vibration impacts • Refer to Response to Submission No 3 regarding shade structure
Oliver, Maxwell Belrose	13	• Part owner of premises in Shoreshed 2/3 • Rent premises (Suite 12) to Mail Plus, division of Australia Post. • Potential detrimental and material impact on business from both construction works and proposed use of public square in long term • Objects to DA as it fails to consider noise impacts on nearest commercial properties in Shore 2/3 • Assessments and reports should specifically address noise and vibration impacts on commercial premises. Impacts should be mitigated by appropriate sound attenuation measures to building and compensation provided for any loss of rent and other resultant impacts. • Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. • Request time for submissions be extended to allow further consideration of these matters.	• Refer to Response to Submission No 1 regarding noise and vibration impacts • Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine. • Refer to Response to Submission No 1 regarding financial impacts.
Pier Capital	14	• Pier Capital operates business in Shore 2/3 • Proposed development, particularly public square, is likely to render business operations untenable • EIS is flawed and conclusions are misleading • EIS has not adequately considered the impact of noise from the development, including driving of 180 piles into sea floor, on nearby affected premises,	• Refer to Response to Submission No 1 regarding noise and vibration impacts • The EIS has been prepared in accordance with the EP&A Act and EP&A Regulation and complies with all relevant provisions. It is considered that the EIS, together with the additional information provided in

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		including those in Shore 2/3 - Driving of piles has previously been undertaken at the site and noise impacts have been significant and meant that business could not be operated during this period. - Proposed public square is not compatible with current business use. Existing noise from Simmer on the Bay already causes considerable disruption to business. Proposed events for up to 1,000 people will therefore be grossly detrimental to operations and lead to inability to conduct normal business operations. - Consideration should be given to compensating affected businesses or removing public square from project. - Extension should be given to enable EIS to be revised - No consultation has been undertaken with Pier Capital therefore environmental assessment does not reflect concerns. Information sessions deliberately held at times not convenient for business owners and operators - Significant impacts on business if concerns not adequately addressed i.e. forced relocation of business, substantial diminution of value of premises, potential closure of business.	the Response to Submissions Report, accurately identifies potential impacts arising from the proposal as well as appropriate management and mitigation measures to address those impacts. - The Waterfront Square will require the installation of between 55 to 85 piles. In order to minimise noise levels, screw piling rather than the more common percussive piling will be utilised. Particularly quiet piling techniques will be used and projections based on typical plant of the type proposed show that noise levels will be below the Noise Management levels specified in the NSW Interim Construction Noise Guidelines at the worst affected receiver. Refer to Noise Impact Assessment at Appendix 4 and ECSMP at Appendix 16 for further detail. - Refer to Response to Submission No 7 regarding consultation - Refer to Response to Submission No 1 regarding financial impacts.
Simcon Pty Ltd	15	- Owner of studio 10, Shore 2/3 - Strongly objects to proposal as it will result in 'mini Darling Harbour' in an area which is currently peaceful and harmonious - Leases premises to Commonwealth Bank. Bank has expressed high level of concern regarding the proposal. Consider the proposal would result in the suite being un-tenantable and the Bank would seek to vacate as the noise and disturbance would be unacceptable. - Generally supportive of improvements to the area, but proposal is a major change to the landscape. Various other developments in the area (e.g. Barangaroo) have already resulted in inconveniences to businesses in the precinct. - Proposal will result in significant change in dynamic of the precinct, particularly as a result of large scale events and parties. - Request extension of time for submissions to allow further consideration of matters, including obtaining relevant reports. - Will be providing a more detailed assessment of significant commercial impact the proposal will have on the property. Expects there will be major loss of rental and devaluing of premises for which he will be seeking compensation.	- Refer to Response to Submission No 1 regarding noise and vibration impacts - It is considered that the proposed WBAP development will enhance the site's waterfront setting, enable greater public access to the foreshore and provide for a wider range of arts and cultural offerings in an iconic setting. - Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine. - Refer to Response to Submission No 1 regarding financial impacts.

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SP 73989 Shore 2/3 Owners Corporation (177474)	16	- Shore 2/3 Owners Corporation at 13 Hickson Rd adjoins Pier 2/3 and boardwalk. It comprises 22 businesses which will be affected by construction noise, particularly pile driving. - Objects to proposal as it fails to consider occupants of Shore 2/3 being the nearest commercial properties affected by noise from the developments - Requests additional 2 months to make complete submission on proposed development to enable owners to obtain reports, particularly acoustic report. - Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. - Assessments and reports should specifically address noise and vibration impacts on commercial premises. Impacts should be appropriately mitigated or compensation provided. - Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities.	- Refer to Response to Submission No 13 regarding installation of piles - Refer to Response to Submission No 1 regarding noise and vibration impacts - Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine - Refer to Response to Submission No 1 regarding financial impacts.
Stephenson Mansell	18	- Operates business in the precinct involving business coaching, seminars etc - Nature of business requires quiet enjoyment of premises - Construction noise will force business to move, imposing unfair financial burden on business and potentially forcing it to close	- Refer to Response to Submission No 1 regarding noise and vibration impacts - Refer to Response to Submission No 1 regarding financial impacts.
The Dubs	17	- Occupier of Shore 2/3 - Excessive noise from proposal is likely to affect business activities on site, particularly audio recording and the like - Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. - Objects to DA as it fails to consider noise impacts on nearest commercial properties in Shore 2/3 - Assessments and reports should specifically address noise and vibration impacts on commercial premises. - Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. - Request extension of time for submissions to allow further consideration of matters, including obtaining relevant reports.	- Refer to Response to Submission No 1 regarding noise and vibration impacts - Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine

