

07108
30 August 2007

Sydney Harbour Foreshore Authority
Level 6, 66 Harrington St
SYDNEY 2000

Attention: Shayne Watson

Dear Shayne

**NOVOTEL DARLING HARBOUR
PART 3A PRELIMINARY ENVIRONMENTAL ASSESSMENT**

I refer to the previous letter dated 13 June 2007 on behalf of Accor Asia Pacific and subsequent discussions with the Sydney Harbour Foreshore Authority and the Department of Planning regarding the proposed extension and refurbishment of the Novotel Darling Harbour. I also refer to the Preliminary Assessment submitted on 31 May 2007.

As outlined previously, following a review of the project by Accor, the staging of the development has been modified to enable Accor to more efficiently manage the relocation of guests during the construction phases. Accor propose to initially construct the new building addition to the south of the hotel prior to commencing construction on the refurbishment and upper storey additions to the existing hotel building. This will enable Accor to more efficiently manage the provision of guest rooms during the transition period by having the southern building extension available to "decant" rooms to during construction works on the existing building. This will not only minimise the economic impact on hotel operations, but will also minimise impacts associated with the temporary loss of accommodation on businesses and conference facilities in the Darling Harbour precinct.

Accordingly, it is proposed to submit two concurrent project applications for the different components of the overall development proposal to enable greater flexibility in the assessment process. The first project application will seek approval for:

- the development of the new 3 storey building of approximately 3,940m² over the existing car park/tennis court to the south of and adjoining the existing hotel building to accommodate an additional 96 rooms;
- A new plaza entrance at Murray Street;
- Reconfiguration of existing vehicle entrances and new port cochere; and
- Enhancing through site links to Darling Harbour.

The second project application will address the remaining elements of the proposal, namely:

- Extensions to the upper floors of the existing 'ziggurat' hotel building to accommodate 136 additional rooms;
- Increasing the GFA of the building by 5504m² to approximately 36, 524m²;
- Alterations to the external building façade; and
- Internal alterations the existing hotel building to improve and facilitate guest reception and facilities.

It should be stressed that Accor is committed to the realisation of the full development outlined in both project applications. As outline above, both applications will be submitted concurrently for public exhibition and assessment. The quantum of the proposed development and key environmental issues to be addressed

for both projects is outlined in the Preliminary Environmental Assessment that accompanied the letter of 31st May 2007. The areas of the site to be included in each project are shown in the attached plan.

Accordingly, with regard to two projects outlined above, Accor Asia Pacific request that:

- The Minister form the opinion that the proposed projects are "major projects" under Part 3A of the *Environmental Planning and Assessment Act 1979*;
- The Director-General prepare and issue Environmental Assessment Requirements; and
- The Director-General consider delegating the assessment of the Environmental Assessment to Sydney Harbour Foreshore Authority (SHFA).

We are happy to discuss further the structure and format of the Environmental Assessment documentation to be submitted for exhibition and assessment to ensure that the projects are able to be presented in such a manner that they can be assessed both individually as well as it terms of cumulative impacts.

Should you have any questions regarding this matter please do not hesitate to contact me on 9956 6962.

Yours faithfully



Gordon Kirkby
Associate

Enc. Plan showing project application areas.