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Mr Jim Betts
Secretary
Department of Planning, Industry and Environment

Submitted via the major projects web portal
<https://www.planningportal.nsw.gov.au/major-projects/project/34196>.

Attention: Cameron Sargent

**Objection to SSDA 34196 50-52 Phillip Street New Hotel/Residential Building
Stage 1 Concept DA (dept ref SSD-10464)**

Thank you for the opportunity to comment on the concept development proposal for 50-52 Phillip St currently on public exhibition.

We object to the proposal for the following reasons:

1. Heritage Impacts - The National Heritage Listing of the Governor's Domain and Civic Precinct

- The proposed 48 story cantilevered building in scale and bulk will seriously impact the historical significance, aesthetic and intention of the Civic Precinct National listing.
- The bulk of the cantilevered component of 52 is supported by a massive column into the lightwell of the heritage building. The column is clumsy and seriously compromises the heritage significance.
- The proposed building will dramatically erode the integrity of the heritage building stock, given the continuity of 121 Macquarie St and 50 Phillip St is intact.
- The proposal is exactly what the National Heritage Listing aims to control and deny.

2. Heritage Impact - specifically on the Astor Apartments at 123 Macquarie St

- The proposed building will dominate the skyline and immediate urban setting of The Astor and
- will compromise the heritage aspect of The Astor as an early high-rise residential building.

3. Heritage Assessment of the Proposal

- *The Statement of Heritage Impact* for the proposal assumes there are no other uses for 50 Phillip St. This is erroneous.
- *The Statement of Heritage Impact* for the proposal suggests the siting of the proposed tower is consistent with other examples in the CBD. This area has a special national significance as a Civic Precinct and deserves to be respected in scale.
- *The Statement of Heritage Impact* states that the proposed development will have no physical impact on the heritage items. This is erroneous. The mega column will have a physical impact.
- The proposal will have a visual impact and is not consistent with the special area locality statement as claimed.

4. Adverse Impacts on Residential Amenity of The Astor

- The proposal will diminish and foreshorten views from the western apartments and the rooftop communal space. The Astor apartments do not have balconies and the rooftop area is the only outdoor space available to residents.
- The proposal will diminish the privacy of western apartments and privacy of the rooftop communal space.

5. Planning Effects

- The proposal claims it will enhance the public domain particularly the upgrade of Phillip Lane. We disagree. The vehicular use of Phillip Lane is planned to increase, hence increase noise, decrease safety and diminish the already constricted access to the lane for current businesses, offices and residents for work, maintenance and deliveries.
- The proposal makes claims for enhanced job creation, tourism and enhancement of the public domain. These desirable goals can be fulfilled without the massive intrusion into heritage assets.

We support sensitive adaptive reuse of heritage buildings. It is desirable for their preservation and the continuity of their historical significance in the city. This contributes to the well being of the city and its citizens.

However, the reuse must be sympathetic to the building and in context for the city.

This proposal's goals can be achieved in other more sensitive and creative ways, sympathetically developed without impacting the national heritage listed **Governor's Domain and Civic Precinct**

Given the number and significance of impacts we strongly urge the Department to refuse the application.

Thank you again for the opportunity to provide comments.

Yours sincerely

(Airdrie) Ann and Geoffrey Long