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Tudor Capital	19	- Objects on following grounds: - Noise during construction - Noise during set up, events and clearance of events - Street parking during events - Canopy over stage - Double glazing or any form of sound proofing not possible due to heritage restrictions. Noise impacts will affect tenants ability to carry out day to day business. - DA fails to consider noise and vibration impacts on nearest commercial properties in Shore 2/3 - Driving of piles has previously been undertaken at the site and noise impacts have been significant and meant that business could not be operated during this period. - Sound testing for events at Simmer Bay currently restricted to outside of business hours to avoid disruption to existing businesses. Even so, events at Simmer on the Bay already result in some adverse impacts on business. Event Management Plan for proposed does not consider impact of events on local businesses. Restrictions must be put in place to ensure minimal disruption to businesses as a result of events. - None of the studies have adequately considered impact of development on commercial premises which are in fact the very people most likely to be adversely affected. - No consultation has been undertaken with commercial owners and/or tenants. - Because of limited public transport in the area, employees must drive and park in either Pottinger St or Hickson Rd. What additional parking will be provided to enable employees to still be able to park close to the business? - Canopy over stage will result in loss of views, natural ventilation, shading and may be a hazard during strong winds	- Refer to Response to Submission No 1 regarding noise impacts - A Traffic Impact Assessment was prepared for the EIS which found that demand for parking from the development is expected to be 84 spaces on a typical weekday and 68 spaces on a typical Saturday. Having regard to surrounding existing on-street and off-street supply (approximately 690 spaces), the supply is modest and able to be accommodated. In the short term after the development, if there is a parking supply shortfall, then drivers will notice that parking is in short supply and in the medium-to-long term, this will likely support mode shift to other transport modes. - Event specific traffic management plans will also be prepared to address transport demand during event periods. - Refer to Response to Submission No 14 regarding installation of piles - Refer to Response to Submission No 7 regarding consultation - Refer to Response to Submission No 3 regarding shade structure - Refer to Response to Submission No 1 regarding financial impacts.
Walsh Bay Arts & Commerce – Brigid Kennedy	20	- Objects to proposal - Walsh Bay Arts & Commerce represents tenants as well as small business owner investors. Submission has been written at their request. - One third of members will be severely impacted by proposal. - Total disregard for existing businesses in the precinct. Significant impact on business viability due to construction impacts. - No consultation with WBAC during Stage 2 DA. - Significant financial disadvantage and risk to businesses likely as a result of proposal. - EIS totally inadequate, particularly in relation to description of works, details of	- Refer to Responses to Submission Nos 1 and 7 regarding noise, construction and other issues - The EIS has been prepared in accordance with the EP&A Act and EP&A Regulation and complies with all relevant provisions. It is considered that the EIS, together with the additional information provided in this Response to Submissions Report, accurately identifies potential impacts arising from the proposal as well as appropriate management and mitigation measures to address those impacts.

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		construction and construction impacts, extent of disruption to businesses, traffic and transport impacts, maritime impacts, heritage impacts, security. • No information provided on scope or cost of works, sound levels and the like, order and conduct of the premises on an ongoing basis. • No disclosure as to who are lead consultants or contractors • No compensation (or similar) has been discussed or offered, despite significant adverse impacts likely to arise. • Insufficient EIS exhibition period to enable proper review and assessment. • Request that affected members be compensation or public square be removed from project. This will not affect planned or proposed Arts tenants in Pier 2/3.	• Details of scope of works, EIS consultants, development costs and the like are included in the EIS. • Principal construction contractor not yet appointed • Refer to Response to Submission No 1 regarding financial impacts.
Walsh Bay Property Trust	21	• Owner in Shore 2/3. • Rent premises to Mail Plus, division of Australia Post. • Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. • Objects to DA as it fails to consider noise impacts on nearest commercial properties in Shore 2/3 • Assessments and reports should specifically address noise and vibration impacts on commercial premises. • Impacts should be mitigated by appropriate sound attenuation measures to building and compensation provided for any loss of rent and other resultant impacts. • Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. • Request extension of time for submissions to allow further consideration of matters, including obtaining relevant reports.	• Refer to Response to Submission No 1 regarding noise and vibration impacts • Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine • Refer to Response to Submission No 1 regarding financial impacts.
Xref See also Submissions Nos 4 and 10	22,23	• Occupier of suites 14 and 17 Shore 2/3 • Support overall plan for improved amenity however concerned about impacts from construction and public square in long term. • DA fails to consider noise impacts on nearest commercial properties in Shore 2/3 • Assessments and reports should specifically address noise and vibration impacts on commercial premises. Impacts should be appropriately mitigated or compensation provided. • Concerned that noise from construction and proposed uses of public square will be incompatible with commercial activities. • Request extension of time for submissions to allow further consideration of matters, including obtaining relevant reports.	• Refer to Response to Submission No 1 regarding noise and vibration impacts • Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine • Refer to Response to Submission No 1 regarding financial impacts.

