

9th December 2016

To Whom it May Concern;

Re: Walsh Bay Arts Precinct Stage 2 (SSD 7689) and Sydney Theatre Company Internal Fit-Out and Refurbishment Works (SSD 7561) ("Development Applications")

I am the owner of Studio 10, 13 Hickson Road, Shore 2/3 (SP73989) immediately adjacent to the proposed developments. I reside in the United Kingdom and have only become aware of this in the past few days. I strongly object to what I can only describe as a mini Darling Harbour being rammed into an area that is a fraction of the size. The effects on what is a very peaceful, harmonious area will if the proposed development proceeds, be disastrous for the current owners and occupiers of apartments and offices.

I have recently had the Commonwealth Bank of Australia lease my premises for a term of 5 years with two further 5 year options. They have formally contacted me with a high level of concern, should the proposed development proceed. They have notified that it would be untenable and they would seek to vacate as the noise and disturbance to their business would be too great.

As an owner, I am generally supportive of improvements to the area, including the public spaces and amenities but what has been proposed is a major change to the landscape to an area that has already had to deal with a number of inconveniences with the Barrangaroo development over recent years. One of my Australian businesses has for a number of years provided the security for the Walsh Bay Precinct, which has seen very minor incidents over that period. Should this proposed development proceed, there would be a significant change in the whole dynamic, with what appears to be large scale events and parties.

I also request the time for submissions be extended to allow further consideration of these matters, including obtaining relevant reports. I also will look to provide a more detailed assessment of the significant commercial impact that this will have on my property, but would expect this to very rapidly escalate with loss of rental and overall devaluing of the premises, for which I would absolutely be seeking compensation.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'M. Simich', with a horizontal line drawn underneath it.

Martin L Simich
Bullish Bear Trading Pty Ltd / Simcon Pty Ltd (ACN 110 539 618)