

15. October 2012

Registered Mail

A/Director, Metropolitan and Regional Projects South

Major Projects Assessment

Dept. of Planning & Infrastructure

GPO Box 39, Sydney, NSW 2001



Dear Mr Mark Schofield,

Re: M&L Development Co. Pty Ltd, Application No. 4972 2011

Four Point Hotel by Sheraton Hotel Expansion incl. commercial office space

We own two apartments at 25 Market Street, 'The Berkeley',

We object to the above development proposal for the following reasons:

- 1.) No consultation: Contrary to requirements set out by the Director General M&L Development chose not to consult with any of the residents and owner of 'The Berkeley', 25 Market Street. In their submission M&L Development asserted that it was unable to contact residents of The Berkeley. The Berkeley has a full time building manager at the front desk in the lobby, a strata manager and an owners' corporation; none of them was ever contacted. It would appear that consultations were deliberately avoided.
- 2.) Misleading visual images: In M&L Development's submission, section introduction and methodology, section 3.3, page 37 shows misleading visual representations. Their photos were taken from the curb on the street and not from the apartments where people live. In addition, computer generated images on page 45 are distorted instead of using actual photos taken from our apartments. We enclose an actual photo taken from our apartments and another photo that outlines the visual impact

of the proposed development. It is obvious that about half of our view would be blocked.

- 3.) Diminish our property value and rental income: This proposal would eliminate about half of our views of Darling Harbour, i.e. the water itself, the boats, sun light, sky, trees, the Maritime Museum and Star Casino. As result our property values would be diminished and our rental income be reduced. Four Points Hotel development would benefit financially from these views at our expense.
- 4.) Absence of parking spaces: This massive proposed development does not include any parking spaces. It is inconceivable that a new 25 storey hotel tower could be erected in the CBD without any parking spaces.
- 5.) Adverse environmental impact on natural environment: The natural environment would be severely impacted as most of the existing trees on that site would have to be cut down.
- 6.) Impact on heritage building: This proposal would dwarf the historic, heritage-listed Corn Exchange and massively diminishes its significance.
- 7.) Cost savings by developer at expense of the community: It would appear that M&L Development chose to massively expand its footprint instead expanding on its current site. The height of the present Four Point Hotel ranges from only five to fourteen stories. It is usually more expensive to reinforce an existing building and close down its current hotel function while raising its height to 25 stories compared to erecting a new building. The proposal by M&L Development represents a cost-saving exercise at the expense of the community and a diminished life style of local residents.
- 8.) Inappropriate development: The proposed development would create a concrete canyon in Market Street more appropriate to Hong Kong rather than to Sydney.
- 9.) Conflict of interest: If the proposed development were approved then the Sydney Harbour Foreshore Authority (SHFA) would financially benefit via rental payments for foreshore land. Yet, the SHFA is a division of the Dept. of Planning and Infrastructure which approves the development application. That means the approval is decided by the agency that financially benefits.

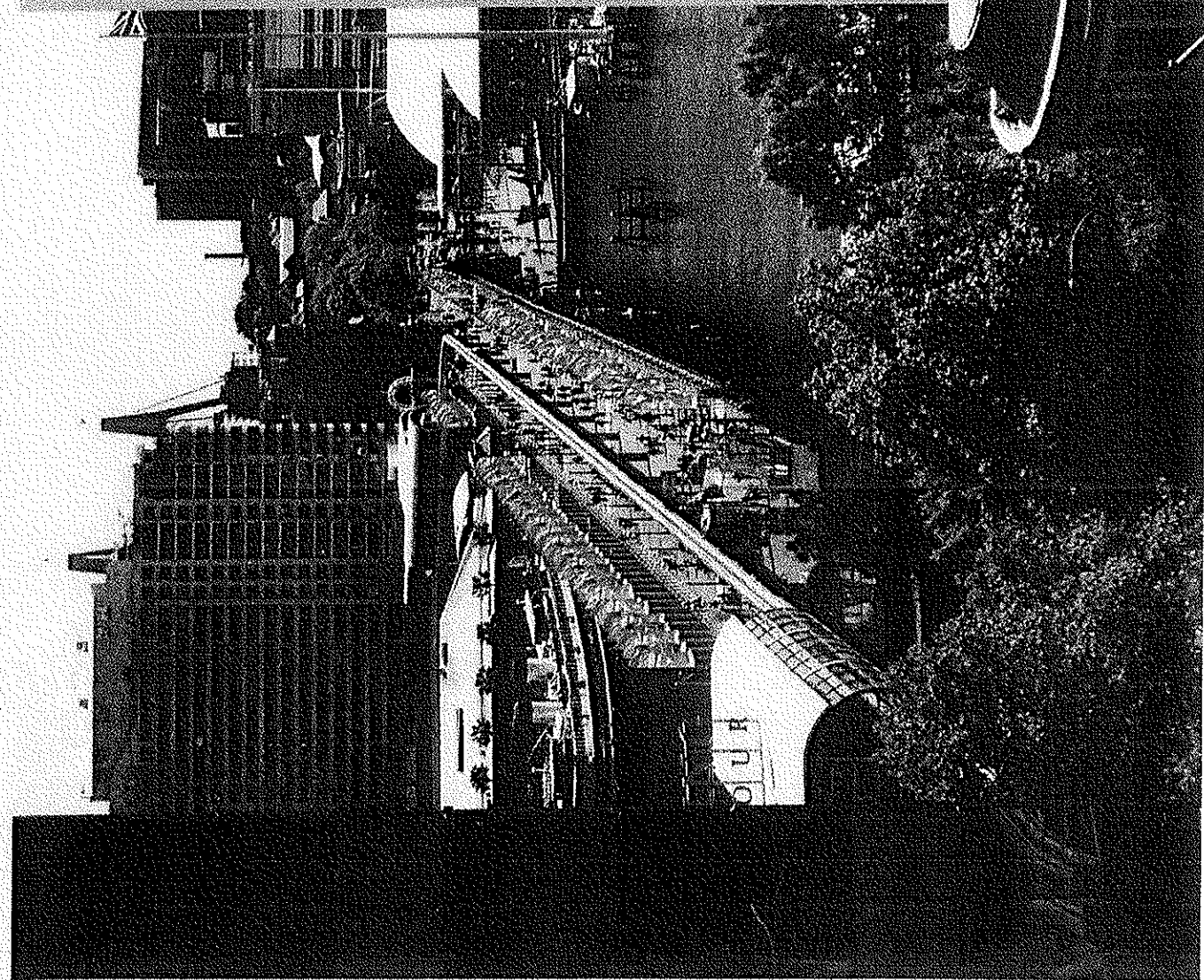
We have not made reportable political donations (including donations of \$ 1000 or more) in the previous two years.

We request that our names will be withheld.

Yours sincerely,

[Redacted Signature]

**Proposed
Tower
at
161 Sussex St**



Proposed view of planned development.

Present view from 85 Market Street
October 2012