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Australian Chamber Orchestra	24	- Strongly supports overall proposal as well as proposed refurbishment and expansion of facilities within Pier 2/3 - ACO one of finest chamber orchestras in world. It undertakes large number of concerts each year and attracts high audience numbers. - New facility for ACO will enable it to significantly expand its performances as well as community and education engagement programs. - ACO space will also be available for use by other arts and cultural organisations when not in use by orchestra	Noted
Bangarra Dance Theatre	25	- BDT has been based at Walsh Bay for almost 20 years and has outgrown its premises - Proposal provides for much more accessible, open, inclusive and functional facility for BDT - BDT has played active role and worked closely with Government and other key stakeholders during development design	Noted
Barrett, Charlotte Millers Point	26	Supports Pier 2/3 development. Development will create a fantastic arts hub and enhance the sense of community between arts companies.	Noted
Dance, Ian Pier 6/7	27	- Additional evidence/justification provided in support of small independent theatre for the WBAP (refer also issues raised above in Submission No 176755) - WBAP needs to provide for a diversity of theatre experiences and meet needs of different theatre goers - Small theatre could be hired out to different independent theatre companies and provide for flexible configuration - Small theatre space is consistent with City of Sydney culture program - Small theatre would enliven and diversity culture of WBAP and attract new audiences	- The Walsh Bay Arts Precinct will have a diverse atmosphere. The arts tenants provide a rich assortment of opportunities for all people such as children associated with the Australian Theatre for Young People (ATYP) and Sydney Dance company (SDC) to Indigenous performers with the Bangarra Dance Theatre. Sydney Theatre Company and Bell Shakespeare bring world renowned actors to Sydney and the choirs, as well as, the Australian Chamber Orchestra (ACO) bring live music and vocals to the precinct. - Each of the venues contains varying sizes of rehearsal and performance spaces which can be shared with the community and arranged with each tenancy. - A precinct-wide manager will also be available to assist the community in making contact with the tenants and to ensure equitable access to all the venues.

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Dance, Ian Pier 6/7	28	- Fully supports the proposed development - Area currently does not have public toilets. Proposed redevelopment should include provision of public toilets open 24 hours/day and well sign posted - Area used for recreational fishing which provides for diversity of culture and activity at Walsh Bay and is supported. Adequate facilities need to be provided for anglers including public toilet, rubbish facilities, water tap/drinking fountain. - Redevelopment should include small theatre for independent productions (less than 100 people) in Pier 2/3 together with bar and rehearsal space. Walsh Bay currently dominated by big theatre companies with large audiences. - External covered space on eastern side of Pier 2/3 is valuable space that should be retained. Kitchen facilities should be located adjacent to this space to facilitate its use for external dining. - Consider shuttle ferry to connect site to Circular Quay which is a major transport hub (and later Barangaroo once ferry wharves developed) - Shuttle ferry would emphasise harbour experience	- New public toilets will be available in three locations across the precinct – mid Pier 2/3, mid Pier 4/5 and near Hickson Road in the Wharf 4/5 shore sheds. - Fishing off the pier is supported by the Department of Primary Industry and discussions are underway with them about the continuation of this activity in coordinating with the increase in activity generally in the precinct. - Small theatre issues see #27 above. - The external space on the east of Pier 2/3 has been maintained. - The project team meets regularly with RMS and TfNSW to discuss coordination of public transport access issues and locations. The new ferry terminal at Barangaroo will provide a new destination for the precinct.
Hansen, Robert Dawes Point	29	- Supports proposal - Proposal makes great use of Pier 2/3 which is a “remarkable space in a remarkable location. - Proposal will confirm and legitimise Walsh Bay’s role as an arts precinct.	Noted
Murtagh, Daniel Rozelle	30	Wonderful development which will open up the Walsh Bay precinct and also provide security for our Arts Companies.	Noted
Name withheld, Erskineville	31	Supports proposal for Pier 2/3	Noted
Pucci, Julia Walsh Bay	32	The proposed renovations and development at Pier 2/3 and Wharf 4/5 will greatly enhance the ability of the arts companies who reside and present there to produce their best work and will provide unbeatable visitor experiences for everyone to enjoy.	Noted
Stanley, Chris Balmain	33	Project represents a terrific opportunity to improve Sydney’s overall cultural facility offering and make excellent use of the Wharves at Walsh Bay.	Noted
Sydney Philharmonia Choirs	34	- Strongly supports proposal - Extensive consultation has occurred between Sydney Philharmonia Choirs and Arts NSW, INSW and consultant team - Proposal will transform area into a major destination	Noted

