

Name withheld for privacy reasons

10 May 2021

Mr Jim Betts

Secretary of the Department of Planning, Industry and Environment

Attention: Karl Fetterplace

**Objection to SSDA 34196 50-52 Phillip Street New Hotel/Residential Building
Stage 1 Concept DA**

Dear Mr Betts,

Thank you for the opportunity to lodge an objection to the above proposal. I object to the proposal on the following grounds:

1. Effect on National Heritage and State Heritage area.
 - (a) The section of Macquarie Street between Bent Street and Bridge Street, including most of Phillip Street, is listed in both National and State Heritage Registers. This area includes buildings of architectural significance from the 19th and early 20th centuries. 50 Phillip Street, as the Public Works section of the Chief Secretary's Office, should not, therefore, be subject to redevelopment and the unsightly cantilever of a building over it.
 - (b) The Astor at 123-125 Macquarie Street, built in 1923, is part of this heritage area. The proposed development has heritage impacts on both 50 Phillip Street and The Astor by altering the visual appreciation of these buildings. It is notable that from 1923 to 1960 The Astor, with its unique architecture, was the tallest building in the CBD and those taller have been built at some distance, not towering above and over the site as would this proposed hotel/apartment block.
2. Impact on Amenity of The Astor.
 - (a) *Loss of views and privacy.*

Apartments on the Western side of the building would lose views and on lower levels be subject to loss of privacy because of people looking out from the public hotel rooms. The roof garden would similarly lose views and privacy. The most intrusive effect would be the apartment section cantilevered over Hudson House, which would affect apartments on higher levels and particularly the roof garden. The Astor architects' design in 1923 excluded balconies in favour of large windows in each apartment. The only communal area in the building is the roof garden, with its clear air and views of the city and harbour. This important communal resource would be overlooked and the amenity reduced.
 - (b) *Noise and possible damage to site.*

The Astor is the sole home of many residents. The potential noise from building work and development of a carpark is unacceptable. Both the potential damage from heavy drilling into ground adjacent to The Astor's foundations and the mental

health impacts of noise should be considered. For the past several years residents have been affected by the redevelopment of the AMP Quay Quarter Tower building at Bridge/Phillip Streets, which has included work at night for months at a time. Further development in this precinct should not be considered.

Media publicity reads as though this building has been already approved – ‘a 6-star hotel for Sydney’s CBD’. There are already several prestigious hotels in the close vicinity, e.g. Intercontinental, Sir Stamford, Sofitel Wentworth. Further development so close to heritage residences cannot be justified.

The Astor has been my sole home for 14 years now and it provides all I could wish for. I am a resident shareholder. I am very concerned at the potential impact of this proposed development on both my own home and the historic National and State Register area into which it would intrude – this area holds a history of which we all, as citizens, are custodians.

I trust the Department will consider my objections and reject the application.

With kind regards.

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