

Planning Proposal: 580 George Street, Sydney



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Executive Summary

This planning proposal has been prepared by the City of Sydney (the City) for 580 George Street, Sydney (the site), in response to a request from the landowner to amend the Sydney Local Environmental Plan 2012 (LEP) as it applies to the site.

This planning proposal has been prepared by the City in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning, Housing and Infrastructure's *Local Environmental Plan Making* Guideline dated August 2023.

The Site

Located in the 'Midtown' precinct of Central Sydney, the site is 3,567m² in area, with frontages to George and Bathurst Streets and to Wilmot Street at the rear. Existing development comprises a 37-storey office building with a retail podium and underground connection to Town Hall train station. Surrounding development includes a mix of office buildings, ground floor retail, residential uses and visitor accommodation. A number of heritage items are proximal to the site, including St Andrews Cathedral and Sydney Town Hall – both State items.

Existing development controls

The site is zoned SP5 Metropolitan Centre in the Sydney LEP 2012, which permits a broad range of uses including office, retail and residential uses. The site has a maximum building height control of 55 metres on the north-west corner and 235 metres for the rest of the site and floor space ratio of 8:1 and additional floor space available, including where the development exhibits design excellence.

Intended outcome for development on the site

The proposed change to the planning controls will facilitate redevelopment delivering the following key benefits:

- additional employment floor space – retention and enhancement of business and employment uses in premium-grade floor space in a strategic Central Sydney location;
- improved built form – a new office building on the subject site, that is responsive to the character of the surrounding area and respects adjacent heritage buildings;
- enhanced public domain – improved pedestrian environment and amenity through the greater retail activation, engaging public art and comfortable pedestrian conditions;
- car parking – restriction of additional car parking on the site; and
- ecologically sustainable development – an energy efficient new building that meets the City's sustainability requirements.

The planning proposal – Sydney Local Environmental Plan 2012 controls

This planning proposal seeks to insert a new site-specific clause in Division 5 of the LEP to:

- increase the maximum floor space ratio to 15.1:1, inclusive of additional types of floor space;
- ensure development consent may only be granted under this clause provided the future development subject to the following:
 - will not be used for the purpose of residential or serviced apartments;
 - includes end of journey facilities;
 - will not result in additional car parking; and
 - demonstrate design excellence; and
- continue to permit alternative development utilising the existing LEP controls.

Draft site specific Development Control Plan

The City has prepared a draft site-specific amendment to the Sydney Development Control Plan 2012 (draft DCP) to help ensure the objectives and intended outcomes of this planning proposal are delivered, including built form, public art, design excellence and sustainability.

1. Background

1.1 Site identification

This planning proposal relates to 580 George Street, Sydney, otherwise referred to as “the site”.

The legal description and description of the subject site is detailed in Table 1 and a map of the site, outlined in red is shown at Figure 1.

Address	Legal description	Area m ²	Existing development
580 George Street	Lot 20 DP 835715	3,567m ²	37 storey office building c1988

Table 1. Legal description and basic qualities of the subject site



Figure 1. Land affected by this planning proposal

1.2 Site location

The subject site is located in Central Sydney within the ‘Midtown’ precinct of the Central Business District (CBD). The site has frontages to George Street to the west, Bathurst Street to the north, Wilmot Street to the south and shares a common boundary with two sites to the east.

The site is well placed strategically in the southern tower cluster amongst a variety of land uses, including commercial uses– retail, entertainment and office space, tourist accommodation, and residential apartment buildings. There is potential for increased building height and density subject to meeting the tower cluster requirements of the Sydney Local Environmental Plan 2012 (LEP) Central Sydney Planning Strategy (the Strategy).

The site has direct connections with several modes of public transport, including Town Hall train station and light rail services from George Street– 20m from the site, and Sydney Metro services from Gadigal Station on Bathurst Street– 100m to the east of the site. Dedicated cycle lanes are located close to the site, running along Kent Street and Castlereagh Street– 150m to the east and west of the site.

An aerial image of the site and surrounding area is shown in Figure 2 below.

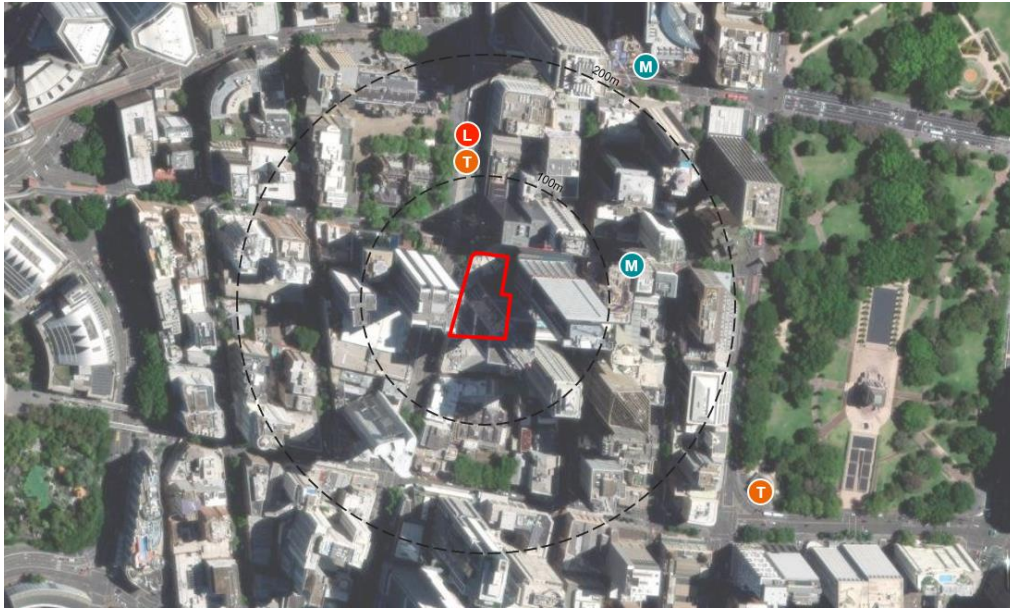


Figure 2. Aerial view of subject site and local proximity

1.3 Site characteristics

The site comprises a single lot of 3,567m² in area. It has an 82 metre frontage to George Street, 35 metres to Bathurst Street and 55 metres to Wilmot Street. The site has an irregular boundary with 2 properties to the east. The site is mostly level, with a 2 metre fall towards the south-west.

Existing development consists of a 37 storey commercial tower primarily comprising office space, and a retail podium, featuring a food court, childcare centre and underground connection to Town Hall Station. Vehicle access to the loading dock, basement and commercial car park is from Wilmot Street at the rear.