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Sydney Theatre Company	35	• Supports proposal. • Creation of fit for purpose work spaces for art companies will enable companies and artists to create and develop best work • Commend NSW Government for supporting proposal • Proposal will consolidate Walsh Bay as a creative hub and enhance visitor experience • Proposal will result in the creation of a world class destination that will enhance Sydney's reputation as a world class city	Noted
Wynne, Olivia Waterloo	36	• Supports proposal • Proposed WBAP will provide for dedicated and accessible arts and cultural hub which is currently missing from Sydney • Proposal will enhance the city's vibrancy, creativity, as well as its appeal to interstate and overseas visitors. • Proposal will provide new opportunities for artists and arts practitioners, and give a range of audiences greater access to all forms of art and culture.	Noted
Millers Point, Dawes Point, the Rocks and Walsh Bay Resident Action Group	37	• Overall support for project but have a number of concerns that should be addressed • Concerned about impact from long construction period if STC50 and WBAP are not undertaken together. Both projects should be built together and finished in under 18 months if possible • Concerned about traffic impacts during construction and operation. Appropriate measures need to be put into place to manage large crowds during events. • Maximum number of people allowed for events should be reduced from 10,000 to 5,000. • Already significant impacts on parking due to people visiting precinct. • INSW should work with City of Sydney to develop integrated traffic plan. Look at limiting car parking in the evenings in Millers and Dawes Point to resident only or only allow non resident parking for one hour max • Additional public transport (buses) needed, especially in period until Barangaroo Metro station built. • Bus lay by in Hickson Road currently causing noise and air pollution. This should be addressed in traffic management plan for WBAP. • Cumulative impacts from WBAP/STC50 together with other major construction projects in the vicinity. There needs to be strong and detailed coordination of various projects and open and transparent process of communication with affected residents. • What are implications of Hickson Road upgrade works for WBAP construction traffic? Construction traffic should not be diverted along Pottinger St.	• A coordinated and integrated construction program is proposed for the STC 50 and WBAP projects. This is aimed at minimising the construction timeframe and impact on the surrounding area as far as practicable. • Construction and operation traffic impacts have been addressed in the EIS and in this Response to Submissions Report. • Refer GTA Response to Submissions report at Appendix 10 for response to specific traffic and transport issues raised in this submission. • Event Management Plan and Operational Event Noise Management Plan provide detailed management and mitigation measures to address impacts associated with the holding of events in the precinct. • A detailed Community Relations Strategy will be prepared prior to construction to ensure that engagement with key stakeholders occurs during the construction/delivery phases of the project.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
		- Concerned about noise and crowd impacts from events at end of Pier 1/2. - There needs to be a cap on hours of operation to ensure residents are not disrupted by late night noise, including bump-in/bump-out. - RAG should continue to be consulted throughout approval/construction process	
Name withheld Surry Hills	38	- Concerned that sound from rehearsals of Sydney Philharmonia Choir may disturb performances happening in the performance area and vice versa. The performance area and rehearsal space are in very close proximity to each other. - Choir rehearsals currently occur with the door open to allow for fresh air to come in during summer. Will the choir rehearsal space be air-conditioned and sound-proofed during the development? - Design concept seems to indicate a lot of use of concrete. This is not in keeping with the heritage / industrial background of the area and the surrounding structures which are made of timber.	- In response to this submission, the Choirs Rehearsal spaces have been relocated to the central shore shed opposite the SDC Café. This location will enable more appropriate acoustic treatment to their spaces. - The Choirs Offices have been relocated to the centre of Wharf 4/5 between SDC and Bangarra. - The Choirs have been consulted regarding these changes and have given in principle agreement to the relocation within the precinct subject to design development.
Pier One	39	- Support project but have some concerns regarding construction impacts - Key issues of concern are: - Construction noise impact and management - Construction and operation traffic impact - Parking impact post completion - Wave action impact post completion - Communication/liaison between project team and Pier One - Pile installation methods - Request 2 month extension to undertake further investigations and to better understand impacts	- Refer to response to Submission No 1 regarding noise and vibration impacts - Construction and operation traffic impacts have been addressed in the EIS and in this Response to Submissions Report. - Refer to response to Submission No 18 regarding parking impacts - Wave impacts have been addressed in Maritime Impacts Assessment Report submitted with the EIS. No adverse wave impacts on Pier One anticipated as a result of the development. - A detailed Community Relations Strategy will be prepared prior to construction to ensure that engagement with key stakeholders occurs during the construction/delivery phases of the project. - Refer to Response to Submission No 14 regarding installation of piles - Period for public exhibition of EIS in accordance with statutory requirements under EP&A Act. Extension to submission time a matter for Department of Planning and Environment to determine

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Pier One Late submission	40	- Seeks clarification regarding: - traffic/noise management for the project and who will be the contact - confirmed hours of works - communication channels once the contractor is appointed - schedule of works for substructure maintenance and restoration works and who is the contact if any issues arise - written confirmation on method of repair to be used on existing piles - Concerned about parking and traffic impacts both during construction and in the longer term	- An Environmental, Construction and Site Management Plan has been prepared which addresses relevant construction requirements including: - Public amenity, safety, and pedestrian management; - Materials handling; - Traffic management including public transport interfaces; - Environmental management including water and waste management; - Impact on adjoining and surrounding properties; and - Community consultation, notification and complaints handling. - A copy of the ECSMP is provided at Appendix 16. - A Construction Pedestrian and Traffic Management Plan has also been prepared. Based on estimates of heavy vehicle movement, the CPTMP notes that no adverse impacts to the surrounding road network are expected. - It is not proposed to provide any designated on-site staff car parking for workers due to site constraints, noting that the proposed works involve an internal redevelopment and external refurbishment only. All construction staff would be encouraged to utilise public transport to access the site so as not to impact resident and commercial parking in the vicinity of the site. - Further discussion on traffic and parking impacts is provided in section 2.6 of the RTS Report. - The substructure maintenance and restoration works are not the subject of this Stage 2 SSDA. INSW is liaising directly with Pier One regarding issues raised in relation to the substructure maintenance works.
Sydney Dance Company	41	- Strong support for the project. - Ongoing discussions have been held between SDC and INSW – still working through issues	Minor plan amendments have been made to the Sydney Dance Company in response to tenant feedback. This has involved some amendments to the

