

Secretary's Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 8839
Proposal Name	Fit out and operation of the IMAX cinema
Location	IMAX cinema, Ribbon building, 31 Wheat Road, Darling Harbour
Applicant	Grocon (Darling Harbour) Development Pty Ltd
Date of Issue	29 November 2017
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • compliance with the Building Code of Australia • provision of an ESD report to provide assurance that the fit out and operation will not affect the 5-star green star rating of the base building. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all assumptions and components from which the CIV calculation is derived • a close estimate of the jobs that will be created by the development during construction and operation • verification that the CIV was accurate on the date that it was prepared.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines</p> <p>Demonstrate that the project will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (State and Regional Development) 2011 ◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ◦ Darling Harbour Development Plan No.1 • Demonstrate consistency with the terms of approval for the Ribbon Building Development (SSD 7388), as modified. <p>2. Compliance with the Building Code of Australia</p> <ul style="list-style-type: none"> • Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia. <p>Note: The report must outline any alternate solutions required to ensure compliance with the Building Code of Australia.</p>

	<p>3. Fit out The EIS shall address:</p> <ul style="list-style-type: none"> adequate provision of sanitary facilities for staff and patrons compliance with the Disability Discrimination Act and AS 1428. <p>4. Operation The EIS shall address:</p> <ul style="list-style-type: none"> the operational requirements of the IMAX cinema in a Plan of Management, including but not limited to, hours of operation and special events, access by patrons, staff numbers, any food and beverage provision, deliveries, loading and waste management detail. <p>5. Noise and Vibration impacts The EIS shall include a noise and vibration assessment prepared by a suitably qualified acoustic consultant which shall:</p> <ul style="list-style-type: none"> assess the noise and vibration impacts of the IMAX use on the hotel, serviced apartment and retail uses within the building assess the noise and vibration impacts on the surrounding land uses and public domain details of acoustic wall, floor and ceiling finishes for the cinema. <p>6. Ecologically Sustainable Development (ESD) The EIS shall demonstrate:</p> <ul style="list-style-type: none"> that the fit out and operation proposal maintains the ability of the building to achieve a 5 star Green star - Design and As Built v1 rating that the fit out works respond to sustainable building principles and increase the energy efficiency of the IMAX cinema by using low energy technologies. <p>7. Construction Management The EIS shall address:</p> <ul style="list-style-type: none"> community consultation, notification and complaints handling impacts of construction on adjoining development and proposed measures to mitigate construction impacts noise impacts on and off site; traffic and transport impacts during construction and how these impacts will be mitigated in terms of traffic, pedestrian, cycleway and public transport waste management. <p>8. Biodiversity</p> <ul style="list-style-type: none"> the EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act. <p>9. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007. Consult with the City of Sydney Council.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> Architectural plans Plan of Management Noise and Vibration Assessment BCA Statement

	<ul style="list-style-type: none"> • Accessibility Assessment • Construction Management Plan • Waste Management Plan including details of estimated waste quantities, on site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development • Ecological Sustainable Development Report
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 5 electronic copies (USB) of the documents and plans (once the application is considered acceptable).
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.

