

From: [Russell Hand](#)
To: [Brendon Roberts](#)
Subject: FW: SSD 7388 IMAX Response to SEARs
Date: Friday, 11 December 2015 11:21:50 AM

See below...

From: Russell Hand [mailto:RHand@cityofsydney.nsw.gov.au]
Sent: Thursday, 10 December 2015 2:21 PM
To: Pilar.Aberasturi@planning.nsw.gov.au
Cc: Christopher Corradi <ccorradi@cityofsydney.nsw.gov.au>
Subject: SSD 7388 IMAX Response to SEARs

Dear Pilar,

The City of Sydney has had an opportunity to review the Department's draft SEARs and Applicant's documentation for the proposed IMAX alternative scheme.

The draft SEARs appear to address most known or discovered environmental assessment issues associated with the redevelopment of the site as proposed.

The following matters for consideration are recommended for inclusion in the draft SEARs.

- Address residential amenity for serviced apartments as per Section 4.4.8 of Sydney DCP 2012. In this regard:
 - (a) a level of health and amenity is required to ensure any future conversion to a residential flat building is not compromised; and
 - (b) apartment planning should be approached so that each apartment has amenity equivalent to the requirements of a residential flat building. This includes solar access, natural cross ventilation, minimum apartment sizes, unit mix, balconies and lobbies/corridors with access to natural light and ventilation.
- Address the governance structure for the hotel and serviced apartment use, confirming that serviced apartments will remain in one title.
- Address residential waste servicing access to the site in consultation with the City's Waste Services Unit.
- Address the public benefit offer associated with the redevelopment. As a fresh SSD DA, all of the improvements committed to in relation to SSD 5397 require reaffirmation. This includes pedestrian connections to the SICEEP facilities, children's play area, public gathering space and replacement of SHFA existing amenities building.
- Address proposed commercial signage and building name signage through a Signage Strategy including a schedule on compliance with the signage provisions of Sydney DCP 2012.
- Address integrating signage and any display screen with the SICEEP development for content and community information.
- Address the incorporation of Public Art into the redevelopment.

The City is pleased to see the draft SEARs include consideration of Sydney DCP 2012 and the requirement to justify car parking provision relative to the maximum rates in the Sydney LEP 2012.

Regards,

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