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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.

Arcap Pty Ltd is the owner of Lots 4, 5, 6, 7, 8, and 9 in Strata Plan 73989 (known as "Shore 2/3") adjacent to the proposed developments.

We welcome the planned improvement in amenity that will result from the development of the precinct, however as a neighbouring commercial landowner we are extremely conscious of the potential adverse impacts arising from both the construction works and post completion events the subject of the Development Applications. We are concerned that the Development Applications do not adequately address:

- Noise and vibration impacts on the ability to conduct normal commercial operations in Shore 2/3.

Of concern in relation to the Development Applications is the continual reference 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 existing significant commercial businesses in Pier 2/3. We believe that this has resulted in the Development Applications inadequately considering the impacts on such business and any measures to counteract these adverse impacts.

As you may appreciate, the works outlined in the Development Applications will likely cause a considerable and adverse impact on our business unless adequate mitigation or compensation measures are imposed on the Development. Arcap Pty Ltd wants the likely consequences of the development to be properly considered and appropriate mitigation measures implemented to address the concerns of the commercial operators in Shore 2/3.

Yours sincerely



Peter Gold
Director, Arcap Pty Ltd