

SUBMISSION BY JOHN FREEMAN

The Astor
123 Macquarie St
SYDNEY 2000

free.john@bigpond.com

HERITAGE IMPACTS

The proposed modification would have additional heritage impacts. The modification proposal incorporates mitigation measures that are generally appropriate and adequate. However, as with the approved project, the heritage interpretation plan must be exhibited for public comment. During the 25 years that I have lived in the city centre, I have witnessed progressive, avoidable destruction of heritage values.

In this regard, it is deplorable that the proponent has not yet disclosed the future of the Tom Bass sculpture at 55 Hunter St, even though demolition of the building has commenced. Since the modification proposal increases the extent of the redevelopment it ought to be possible to propose a relocation of the sculpture.

Every time I enquire about the future of the Tom Bass sculpture, I get the Joh Bjelke-Petersen response (“don’t you worry about that”) without any further information.

RETAIL DEVELOPMENT

The proposed modification would result in a substantial increase in retail floorspace. I do not object to the increase, but I am concerned at the lack of any overall retail strategy for the precinct. The additional retail floorspace could undermine the viability of nearby retail uses or it could complement and strengthen retail trade in the area. It is important that the new development adds retail units that have sizes, locations, and opening hours that complement rather than replicate what is already in the neighbourhood. At present, there is no supermarket in the area. Those commuters who lack a supermarket near their home station would likely value a supermarket in this development. However, unless the new buildings are configured to accommodate one there cannot be one. Another example of a large footprint retail use would be a food court.

DISPOSAL OF SPOIL

The proposed modification would result in a considerable increase in the spoil volume. I am concerned about the traffic impacts of removing this spoil, and the environmental impacts of its disposal (having regard to the very large volumes of spoil from other components of the project). On a quick read of the document, I cannot find any discussion of these impacts.

John Freeman

20 July 2017