

Chun Tsui
134/365 Kent Street
Sydney, 2000

Application: Four Points Hotel, Darling
Harbour

Application Number: SSD 7014

Dear Department,

I, Chun Tsui, object to the proposed modification 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.

The increased height of the Four Points Hotel building would substantially decrease the value of my apartment, as well as those of all other West-facing apartments of Windsor on Kent. It would do this by:

- blocking the Darling Harbour view
- blocking the water view
- blocking the sunset view
- blocking airflow
- increasing 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.

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 and more, blocking further views that are valued by residents in the CBD. 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 (which is already polluting the views of Darling Harbour), the proposed modifications are excessive and unnecessary.

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

Thank you for providing me with this opportunity to express my view on this decision.

Kind Regards,

Chun Tsui