

17 July 2019

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David McNamara
Director Key Sites Assessments
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

ATTN: David Glasgow, Principal Planning Officer

Dear David,

RE: SSD 8839 THE RIBBON IMAX FIT-OUT – RESPONSE TO REQUEST FOR FURTHER INFORMATION

This submission has been prepared by Ethos Urban on behalf of Grocon (Darling Harbour) Developments (Grocon), in response to the Request for Further Information (RFI) issued by the Department of Planning, Industry and Environment (DPIE) on 3 July 2019, relating to SSDA 8839. SSDA 8839 seeks approval for the fit-out and operation of the IMAX Cinema component of The Ribbon development, consistent with the use and base building previously approved under SSD 7388.

The RFI requested the submission of Architectural Plans for Level 3 and Level 4 of the development to confirm consistency with the SSDA 7388 approval as modified, specifically noting modifications as sought under SSDA 7388 MOD 8. We note that SSD 7388 MOD 8 sought to reconfigure the internal layout of the IMAX component to achieve consistency with SSD 8839. SSD 7388 MOD 8 has since been approved. Accordingly, the requested Architectural Plans are found in **Attachment A**. These plans show the projection room on Level 4 as noted in the RFI.

The RFI also identified inconsistencies between the Architectural Plans and the indicative fit-out plans, specifically with regards to the arrangement of seating within the cinema. In response to this inconsistency, we confirm that indicative fit-out plans show the seating arrangement as sought under this application. Seating arrangements as shown in the Architectural Plans are to be dismissed.

In light of these changes, the RFI requested an updated estimate of construction and operational jobs as generated by the proposal. The proposed will generate approximately 50 construction jobs and 20 jobs associated with the IMAX operation.

We trust that the above information is adequate in informing the assessment of SSD 8839. Should you have any queries relating to this matter, please do not hesitate to contact me on 02 9409 4957 or EHatfield@ethosurban.com.

Yours sincerely,



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