

9 January 2019

33 Erskine Street
Sydney, NSW 2000

To: To the building owner or building manager

Architecture
Urban Design
Planning
Interior Architecture

**Proposed New Hotel Development -
301 & 305 Kent Street and 35-39 Erskine Street, Sydney**

Notice of intention to lodge a State Significant Development Application

Dear building owner/manager,

This letter relates to the proposed development by Romanous Developments Pty Ltd at 301 & 305 Kent Street, and 35-39 Erskine Street, Sydney, for the purpose of a new hotel.

As you may be aware, Romanous Developments have been progressing the preparation of an Environmental Impact Statement (EIS) for the development and will shortly lodge a State Significant Development Application (SSDA) to the Department of Planning and Environment (DPE) seeking concept approval for the redevelopment of the site. Architectus have been engaged to prepare the EIS and to undertake community and stakeholder consultation prior to lodgement of the Concept SSDA.

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The Staged SSDA will initially seek concept approval for land use, gross floor area, building envelope, pedestrian and vehicle access, and the provision of basement car parking. A future Stage 2 SSDA will be lodged for demolition and excavation works and the construction of the hotel building, following the completion of a competitive design process.

Adelaide
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The proposed redevelopment will respond to the buildings surrounding the site and provide a unique new hotel building commensurate with Sydney's global status, and will respond to the significant need for additional tourist accommodation in Central Sydney.

Architectus wish to invite you to provide comments on the proposed development prior to lodgement of the SSDA. Enclosed with this letter is a copy of selected plans detailing the proposed development and concept diagrams of the ground level. It is requested that any comments be provided within 14 days from the date of this letter. If no comments are received within this time, it will be assumed that you have no comments at this stage of the application process. Please note, this is only the first stage of consultation. You will have further opportunities to provide input during the public exhibition of the SSDA by DPE.

Once submitted, the EIS for the hotel development will be made publicly available on the DPE website at <http://majorprojects.planning.nsw.gov.au> and details of the exhibition period will be notified by DPE.

Please contact Taylar Vernon, Senior Urban Planner, on 02 8252 8400 or taylor.vernon@architectus.com.au if you wish to discuss the proposed development or if you wish to provide any comments.

Yours sincerely,

Rachael Nesbitt
Associate Urban Planner

Architectus Group Pty Ltd
ABN 90 131 245 684

Nominated Architect
Managing Director
Ray Brown
NSWARB 6359

ATTACHMENT – Proposed development plans

The following selected plans and concept diagrams are provided detailing the proposed development at 301 & 305 Kent Street and 35-39 Erskine Street, Sydney:

- Envelope plans:
 - Lower Podium – up to 20m height
 - Upper Podium – 20m to 40m height
 - Tower – above 40m height
- Envelope Massing:
 - Existing Corner Diagram
- Architectural concept:
 - Ground Level Plan
 - Podium Section