

1 November 2017

Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ben Lusher

Dear Ms McNally

REQUEST FOR THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS IMAX FITOUT, THE RIBBON, DARLING HARBOUR

We are writing on behalf of Grocon (Darling Harbour) Development Pty Ltd, to request that the Secretary of the Department of Planning and Environment issue her Environmental Assessment Requirements (SEARs) for the fitout and use of the IMAX cinema within 'The Ribbon' development at 31 Wheat Road, Darling Harbour (the site).

As the works will have a Capital Investment Value of greater than \$10 million dollars, the development comprises State Significant Development pursuant to Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011.

1.0 Background

Development consent SSD 15_7388 was granted by Planning Assessment Commission on 28 June 2016 for the IMAX redevelopment, including:

- Demolition of the existing IMAX building, tourist office and amenities block;
- Construction of a new 25 storey building and separate 2 storey building;
- Hotel, serviced apartments, retail and entertainment uses;
- 170 car parking spaces within the podium and 239 bicycle spaces at ground level;
- Realignment of Wheat Road;
- Upgrade to the surrounding public domain including a new playground and relocation of heritage items;
- Installation of a City Screen and signage zones.

The application did not include the fitout or use of the IMAX cinema (entertainment use) and as such a separate application is now proposed for these works.

2.0 Overview of the Proposal

The proposed development comprises broadly the fitout of the IMAX cinema, as well as the entertainment use of the site.

The IMAX cinema will replace the IMAX facility which was demolished to enable construction of the new building. The IMAX cinema will contain one large screen and will accommodate maximum of 460 patrons. The theatre will include a lobby, theatre hall, toilets, projection room and staff office. The theatre finishes will be consistent with the standard acoustic wall, floor and ceiling finishes for a commercial theatre.

The cinema will be owned and operated by World's Biggest Screen (WBS) The proposed hours of operation will generally be 9.00am to midnight, seven days a week. However from time to time special screenings will occur after midnight running for 2 – 3 hours.

3.0 Preliminary Environmental Assessment

Many of the environmental impacts associated with the cinema have already been considered in the assessment of the base building development application. Including issues such a traffic generation and parking, built form and the like. We are therefore proposing to address the following key issues in the Environmental Impact Statement (EIS):

- Compliance with the relevant Environmental Planning Instruments including:
 - State Environmental Planning Policy (State and Regional Development) 2011
 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
 - Darling Harbour Development Plan No. 1
- Consistency with the terms of approval for the Ribbon Development (SSD 15_7388)
- Acoustic amenity
- Compliance with the Building Code of Australia
- Compliance with Disability Discrimination Act and AS1428
- Ecologically Sustainable Development
- Construction Management
- Waste Management
- Consultation

In light of the above we propose to provide the following information with the EIS:

1. Site Survey Plan
2. Architectural Plans & Interior Design Statement
3. Updated Plan of Management
4. Acoustic Assessment
5. BCA Statement
6. Accessibility Assessment
7. ESD Report
8. Services Infrastructure Report
9. Construction Management Plan

10. Waste Management Plan

11. Consultation Summary Report

Yours sincerely,



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