Surrounding development comprises a mix of commercial buildings – office space, retail and food and drink space, as well as hotel accommodation and residential apartments. To the north of the site fronting the intersection of George and Bathurst Streets is the former Sydney County Council building, a local heritage item. St Andrews Cathedral and Sydney Town Hall, State heritage items front the pedestrianised George Street, adjacent to the Town Hall light rail stop.

To the west of the site, on the opposite side of George Street is the 3 storey former Bank of NSW building, a local heritage item that comprises a fast food restaurant, adjoined by Regent Place, a shopping arcade and high-rise residential apartment tower. The Event Cinema complex is to the south of this building, comprising retail, food and drink and entertainment uses.

The pedestrianised Wilmot Street adjoins the site along its southern boundary, fronted by retail and food and drink premises, including the Plaza Hotel in the former Plaza Theatre building, a local heritage item. Century Tower, a 50 storey residential apartment building with ground floor retail uses, and backpackers accommodation front Wilmot Street to the south-east of the site.

Fronting Pitt Street to the east of the site is the former Sydney Water building, a State heritage item which has been redeveloped as a hotel with a rooftop bar. The Greenland building, a 67 storey residential apartment building and its podium directly adjoins the site on Bathurst Street, with a street wall height of RL 62.22 metres.

Photos of the subject site and surrounding area are shown below in Figures 3-8.

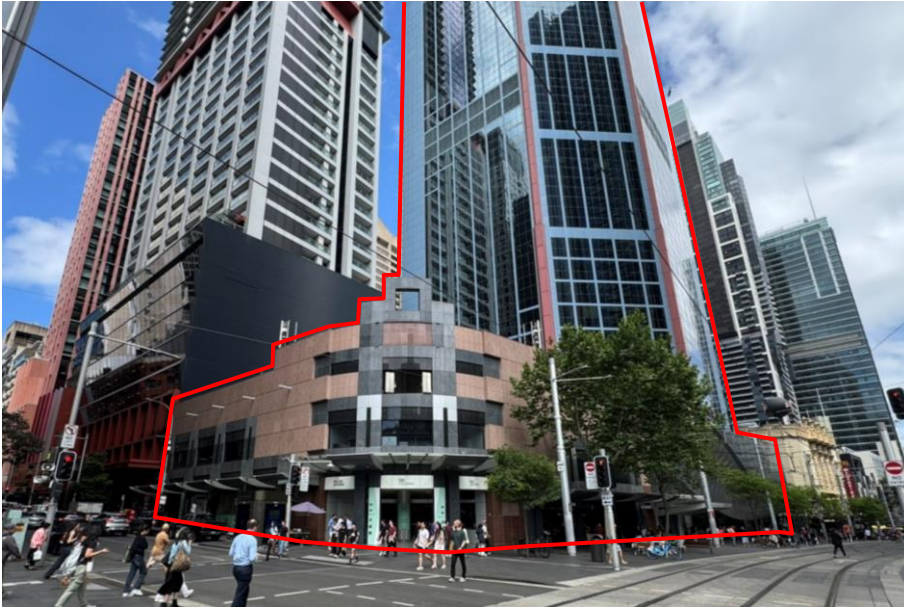


Figure 3. Looking south-east toward the subject site (in red)

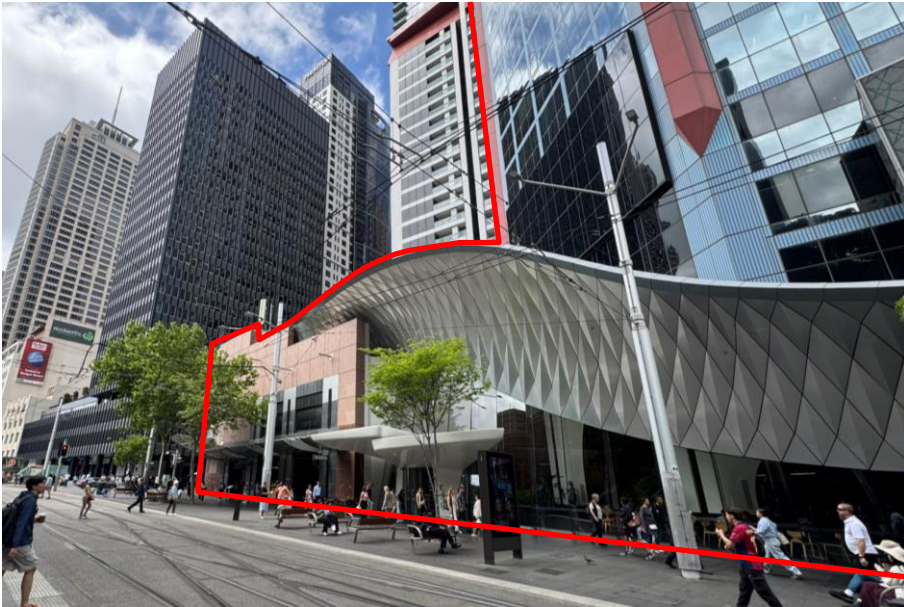


Figure 4. Looking north-east towards the subject site (in red) from George Street



Figure 5. View along Bathurst Street towards the subject site (in red)



Figure 6. View of the Greenland Building adjoining the subject site (in red)

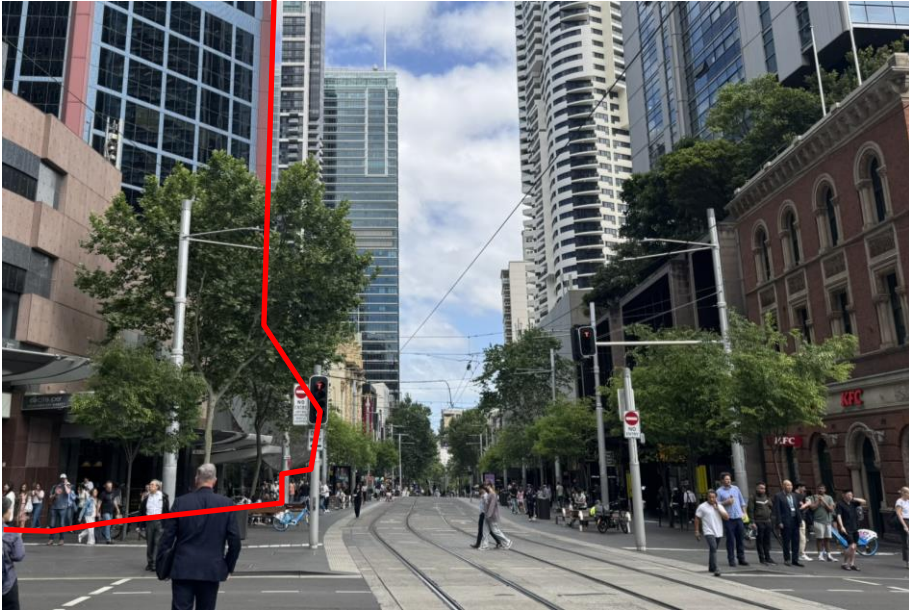


Figure 7. View along George Street showing the subject site (in red) and adjacent buildings



