

27 April 2021

Department of Planning, Industry and Environment

Key Sites Assessments

4 Parramatta Square, 12 Darcy Street,

Parramatta NSW 2124

Attention: Emma Butcher, Senior Planner, Regional Assessments

Dear Emma,

RE: SSD 8440 – MIXED USE DEVELOPMENT COMPRISING GROUND FLOOR RETAIL PREMISES; A HOTEL INCLUDING 148 ROOMS AND 7 SERVICED APARTMENTS; 52 RESIDENTIAL APARTMENTS; AND 234 CAR SPACES (LOT: 22 DP: 1072217) – SURRENDER OF DEVELOPMENT CONSENT & REFUND OF CONTRIBUTIONS PAID.

Surrender of Consent

We write to the NSW Department of Planning Industry & Environment under section 4.63 of the EP&A Act 2003 to voluntarily surrender the Development Consent for application number SSD 8440, dated 22 June 2018. The development consent being surrendered was for a mixed use development comprising ground floor retail premises, a hotel including 148 rooms and 7 serviced apartments, 52 residential apartments, and 234 car spaces on Lot 22, DP 1072217.

Doma confirm that works under the previous Development Consent did commence under a Construction Certificate (No. 20180931) issued by Acrocort Pty Ltd on the 5th September 2018. All works undertaken on site were carried out in compliance with the conditions of consent. The relevant Construction Certificate CC has also been relinquished with the Certifier and works were ceased on site at the Groundworks stage in order to pursue an alternate development scheme.

Surrender of the previous Development Consent SSD-8440 is not thought to have any adverse impact on any third party or the locality of the site. A new Development Consent SSD-10378 for the site has subsequently been issued 18 February 2021, this consent is for a Mixed Use Development which is not too dissimilar to the consent being surrendered. Surrender of the consent is required under condition A5 of the new consent notice, SSD-10378 dated 27 January 2021.

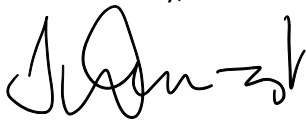
We seek confirmation from the Department that they have satisfied with this notice and the request to surrender Development Consent SSD 8440.

Reimbursement of previously paid Section 94a Development Contributions

The Developer will also be applying to City of Newcastle for reimbursement of the previously paid development contributions in full for the surrender consent SSD-8440. Payment was made in accordance with condition B4 of notice of consent SSD-8440 on 17 July 2018 to a value of \$1,200,000.

We intend to pay the new contributions amount in accordance with condition B7 of consent notice SSD-10378 issued 27 January 2021 at the appropriate time.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jure Domazet', with a stylized flourish at the end.

Jure Domazet

Sole Director of Doma Holdings (Honeysuckle) Pty Limited