

Michael Lane
Unit 402, 3 Butt Street
Surry Hills NSW 2010
Australia

pmlane12@gmail.com

Re: Major Projects / DA50
52 Phillip St Sydney
SSD-10464

Dear Mr Fetterplace,

I am writing to support the proposed development at 50-52 Phillip Street. I wish to highlight the positive contribution the development would have in two areas:

1. Economic impact: Simple arithmetic means that a 48 storey building can support more economic activity than a 12 storey building. For the residents, visitors, businesses and employees that this development would accommodate this is an improvement in their economic well-being and stability. If Sydney wants to improve the living standard of existing residents, developments such as this one are crucial.

It is also worth mentioning this impact would not be contained to the two lots in the proposal. Increased footfall from residents and occupants means more potential customers for nearby businesses, the CBD and Sydney as a whole.

I also welcome the 13 residential floors the development would bring. No doubt these residences will be priced out of reach for the majority of Sydneysiders, but when richer tenants move into these residences it means they are not bidding up the rest of Sydney's housing stock. Sydney is by many measures the most expensive housing market in Australia and among the most expensive globally. As a renter, I am sure many renters would agree with me that an increase in the cost of housing is the biggest concern regarding our quality of life in Sydney.

2. Visual impact: Any comment on the proposal's aesthetic merit must start with the building it replaces. Kusu House is ugly, outdated and of negligible architectural value (if any). A Google Image search of "Kusu House" returns only two exterior shots of the

building both taken at an angle, presumably to minimise the amount of space it occupies in the picture. The status quo detracts from the beauty of the adjoining Chief Secretary's building.

I also believe that having a modern, high-rise building like the one proposed next to a preeminent example of late 19th century Australian architecture creates a contrast that raises the aesthetic value of both. Notice the popularity of the City of London, which combines buildings so old historians are unable to date their date of construction with some of the tallest skyscrapers in the world.

I will briefly say that the idea that a 48 storey building is "out of character" in the Sydney CBD should be dismissed out of hand. Chifley Tower is 50 metres taller and barely 200 metres away.

I also want to mention that the development's rooftop pool, overlooking Sydney harbour and Harbour Bridge, would be globally iconic from the moment it opens to the public. We have the most beautiful harbour in the world and this development would allow locals and tourists to enjoy it in a new and unique way.

Given these benefits, I urge the Department approves the proposed development. Thank you for taking the time to read my submission.

(I have no political donations to report, nor do I have any economic interest in the parties involved.)

Yours sincerely,

Michael Lane