



RS/RS
12255
27 April 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
22-33 Bridge Street
SYDNEY NSW 2000

Attention: Simon Truong, Senior Planner - Key Sites Assessments

Dear Ms McNally

ADDITIONAL INFORMATION
SSD 15 7388 – IMAX REDEVELOPMENT OPTION NO 2
31 WHEAT STREET, SYDNEY

We are writing on behalf of Grocon (Darling Harbour) Pty Ltd to provide additional information in relation to the State Significant Development Application for the redevelopment of the IMAX site at 31 Wheat Street, Sydney. The request for additional information was received in two emails from the Department, and a response to each item is provided below.

In addition to the attachments referenced in this letter, the following documents are also provided:

- A revised Ribbon Hotel Plan of Management that makes it abundantly clear that permanent residential accommodation is not permitted within the development.
- An amended Ground Floor Plan that incorporates the various minor amendments detailed in this letter (ARC-HSL-DD-1100 Rev K).
- An amended Wind Effect Statement that confirms that the outdoor seating areas are predicted to meet seating criteria for most weather conditions, and that the optimal control elements and operational requirements will be confirmed via wind tunnel testing prior to the commencement of works.

It should be noted that the amended landscaping design, which was developed in consultation with SHFA, provides a minimum dimension to the public walkway between the SHFA building and landscaping elements to the west of approximately 16.5 metres. This is an increase over the existing width, which is approximately 12.3 metres

Request of 15 April 2016

1. *The updated landscaping plans submitted with the RtS shows changes to the north western portion of the public domain including:*

- *removal of giant net and climbing wall play area;*
- *revised design for the seating area and the adjoining event spaces including potential changes to the finished ground levels; and*
- *potential increased floor plate for the 2 storey building and potential associated reduction in the width of the footpath.*

The Landscape drawings submitted as part of our Response to Submissions in March reflect the outcome of detailed consultation with SHFA. The main objectives of these revisions were to:

- maximise the sense of contiguous open space,
- allow for increased circulation along the waterfront,
- address consent conditions in the commercial scheme development consent, and
- address comments and questions raised by SHFA and the City of Sydney in their submissions to the Department of Planning.

The net result of these changes has been to increase the contiguity of the public domain and in turn improve sightlines, pedestrian flows and public amenity. These revisions are clarified in the attached drawing prepared by Aspect Studios (refer **Attachment A**).

2. *Clarification on the above is required including an updated landscape report and justification for the proposed changes.*

Please refer to **Attachment B**, Revised Landscape Report, which incorporates the above amendments.

3. *A response to Point 4 of Council's comments to the EIS.*

While the foot print and lease boundary proposed for the Ribbon building is larger than the existing IMAX Building, the leasehold arrangement proposed for the site is not essentially different from the one that currently exists.

More detail is provided in the Response to City of Sydney (CoS) - refer **Appendix E**.

4. *Amended plans clearly identifying the future intended purposes for individual signage zones and dimensions.*

Please refer to the **Attachment C** - Schedule and accompanying drawings highlighting the locations dimensions and purpose of each proposed signage zone.

5. *Elevations and photomontages clearly identifying the different materials and finishes recommended in supporting reports including cladding and/or double glazing, shading elements to mitigate glare impacts, and wind screens.*

Please refer to the **Attachment D** - Schedule and accompanying drawings indicating the location and extent of major building finishes.

6. *A response to the issues raised in the late submission from Darling Park.*

Please see below our response to the three issues raised by the Darling Park General Manager in his email to the Department dated 15th April 2016. The numbering is as per his email.

i. *Traffic Impacts* – As noted in the GTA Transport Impact Assessment, the additional traffic volumes generated by the proposed development are anticipated to have a relatively minor impact on existing Wheat Road activity, as well as on the intersections of Harbour Street/ Bathurst Street and Shelley Street/ Erskine Street. The estimated traffic generation will have a lower impact on Wheat Road (north of the site) than the approved commercial development would have during road network peak hours, with low traffic volumes in comparison to King Street Wharf activity and future developments including Barangaroo.

ii. *Stairs from Druitt Street Footbridge* – Grocon have met with the 50% owner of Darling Park and presented the DA drawings and the proposed new stair. No feedback has been received. If consent is not forthcoming the stairs will be removed from the DA.

iii. *Capacity of Druitt Street Footbridge* – The Druitt Street footbridge is outside the boundary of the site.

