



Our ref: HMS ID 2517

Marie Burge
Planner
City of Sydney Council
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Dear Ms Burge

**STATE SIGNIFICANT DEVELOPMENT APPLICATION REFERRAL
HERITAGE NSW COMMENT**

Address: 4-6 Bligh Street, Sydney
Development Application no: CNR-52840 - D/2023/113

I refer to your notification received by Heritage NSW on 16/03/2023 referring the above-named State Significant Development Application SSD-48674209 (City of Sydney reference D/2023/113) (SSDA) for comment.

The proposed development involves:

- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm.
- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements.
- Utilities and service provision.
- Installation of public art on the site

The following key documents provided in the application were subject to review:

- Architectural drawings for *4-6 Bligh Street* prepared by Woods Bagot, dated December 2022;
- Letter, *Design Integrity Panel Endorsement – 4-6 Bligh Street, Sydney (SSD9527)*, prepared by Urbis, dated 17 October 2019.
- Report titled, *4-6 Bligh Street, Sydney, SSDA Design Report Rev 00*, prepared by Woods Bagot, dated December 2022.
- Report titled, *4-6 Bligh Street, Environmental Impact Statement - SSD 48674209* prepared by Urbis, dated February 2023
- Report titled *Heritage Impact Statement 4-6 Bligh Street Sydney NSW 2000*, prepared by Urbis dated 6 December 2022
- Report titled *4-6 Bligh Street, Sydney Historical Archaeological Assessment*, prepared by Ecological Australia dated 7 December 2022
- Report titled *4 - 6 Bligh Street, Sydney NSW Aboriginal Cultural Heritage Assessment*, prepared by Ecological Australia dated 7 December 2022

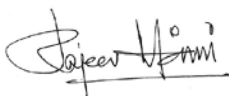
It is noted Heritage NSW has already issued a response letter on Aboriginal cultural heritage matters related to this proposal on 3 April 2023.

The following comments in relation to non-Aboriginal matters are provided under delegation from the Heritage Council of NSW:

- The site is within the immediate vicinity of the following State Heritage Register (SHR) and locally listed items:
 - City Mutual Life Assurance Building at 60-66 Hunter Street (SHR no. 00585)
 - Former Qantas House at 68-96 Hunter Street (SHR no. 01512)
 - NSW Club House Building at 31 Bligh Street (SHR no. 00145)
 - Sofitel Wentworth Hotel at 2 Bligh Street
 - Richard Johnston Square including Monument and plinth at Bligh Street
- Heritage NSW notes the proposed detailed SSDA follows from a Design Excellence Competition and is in accordance with the following approvals:
 - Planning Proposal (approved 19 November 2018) for a maximum FSR of 22:1 and a maximum building height of 205 metres.
 - Development Application D/2018/892 (approved 31 January 2022) for the demolition of existing commercial building, excavation and shoring of the site to accommodate a future mixed-use development with 3 levels of basement to RL 9.38m.
- It is further noted that the proposal has been subject to a rigorous review by the Design Integrity Panel (DIP) for the 4-6 Bligh Street Architectural Design Competition prior to the lodgment of the SSDA and the final proposed design is supported and endorsed by DIP. Given the proposal has been subject to various amendments and design refinements to respond to SHR listed buildings in the immediate vicinity and to mitigate visual impacts on the significant streetscape character, no objection is raised on heritage grounds.
- Mitigation measures in relation to historical archaeology and vibration as proposed under Appendix VV of the EIS have been reviewed and are considered appropriate. Additionally, it is recommended that a qualified structural engineer is engaged to monitor the construction works and ensure that potential impacts are avoided to the SHR listed buildings in close proximity to the subject site. A dilapidation report should be prepared that records the physical condition of these heritage listed buildings prior to commencement of works and monitors the condition during the course of construction. Council is recommended to consider conditions of consent to address this.

If you have any questions regarding the above matter please contact Shikha Jhaldiyal, Senior Assessments Officer at Heritage NSW via Shikha.Jhaldiyal@environment.nsw.gov.au or 9873 8545.

Yours sincerely,



Rajeev Maini

Manager Assessments

Heritage NSW

Department of Planning and Environment

Environmental heritage comments made as delegate of the Heritage Council of NSW

26 April 2023