Figure 8. Looking west along Wilmot Street with the subject site (in red) on the left

2. Current planning controls

2.1 Zoning

The site is zoned SP5 Metropolitan Centre in Sydney LEP 2012 as shown in Figure 9. The zone objectives provide for the pre-eminent role of business, retail, entertainment and tourist premises, and opportunities for an intensity of land uses commensurate with Sydney's global status.

A range of uses are permitted, including commercial premises, food and drink premises, visitor accommodation and residential uses. This planning proposal will not change the site's zoning.



Figure 9. Extract from the Zoning map in Sydney LEP 2012

2.2 Development controls

Height of building

The site is subject to a maximum height of building control of 55 metres for the north-west corner of the site and 235 metres for the rest of the site as shown in Figure 10.

The site is not affected by any sun access plane.

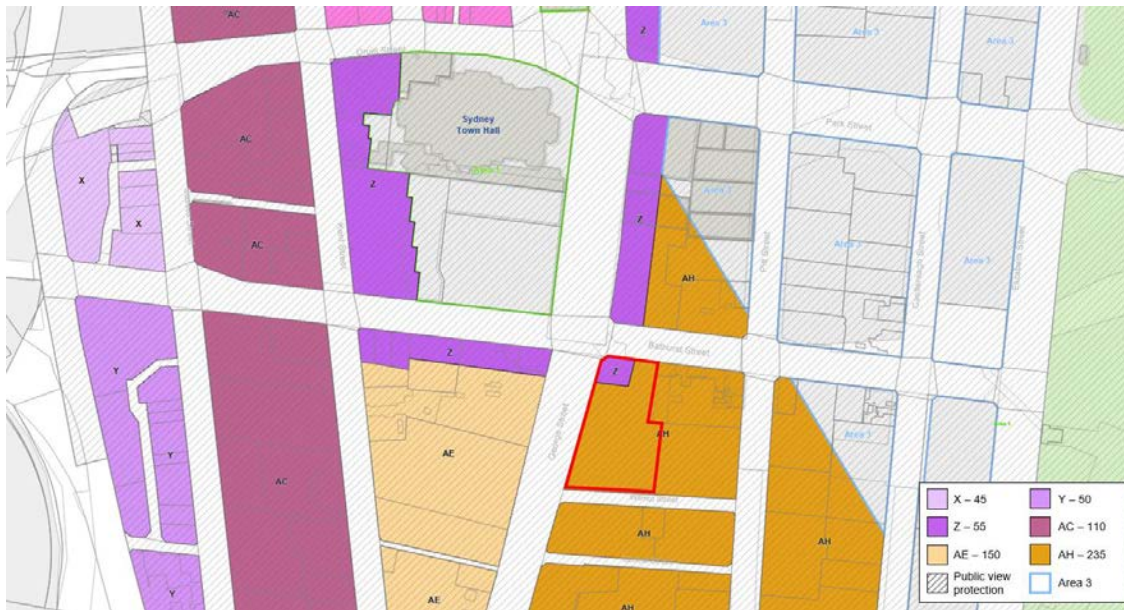


Figure 10. Extract from the Height of building map in Sydney LEP 2012

Floor space ratio

The maximum floor space ratio for the site is 8:1, shown in Figure 11.

The site is also eligible for additional floor space under Division 1 of the LEP as follows:

- accommodation floor space of up to 4.5:1 for business premises, subject to the allocation of heritage floor space;
- end of journey floor space of up to 0.3:1; and
- up to 10% additional floor space may be granted if a competitive design process has been undertaken and design excellence is demonstrated.

In total, an FSR of 14.05:1 is potentially achievable for a commercial development on the site.

The site is located in a tower cluster area and may be eligible for up to 50% additional floor space subject to the demonstration of design excellence as the winner of a design competition in accordance with the City's Competitive Design Policy pursuant to clause 6.21E of the LEP.



Figure 11. Extract from the Floor space ratio map in Sydney LEP 2012

2.3 Heritage

The site is not heritage listed or located within a heritage conservation area, however the north section of the site falls within in the Sydney Square/Town Hall & St Andrews Special Character Area. There are several heritage items within the site's vicinity.

Figure 12 shows the location of these heritage items in relation to the subject site, including:

- I1790 – State heritage item – Sydney Town Hall – 483 George Street
- I1793 – State heritage item – St Andrew's Cathedral – 483C George Street
- I1794 – former Bank of NSW – 485 George Street
- I2284 – former Sydney County Council building – 552-570 George Street
- I1941 – former "YMCA" building – 323-331 Pitt Street
- I1672 – former "Sydney Water" building – 339-341 Pitt Street
- I1800 – former Plaza Theatre building – 600-612 George Street



Figure 12. Extract from the Heritage map in Sydney LEP 2012

3. Objectives and intended outcomes

The objective of this planning proposal is to amend the Sydney Local Environmental Plan 2012 and insert new site-specific provisions to permit an increased maximum floor space ratio for subject site to accommodate additional business and employment generating floor space.

Specifically, the objectives and intended outcomes of this planning proposal are to:

- facilitate additional floor space in a strategic location to support a new office building on the subject site;
- maximise the efficient use of existing infrastructure by delivering uplift close to existing public and active transport connections;
- support additional employment growth to further strengthen Central Sydney's economy;
- facilitate a new building that is responsive to the character of the surrounding area and respects adjacent heritage buildings;
- deliver an improved urban design and pedestrian experience with greater activation and appropriate wind and daylight conditions at ground level; and
- ensure a built form that delivers improved design excellence, public art and sustainability outcomes with limited additional car parking.

Draft site-specific amendments to the Sydney DCP 2012 accompany this planning proposal and provides more detailed design guidance for the future redevelopment of the site.

