

11 May 2021

Apts 24 and 74  
The Astor  
123-125 Macquarie Street  
Sydney

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 welcome the development of existing buildings and highlighting heritage values in Sydney. As a resident of The Astor, the prospect of creating a vibrant public space at 50-52 Phillip Street and at the rear in Phillip Lane is appealing. However, I object to the current proposal for the following reasons:

**1. Proximity to the Western Apartments of The Astor**

As an owner of 2 apartments on the Western side of The Astor I am acutely aware of how "close" the buildings on the eastern side of Phillip lane are, with negative impacts on privacy and aspect for apartments in The Astor. The proposal indicates building even closer to the eastern boundary on Phillip Lane, exacerbating the problem and creating more of a tunnel effect in Phillip Lane. I believe that any development should not extend the existing building alignment as it currently stands at 50 Phillip Street.

**2. Traffic Impact on Phillip Lane**

The proposal indicates that Phillip Lane will be used as the access point for vehicles servicing the area (garbage trucks, food supplies etc for the hotel) and also for car parking for the hotel and residential levels.

Phillip Lane is a narrow lane, so much so that cars cannot pass each other on it. It already experiences high levels of traffic, with vehicles doing "drop-offs" etc blocking the laneway (creating regular noise as drivers honk their horns to get other vehicles to move).

The corners of Phillip Lane are tight – it is difficult for large vehicles to negotiate them, resulting in traffic hold-ups and noise (particularly at night from garbage trucks).

The exit from Phillip Lane to Macquarie Street requires vehicles to cross a busy footpath where it is difficult to see pedestrians. These vehicles are attempting to turn onto Macquarie Street – a busy street- which often results in vehicles blocking the footpath and requiring pedestrians to walk around cars.

Finally, the noise creating by vehicles on Phillip Lane at night already makes it difficult for residents in the western apartments of the Astor to have a reasonably uninterrupted night's sleep – increasing the traffic on Phillip Lane would only exacerbate the problem.

It would be good if the proposal considered alternative access for the development (potentially via Phillip Street) with the creation of a more pedestrian friendly laneway, which would appear to be the aim of the City of Sydney and was recently achieved with the AMP "Quay Quarter" development nearby.

### **3. Heritage impacts on 50 Phillip Street**

I am not opposed to the conservation and adaptive reuse of the former Public Works building at 50 Phillip Street but the way the proposed tower cantilevers over 50 Phillip Street is inappropriate and detracts from and diminishes its heritage significance. Possibly there are alternative ways to fund the preservation of this heritage building – has the possibility of selling Heritage Floor Space been considered?

I urge the Department to refuse the application. If the Department is instead of a mind to approve the application I request it require the applicant to amend the design so that its tower does not overhang 50 Phillip Street, nor "skewers" the building with a structural element designed merely to support a tower of inappropriate height.

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 handwritten signature in dark ink, appearing to read 'Elizabeth Gavey', with a long, sweeping underline that extends to the right.

Elizabeth Gavey