

State Theatre and Gowings Buildings Revival Project

Information Sheet

Amalgamated Holdings Limited (AHL) plans to revitalise the State Theatre and Gowings Buildings by transforming the upper floors into a boutique hotel while conserving and enhancing the historic features of both buildings.

The new hotel will be an exciting mixture of history, location and contemporary designs which has the potential to become a landmark in Sydney.

The upper levels of these iconic buildings are currently a mixture of commercial space, retail tenancies and vacant space. These office accommodation areas will be converted into boutique hotel rooms and suites with the focus on working around original features and enhancing heritage items.

The hotel, called QT Sydney, will be the launch hotel for the newly-announced QT group of hotels for AHL and include the following features:

- 196 designer rooms including eight rooms with disabled access
- Lobby area accessed through the existing State Theatre Building lobby. The dividing wall between the lobby and the café will be partially re-opened to recreate aspects of the original lobby space and maintain the Art Deco and Gothic styles.
- A new connection between the buildings will be created to join the two 'wings' of the hotel with the heritage sensitive access link over the Gowings Laneway not visible from Market or George Streets.
- An exciting, edgy restaurant and bar facility with meeting suite accessible to patrons other than hotel guests
- Gymnasium and luxurious day spa open to the public as well as hotel guests
- The Statement Lounge Bar will be relocated to be adjacent to the existing theatrette to form a small entertainment suite and maintain public accessibility

There will be no major structural demolition or new works as part of the proposal. The proposal mainly involves the removal of existing commercial and retail fitout to the upper levels of both buildings and the installation of new services, linings and finishes.

The project will have no impact on the operation of the State Theatre which will continue operations throughout the refurbishment period. Historic street-level activities including retail operations will be maintained once the project has been completed.

Façade upgrades are proposed for both building to restore them to their former glory. Careful repairs and sympathetic replacement will preserve original stone cladding, windows and other important works including reinstatement of gargoyles and façade detail which have been damaged or removed over decades.

The Development Application is currently on public exhibition and if approved the refurbishments will commence in early 2011 for 12 to 18 months.

AMALGAMATED HOLDINGS LIMITED

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