4. Explanation of provisions

4.1 Sydney Local Environmental Plan 2012

To achieve the objectives and intended outcomes, this planning proposal seeks to amend the Sydney Local Environmental Plan 2012 by inserting new site-specific provisions for the subject site, 580 George Street, Sydney under Part 6, Division 5 as follows:

- permit maximum floor space ratio of 15.1:1, inclusive of:
 - the mapped floor space ratio (in accordance with clause 4.4);
 - accommodation floor space (clause 6.4);
 - end of journey floor space (clause 6.6); and
 - design excellence additional floor space (clause 6.21D);
- prevent development consent being granted under this clause unless the consent authority is satisfied that the building:
 - will not be used for the purpose of residential accommodation or serviced apartments;
 - includes an end of journey facility;
 - demonstrates design excellence as the winner of an architectural design competition process pursuant to clause 6.21D of the LEP; and
- clarify that no additional building height or floor space available under clause 6.21D (3)(a) and (b) is applicable.

These controls should not prevent alternative development on the site taking place under the existing LEP controls.

Appendix 1 of this planning proposal provides some example clauses of the proposed controls. The final version of the clauses to be inserted into the LEP would be subject to drafting and agreement with the NSW Parliamentary Counsel's Office.

4.2 Sydney Development Control Plan 2012

To ensure future development is consistent with the objectives of the planning proposal, site-specific DCP provisions will be drafted to ensure a high-quality built form. These provisions include:

- maximum building envelope dimensions;
- built form requirements– awning interface, architectural articulation and horizontal recess zones;
- additional requirements– heritage considerations, sustainability and public art requirements.

A draft of the new site specific provisions for the DCP, also to be placed on public exhibition, can be found at Attachment B.

5. Justification

This planning proposal amends the floor space ratio controls to facilitate redevelopment for new commercial floor space. No change to the land use zoning is proposed.

The following section provides justification for the planning proposal, outlining strategic and potential site-specific merit, outcomes, and process for implementation.

5.1 Landowner request

In August 2025, the GPT Group, the landowner, supported by Urbis submitted this planning proposal request to insert site-specific controls site in Part 6, Division 5 of Sydney LEP 2012.

The proposal will deliver approximately 8,000m² of employment floor space in a new 10 storey building including premium office space, with retail and active uses fronting the public domain and lower levels. The existing office building and foyer, awning, servicing and parking arrangements will be retained, as well as the underground pedestrian connection to Town Hall train station.



Figure 13. Photomontage of the concept development facilitated by this planning proposal

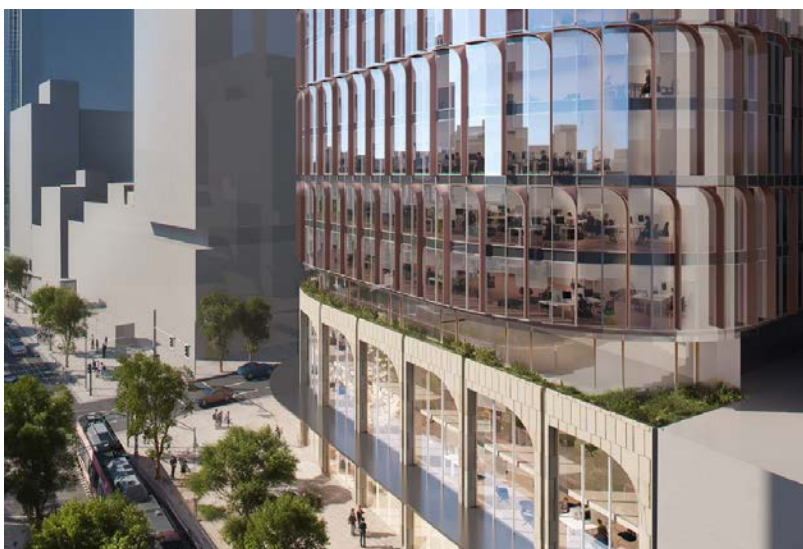


Figure 14. Photomontage of the planning proposal concept development

5.2 Need for the planning proposal

The City has prepared this planning proposal following detailed review and assessment of the proposed development concept. The proposed planning envelope is responsive to its context and maintains comfortable wind and daylight conditions in the adjacent public domain.

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal has been prepared following a request from the landowner to change the planning controls that relate to the site in response to the Central Sydney Planning Strategy.

The landowner has provided a Planning Proposal Report prepared by Urbis and technical studies to support their request, including an Urban Design Report prepared by Curzon + Partners. The reports demonstrate how the proposal exhibits strategic and site specific merit and how the site is capable of accommodating new employment floor space without unacceptable impacts.

The supporting documentation submitted by with landowner to support their request accompany this planning proposal as follows:

- Attachment A1 – Planning proposal report – Urbis
- Attachment A2 – Site-specific DCP – Urbis
- Attachment A3 – Building envelope and reference plans – Curzon + Partners
- Attachment A4 – Urban Design Report – Curzon + Partners
- Attachment A5 – Heritage Impact Statement – Urbis
- Attachment A6 – Pedestrian Wind Environment Study – RWDI
- Attachment A7 – Services and Infrastructure Strategy – ARUP
- Attachment A8 – Sustainability Strategy – E-Lab
- Attachment A9 – Economic Benefits Assessment – Urbis
- Attachment A10 – Contribution Methodology Statement – Icon Project Management
- Attachment A11 – Loading Dock, Traffic and Waste Assessment – Traffix / Curzon + Partners
- Attachment A12 – Public Art Plan – Overton Creative

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal seeks to insert new site-specific provisions into Sydney LEP 2012. The objective of this clause is to deliver 8,000m² of new employment floor space, which is greater than what is currently available under the existing floor space ratio controls. As the proposed changes are greater than those acceptable through an application to vary development standards via clause 4.6 of the LEP, the planning proposal approach is the most appropriate option. Further the retention of the existing office building, without upgrade or redevelopment means the tower cluster provisions are also not available to the proposed development.

The proposed envelope has been assessed to ensure any future built form is appropriate to its context and will not result in any unacceptable impacts on adjoining properties or public domain. As such, the planning proposal is consistent with the objectives of the Local Strategic Planning Statement and Central Sydney Planning Strategy.

5.3 Relationship to the strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

This planning proposal is consistent with the relevant actions and objectives of the applicable regional and district plans, as summarised below.

