

14 December 2016

NSW Planning & Environment

Dear Sir/Madam,

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

The Shore 2/3 Owners Corporation is located at 13 Hickson Rd, Walsh Bay. The property adjoins Pier 2/3 and the boardwalk where the proposed work outlined in the DA would take place. There are 22 businesses located on this site and they will all be affected by construction noise, particularly from the pile driving.

The Owners Corporation requests an extension of time for 2 months until 16 February 2016 to make a complete submission on the proposed development. This will enable owners to obtain reports, including an acoustic report and make an informed submission

As a neighbouring occupier, the Owners Corporation welcomes the improved amenity arising from the development, however is 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 the businesses.

The Owners Corporation objects to the Development Application as exhibited because it fails to consider the Occupants of Shore 2/3 being the nearest commercial properties affected by noise from the developments.

Compensation for loss of rent / business interruption as well as noise attenuation for the building may be required.

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 or compensate for such resultant impacts. The Owners Corporation is 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.

Yours sincerely

Carol Currie

Carol Currie
On behalf of Jodie Gardener
Licensed Strata Manager

CC: Owners Corporation
Building Management