

23 October 2017

The City of Sydney Council
Director, Modifications Assessments
Planning Services – Modification Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Re: Application no. SSD7014 MOD 3 Four Points Hotel Darling Harbour – Executive Lounge and Public Bar.

As the strata managers of SP69136, 361 Kent St Sydney ("Trafalgar"), we write to you on behalf of the owners corporation who would like to formally express their objection to the above mentioned modification application.

Residents of a west facing apartment in the Trafalgar Building have reported to us that they are having issues with the current level of noise that is already coming off this roof top bar on Friday and Saturday evening, which already goes on until midnight. They have also advised that they can't leave their balcony doors open when they are at home due to the noise and cannot hear their TV or listen to their own music because of the noise emanating from the roof top bar. This is disturbing residents peaceful enjoyment of living in their property. If this is now going to open 24/7, residents will never be able to sit and relax on their balconies in the upcoming warmer months, let alone go to bed and have a quiet nights sleep and leave a window or balcony door open.

The Darling Harbour/Cockle Bay area has always been a family friendly part of the neighbourhood. Encouraging more people to drink and party 24/7 is not responsible in our opinion. It also leaves us open to the issues other buildings are facing that are in close proximity to the Ivy Hotel. We are already experiencing people making a racket when they walk up King Street in the early hours of the morning, not to mention our building's cleaners are constantly cleaning up after intoxicated people who have vomited in front of our building or in our driveway.

We request the council to consider our objection and not approve this modification.

Kind regards



Danny Kabbara
Senior Strata Manager