

Director, Metropolitan and Regional Projects South
Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Applicant: M&L Development Co Pty Ltd
Name of proposal: Four Points Sheraton Hotel Expansion incl. commercial office space
Application number: 4972-2011

Subject of submission: **Objection**

As a resident owner of a home unit in the Berkeley for ³⁰~~40~~[@] years, I object to this proposal for the following reasons:

Personal impact

- It will substantially reduce the water views of Darling Harbour from my living room and balcony, and will completely eliminate similar views from my kitchen.
- My home unit will lose direct sunlight, especially in winter, with consequent increase in my energy bill for heating and lighting.
- The scale of the building will create a claustrophobic feeling which will affect my quality of life.
- It will add to the already strong wind tunnel effect, bringing dust and pollen into my unit.
- The increase in traffic during and after the construction will exacerbate traffic congestion, noise, and exhaust fumes.
- It will significantly reduce the value of my unit.

Building impact

- The proposed building is too high. It will cast unacceptable shade over nearby buildings.
- Its overbearing vertical form will adversely affect the visual qualities of the area. In particular it is too near the foreshore, and is not in keeping with the scale and height of all other buildings on the foreshore north of Pyrmont Bridge.
- The inclusion of 7 floors of offices above(!) the hotel structure is totally inappropriate. It is also unnecessary in the light of planned office development at Barangaroo.
- No provision is made of parking for increased numbers of hotel guests and office staff.
- The location of the tower is detrimental to the visual aspect of the area. The present buildings on the waterfront adjacent to Pyrmont Bridge (Darling Park One to the south, and Four Points Sheraton to the north) are so located as to offer an expanding field of vision as one approaches the waterfront from

Market Street. This open prospect will be lost if the tower is placed, as proposed, south of the present hotel building and close to Pyrmont Bridge. To avoid this effect the tower would need to be located above, not alongside the southern end of the existing Four Points Sheraton building.

- The tower is similarly detrimental to views east towards the CBD from Pyrmont Bridge.
- If additional hotel space on the site of the present Four Points Sheraton is justified, it could be better provided by a reduced tower (without office floors) at the northern end of the site where the present hotel building is lower, or by raising the height of the main hotel building generally.

Heritage impact

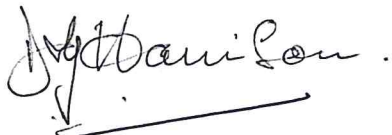
- The proposed 25-storey tower will overwhelm the heritage-listed Corn Exchange Building (and adjacent heritage structures) from the east, and will almost completely conceal it from Pyrmont Bridge.

Lack of consultation

- I and my fellow owners of home units in the Berkeley were not consulted regarding the proposal. No approach was made to us as individuals or to the executive committee of the Berkeley.
- No request was received for access to home units in the Berkeley so as to enable a true assessment of the loss of water views to be made. The report relied instead on a desk top study, from which inaccurate conclusions were drawn.

I am willing to work with the proposer of this development to address these concerns, and agree that my name should go forward with my above objections.

I have not made any reportable political donations in the past two years.



24 October 2012

Derek Harrison

81/25 Market Street (The Berkeley), Sydney, NSW 2000