

11 May 2021

A W
Bridge Street
Sydney NSW

Mr Jim Betts
Secretary of the Department of Planning, Industry and Environment
Submitted via the major projects web portal

Attention: Karl Fetterplace

**Objection to SSDA 34196 50-52 Phillip Street New Hotel/Residential
Building Stage 1 Concept DA**

Thank you for the opportunity to comment on the above proposal currently on public exhibition.

I am appalled by the proposed development of 52 Phillip Street, and I sincerely hope it does not proceed.

Some of my reasons are as follows:

The skyline of the heritage precinct

If we have to have any more inappropriate phallus-like buildings in Sydney, please not here of all places. It would be an anathema to the integrity of the precious heritage precinct and a violation of all the careful work undertaken to preserve the immediate area's national significance and historic ambience.

A small, sympathetically designed boutique hotel that would not dwarf surrounding Victorian buildings would be a welcome addition to the site, but not this monolith. In any case, there are already several hotels in the immediate area.

Public amenity

There are a number of issues relating to public amenity in relation to this proposal.

Certainly, if this proposal goes ahead, I would no longer enjoy the view out of my eastern-facing window. The proposed, overwhelming and inharmonious development would be centre-most of my picture. I would hate looking at such a modern obelisk when I prefer to see the current Victorian buildings.

I also have concerns regarding the privacy of those upon whom occupants of the hotel would have a direct view, such as people using the various roof gardens in the vicinity.

I am also concerned about the imposition the actual building process would make on surrounding residents, of which I am one. We have put up many months of high-rise and other construction in this area in the recent past. Although I cannot prove causation, I suspect I (and others) have sustained hearing damage and sleep deprivation due to exposure to continuous loud noise generated, particularly by jackhammering and other noisy construction equipment. Not everyone sleeps at night! We have also endured road blockages, footpath disruption, and

excessive dust and dirt in the immediate area due to a large amount of construction in the area. This in itself, if the proposal goes ahead, will sadly lead me to move out of the area. I refuse to go through the physical discomfort of further large, prolonged construction projects in the area.

Public safety

I have concerns about the increased traffic the proposed development would have on Phillip Lane. It is only a laneway, and I doubt it would be safe to increase the traffic within it substantially. Upgrading the lane in any way would not increase its capacity for greater traffic density because its area cannot be increased.

As well, there will be greater traffic density in the area in general.

Lighting impacts

I am not satisfied that the natural and artificial lighting impacts of the project have been adequately addressed. I understand that the building, especially given its extreme height, will obscure natural lighting to a number of surrounding buildings, and I am not reassured that the amount of illumination emanating from the building at night will not be excessive.

Given the number of impacts and their seriousness, I strongly urge the Department to refuse the application.

Thank you again for the opportunity to provide comments.

Yours sincerely

A.W.