

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 Residential Amenity of Astor Apartments.

The proposal will diminish and foreshorten views from the western apartments and the rooftop communal open space.

Plus

Diminish the privacy and utility of western apartments.

Plus

Change and intensify the use of Phillip Lane with adverse noise, traffic and safety impacts.

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

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