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
		- Key issues as follows: - Proposed new external stair entry along eastern side of Wharf 4/5 will adversely impact on use of new Studio 5 as well as adjoining apron area, particularly from patrons leaving STC. Stair should be reconfigured to straight stair with landing located away from Studio 5. - New glazed external doors to Studio 5 need to be able to open for the full width of the opening for equipment access and to facilitate use of space for functions and other activities. - Operable glazing should be provided between Café and adjoining public seating areas to enable better integration, as well as improve passive ventilation and light to Café and lobby areas. - SDC would also like to see changes to design of the entrance and eastern façade to increase activation of Café and improve identity and entrance of SDC.	non-original glazing around the café, relocation of the western gantry stair two bays south to improve access to the workshop and minor internal alterations. The existing internal lift is substandard and proposed to be demolished. The new STC lift will provide access to the mezzanine floor of the SDC tenancy.
AGENCY SUBMISSIONS			
Department of Planning & Environment	DPE01	<u>Noise and Vibration</u> <i>Construction Noise and Vibration</i> - Noise Impact Assessment (NIA) omits key information (e.g. construction hours, period of key noise intensive works, noise levels for plant and equipment and construction methodology) - Revised NIA should be submitted in accordance with ICNG. - Noise levels (including those from SSD 7561) should be modelled cumulatively at nearby sensitive receivers - If final construction plant, methodology etc not known, NIA should take a conservative approach. NIA should present representative daily construction scenarios. - Construction Noise and Vibration Management Plan should be prepared if exceedances of NMLs are identified. - If significant noise/vibration impacts are unavoidable, need a community consultation and respite provision process. RTS should detail how most affected residents/businesses have been (or would be) consulted to manage noise impacts - Clarify whether substructure piling replacement is part of SSDA.	- A revised Noise and Vibration Impact Assessment (NIA) has been prepared which addresses issues raised in DPE's letter. - The revised report includes an assessment of the noise and vibration impacts of the proposed development on the commercial premises within Shore 2/3. - The report demonstrates that the issues raised by owners and tenants in Shore Sheds 2/3 can be appropriately resolved. - A Construction Noise and Vibration Management Plan (CNVMP) and updated Operational Event Noise Management Plan (OENMP) are included in the NIA. Both the CNVMP and OENMP contain mitigation measures and protocols to address noise impacts during construction and operation. - Refer revised NIA in Appendix 4 and discussion in section 2.1 in Response to Submissions Report for further detail. - Development consent is not sought, nor required, for the restoration and maintenance of Pier 2/3 and Wharf 4/5 substructure. These works are the subject

