12 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:

1. Heritage impacts on 50 Phillip Street
In general, I am not opposed to the conservation and adaptive reuse of the former Public Works building at 50 Phillip Street; however, I am very concerned about the proposed tower cantilevers over 50 Phillip Street. I currently look at this beautiful building. The tower is inappropriate and badly detracts from the building's beauty and diminishes its heritage significance.

2. Heritage impacts on the Astor
The proposed building will dominate the skyline and immediate urban setting of the Astor, a significant heritage item and my home.

3. Adverse impacts on the Residential Amenity of Astor Apartments
If the proposal is approved, it will:
- diminish and foreshorten views from the western apartments, including mine, and the rooftop communal open space
- diminish the privacy and utility of western apartments, including mine
- change and intensify the use of Phillip Lane with adverse noise, traffic and safety impacts
- adversely impact the character and appreciation of the urban context which reflect the prestige address and design of the Astor.

Phillip Lane is very small and is used by pedestrians as well as traffic. I believe that more traffic would create significant noise and safety issues.

Given the number of impacts and their seriousness, I strongly urge the Department to refuse the application. If the Department believes that the application should be approved, I request it require the applicant to amend the design so that its tower does not overhang 50 Phillip Street.

Thank you again for the opportunity to provide comments.

Yours sincerely

Name Withheld