Greater Sydney Region Plan

A Metropolis of Three Cities is the NSW Government's overarching strategic plan for growth and change in Sydney. The 20-year plan identifies key challenges facing Greater Sydney, in particular delivering new jobs and housing to support the projected population increase. This planning proposal gives effect to the Plan, as follows:

- **Infrastructure** – future development supports recent transport investment by delivering new employment floor space, utilising the additional capacity that has been made available.
- **Liveability** – this planning proposal contributes towards the public domain with new fine grain retail spaces which will enhance street level activation.
- **Productivity** – the proposal delivers additional employment generating floor space in a highly accessible location in Central Sydney, supporting a stronger, more competitive Harbour CBD.
- **Sustainability** – this planning proposal facilitates the delivery of a new building with improved sustainability outcomes, meeting the City's Net Zero provisions.

Eastern City District Plan

The Eastern City District Plan sets out the vision, priorities and actions for the Eastern District of the Greater Sydney area, including City of Sydney. This planning proposal is consistent with the following priorities from the Plan:

- **Planning Priority E1 – Planning for a city supported by infrastructure** – new office floor space in this location makes efficient use of nearby transport– train, metro, light rail and bus services.
- **Planning Priority E6 – Creating great places and local centres, respecting heritage** – this planning proposal facilitates future development that is appropriate to its urban context, respects adjacent heritage and maintains good amenity for pedestrians and residents.
- **Planning Priority E7 – Growing a stronger and more competitive Harbour CBD** – this planning proposal facilitates additional premium office space to support economic growth in the Harbour CBD, which has limited capacity for expansion.
- **Planning Priority E10 – Delivering integrated land use and transport planning for a 30-minute city** – future development satisfies this objective, with new office floor space in the immediate vicinity of public transport, with connections to much of Greater Sydney within 30-minutes.
- **Planning Priority E11 – Growing investment, business opportunities and jobs in strategic centres** – this planning proposal facilitates new commercial development providing new retail and office space in Central Sydney, adding to the viability of the Harbour CBD economy.
- **Planning Priority E13 – Supporting growth of targeted industry sectors** – this planning proposal delivers additional commercial floor space, including new retail space, helping support targeted industry sectors.
- **Planning Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiently** – the planning proposal enables future development with improved sustainability outcomes that align with the City's Net Zero targets.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary, or another endorsed local strategy of strategic plan?

Sustainable Sydney 2030-2050: Continuing the vision

The City's vision for a green, global and connected city, achieved through sustainable growth, creativity and innovation. This planning proposal gives effect to the following strategic directions:

- **Direction 2: A leading environmental performer** – this planning proposal enables future development that aligns with the City's Net Zero requirements.
- **Direction 3: Public places for all** – future development includes improved retail activation, contributing towards the pedestrianised George Street role as Central Sydney's civic spine.
- **Direction 4: Design excellence and sustainable development** – future development shall be informed by a competitive design process to achieve design excellence and will ensure the City's sustainability requirements are met.
- **Direction 5: A city for walking, cycling and public transport** – the site is well positioned to take advantage of various forms of transport infrastructure in its immediate vicinity and retaining the existing connection to Town Hall station, supporting pedestrian permeability of the CBD.
- **Direction 8: A thriving cultural and creative life** – public art delivered with the new building will provide creative and cultural experiences and opportunities for engagement with the public.
- **Direction 9: A transformed and innovative economy** – this planning proposal helps support employment growth in Central Sydney, helping to maintain its position as a destination for business, investment and talent.

City Plan 2036 – Local Strategic Planning Statement

City of Sydney's local strategic planning statement sets the vision, priorities and planning context, outlining how the City will plan for change. This planning proposal supports the following priorities:

- **Infrastructure** – this planning proposal facilitates additional employment floor space in a strategically appropriate location, benefitting from direct access to several public and active transport options, supporting efficient use of this existing infrastructure.
- **Liveability** – future development will positively contribute towards improved street life through new ground floor uses and fine-grain retail, encouraging a lively streetscape and activity.
- **Productivity** – this proposal supports additional growth in Central Sydney by delivering new office space and capacity for economic and employment growth.
- **Sustainability** – the new building facilitated by this planning proposal will be required to meet ambitious sustainability benchmarks, delivering more ecologically sustainable buildings.

Central Sydney Planning Strategy

The Central Sydney Planning Strategy is a 20-year growth strategy for Central Sydney, supporting additional density in the right locations, balanced with environmental sustainability measures and improved urban design outcomes. This planning proposal is aligned with the following key moves:

1. **Prioritise employment growth and increase capacity** – this planning proposal facilitates a new office building on the site, increasing employment capacity and growth within Central Sydney.
2. **Ensure development responds to context** – a site-specific DCP includes provisions to ensure future development is designed within a maximum building envelope and responds to its context with appropriate street interface, building height and acknowledges adjacent heritage.
4. **Provide for employment growth in new tower clusters** – the site is located in a tower cluster where additional density may be accommodated for commercial floor space.

5. **Ensure infrastructure keeps pace with growth** – future development is subject to the Central Sydney Development Contributions Plan 2020 and City of Sydney Affordable Housing Program
6. **Move towards a more sustainable city** – this planning proposal facilitates future development that must achieve the City’s sustainability and Net Zero requirements.
7. **Protect, enhance and expand Central Sydney’s heritage and public places** – the building envelope responds to nearby heritage and maintains acceptable public domain amenity.
8. **Move people more easily** – the site is well located to capitalise on the recent public transport and public domain upgrades, while maintaining the existing connection to Town Hall station.
9. **Reaffirm commitment to design excellence** – future development will be subject to a competitive design process, with site-specific DCP provisions to ensure a high quality built form.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Not applicable.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 2

Table 2. Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent. The site is located in the Sydney Harbour Catchment area but not within the Foreshores and Waterways Area. As the existing tower on site is being retained, with no significant excavation and no change to existing infrastructure, the proposal is unlikely to adversely impact water quality or flooding.
SEPP (Exempt and Complying Codes) 2008	Consistent
SEPP (Housing) 2021	Consistent
SEPP (Industry and Employment) 2021	Consistent
SEPP (Planning Systems) 2021	Consistent
SEPP (Precincts–Eastern Harbour City) 2021	Consistent
SEPP (Resilience and Hazards) 2021	Consistent. No change in land use is proposed and future development requires minimal excavation. Further investigation will be required as part of any future development application process.
SEPP (Resources and Energy) 2021	Consistent.
SEPP (Sustainable Buildings) 2022	Consistent

State Environmental Planning Policy	Comment
SEPP (Transport and Infrastructure) 2021	<p>Consistent. This SEPP facilitates infrastructure delivery and identifies matters for the assessment of adjacent development.</p> <p>The subject site directly adjoins Town Hall station and the rail corridor. This proximity requires future development application to consider potential impacts on the corridor and requires concurrence from Transport for NSW.</p>

The following SEPPs are not applicable to this planning proposal:

- SEPP (Precincts – Central River City) 2021, SEPP (Precincts – Regional) 2021, SEPP (Precincts – Western Parkland City) 2021, SEPP (Primary Production) 2021

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Table 3 outlines the consistency of this planning proposal with the applicable Local Planning Directions.

