

Arndria Seymour
157/361 Kent Street
Sydney NSW 2000

13 August 2015

The City of Sydney Council
Planning Services – Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Acting Director, Key Site Assessments

**Re: Application No SSD7014 Four Points Hotel Darling Harbour – Executive Lounge
and Public Bar**

I would like to formally express my objection to the proposed development application.

I purchased my apartment in the Trafalgar Building in March 2014 and I have loved living and being an active member of in this community's precinct in supporting the council and Alex Greenwich (our independent MP) on focusing/trying to resolve the overcrowding issue. I also frequent the 4 Points as I am a member of their Star Privilege Programme, so I do care about the facilities they have on offer.

As one of the owners of a west facing top floor apartments I have an issue with the proposal as the environmental component of the development application has chosen to only provide impact drawing from Level 25, which are our bedrooms. In the Trafalgar Building the west facing apartments are all tri-level; level 24 are the living areas, level 25 are bedrooms and bathrooms and level 26 is a study/home office or 3rd bedroom in some cases.

The environmental component should have presented the impact from level 24 (living area), as this is where the views and festive activities my neighbours and I have enjoyed with family and friends as it will be obscured. I am also of the opinion that this development would potentially detract from the current property values within the Trafalgar Building as west facing apartments from Level 17 upwards will be impacted. Personally this is the only major asset I now own in Sydney.

I personally would appreciate an understanding of the true impact from Level 24 aspect for myself and my neighbours ie the 4 apartments facing west being Apartment 155, 156, 157 and 158. These apartments are in principle more valuable and also pay the largest strata levies for the privilege of being a top floor dweller.

The Visual Impact Assessment clearly shows both Windsor on Kent and Trafalgar Building severely impacted. This element alone should require a rethink and a point of compromise with the development application.

Whilst the applicant has expressed in writing that they have believe they have met the principles of view sharing, I think they should come and stand on my level 24 balcony and rethink this decision as if it is approved as proposed my neighbours and I will be looking at a bland concrete wall as per the artistic impression in the submission.

I request the council to consider my objection and ask this development applicant to reconsider some of the aspects of the current proposal.

Best regards

A handwritten signature in black ink, appearing to read 'Arndria Seymour', with a stylized, cursive script.

Arndria Seymour
Owner Apartment 157
Trafalgar Building