

10 May 2021

Name withheld  
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 object to the proposal for the following reasons:

IMPACT. The proposed plan for this tower is I believe contrary to what this area of the city requires.

Phillip Lane is far from suitable for which it is intended to be used,

The vehicular access will be extremely difficult for a number of businesses already in operation in that laneway not to mention the safety issues that would certainly arise.

A Phillip Street entrance should be a consideration although difficult I'm sure.

**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 badly detracts from and diminishes its heritage significance. 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.

1. The proposed tower concerns me greatly, its impact will destroy the privacy of The Astor. The rooftop communal area is the only outdoor space available to the residents. Also the impact of the proposed hotel rooms overlooking the apartments on western side of The Astor will render them – open to the world.
2. This overdevelopment can only generate noise and traffic that will become unacceptable
3. A building of this design and size, surely isn't what is needed in Phillip Lane

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

Name Withheld