

RE: Executive Lounge and Hotel Bar- Four Points Hotel Sydney

SSD 7014

Stuart Phillips, owner and resident of
Unit 140 – Level 17 – Facing directly across proposed development site
Windsor on Kent
365 Kent Street, Sydney 2000, NSW

My view on application – I strongly object to it

Dear Minister

I'm just a simple resident, I don't have the backing of a professional team to log a detail response to the Environment Impact Assessment, but I still wish to state my objections. I'm a busy person, and thanks to the limit time table for submissions this is going to very rough submission. I doubt other residence of my building can get time to response or are fully aware of the plans. We get many council notices a week here, lucky I opened this one.....Design pictures in notice letter would be more helpful in future

Objections

1) Lost of Views and Outlook



Photo: taken from my level 17 balcony last summer, (yellow ducky swimming around harbor)

From the plans I calculate that I will lose :

50% of my water views,

100% views of the beautiful historical Pyrmont Bridge,

100% of the historical Ships and submarines, my personal favorite feature and land mark.

75% of the Australian Flag and pole, my weather vane...winds from south = cold

75% of the architecturally pleasing white roof of the maritime museum, which some time is used for projection displays.

Basically my fore-ground view gets replaced with a huge ugly wall!!

The Friday night I receive the letter about this development was the saddest day I have lived in this building, I had to close the blinds to stop being reminded by the building.

2) Significant loss of my property value

When I bought my place, I could not afford grand water views, but I managed to buy a unit with a small glimpse of water views. I could have paid less and bought a view of a brick wall. If this project goes ahead I will lose all this large premium I paid for this water view. The Value lost by all the effected apartments would total more than this project!

When People in this building sell their property, they use the water views on their sales brochure. I have even seen one, show a view it can't even see, knowing people will come and see, hence the demand and value for views.

3) Increase density of Alcohol venues

I thought the state government has stopped creating new or amending liquor licenses in the "CBD Entertainment Precinct" for 2 years, thou tourist accommodation I hear is exempt. I doubt that this bar will be full off residents of the hotel, but be more likely be like the Sydney Hilton bar and all its problems.....where it will operate like a public bar. So why the law difference...

The idea that you would add to the problem by creating new bars is stupid. There is already enough bars in the area, some like the Home Night Club which are on level two restrictions or not too far away Ivy bar which is still on level one restrictions! We seem to be moving King Cross to Darling Harbour

4) Increase foot traffic by intoxicate patrons.

Bars seem to be popping all around the city. King Street is now becoming a corridor between George Street venues and Darling harbor, increasing the ease to bar hop from venue to venue as the density increases. This venue will pull more people from the George street down to darling harbor. This increase foot traffic will bring more socially unacceptable behavior to the area.

5) Nosie from current and proposed venue

The current venue is small, say 20 people, but it is only noisy when music is played, the sound seems to echo around the buildings. 20 people talking will never by themselves seem loud but if you times that by ten, to 200 people and add a sound system fit out as I assume a venue like this will have, then you have noise problems.

I can easily imagine the big bass note from a sound system on Saturday night as the Sun Sets. We can already hear music noise from Cargo bar or from boat parties, regardless of building design sound will get out, the building as shown has large opening where sound will leak from and bounce around darling harbor.

This might as well be an application for a roof top helicopter pad as the noise could be the same.

6) Construction Noise

Currently noise from earlier stages of construction has been annoying. Cranes have been operating early in morning and late in to the night. One example of the level Noise was my partner told me one night to turn off a dripping ensuite tap that I could not hear over the noise of the crane!!!. It does interrupt our sleep. The Developer and hotel owner have total disregard for the local residents right to quiet nights sleep, I doubt the same owners can run a Bar that respects the needs of this community

7) Not a significant development

A bar, any way you like to spin it is not a State significant project. Darling Harbour is full of bars, and also a very large Casino, no one is going to cancel an event at the new function center due to no executive bar on the roof!!! This should have be handled by the local council where it would be thrown out on first viewing.

I have not paid any political donations ever,

Thank you for your time.

Stuart Phillips

p.s Bring back the Yellow Duck again, we liked that....