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Department of Planning & Environment (cont'd)			of an environmental impact assessment (Review of Environmental Factors) under Part 5 of the EP&A Act. Development consent is however sought for the substructure of the new Waterfront Square
	DPE02	<i>Event and Patron Noise</i> - As outdoor event noise has been modelled without amplified music, any determination for outdoor events would be limited accordingly (excluding outdoor cinema events) - Clarify for all event categories where approval is being sought for amplified music etc - NIA and OENMP need to be revised to consider operational noise impacts on all nearby sensitive receivers, notably commercial tenants of Pier 2/3 - Where exceedances of relevant noise criteria are identified, RTS should include details of all mitigation and management measures in accordance with INP - Consider: - Revised maximum capacity for Category 1 & 2 events, noting that modelling indicates largest external event approx. 5,000 visitors - Maximum number of Category 3 & 4 events per year - Maximum event duration for Category 2,3 & 4 events - Refining proposed hours of operation (for sound check, event, set up and clean up) - The above should be informed by revised NIA and further consultation undertaken with adjacent commercial tenants	- All events may require the use of low output amplified sound for announcements, entertainment and/or feature intimate music. However, the limited internal sound insulation within the piers means that is not possible to have amplified music at a 'concert' level (i.e. ~105 dB(A) within the venue) as this would disturb adjoining tenants, as well as resulting in excessive noise leaving the development. - Revised NIA includes an assessment of the operational noise on the commercial premises within Shore 2/3. - Consideration of the scale and duration of events is provided in section 2.5 of the RTS report. - Efforts were made by INSW and consultants to undertake consultation with commercial owners/tenants of Pier 2/3 however the strata managers for the Owners Corporation advised that the owners wished to await a meeting until after receipt of their own noise report.
	DPE03	<u>Temporary structures</u> - Details required of all temporary event structures and how these structures would be regulated to ensure they do not result in significant visual, heritage, amenity or other impacts - Clarify the configuration of LED screens. Various inconsistencies in EIS should be addressed. - Confirm that Visual Impact Assessment (VIA) has addressed impacts from LED screen configurations	- The Event Management Plan (Appendix 9) has been updated to provide details of possible temporary event structures as well as management measures to guide location, installation and use. - An assessment of the visual impact of temporary structures has been undertaken by Richard Lamb & Associates and is provided at Appendix 12. No major impacts are anticipated.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Department of Planning & Environment (cont'd)	DPE04	<u>Contamination</u> - Additional land-based soil sampling should be undertaken and form part of RTS. - If remediation works are required, RTS should include a RAP - RAP should be supported by Site Audit Statement prepared by Site Auditor	- Additional land-based soil sampling has been undertaken enabling the conclusion to be reached that the whole site is suitable for the land uses as proposed. Refer discussion in section 2.8 and Phase 2 Environmental Site Assessment at Appendix 13. - A Site Audit Report and Site Audit Statement are provided at Appendix 14.
	DPE05	<u>Marine traffic</u> RTS should include an estimate of number of barge movements/vessel traffic resulting from construction of proposal and assessment of potential impacts.	It is expected that the construction works will require the following: - One construction barge - One dumb barge - Tugs for barge movements - Two work boats. It is estimated that on average there will be one boat movement per day during the construction period. As such, there will be negligible impacts on marine traffic movements in the vicinity of the site during construction.
	DPE06	<u>Harbour Heat Rejection System</u> RTS should clarify whether EIS has considered impact of antifoulants associated with use of harbour heat rejection system	The proposed system is a closed loop system, so no heat rejection fluid (with dissolved antifoulants) will be discharged in the estuary directly. Furthermore the use of antifoulants on the heat exchange coils will not be required. Accordingly, Jacobs did not consider the impact of antifoulants in the Harbour Heat Rejection Impact Assessment Report (November 2016).
	DPE07	<u>Fire safety</u> RTS should address issues raised in Fire & Rescue NSW submission	Refer discussion in section 2.2 and updated Fire Engineering Report at Appendix 5.
	DPE08	<u>Building Code of Australia</u> BCA report needs to demonstrate that proposed development complies with BCA or indicate if alternate solution proposed	Refer discussion in section 2.2.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Department of Planning & Environment (cont'd)	DPE09	<u>Structural engineering</u> Provide a structural engineering report demonstrating that existing structures can withstand additional loading resulting from proposed works	Structural engineering report provided at Appendix 19.
	DPE10	<u>Hazardous materials survey</u> RTS to include Hazardous Materials Survey, including advice on presence of hazardous materials, their likely disturbance and recommended mitigation measures and disposal methods.	Hazardous Materials Surveys provided at Appendix 15.
	DPE11	<u>Architectural plans</u> Provide detailed sections of proposed waterfront square including FFLs	Updated plans of the Waterfront Square including FFLs provided at Appendix 3.
	DPE12	<u>Cumulative impacts</u> Ensure consideration of potential cumulative construction and operation impacts of proposed development together with STC50 project.	Cumulative impacts addressed in section 2.13 of the Response to Submissions Report.
	DPE13	<u>Consistency with Stage 1 SSD Approval</u> Ensure proposed development and supporting documentation is consistent with Stage 1 SSD consent	Consistency with Stage 1 SSD Approval addressed in section 3.2 of the RTS report.
Department of Primary Industries	DPI01	- Pier 2/3 provides safe and easy access to deep water for anglers from all socio-economic backgrounds. Pier 2/3 remains only significant land based option for fishing between Circular Quay and Barangaroo. - DPI Fisheries is not listed for consultation in section 3 of the WBAP Communications and Stakeholder Management Plan. - DPI should be consulted regarding the project. Relationship manager from within INSW/Arts NSW team should be appointed to consult with Fisheries. - DPI keen to maintain and enhance recreational fishing opportunities as part of WBAP development e.g. specific amenities for anglers, fishing platforms etc. - DPI supports to increase complexity of marine habitats, including transplanting native kelp and installation of artificial reef units. - Any approvals should maintain existing recreational fishing access and agreements.	- Arts NSW has been discussing a number of issues related to recreational fishing with Recreational Fisheries Management, NSW DPI. - It has been agreed (September 2016) that the NSW DPI will develop and trial a stewardship program to address a number of issues relating to cleaning, safety, and compliance that negatively impact the precinct and the public amenities. Elements of the trial have been implemented though further measures and trialling need to occur. - It is agreed that ongoing consultation will continue with the NSW DPI. This matter should continue to be managed separately to condition of consent for the redevelopment of Walsh Bay and a determination made following an appropriate assessment of the trial.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Environment Protection Authority	EPA01	<u>Contamination</u> - Unlikely to be any significant impact to adjacent sediments or water if discharge management measures provided in JBS&G report are followed - Soil adjacent to the sea wall has yet to be characterised and thus site suitability cannot be determined - Proponent should be required to undertake further assessment of soil contamination following demolition of existing structures and prior to undertaking any earthworks. If appropriate, remediation should be undertaken in accordance with RAP. - Appropriate site audit statements are required to confirm the nature of any contamination and certify that the site is suitable for the proposed use - An unexpected finds procedure is required in relation to contamination - Appropriate measures required in relation to management and disposal of any asbestos waste in accordance with relevant statutory requirements	Refer discussion in section 2.8 regarding contamination and Phase 2 Environmental Site Assessment report at Appendix 13.
	EPA02	<u>Waste control and management</u> - Waste should be managed in accordance with waste management hierarchy and EPA Waste Classification Guidelines - No waste should be permitted to enter the harbour - All vehicles carrying waste, spoil etc should be appropriately covered to prevent escape of waste material - Any mud, splatter, dust etc must be removed from vehicles before leaving premises - Concrete waste and rinse water should not be disposed of on site and should not be allowed to go into harbour	Noted. ECSMP updated to include additional matters raised by EPA.
	EPA03	<u>Dust control and management</u> Appropriate measures should be put in place to minimise dust emissions on site and prevent dust emissions from the site	Noted. ECSMP updated to include additional matters raised by EPA.
	EPA04	<u>Erosion and sediment control</u> - Earthmoving and piling operations should not commence until appropriate erosion and sediment controls are in place - Daily inspection of erosion and sediment controls and ongoing inspection of floating booms should be undertaken	Noted. ECSMP updated to include additional matters raised by EPA.
	EPA05	<u>Noise and vibration (construction)</u> - Intra-day respite periods should be implemented at those times when noise with particularly annoying or intrusive characteristics is being generated - Standard construction hours should be adhered to - Proponent should undertake safety risk assessment to consider use of	- A revised Noise and Vibration Impact Assessment (NIA) has been prepared which addresses issues raised in EPA submission. Refer discussion in section 2.1 of the RTS report and revised NIA at Appendix 4. - NIA includes a Construction Noise and Vibration

