

Resolution of Central Sydney Planning Committee

7 December 2023

Item 4

Development Application: 4-6 Bligh Street, Sydney – D/2023/113

Moved by the Chair (the Lord Mayor), seconded by Councillor Worling –

It is resolved that pursuant to Section 40 of the City of Sydney Act 1988, authority be delegated to the Chief Executive Officer to determine application SSD 48674209 (D/2023/113) pending the exhibition of the draft Deed of Variation to the Planning Agreement, concurrence of Sydney Metro and subject to the Chief Executive Officer determining that the decision will not have a significant adverse financial impact on the Council.

Reasons for Decision

The application was delegated to the Chief Executive Officer for determination for the following reasons:

- (A) The proposal is consistent with the strategic planning framework by providing a high-quality mixed-use development in the City including new hotel accommodation and commercial floor space.
- (B) The applicant has undertaken a competitive design process in accordance with the City's policy, to which the proposed development is generally consistent. The applicant has adequately responded to the recommendations of the competition jury.
- (C) The development complies with the maximum height, floor space and car parking controls contained under the Sydney Local Environmental Plan 2012.

- (D) The application demonstrates design excellence in accordance with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012. The slim tower design, materiality and siting contribute to the skyline and relate positively to the surrounding context. Sufficient separation is provided to maintain a good standard of amenity for adjoining properties and the public domain. The tower results in acceptable environmental impacts and achieves a good standard of environmental performance. The development provides landscaping on podiums which will contribute to local biodiversity and visual amenity. The development provides adequate and well-designed bike parking for employees to the site and is suitably located close to good public transport.
- (E) The proposed construction methodology and completed design responds appropriately to the surrounding heritage context and does not adversely affect adjoining heritage items.
- (F) The development is anticipated to create 513 construction and 1,163 ongoing operational jobs.
- (G) The development has provided sufficient information to address the Secretary's Environmental Assessment Requirements.
- (H) All other issues have been appropriately addressed by recommended conditions of consent.

Carried unanimously.

D/2023/113