Request of 19 April 2016

1. *A revised draft plan of management providing greater detail and certainty around how serviced apartments will be managed to prevent their residential use including any proposed wording for a covenant on future strata subdivided serviced apartments restricting their long term residency.*

Please refer to the Response to CoS and attached revised Plan of Management that confirms that permanent residential accommodation is not permitted.

2. *Additional details demonstrating the porte-cochere, and valet service for visitors to the hotel, employees, future guests/tenants of the hotel and serviced apartments will be managed to operate satisfactorily to prevent queuing onto Harbour Street.*

100 percent of the car parking at The Ribbon will be managed by a valet service, which will avoid the risk of queuing into Harbour Street. The Traffic Report prepared by GTA demonstrates that the handling capacity of the stacker and the driveway configuration are capable of handling the projected vehicle movements without queuing onto Harbour Street. A comprehensive management plan will be prepared to cover porte-cochere operations, back-up plans in the event of malfunction of the stacker and other operational procedures.

3. *Clarification of the future selection process for the type of glass used to be installed for the proposed curtain wall glazing façade of the ribbon, to ensure a high standard of finish and visual permeability whilst achieving reflectivity standards and the ESD 5 green star rating. An addendum to the ESD report demonstrating this is acceptable is required.*

As part of the procurement of the façade, glass will be selected from a range of samples that comply with the acoustic, reflectivity, visual and ESD criteria. Certification of compliance with each criterion will be required and we propose that this be submitted as a consent condition precedent to commencement of above-ground works on site.

4. *A revised wind report assessing that the proposed building will be able to achieve amenity standards for seated patrons of future proposed outdoor seating.*

As part of the Response to Submissions, a revised Wind Report was issued proposing removable planters as a wind mitigation measure as an alternative to wind screens. The portable planters

would occupy the licensed seating area only and would be stored within the tenancy when not required or when external criteria for seated activates cannot be maintained. There will be no permanent impact imposed on the public domain. Advanced wind tunnel testing will occur in order to predict in more detail the likely frequency of conditions that exceed the criterion for seated activities and we propose that this report be submitted as a consent condition precedent to commencement of above-ground building works on the site.

5. A detailed response to Council's RtS comments, where Council has commented that no response has been provided in the RtS to Council's concerns.

Please refer to the Response to CoS at **Attachment E**.

6. Clarification of whether the proposed Druitt Street walkway and stair upgrades are proposed as part of the development including a response to the Darling Park management submission.

Please refer to item 6 of the response to 15 April 2016 issues.

7. Details and indicative plans for the proposed mechanical ventilation and exhaust for future restaurant tenancies.

Kitchen exhaust will be provided for each restaurant tenancy. The exhaust air will be ducted through to the western core and discharged above the roof. Please refer to attached indicative sketch illustrating the proposed exhaust arrangements (refer **Attachment F**).

8. Details clarifying that the waste room size is adequate.

Please see attached revised plan of the Ground Floor (DA_ARC-HSL-DD-1100 - Rev K) with enlarged waste handling facilities including separate waste storage for retail and hotel waste. Indicative paths of access to these spaces is explained and illustrated in the sketch of the area attached to the Response to CoS. The arrangements will be further developed and refined as part of design development and with input from the hotel operator and we therefore propose that the comprehensive Waste Handling Plan be provided as a development consent condition. This was the case in the approval of the commercial scheme for the site (Consent Condition B24).

9. Clarification of the location of the section used for the Safer By Design plan SK08-A3-1:100.

Please refer to the attached key plan indicating the cut line for Section SK-08 (Attachment G)

It is anticipated that the above information will enable the completion of the assessment of the application in a timely manner, however please do not hesitate to contact me on 9956 6962 or rstark@jbaurban.com.au should you have any questions or require any additional information.

Yours faithfully



Robert Stark
Principal Planner