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
EPA (cont'd)		- alternatives to traditional 'beeper' alarms for vehicle reversing. - Construction vehicles should not arrive at project site or in surrounding residential precincts outside approved construction hours	Management Plan.
	EPA06	<u>Noise and vibration (operation)</u> - Proposed facilities are likely to change the nature and intensity of noise impacts on sensitive noise receivers. - Adequacy of background noise monitoring questioned - Concerned about noise impacts associated with outdoor events involving use of amplified sound and also from breakout noise from indoor events. - Unable to properly assess noise impacts of outdoor events. - EPA notes a number of anomalies/specific concerns regarding events, use of amplified sound, noise associated with sound checks and rehearsals, noise associated with set up and dismantle etc, community notification procedures - Quantitative assessment of background noise levels should be provided in accordance with INP - Noise compliance monitoring of mechanical plant noise should be undertaken during commissioning - Noise generating mechanical services should be designed, selected and maintained to ensure that noise levels do not exceed background level by more than 5dB and that noise generated do not exhibit tonal or other annoying characteristics - Waste collection areas should be designed to minimise activation of vehicle reversing alarms during use - Waste collection services should be restricted to day-time as defined in INP	Issues raised by EPA regarding operational noise and vibration addressed in revised NIA and updated Operational Event Noise Management Plan included with NIA. Refer discussion in section 2.1 of the RTS report and revised NIA at Appendix 4.
	EPA07	<u>Energy and water conservation</u> EPA notes that a sustainable design approach is provided aimed at implementing practicable energy and water efficiency and conservation measures.	Noted.
Fire & Rescue NSW	FR01	- Vehicle access to Pier 2/3 & Wharf 4/5 not permitted given concerns associated with structural adequacy to support FRNSW vehicles - FRNSW recommends that fast response sprinkler system be installed throughout the development with no exceptions - Proposed internal configuration of Pier 2/3 has the potential for a fire to cause significant property loss and increase the risk to occupants evacuating the wharves - Without enhancement of essential fire safety measures throughout the development, FRNSW ability to protect property at risk and fulfil statutory duties would be severely constrained.	Refer discussion in section 2.2 and updated Fire Engineering Report at Appendix 5.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Fire & Rescue NSW (cont'd)		- FRNSW submission makes a number of specific recommendations regarding detailed design, including issues relating to compartment size and separation, holding capacity of apron under extreme radiation conditions, egress design having regard to proposed stairs and lifts, and the need to consider specific needs of disabled - Smoke exhaust system should be installed. FRNW do not consider the installation of a smoke exhaust system to be an onerous requirement as suggested in Fire Engineering Report and do not consider future fire engineering reviews and reassessments to be an appropriate approach. - A number of other assumptions and conclusions in the Fire Engineering Report are questioned. - Need to ensure that proposed changes do not impact on existing requirements for Pier 2/3 as detailed in <i>TM Management Services Pty Ltd, Walsh Bay Shore Studio 2 and 3, Fire Safety Assessment Report, August 2003</i>.	
Heritage Council	HER01	<u>Detailed design</u> Design of Pier 2/3 roof, external stairs and internal spaces address previous Heritage Council comments and is considered to be a good design resolution	Noted
	HER02	Greening of waterfront park is considered to be out of character with precinct's industrial character and history. Treatment and materials should be reconsidered to remove grass in favour of more industrial finishes and treatments	Addressed in Section 2.3 of Response to Submissions Report
	HER03	- Detailed design of building identification and wayfinding signage should be visually consistent and designed to respect industrial character - Limited information provided regarding external additions and lift shafts. Sympathetic and modest design approach should be adopted. - Size of lift shafts should be reduced as much as possible. - Further design details for external additions should be provided to Heritage Council prior to project approval - Any additional shading devices should be shown on drawings and considered at this stage. Any separate applications for additional shading devices will require approval under Heritage Act. Ad hoc structures are unlikely to be supported.	- It is agreed that the identification and wayfinding signage should be visually consistent and designed to respect the industrial character of the precinct. This approach is clearly set out in the Wayfinding and Signage Report prepared by Urban & Public (November 2016) included in the EIS. - More detailed designs have been provided regarding external additions and lifts shafts and are included in the drawing set at Appendix 3. - The size of the shafts is dictated by the Access Code requirements however the scale of the shafts is appropriate to the industrial scale of the buildings. Detailed designs are have been produced and are identified in the revised HIS - New shading devices are shown on the drawings and

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Heritage Council (cont'd)			assessed in the HIS as being appropriate and in accordance with Burra Charter Principle. They are removable. Detailed designs are have been produced and are identified in the revised HIS.
	HER04	<u>Future tenancies</u> Tenancy fitout guidelines should be prepared and should be informed by Design 5 Conservation Management Plan and Tropman & Tropman Heritage Impact Assessment (Nov 2016).	Tenancy guidelines will be prepared having regarding to Conservation Management Plan and updated HIS.
	HER05	<u>Interpretation</u> - Interpretation Plan for WBAP should be prepared - Interpretation Plan should be prepared as an integral component of final detailed design process and provided to Heritage Council and DP&E prior to commencement of works. Plan should be implemented within 12 months of completion	Interpretation Plan has been prepared and was included with EIS. The Interpretation Plan has been updated to now include the STC works.
	HER06	<u>Historical archaeology</u> - Excavation works for utilities should be archaeologically monitored, recorded and appropriately documented - Results of this investigation must be documented in a report provided within 12 months of completion of archaeological work to DP&E and Property NSW Heritage Library	Noted.
	HER07	<u>Maritime archaeology</u> - Reclamation or deposition of sediment on seabed acceptable however dredging should not take place - Detailed engineering subsurface works, including piling and any other services which may affect the sea floor should be examined by a qualified maritime archaeologist in accordance with Heritage Branch guidelines. Underwater subsurface works should be informed by this review and positioned to avoid impacts on underwater archaeological remains as much as possible - Prior to commencement of maritime excavation works a Maritime Archaeological Research Design and Excavation Method Report should be prepared, detailing further work required and appropriate mitigation measures - Final excavation report which details outcome of maritime archaeological mitigation program should be provided to Heritage Council and DP&E within 12 months completion of archaeological works.	Noted.

