

Li Da Zhang
182/365 Kent Street
Sydney, 2000

Application: Four Points Hotel at Darling
Harbour

Application Number: SSD 7014

Dear Department,

I, Li Da Zhang, object to the proposed modifications of the construction and operation of an executive lounge and public bar on the rooftop of the northern tower with associated amenities and plant, an increase to the height of part of the northern tower from 10 storeys to 12 storeys and an increase to the approved gross floor area of the hotel from 10,547.6m² to 11,474.6m².

I am motivated to make this submission in the firm belief that if we do not take a stand and say 'enough is enough', Four Points Hotel will continue to build more, leading to the blockage of more views that are valued by residents in the CBD and an increase in air, visual and noise pollution. Since Four Points Hotel is already considered Australia's largest hotel with 672 rooms, not including the 25-storey tower currently under construction holding 231 rooms, office space and a podium hosting functions and conferences that is already starting to pollute the views of Darling Harbour, the proposed modifications are excessive and unnecessary.

The increased height of the Four Points Hotel will:

- block the Darling Harbour view
- block the water view
- block the sunset view
- block airflow
- increase noise pollution

These are important factors when buying an apartment in a high-rise building and greatly affect the purchase and selling price and the decision to make such an investment. Since the purchase price of the apartment incorporated the above views, I would suffer a great loss on my investment. Airflow around the area may also be blocked by the increase in height, which may cause an increase in air pollution, leading to adverse health reactions by many residents who live in the CBD area. The existing public bar on the rooftop is already causing a lot of noise most nights when events are on and if it were higher the noise would travel even further and cause a lot more disturbances.

Please reconsider the decision to allow Four Points by Sheraton to the construction and operation of an executive lounge and public bar on the rooftop of the northern tower with associated amenities and plant, an increase to the height of part of the northern tower from 10 storeys to 12 storeys and an increase to the approved gross floor area of the hotel from 10,547.6m² to 11,474.6m².

Thank you for providing this opportunity to provide my view on this decision.

Kind Regards,

Li Da Zhang