

## Walsh Bay Investments Pty Ltd

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

We are an owner in Shore 2/3 (SP73989) immediately adjacent to the proposed developments.

We rent our premises (suite 12) to Mail Plus , a division of Australia Post. They have over 30 staff who are constantly on the phones or in meetings within the offices.

As a neighbouring occupier, we welcome the improved amenity arising from the development, however we are 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 business.

**We object to the Development Application as exhibited because it fails to consider the Occupants of Shore 2/3 as being the nearest commercial properties affected by noise from the developments.**

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 these effects by installing sound attenuation to the whole building and compensate for any loss of rent and any other resultant impacts.

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, where businesses will need to be able to operate without excessive noise.

We also request the time for submissions be extended to allow further consideration of these matters, including obtaining relevant reports.

Yours



Maurice Goldberg  
Director Walsh Bay Property Trust (owner)

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