

Thomas Piovesan

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Department of Planning and Environment

Our reference: R/2015/41/U

Your reference: SSD 7388 MOD 16

Subject: Request for Advice – IMAX Redevelopment

Thank you for your correspondence dated 20 July 2022 requesting for the City of Sydney Council (“the City”) to comment on the subject modification application. The proposal involves design changes to the SHRA building as well as modifications to conditions to facilitate the staged occupation of the development.

The City has reviewed the submitted information. Whilst no objections are generally raised to the proposed modifications, the proposed changes to conditions, notably Condition B1 to enable the staging of the Occupation Certificates (OC), is unclear.

It is understood that the development is substantially constructed. It is unclear as to why the staging of the OC is proposed to be imbedded in Condition B1, which sets out the different stages of construction. It is the City’s common practice to distinguish the nominated construction and occupation certificates in separate conditions of consent with each stage clearly identified.

The Department must be satisfied that the respective OC stages are clearly identified in the conditions of consent and are distinguished from the construction stages. Changes to other conditions to reflect the OC stages must also clearly nominate a stage and remove any reference to the term ‘relevant’ to ensure certainty that the requirements of the condition will be satisfied.

Please contact Reinah Urqueza on ph: 02 9265 9333 if you need to discuss your request.



Andrew Rees
Area Planning Manager