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Dear Michael,

4-6 Bligh Street Information Package – Initial Feedback

Thank you for providing the City with the information package for 4-6 Bligh Street, Sydney. The City has reviewed the documentation and provides the below comments to guide you and any development proposal which include this site.

The draft Central Sydney Planning Strategy has no formal planning status at this stage, and has not been agreed to be exhibited by the NSW Department of Planning and Environment. While the City will consider planning proposals to vary the height and distribution of floor space to 'unlock' sites (such as Wanda, AMP, Lend Lease, Mirvac), we will not be considering increases in floor space above the LEP until the Strategy has been exhibited, received community feedback and potentially adopted by the Council and the Central Sydney Planning Committee.

The draft Strategy and its supporting documents are the outcome of significant design analysis and testing, and we are confident that it provides a framework to promote the best and most efficient development outcomes in Central Sydney, while protecting the environmental amenity.

From the information provided, the key concern at this stage is the impact of the reduced setbacks. As buildings increase in height and floor space, separation and setbacks for new buildings become even more critical, especially in Sydney's narrow street configuration. Planning proposals seeking additional floor space in Central Sydney should align with our established 'fine grain' urban design principles, which amongst other things, define setbacks, which influence daylight and wind conditions.

The setback approach set out in the draft Strategy is designed to balance public domain amenity and capacity. Any departure from this approach, would need to demonstrate that a minimum daylight and wind amenity will not be worse than a compliant scheme. A compliant scheme for this site under the draft Strategy would have a 25 metre street wall height. The wind testing and sky view factor assessment should graphically explore alternate building envelopes and shapes that can result in an equivalent or better outcome than a compliant scheme. Even small variations to setbacks for tall buildings can have significant impacts at street level.

Further, an easement for light and air over neighbouring sites would be required for any non-complaint setbacks.

We look forward to continuing our dialogue with you regarding this site. However, at this time we are not considering planning proposals based on the draft Strategy until it has the support of the NSW Government and is progressed through the steps outlined above.

Should you wish to speak with a Council officer about the above, please contact Sally Peters, Manager Central Sydney Planning, on 9265 9465 or at speters@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a large loop at the end.

Graham Jahn AM
Director
City Planning | Development | Transport