

9 November 2016

Mr. Patrick McIntyre
Executive Director
Sydney Theatre Company
Wharf 4/5, Hickson Road
Walsh Bay, NSW, 2000

Dear Mr. McIntyre,

Re: State Significant Development Application #7561 – Sydney Theatre Company - Internal Fitout and Refurbishment Works

I refer to your request on behalf of Arts NSW for landowner's consent to lodge a state significant development application **for Sydney Theatre Company (STC) - Internal Fitout and Refurbishment Works**.

The subject works will be undertaken in conjunction with the STC external works which form part of the Walsh Bay Arts Precinct SSDA (SSD 7689).

I am advised that the proposed internal upgrade of the Sydney Theatre Company's facilities at Wharf 4/5 Walsh Bay will generally comprise:

- Internal alterations and reconfiguration of spaces and uses to provide for:

Ground level

- New box office / ticketing area at southern end of wharf and administration / staff areas

Mezzanine

- Additional offices at southern end of wharf

Level 1 (Main Floor)

- the co-location of Wharf 1 and 2 Theatres to create two distinct performance spaces that are flexible in seating configuration and use. The new theatres will comprise:
 - a new multi-format flexible studio space (Wharf 1 Theatre) with seating for 350 – 450 and additional height over the seating and stage areas for the rigging of technical equipment.
 - a new studio theatre space (Wharf 2 Theatre auditorium) with retractable or removable seat with a capacity of 150 seats in various configurations.
 - New public display space and formal meeting area to south of Wharf 2 Theatre mid wharf with an atrium over
- Upgrade to existing restaurant and bar area at northern end of wharf and terrace balcony including back of house areas
- Improved rehearsal and dressing room spaces and introduction of more flexible spaces including:
 - co-located rehearsal spaces with shared back of house area
 - provision for two set up floors at the southern end of the wharf with back of house area to allow transportation of sets to the theatres
- administration, costume and props areas within the shore sheds

Level 2 (mezzanine)

- Administration area and meeting rooms
- provision of a new multi-purpose function room with balcony with capacity for 120 persons at the northern end of the wharf overlooking the restaurant and the harbour

Level 3 (under roof)

- Lighting bridge and technical area

Other works

- The removal of the existing fire tunnel within the building and associated reconfiguration of the space into the new layout as above plus addition of new fire stairs
- Improvements to acoustics, amenities and back of house and plant areas / facilities,
- Relocation, reconfiguration and improvements to administration areas centrally within the wharf
- Upgrade of services and infrastructure; and
- New loading and access arrangements to improve movement arrangements between technical and production areas.

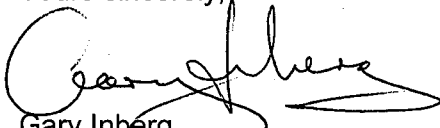
Roads and Maritime grants its landowner's consent for the lodgement of the application with the NSW Department of Planning and Environment. The consent is valid for 12 months from the date of this letter. However should the nature, extent or specific locality of your proposal change in this time, you must re-apply to Roads and Maritime prior to lodgement.

In granting the consent Roads and Maritime is not endorsing the proposal nor is it approving the development itself. The consent simply gives permission for lodgement.

Please copy the stamped plans and Notice of Determination when available.

If you have any questions, please contact David Pavlich, A/Senior Project Manager, on 8843 3173.

Yours sincerely,



Gary Inberg
Principal Manager, Property
Roads and Maritime Services