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
	HER08	<u>Consultation</u> - Heritage Council would like to be consulted at following stages: - Response to Submissions - Draft conditions of consent - Detailed design, including interpretation plan	Noted.
NSW Police	POL01	No objections to works and no comments provided	Noted
Roads and Maritime Services	RMS01	Construction Traffic Management Plan should be submitted to CBD Coordination Office and Council prior to issue of CC. CTMP should detail construction vehicle routes, no. of trucks, hours of operation, access arrangements and traffic control.	TfNSW requires that a Construction Pedestrian and Traffic Management Plan be submitted which will address RMS requirements.
	RMS02	Consent authority should satisfy itself that all appropriate measures are in place to ensure patron safety in respect of increased accessibility to the Harbour as part of design	Refer discussion in section 2.12 of the RTS report and Risk Assessment in Appendix 18.
Sydney Water	SW01	- Approved plans to be submitted to Sydney Water to determine whether development will impact on any sewer or water main, stormwater drains and/or easement and if further requirements need to be met - Section 73 Compliance Certificate required	Noted
Port Authority of NSW	PA01	- Construction planning and coordination required to ensure minimal impacts to through traffic, particularly 19m articulated trucks and coaches associated with Overseas Passenger Terminal operations. - Concerned about cumulative construction traffic impacts given other construction works in immediate area including casino complex, other Barangaroo developments and Sydney Metro construction. - Proposed closure of Hickson Rd for City Wide Events may impact on delivery times to OPT. Need to demonstrate that semi-trailer container trucks could use suggested detours and that detours will not adversely impact on OPT operations. - Port Authority should be consulted regarding any proposed closures of Hickson Rd at construction/operational stages.	Issues raised by Port Authority have been addressed by GTA in its Response to Submissions Report provided at Appendix 10.
	PA02	Harbour Master approval required prior to disturbance of seabed	Noted.

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Transport for NSW	TRA01	<u>General</u> - TfNSW should be consulted prior to preparation of Response to Submissions - Traffic reports should be revised following consultation with TfNSW and submitted with Response to Submissions report	A meeting was held with TfNSW on 13.2.17 to discuss issues raised in its submission. The GTA Response to Submissions Report at Appendix 10 has addressed matters raised and incorporated recommendations from the meeting.
	TRA02	<u>Construction Pedestrian and Traffic Management</u> Applicant should be conditioned to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with CBD Coordination Office of TfNSW	A CPTMP has been prepared and will be further refined in consultation with the CBD Coordination Office.
	TRA03	<u>Service and Loading Dock Management</u> - Service and loading dock arrangement complex however TfNSW considers that there will be adequate loading capacity. - Service and loading dock operations have potential to impact on Hickson Rd including bus operations. Applicant should be conditioned to ensure proposed service and loading dock management minimises impact on general traffic and bus operation within CBD.	Refer to discussion in GTA report at Appendix 10.
	TRA04	<u>Traffic Management</u> - TfNSW acknowledges that ability of development to generate traffic is restricted by the zero on-site car parking provision however project will still generate traffic movements (e.g. pick up/drop off, taxis, loading vehicle trips etc). - Applicant should undertake assessment of forecast demand for point-to-point transport and coaches/mini buses. - Assessment should clearly identify how these forms of transport will access the sites and be accommodated to manage traffic impacts of the developments	Refer to discussion in GTA report at Appendix 10.
	TRA05	<u>Event Management</u> Condition should be imposed requiring preparation of detailed Event Management Plan in consultation with TfNSW CBD Coordination Office	It is requested that the detailed Event Management Plan be submitted prior to event operations rather than prior to construction as the precinct will not be in operation during construction and details of event program etc will not be known until closer to the time of the commencement of the WBAP. Refer to GTA report at Appendix 10 for further detail and justification.
	TRA06	<u>Green Travel Plan</u> Condition should be imposed requiring preparation of detailed Green Travel Plan in consultation with TfNSW CBD Coordination Office	An overarching Green Travel Plan has been prepared. Appropriate to the condition that this document be finalised prior to issue of any Occupation Certificate as an understanding of the

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SUBMISSION FROM	NO	ISSUES RAISED	RESPONSE
Transport for NSW (cont'd)			operation and management structure of the WBAP required to enable detailed measures to be included. Refer to GTA report at Appendix 10 for further detail and justification.
	TRA07	<u>Active Transport</u> - Locate bicycle parking facilities in secure, convenient, accessible areas close to the main entries in accordance with Austroads guidelines; - Locate end of trip facilities in convenient areas for the use of employees who chose to walk or cycle to work	- A bike store for parking of up to 25 bicycles has been provided on the ground floor for use by tenants. End of trip facilities are provided in the tenancies themselves. - Another 54 bike loops have been located at regular intervals along both wharves for bike parking for members of the general public.
	TRA08	Develop a wayfinding strategy (including the installation of adequate signage) and travel access guides to assist with increasing the mode share of public transport and walking and cycling, in particular from existing and planned public transport.	A Wayfinding and Signage Report was included in the EIS. The detailed design of wayfinding and other signage in the precinct will be undertaken in accordance with the recommendations of the Wayfinding and Signage Report. This will include wayfinding and signage to assist with increasing the mode share of public transport and walking and cycling.