

3 April 2023

City of Sydney Council
GPO Box 1591
Sydney NSW 2001

Attn: Marie Burge – Senior Planner

Dear Marie,

Submission to DA/2023/113 – 4-6 Bligh Street, Sydney

This submission has been prepared by Mecone NSW Pty Ltd (**Mecone**) on behalf of Leda Holdings Pty Ltd (our **client**) in relation to the construction of a 59-storey mixed-use hotel and commercial building at 4-6 Bligh Street (the **site**).

The proposal would normally be declared State Significant Development (**SSD**) however, we understand City of Sydney Council (the **City**) has been delegated the role as consent authority via Instruments of Delegation issued in October 2019. The DA is expected to be determined by the Central Sydney Planning Committee (**CSPC**).

Our client occupies Level 11 of 66 Hunter Street, commonly referred to as the City Mutual Building. This property is located directly southwest of the subject DA and shares a common wall with 4-6 Bligh Street.

Refer to **Figure 1**, which depicts our client's location with respect to the subject DA.

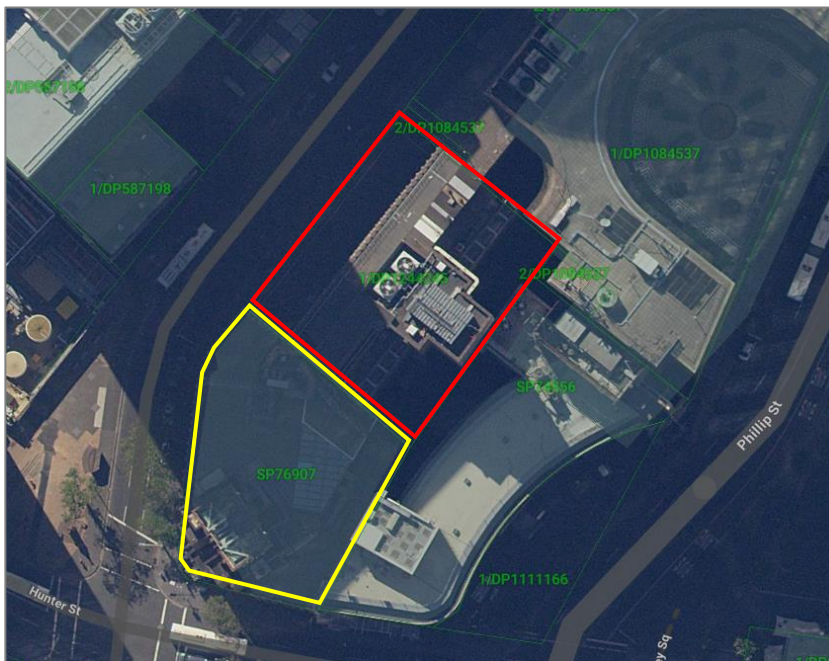


Figure 1 – Aerial of our clients' site in relation to the subject DA
Source: Mecone Mosaic

Specifically, our submission relates to the existing views and amenity experienced from the windows located on the northern aspect of the City Mutual Building on Level 11 (refer to **Figure 2** below).

As evident in **Figure 2**, our client currently experiences city views, daylight and a northerly aspect at this location, which would be significantly impacted by the proposal. It is noted this is the only set of windows along the northern façade of the City Mutual Building.

