

12 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**

I am a resident at the Astor, 123 Macquarie Street, Sydney and object to the above proposal for the following reasons:

1. The proposal gives no consideration to the re-unifying of the Chief Secretary's Building under a single name and use.
2. The way the proposed tower cantilevers over 50 Phillip Street is inappropriate and badly detracts from and diminishes its heritage significance.
3. 24 hour use of the hotel rooms and facilities will unreasonably impact Astor residential privacy, particularly for those living in apartments directly opposite the proposed development of the Justices Department Building. The Stage 1 application does not provide certainty regarding the use of spaces. Accordingly the assessment in the EIS regarding visual privacy is fundamentally flawed and the envelope should not include any new building massing on Phillip Lane unless it is set back 12m from the Astor's windows. A design which at Stage 1 has separations less than those the ADG clarifies are good design practice and which is already resorting to screening to achieve privacy instead of achieving adequate separation is indicative of poor design and should not be approved.
4. Use of Phillip Lane in servicing the proposed development will be a further cause of distress for the area and those living and working in it.
5. There is no plant noise acoustic report of which I am aware. 24 hour plant noise too will be a cause of distress for those living and working on Phillip Lane.

Given the number of impacts and their seriousness I oppose the application.

Yours sincerely,



Michael Crawford-Fish

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