Table 3. Consistency with Local Planning Directions

Ministerial Direction	Comment
1.1 Implementation of Regional Plans	Consistent, as demonstrated in section 5.3 of this report.
1.3 Approval and Referral Requirements	Consistent. No provision is proposed that would require concurrence, consultation or referral of any development application to a Minister or public authority or identifies any designated development.
1.4 Site Specific Provisions	Consistent. This proposal does not restrict the permitted uses on the land. This planning proposal provides an uplift for commercial development, consistent with local, district and State strategies. Other uses remain permissible on the site pursuant to its zoning and development controls.
3.1 Conservation Zone	Consistent. No amendment in this proposal hinders the application of this Direction
3.2 Heritage Conservation	Consistent. The site is adjacent to a number of heritage items. This planning proposal does not alter any heritage controls. Future development application will be assessed on impacts to nearby heritage.
3.5 Recreation Vehicle Areas	Consistent. The site is not being developed for the purpose of a recreation vehicle area.
3.7 Public Bushland	Consistent. The site does not contain any urban bushland.
3.9 Sydney Harbour Foreshores and Waterways Area	Consistent. The site is not located within the Foreshore and Waterways Area.

Ministerial Direction	Comment
3.10 Water Catchment Protection	<p>Consistent. The site is in the Sydney Harbour Catchment but outside the Foreshore and Waterways Area Boundary.</p> <p>As the existing tower and basement structures are being retained, it is unlikely the proposal would worsen water quality.</p>
4.1 Flooding	<p>Consistent. The site is identified as subject to flooding in Probable Maximum Flood events.</p> <p>The site-specific provisions included in the planning proposal will not inhibit future development from complying with the flood planning requirements, nor result in adverse impacts to other properties, meeting the requirements of this Direction.</p>
4.2 Coastal Management	<p>Consistent. The site is not located within the coastal environment area or coastal use area.</p>
4.4 Remediation of Contaminated Land	<p>Consistent. This proposal facilitates the delivery of a new office building integrated with the existing basement and structures on site. No change of use or major excavation works are proposed. Further investigation will be included as part of the future development application.</p>
4.5 Acid Sulfate Soils	<p>Consistent. The site is located on Class 5 Acid Sulfate Soils land, per the LEP. The nearest Class 2 land is 400m to the west near Darling Harbour. No change of use or significant excavation is proposed and will not result in the disturbance or impact to sensitive uses.</p>
5.1 Integrating Land Use and Transport	<p>Consistent. The site is well-located close to key public transport connections in Central Sydney.</p>
6.1 Residential Zones	<p>Consistent. The planning proposal does not prevent a residential use from occurring on the site under the current LEP zoning and development standards. It introduces additional standards to encourage commercial uses.</p>
6.2 Caravan Parks and Manufactured Home Estates	<p>Consistent. No amendment in this proposal hinders the application of this Direction</p>
7.1 Employment Zones	<p>Consistent. This planning proposal shall deliver employment growth in a suitable location</p>

The following Directions are not applicable to this planning proposal:

- 1.2 Development of Aboriginal Land Council Land, 1.5 Parramatta Road Urban Transformation Strategy, 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan, 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor, 1.10 Implementation of the Western Sydney Aerotropolis Plan, 1.11 Implementation of Bayside West Precinct Plan, 1.12 Implementation of Planning Principles for the Cooks Cove Precinct, 1.13 Implementation of St Leonards and Crows Nest

Plan, 1.14 Implementation of Greater Macarthur 2040, 1.15 Implementation of the Pyrmont Peninsula Place Strategy, 1.16 North West Rail Link Corridor Strategy, 1.17 Implementation of the Bays West Place Strategy, 1.18 Implementation of the Macquarie Park Innovation Precinct, 1.19 Implementation of the Westmead Place Strategy, 1.20 Implementation of the Camellia-Rosehill Place Strategy, 1.21 Implementation of the South West Growth Area Plan, 1.22 Implementation of the Cherrybrook Station Strategy, 3.3 Sydney Drinking Water Catchments, 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs, 3.6 Strategic Conservation Planning, 3.8 Willandra Lakes Region, 4.3 Planning for Bushfire Protection, 4.6 Mine Subsidence and Unstable Land, 5.2 Reserving Land for Public Purpose, 5.3 Development near Regulated Airports and Defence Airfields, 5.4 Shooting Ranges, 7.2 Reduction in non-hosted short-term accommodation period, 7.3 Commercial and Retail Development along the Pacific Highway, North Coast, 8.1 Mining, Petroleum Production and Extractive Industries, 9.1 Rural Zones, 9.2 Rural Lands, 9.3 Oyster Aquaculture, 9.4 Farmland of State Regional Significance on the NSW Far North Coast.

5.4 Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats. The site is located in Central Sydney, which does not contain any critical habitats or threatened species or ecological communities.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The additional floor space facilitated by this planning proposal will help deliver a new 10 storey office building that will be integrated with the existing tower and basement structure on the site.

The proposed amendments are unlikely to result in any adverse amenity impacts that cannot be controlled. Existing policies, regulations and standards are in place to ensure environmental impacts are mitigated during the construction phase and eventual use of the development.

The proposed scheme has been developed in collaboration with the proponent with environmental impacts identified and resolved during the detailed assessment. Key considerations arising from the planning proposal, are discussed below.

Planning envelope

Height of building

The proposed planning envelope accommodates a new office building on the subject site within a built form that is responsive to its context, protects adjoining residential amenity and maintains good pedestrian wind and daylight conditions. The new building's height complements the surrounding scale, providing a transition between adjacent towers and the prominent heritage buildings nearby.

The planning envelope detailed in the draft DCP has a maximum height of RL 62.22 metres. Provisions will ensure all building elements, including lift overruns, plant and balustrades will be entirely contained within this envelope to maintain residential amenity and views from the adjoining apartments on the lower levels of the Greenland Building tower.

This planning proposal does not seek to change the building height development control for the subject site. At RL 62.22 metres, the planning envelope is approximately 38 metres above the existing ground level, beneath the 55 metre height control for the north-west corner for the site and the 235 metre height control applicable for the rest of the site.