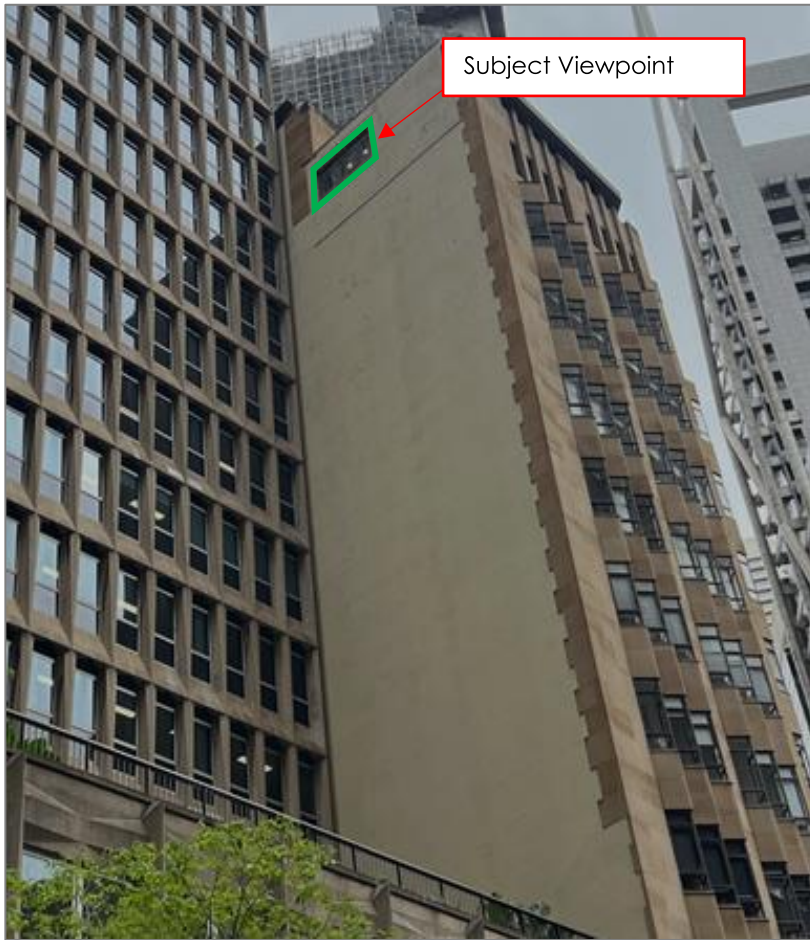


Figure 2 – View from Bligh Street looking southeast to the site and the City Mutual Building
Source: Leda Holdings Pty Ltd



Figure 3 – View from Level 11 of City Mutual Building looking north.
Source: Leda Holdings Pty Ltd

Whilst we acknowledge the designs inclusion of "voids/setbacks" to adjoining developments, due consideration of the proposals impact of this existing viewpoint have not been adequately resolved. The proposal applies a 3.6m setback to the south, which is less than less than the 4m setback adopted for Chifley Square.

As evident in the Level 11 Floor Plan (**Figure 4** below), views from the subject window would be orientated directly to the pool and pool plant area. This design element would result in poor amenity, not only for occupants of Level 11 of the City Mutual Building, but for guests of the proposed development.

Further design resolution and analysis is required to adequately consider this impact. To manage the proposals impact on this viewpoint, it is recommended that a visual impact assessment be undertaken to inform further design refinement to resolve visual and amenity impacts to this viewpoint.

As the viewpoint is limited only to a single element of the neighbouring site (City Mutal Building), we do not find it unreasonable for the design to consider refinements to address impacts to this viewpoint. This should consider increased setbacks and/or lowering the pool level below the windows to provide greater relief to our clients views and additional design refinements at this location.

As described earlier, the subject proposal applies the 3.6m continuous setback for part of the southern boundary, including to areas where no windows are provided. Clarity is required as to whether the proposal could directly match the City Mutual Buildings frontage where no windows are present to provide a defined street edge and then allow for a bespoke/refined treatment at 11 Level.

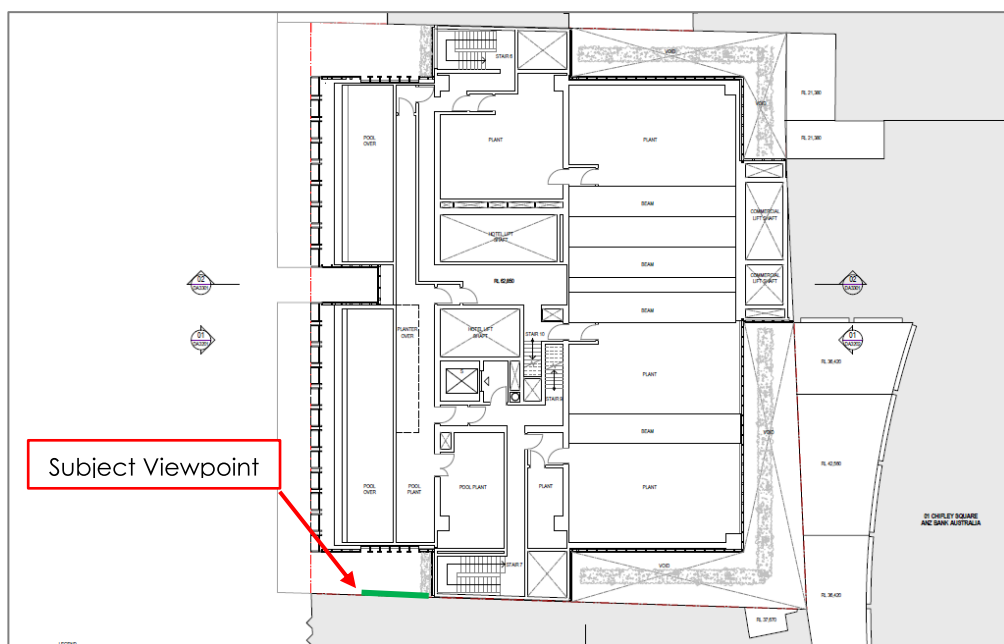


Figure 4 – Level 11 Floor Plan
Source: Woods Bagot

Should you wish to discuss this matter further, or to organise a site visit to support the visual analysis, please contact me on 02 8667 8668 or at jfaeghi@mecone.com.au .

Yours sincerely


Jordan Faeghi
Associate Director