

22 November 2017



Department of Planning & Environment

Re: Walsh Bay Arts and Cultural Precinct (SSDA 8671) ("Development Application")

Archer Capital is a leading Australian private equity firm which has been located at Shore 2/3 since 2005. Our office suites immediately adjoin the section of Pier 2/3 which is the subject of the Development Application.

Overall, we are supportive of the development of the Walsh Bay Arts and Cultural Precinct, however we have two major concerns that we believe have not been properly addressed in the Development Application;

1. Construction and Operational Noise Impacts

The original heritage construction and industrial nature of the Pier Structures means that they are inadequately protected from noise intrusion. As a result we are concerned that the Arup Noise and Vibration Impact Assessment overstates the attenuation achieved by the existing building envelope. We are therefore concerned that construction activities (and to a lesser extent subsequent operational activities) will have an adverse impact on our ability to conduct commercial activities in the Shore 2/3. Accordingly, we submit that the proponent should be required, as a condition of approval, to install noise attenuation measures in the Shore 2/3 building prior to construction commencing.

2. Traffic and Crowd Management

We are concerned the traffic generated from the additional patronage of the new venues, and particularly the large commercial space in Pier 2/3. As there is limited mass public transport in the Precinct (currently only buses), we do not believe the proponent has properly articulated solutions as to how large numbers of people will be conveyed to and from the precinct, and particularly how large groups of people are dispersed at the conclusion of events. We believe that the Development Application has significantly underestimated the demand for car parking from patrons driving to the precinct due to the long walks to major transport links.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'David Bull', with several horizontal strokes underneath.

David Bull
Chief Financial Officer
Archer Capital