

10 May 2021

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:

**1. 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.

**2. Adverse Impacts on Heritage of the Astor.**

The proposed building will adversely impact the character and appreciation of the urban context which the prestige address and design of the Astor.

Plus

It will dominate the skyline and immediate urban setting of the Astor;

Plus

Erode the appreciation of the Astor as an early high-rise design.

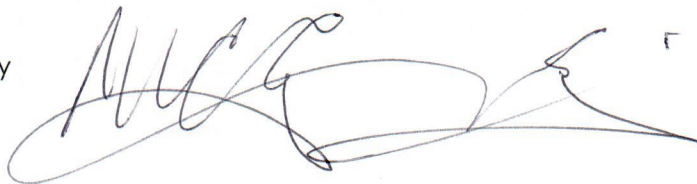
**3. Adverse Impact on Phillip Lane.**

Phillip Lane is already impacted by traffic and the proposed development will only make a bad situation worse and make Phillip Lane unusable because of the level of traffic.

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 blue ink, appearing to read 'Michael Gregg', with a long horizontal flourish extending to the right.

Michael Gregg

The Astor  
Apartment 10.2

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Sydney NSW 2000

<https://www.planningportal.nsw.gov.au/major-projects/project/34196>.