

26 November 2019

Our Reference: SYD15/01513/15
Your Ref: SSD-7388-MOD-10

Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: David Glasgow

Dear Sir,

**MODIFICATION 10 (SSD7388 MOD 10) – THE IMAX REDEVELOPMENT, DARLING HARBOUR
31 WHEAT STREET, SYDNEY**

Reference is made to the notification received via the NSW Major Project Portal dated 6 November 2019 regarding the abovementioned application that has been referred to Roads and Maritime Services (Roads and Maritime) for review and to provide comment on.

Roads and Maritime has reviewed the submitted application and raises the following concerns with the proposed development:

- Clearances/Encroachments: Roads and Maritime notes that the proposed modification will result in the Sydney Harbour Foreshore Authority (SHFA) building encroaching into the required 2m clearance from the Western Distributor/Cross City Tunnel infrastructure (i.e. the Cross City Tunnel ventilation stack). Contrary to the comment in the submitted modification report that *“It is noted that, in areas where the proposed SHFA building encroaches the 2m clearance area, Western Distributor infrastructure can be accessed from an alternative location. This has been informally confirmed by RMS via email correspondence”*, Roads and Maritime has not given any preliminary support for any encroachments.

Roads and Maritime have consulted with the Cross City Tunnel (CCT) Concession holder, TransurbanCCT (TCCT), as they are responsible for the operation and maintenance of the CCT infrastructure. Roads and Maritime and TCCT are not supportive of the SHFA building encroaching within the 2m clearance zone around the CCT ventilation stack due to the extension of the SHFA building to the west (refer to Figures 6, 7 and 22 in the modification report). Roads and Maritime and TCCT request that a minimum 2,000mm clearance between the ventilation stack structure and the façade be maintained as per the original approved DA and as such the submitted plans be updated to clearly demonstrate the above has been achieved.

Roads and Maritime Services

Upon receipt of amended plans that reflect the abovementioned requirements, Roads and Maritime will review and provide a response accordingly.

Should you have any further inquiries in relation to this matter, please do not hesitate to the undersigned on 0418 962 703 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Andrew Lissenden', with a stylized flourish at the end.

Andrew Lissenden
A/Senior Land Use Planner
South East Precinct, Greater Sydney Division