Clause 6.21D(3)(a) will not apply to the proposed site specific controls as future development shall not exceed the maximum building envelope at RL 62.22 metres.

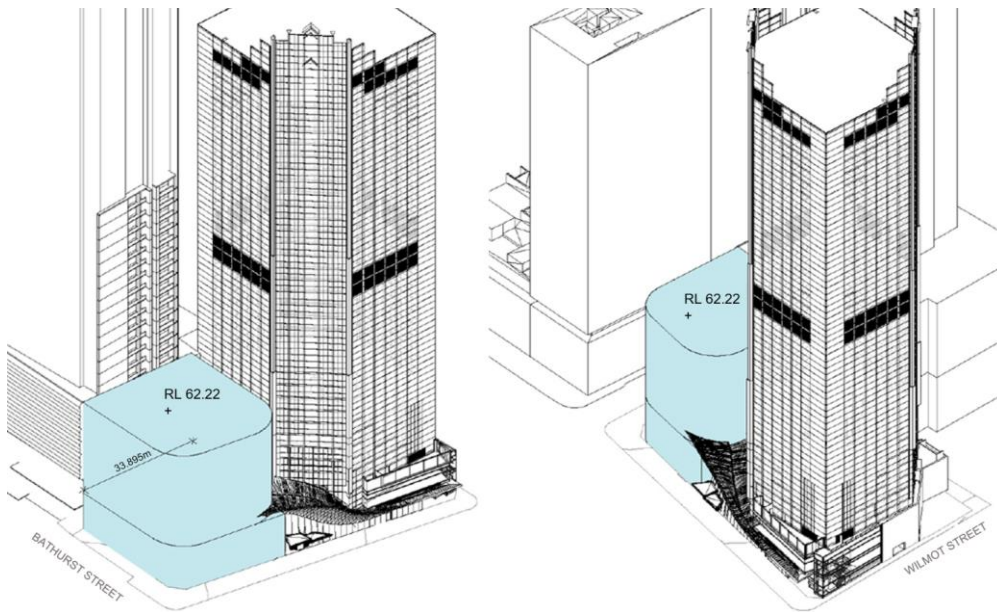


Figure 15. Axonometric view of the proposed planning envelope

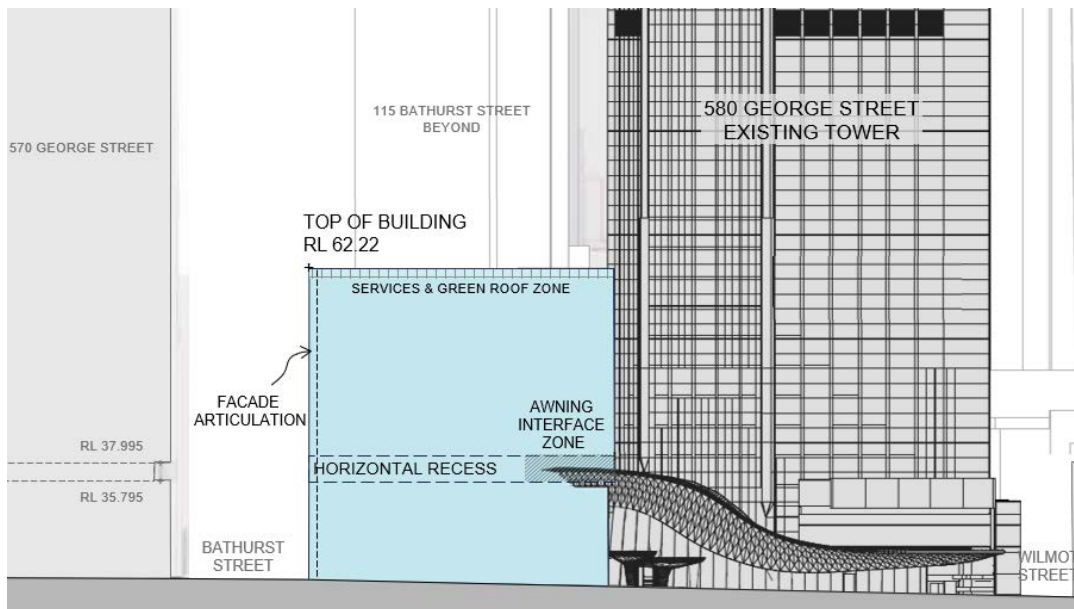


Figure 16. Proposed planning envelope – west elevation

Floor space ratio

This planning proposal inserts site-specific controls in Division 5 of the LEP, based on the proponent's request and indicative scheme prepared by Curzon + Partners. The proposed controls provide for an additional 8,000m² of floor space in a new 10 storey office building on the site. This envelope was tested to accommodate the proposed FSR and meet the City's efficiency and articulation requirements.

The planning proposal increases the maximum FSR for the site to 15.1:1, inclusive of end of journey floor space, accommodation floor space and design excellence. The controls are specific to the envelope outlined in this planning proposal and as such, future development is not eligible for any other types of additional floor space available elsewhere in the LEP.

To be eligible for the proposed controls, future development is to meet the site-specific requirements in the LEP, such as restricting future development on site to non-residential uses only, includes an end of journey facility and does not include additional car parking spaces.

There is no change to the application of heritage floor space for accommodation floor space or design excellence. The City's heritage floor space scheme shall remain applicable in accordance with the existing provisions in the LEP.

Urban design

Heritage

The subject site is not identified as a heritage item however the northern portion falls in the Sydney Square/Town Hall & St Andrews Special Character Area. Several prominent heritage items are in close proximity, including State heritage listed Sydney Town Hall and St Andrew's Cathedral, and the former Bank of NSW and former Sydney County Council buildings.

The accompanying Heritage Impact Statement prepared by Urbis found that future development would not adversely impact the heritage significance of adjacent items. The report noted the site's immediate context comprises a mix of contemporary high-rise buildings and lower scale heritage buildings. The planning envelope would not impact or obstruct key views to these heritage items.

The planning envelope includes a recessed horizontal "waist" zone, creating a break to the mass between the lower podium and upper levels. This zone reflects datums of adjacent heritage buildings, including a similar recess zone in the former Sydney County Council building and the height of the former Bank of NSW building opposite to the site.

The horizontal "waist" provides a point of transition to help the new building better relate to its varied urban context, delivering a podium form, with a strong coherent street wall that connects the existing tower and adjoining Greenland Building. The character of heritage building within the site's vicinity will be reflected through the use of sandstone on the lower levels of the new building.

