

12 May 2021

Sally Robinson Art & Design
Shop B, 123-125 Macquarie Street
Sydney NSW 2000

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.

My husband and I operate an art gallery and art studio business from the basement of the Astor building with the entry and display windows on Phillip Lane.

We object to the proposal for the following reasons:

1. Increased traffic on Phillip Lane.

The proposal will have adverse noise, traffic and safety impacts. Already the narrow lane is often blocked by delivery vans and work trucks limiting vehicle movement on the lane and the proposed hotel and residences with vehicle entry/exit onto Phillip Lane will cause complete chaos. We already have vehicles occasionally blocking our entry and the markedly increased flow will be an additional burden limiting access to our business.

2. Adverse Impacts on Heritage of the Astor

The proposed building will adversely impact the character and appreciation of the urban context which reflect the prestige address and design of the Astor as it will dominate the skyline and immediate urban setting of the Astor. It will also erode the appreciation of the Astor as an early high-rise design.

3. Heritage impacts on 50 Phillip Street

We are 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. We urge the Department to refuse the application or to amend the design so that its tower does not overhang 50 Phillip Street.

4. Overdevelopment of the site

Building a 45-storey tower on the very small block on 52 Phillip St with the overhang on to 50 Phillip Street will cause overshadowing of the lane and our shop blocking out western summer light. Natural light is essential for an art gallery in displaying works so that a permanent afternoon summer shadow will diminish the effect on our window displays.

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

Thank you again for the opportunity to provide comments.

Yours sincerely,



Sally Robinson and Bruce Pussell