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Daniel Price  
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Sydney NSW 2000

Major Projects Assessment  
Dept of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

24 October 2012

For the attention of the Director, Metropolitan and Regional Projects South

Dear Sirs,

Applicant: M&L Development Co P/L  
Name of Proposal: Four Points by Sheraton Hotel Expansion inc. Commercial Offices  
**Application No:** 4972-2011  
Location: 161 Sussex Street  
Proponent: GL Investments P/L

**Subject of Submission: OBJECTION**

I hereby wish to register my objection to the proposal as advised. I object on a number of grounds:

1. The proposed development is excessive; especially the height.

My home unit is already directly over looked by two 25+ storey office towers and there are several other similar towers in close proximity (though not directly overlooking my home). These buildings cast large shadows, especially during the winter. The proposed tower may block my unit from getting any mid to late afternoon sunshine, especially during the coldest part of the year. Despite my unit facing north, my unit already sees little winter sunshine during the mornings due to the shadow cast by the tower at 44 Market Street. The proposed tower will have a similar effect during winter afternoons. My heating bills will increase significantly.

2. The proposed development is excessive; especially the location.

Situated behind the heritage listed Corn Exchange, the proposed tower will overly dominate the area and vista for pedestrians as they walk down Market Street from George Street towards Darling Harbour.

3. The proposed development is excessive; there has been NO presentation of alternative options.

The proposal seeks to increase the number of hotel rooms, etc. without vastly affecting the existing hotel structure. Alternative proposals such as increasing the height of the existing building need to be investigated along with the proposals for this development. As proposed, the tower project will dwarf and overwhelm the existing hotel building.

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4. The proposed development is excessive; it will significantly increase the sense that Sussex Street (especially in that local area) is becoming a concrete canyon with high towers on both sides of the road. The existing hotel structure tries to blend with the various heritage-listed buildings nearby such as the Dundee Arms and Corn Exchange. The addition of a 25 storey tower will dominate the area.
5. We will lose a number of mature / established trees.

We do not have any public local parks on this side of the CBD and street greenery is in short supply. Construction of this tower will remove a number of the trees that become apparent as you walk from Clarence Street, over the Sussex Street overpass towards Darling Harbour. Significant development is proposed for Barangaroo which will include extensive greenery. Should not the same principles about greenery apply to this area of the CBD?

I have not made any political donations in the previous 2 years.

Yours faithfully,

A handwritten signature in black ink that reads "Daniel Price". The script is cursive and fluid, with the first name "Daniel" and last name "Price" clearly distinguishable.

Daniel Price

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