

4 June 2019

12255

Brendon Roberts
Team Leader – Key Sites Assessment
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

ATTN: David Glasgow, Principal Planning Officer

Dear Brendon,

RE: REQUEST FOR ADDITIONAL INFORMATION – SSDA 7388 MOD 8

This submission has been prepared by Ethos Urban on behalf of Grocon (Darling Harbour) Developments (Grocon), in response to the Request for Additional Information (RFI) issued by the Department of Planning and Environment (DPE) on 30 May 2019, relating to SSDA 7388 MOD 8. SSDA 7388 MOD 8 seeks approval for internal changes to the approved IMAX Building as modified. It is noted that the proposed modification will facilitate the future fit-out of the IMAX Theatre as concurrently sought under SSDA 8839.

The RFI requested clarification relating to inconsistencies of the architectural plans of the approved SSDA 7388 as modified and proposed SSDA 7388 MOD 8. Specifically, this clarification relates to the identification of GFA and building levels within the architectural plans. This submission is supported by a GFA Comparison (diagrammatic plans) prepared by HASSELL, included in **Attachment A**.

As shown in the GFA Comparison diagrams, the proposed modification as sought under SSDA 7388 MOD 8 results in a reduction of the IMAX Building's total GFA (reduction of -89m²). The diagrams illustrated that that calculation of GFA differs from that previous assessed, due to the nature of the proposed changes and refinements in relation to GFA calculations (compared to previous assessments). This is further described in **Attachment A**.

The RFI also identifies an inconsistency of building level identification. This is relevant to the 'moving the projection room from the 4th podium floor (L04) to the 5th podium floor (L05)' as sought under the SSDA 7388 MOD 8 application. This identified change was due to an inconsistency between the level numbering in the IMAX Fit Out Application (SSD 8839) and this modification application (SSD 7388 MOD 8). As such, there is no material movement of the projection room from Level 4 to Level 5, and this modification is no longer sought as a change.

We trust the above information is adequate in informing the assessment of SSDA 7388 MOD 8. Should you have any queries relating to this matter, please do not hesitate in contacting me on 02 9409 9457 or EHatfield@ethosurban.com.

Yours sincerely,



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