

G.S. and K.Bray,
The Astor,
123–125 Macquarie Street,
Sydney, NSW, 2000

4 May 2021

The Director – Key Sites Assessments,
Planning and Assessment,
Department of Planning, Industry and Environment,
Locked Bag 5022,
Parramatta, NSW, 2124

Dear Sir / Madam,

**50–52 Phillip Street, Sydney, Hotel/Residential Building Stage 1 Concept
Reference Number: SSD - 10464**

Thank you for your letter dated 13 April 2021, advising the State significant development application by Built Development Group Pty Ltd for the abovenamed site. We are residents of The Astor which is an apartment building, located in Macquarie Street and with two frontages to Phillip Lane, opposite the proposed development site at 50-52 Phillip Street.

We advise that we object to the proposal in this development application. Our reasons for objecting are set out below in the following three categories:

- building, location and environment issues;
- traffic issues; and
- other issues.

1. Building, Location and Environment Issues

1. The proposed development is too tall and bulky for the site. The proposed development is significantly taller than the height of the building which it would replace and is taller than (a) the adjoining Phillip Street and Bridge Street buildings and (b) the nearby Macquarie Street buildings. Taller buildings may be allowed elsewhere in the city but this proposed development is not in keeping with these nearby buildings and is detrimental to the neighbourhood and to the streetscape;
2. the proposed development is not in keeping with the size, architecture and scale of (a) the existing heritage building at 50 Phillip Street or (b) the nearby historic buildings, which include the terrace houses at 39–47 Phillip Street, the Chief Secretary's Building in Bridge Street and The Astor and History House buildings in Macquarie Street or (c) the nearby historic precinct buildings which include the former Colonial Treasurer's Building, Transport House, the Justice and Police Museum and The Royal Automobile Club;

3. the development's tower, quoted to be of 48 storeys in height, is overwhelming in scale for this location, as well as being incompatible with this area;
4. the proposed development will have a negative visual impact when viewed from Phillip Street, from Bridge Street, from the Royal Botanic Garden and from Macquarie Street. This development will not make a positive contribution to the area, nor will it complement the nearby heritage and historic buildings;
5. the proposed development's size and design will impact adversely on the surrounding historic buildings and precinct. This historic neighbourhood should be preserved intact and without the inclusion of incompatible structural intrusions;
6. the proposed development will have a significantly adverse impact on views from the west facing apartments of The Astor, especially from that building's upper levels, and on westward views from its rooftop terrace. The development's tower will overlook The Astor's rooftop terrace and will intrude on the privacy of its users. Therefore, the development's impact on the views and privacy of the owners and occupiers of The Astor will be negative and detrimental. These impacts will be significant. The Astor's rooftop terrace, together with the views therefrom, is an important amenity for its residents, especially for the residents of apartments on the building's lower levels, from where the only outlook available is to the walls of adjacent buildings. There is no reason why the proposed development should be at the expense either of "private views", e.g. of views from The Astor, or of the privacy of the building's rooftop users;
7. there is no reason why a commercial development such as that proposed for this site should be achieved at the expense of other existing nearby "private interests", e.g. the interests of The Astor, the privacy of its rooftop and the views from its rooftop and from its apartments;
8. there is no apparent recognition of the pre-existing right of The Astor's residents to peaceful occupation of their residences;
9. prospectively, views from the proposed development will intrude into the privacy of residents of the west facing apartments of The Astor;
10. prospectively, the proposed building will overshadow Macquarie Street and the Royal Botanic Garden;
11. the proposed cantilever design of the 48 storeys tower is an unsightly and incompatible intrusion on the heritage building at 50 Phillip Street;
12. the proposed building is a gross overdevelopment of the site. It is a visual imposition and is destructive to the integrity of its neighbourhood.

2. Traffic Issues

1. The proposed hotel will generate in both Phillip Lane and the underpass easement a volume of traffic far beyond these narrow lanes' capacities. For the purposes of definition, the underpass easement is the laneway connecting Phillip Street with Phillip Lane, underneath the building at 50 Phillip Street;
2. there is presently a significant volume of pedestrian traffic in both Phillip Lane and the underpass easement. Increased vehicle traffic generated by the proposed development will reduce pedestrian safety in both thoroughfares;
3. the proposed drop off area in the underpass easement is inadequate to accommodate the likely number of vehicles attracted by a hotel of 400 guest rooms and numerous function rooms;
4. vehicles leaving the drop off area and the basement car park will exit via Phillip Lane, causing both congestion and noise disturbance, and then across a Macquarie Street footpath which carries a heavy volume of pedestrian traffic;
5. Phillip Lane is already busy (a) with passenger vehicles which exit from the Hudson House parking station, (b) with vehicular traffic to and from existing parking areas in office buildings on both sides of Phillip Lane, (c) with garbage trucks and (d) with delivery vehicles. Traffic in Phillip Lane is already frequently brought to a standstill. Additional delivery and garbage vehicles from the proposed hotel and tower building would add to this congestion;
6. increased traffic in Phillip Lane will result in significantly increased noise and pollution, thereby causing disturbance to the residents of The Astor;
7. increased traffic congestion will be caused in Phillip Street when buses are used to transport hotel guests and function room patrons because size constraints will prevent buses from being used in either the underpass easement or Phillip Lane;
8. high walls presently create a blind corner where east bound traffic in the underpass easement meets north bound traffic in Phillip Lane. The proposed development's design replaces the existing delivery/loading area behind those high walls with a multi-storey building which extends to the site's boundaries there. The proposed hotel will cause increased traffic in the underpass easement and in Phillip Lane and will thereby accentuate the existing hazard of this blind corner. To overcome this problem, to create sight lines and to promote safety, any development approval should require (a) removal of the existing walls at this corner and (b) a prohibition on building to the site boundaries;
9. there is no recognition in the application of the significant traffic issues potentially arising from the proposed development.

3. Other Issues

1. This proposed development is not necessary. It appears to be manifestly unsuitable for this site, to which it appears to be conceptually disrespectful;
2. the building at 50 Phillip Street should be retained and refurbished as office premises, in accordance with its historical use and purpose;
3. the proposed development does not appear to give consideration to any factors other than those attributable to a commercial imperative;
4. the development application does not disclose details of the ultimate ownership of the applicant, Built Development Group Pty Ltd;
5. the application does not disclose details of any proposed lease of the proposed hotel or details of any significant commercial beneficiary, other than the applicant.

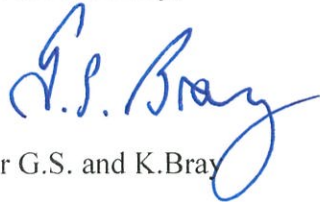
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In summary, we consider that this development proposal is not acceptable, we object to it for the reasons set out above and we request that this application not be approved.

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We have not made any reportable political donations in the previous two years.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'G.S. Bray', written over the typed name 'for G.S. and K. Bray'.

for G.S. and K. Bray