



Submitted via: majorprojects.planning.nsw.gov.au

13 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")

We refer to the Development Applications and the request for submissions by Friday 16 December 2016.

Archer Capital is a leading Australian private equity firm, with \$2 billion of funds under management on behalf of significant domestic and international institutional investors and 10 investee portfolio companies employing nearly 10,000 people.

Archer Capital is one of the largest business occupiers in Shore 2/3 (Strata Plan 73989), with 22 people in 6 of the commercial office suites. Our offices are situated immediately adjacent to the proposed developments and significantly our meeting rooms are located overlooking Pier 4 and the proposed new waterfront public square.

As a neighbouring occupier since 2005, we welcome the overall plan for improved amenity in the precinct, however we are extremely conscious of the impacts from both the construction works and the proposed use of the public square in the long term given the potential detrimental and material impact on our ability to conduct business in Shore 2/3. In summary we object to the Development Applications as exhibited principally for the following reasons:

Noise and vibration during Construction

Noise and vibration from proposed uses of the Arts Precinct, especially the public waterfront square

The "Noise Impact Statement" and related "Operational Event Noise Management Plan" are deficient in that they have failed consider the Occupants of Shore 2/3 as being the nearest Commercial properties affected by noise from the development. Rather the consultants have used test reference points that are considerably further way than the affected businesses in Shore 2/3.

The assessments and reports should specifically address the noise and vibration impacts on the existing businesses conducted in Shore 2/3, and the proposers should be required to mitigate or compensate for these effects. We are concerned that noise from construction and the proposed uses of the public waterfront square, will be incompatible with the commercial activities currently conducted in Shore 2/3.

Inadequate Consideration of the Impacts on Shore 2/3 Generally

Also of concern in relation to the Development Applications is the regular reference within the reports and appendices to the Wharf 2/3 being "undeveloped" or "underdeveloped" and the limited focus or detail of the nature and extent of existing commercial business in Shore 2/3. Reference is often made to stakeholders including the "*Business in Walsh Bay including business in Wharf 8/9 (offices)*" but in relation to Pier 2/3, only the "*Pier 2/3 Strata Management Group*" is referenced i.e. there appears to be limited acknowledgment of the significant commercial businesses already in existence on the landside edge of Wharf 2/3. This would likely have the effect of inadequately considering the impacts that the Development Applications have on such business and any measures to counteract these.

It is imperative that in consideration of the Development Applications and steps undertaken to minimise disruption to the neighbourhood, the effect on commercial businesses located in Shore 2/3 is adequately considered and taken into account.

As you may appreciate, the works outlined in the Development Applications will likely cause a considerable and adverse impact on our business (especially over the proposed two-year construction period) unless adequate mitigation or compensation measures are put in place.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping, slanted strokes that form a stylized representation of the name 'David Bull'.

David Bull
Chief Financial Officer