

**From:** [Robert Stark](#)  
**To:** [Simon Truong](#)  
**Cc:** [Amy Watson](#); [JustinClark@grocon.com.au](mailto:JustinClark@grocon.com.au); [chriscarolan@grocon.com.au](mailto:chriscarolan@grocon.com.au)  
**Subject:** RE: IMAX  
**Date:** Wednesday, 4 May 2016 10:20:41 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[004409\\_HASSELL\\_The\\_Ribbon\\_Hotel\\_Serviced\\_Apartments\\_and\\_Retail\\_Pedestria....pdf](#)  
[Management Plan for Ribbon Hotel - V3.pdf](#)

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Hi Simon

Please see our response to each item below in red.

A consolidated drawing package will follow later today.

Let me know if you have any questions.

Regards

**Robert Stark** Principal Planner

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**From:** [Simon.Truong@planning.nsw.gov.au](mailto:Simon.Truong@planning.nsw.gov.au) [mailto:[Simon.Truong@planning.nsw.gov.au](mailto:Simon.Truong@planning.nsw.gov.au)]  
**Sent:** Tuesday, 3 May 2016 2:31 PM  
**To:** Robert Stark  
**Cc:** [Amy.Watson@planning.nsw.gov.au](mailto:Amy.Watson@planning.nsw.gov.au)  
**Subject:** RE: IMAX

Hi Robert,

As discussed, following review of the additional information submitted, the Department requires the following:

- further justification as to why the proposed two storey foot print for the SHFA building is unable to be realigned with the existing footprint as per the PAC's requirement with the commercial scheme (condition B3);
  - The external outline and internal dimensions proposed for the SHFA building were developed in collaboration with SHFA to create tenancies and a public domain that can attract appropriate and viable tenants, and meaningfully activate the pedestrian pathway. It is important to note that the structure of the roadway above is a significant constraint, providing obstruction in height as well as depth. It is not possible to simply 'push' the SHFA building deeper under the roadway.
    - o Activation of the Public Domain – The alignment and detailing of the SHFA Building have been developed to form a continuous and activated edge to the public domain.

The curved west-facing façade relates to the alignment and profile of the IMAX and retail facades of the main Ribbon building. These facades are all accessible on-grade from the level of the public domain.

- Building Depth – The depth of the existing SHFA amenities building is inadequate for most retail functions and sits at a level approximately 700mm (3 to 4 steps) below the adjacent ground plane due in part to the clearance requirements below RMS viaduct structure. The outline of the proposed building provides for the minimum depth required by food and beverage retail as well as the same public amenities as the existing building. The clear width of the proposed public domain at its narrowest point is within 750mm of the existing width once the existing steps are taken into account. If the building were reduced in depth to match the alignment of the existing building, the retail spaces would not be viable for food and beverage retail due to the impact of required clearances to existing RMS structure and the opportunity for public domain activation would be lost.
- confirmation on how the proposed pedestrian width in this location compares with both:
  - the pedestrian width that would be provided in satisfying condition B3 of the previous approval;
  - the current pedestrian width in this location between the existing amenities building and the carousel;
- Existing walkway width – Min 13.0 metres (to top of steps)
- Walkway width if the commercial scheme is modified as per condition B3 – 14.4 metres
- Current proposed width – 12.25 metres

Note – These are minimum pinch-point dimensions. Adjacent to the new carousel and further north, the walkway width is substantially wider than the existing condition. – Please also see attached diagram.

- removal of the term “Discouraging” in point 3 from the plan of management;  
Please see attached amended Plan of Management.
- review and removal of signage zones not originally proposed with the EIS including updated plans with dimensions and details of the future intended purpose; and

Given that the additional IMAX signage was not referred to the RMS, we accept that this should be removed from the proposed development via a condition of consent. This includes signs CIN-01 to CIN-07 identified in the signage package provided with the previous round of additional information. The signage matrix within this information provides dimensions and details of each sign.

- update and confirmation of inclusion of the Druitt Street stairs upgrades as part of the proposal.

Given that agreement has not yet been reached with the adjoining land owner, the Druitt Street stair upgrades will need to be removed from this proposal. As discussed, we request that this deletion be undertaken via a condition of consent.

Happy to discuss further if required.

Regards

**Simon Truong**

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**From:** Robert Stark [<mailto:RStark@jbaurban.com.au>]

**Sent:** Tuesday, 3 May 2016 12:24 PM

**To:** Simon Truong

**Subject:** IMAX

Hi Simon

Just following up on the additional clarification email you are preparing – can we still expect it today?

Thanks and regards

**Robert Stark** Principal Planner

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