

11 May 2021

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Sydney 2000

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. We object to the proposal for the following reasons:

The proximity of a massive, cantilevered structure extending over 50 Phillip St would devastate the privacy and ambiance of the Astor rooftop terrace common area, dwarfing its historic State Heritage-registered loggia. The roof terrace is the only communal area in which residents can relax, get to know one another, and entertain guests: providing a unique, irreplaceable and precious resource.

Of the greatest concern to us is that a tower of this extreme altitude and proximity will create unprecedented, very high and potentially dangerous wind vortices across our roof terrace. We fear that such newly induced high or extreme wind velocities across the terrace would make it unpleasant or uninhabitable on a significant number of days. In the presence of an immediately adjoining tower of this altitude we would likely be denied the pleasure of being on the terrace on many if not most breezy summer evenings. Existing structures on the terrace may be compromised by the winds, and all existing furniture and artefacts on the terrace would likely need to be removed or modified and securely fixed into place.

Given these and the many additional adverse impacts outlined in correspondence to you from the Astor Board and their seriousness we strongly urge the Department to refuse the application.

If the Department is instead of a mind to approve the application, we request it require the applicant to amend the design so that the design of the tower is of:

1. A significantly reduced altitude and,
2. A significantly increased vertical separation between the Astor rooftop communal terrace and any new building forms.

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Thank you again for the opportunity to provide comments.

Yours sincerely

Samena and Samuel Scherer