A setback of at least 2 metres shall be included in the horizontal "waist" zone, to provide a visual and spatial distinction between the podium and upper levels of the building. The recessed setback allows for an external terrace and planting. It also provides an opportunity for the existing sweeping feature awning to be accommodated into the envelope and serve as an element that connects the two buildings on site.

Future development will be subject to a site-specific DCP, design competition and heritage advice to inform the detailed design to reflect and respond to surrounding heritage and urban context. The draft DCP contains specific provisions and diagrams that detail the above requirements.

Architectural articulation

The planning envelope includes sufficient opportunities for architectural articulation and flexibility for a design response to address potential issues. Articulation zones of at least 600mm to all street facing external facades have been included in the planning envelope and detailed in the draft DCP. These facade zones provide for opportunities to deliver visual interest, break down scale, address adjacent heritage and mitigate against adverse public domain amenity conditions.

Residential amenity and visual impact

The Urban Design Report included an overshadowing and view loss analysis for the lower level apartments in the Greenland Building overlooking the subject site. At RL 62.22 metres, the new building is positioned below the west facing apartments, ensuring no additional overshadowing and retaining existing outlook and solar access conditions, as shown in Figure 17.

The planning envelope will ensure that all built form elements for the new building, including parapet, lift overrun, and plant equipment cannot exceed RL 62.22 metres to protect views over the new building from the impacted apartments.

Greenland Building – L9 Apartment



Figure 17. View impact analysis from the adjacent apartments in Greenland Building

Pedestrian amenity

The planning envelope was subject to public domain amenity testing to identify potential impacts on pedestrian wind and daylight conditions.

The Urban Design Report prepared by Curzon + Partners included an overshadowing analysis that found the proposal results in additional overshadowing to the pedestrianised section of George Street to the south-west of the site however this is contained in the shadow cast by nearby towers, including the former Sydney County Council Building to the north. This section of George Street receives direct sunlight from 11.00am in midwinter.

The building envelope height responds to its prominent location while maintaining substantial views of the open sky. Particularly from the George and Bathurst Street intersection, future development will maintain acceptable daylight access for pedestrians.

A Pedestrian Wind Assessment prepared by RWDI accompanied this planning proposal, testing pedestrian wind comfort and safety levels. Computational fluid dynamic (CFD) analysed wind flows around the site and public domain, testing the existing development and the proposed envelope.

The wind assessment noted comfortable existing wind conditions in the public domain surrounding the site. No locations exceeded the wind safety standard. Testing of the proposed envelope found generally consistent wind conditions that are suitable for its existing use, including outdoor dining. The comparatively small massing of the proposed envelope is not likely to significantly influence the local wind environment.

Notwithstanding, a detailed wind environment analysis is required at the development application stage and as such, the DCP includes provisions to ensure future development maintains good public domain amenity.

Public domain

Awning

The site's George Street frontage includes a distinctive undulating awning feature installed as part of retail, lobby and facade upgrade works in 2014. The awning, shown in Figure 18, is integrated into the office tower's form, beginning above the retail arcade entrance at the south of the site, extending over the tower's entrance lobby and terminating above the retail podium.

It is anticipated that the extent of integration of the feature awning with the new building on site shall be resolved through the design excellence process. The draft DCP includes provisions to ensure the feature awning is considered holistically as part of the future development. The provisions identify the horizontal recess zone above the lower podium as the interface between the curved awning and the new building. The 2 metre setback in this zone provides for the integration of the awning into the design of the new building.

Town Hall station connection

The lower ground through-site link provides an accessible pedestrian connection from Town Hall train station to George Street and the surrounding area. It features retail, a supermarket and an escalator connection to the ground floor food court and Bathurst Street building entry.

The retail arcade and Town Hall pedestrian connection will be retained following the redevelopment of the site, with public access maintained during construction works to the new building. This planning proposal excludes any changes to the lower ground level or retail spaces, except to the escalators, which will be removed to provide for the reconfigured ground floor layout and reinstated in the new building.

Public art

The City's public art requirements encourage public art integrated into new development. The are existing public art works provided as part of previous upgrades to the podium and retail spaces. These include the feature canopy awning and frit glass art to George Street as shown in Figure 18.

A Public Art Strategy accompanied this planning proposal, recommending new public art shall complement the existing works on site.

The identification of public art opportunities will be considered as part of the detailed design process and secured in accordance with the development application and the City's requirements.



Figure 18. George Street feature awning and existing public art

Traffic and transport

Servicing

This planning proposal does not include any change to the existing vehicle access, loading and waste collection arrangements. The new office building and retail spaces will utilise the existing loading dock and servicing spaces at the rear of the existing office tower. Vehicle access, basement entry and exit points and loading dock will also remain on the site's south-east corner from Wilmot Street.

A Loading Dock and Traffic Assessment prepared by Traffix accompanied the planning proposal analysing different layouts to support the additional retail and office floor space, requiring 3 additional loading bays. The assessment notes that the existing loading dock has sufficient space to include 2 additional spaces for small rigid vehicles and one new space for delivery vans with potential for different configurations to accommodate additional or larger service vehicles.

Curzon + Partners undertook a Waste Management Assessment to determine if the subject site can accommodate the anticipated higher waste volumes. The existing garbage room is of sufficient size to comfortably support the waste generated by the additional floor space facilitated by this planning proposal.

The final design and layout of the loading dock will be determined as part of detailed design and through the development application, however the submitted assessments demonstrate that future development is capable of accommodating the projected additional waste and servicing demands consistent with requirements of Sydney DCP 2012.

Parking

The existing car parking arrangements includes 137 parking spaces, including a commercial carpark operated by Wilson Parking, located in the basement and accessed from Wilmot Street.

This planning proposal does not propose any changes to these parking arrangements however the concept plan anticipates additional structural columns will be required to support the new office building penetrating into the basement. Across the three basement levels, there will be a reduction of 31 car parking spaces.

The accompanying Loading Dock and Traffic Assessment prepared by Traffix found the new building would likely result in a reduction of vehicle trips to Central Sydney, noting minimal impacts to Wilmot Street and surrounding road network, otherwise consistent with existing conditions.

Notwithstanding the above, this planning proposal includes site-specific LEP provisions to ensure future development will not result in additional car parking spaces on the subject site.

End of journey facilities

This planning proposal will ensure future development provides for cycle and end of journey facilities in the new building. The quantum of spaces for staff and visitor bicycle parking shall be consistent with DCP rates and requirements, including expanding the current facilities for the existing office building, or providing new facilities associated with the future development. The final location and composition of the end of journey facilities is subject to the design competition and will inform the detailed development application for the new building.

Environmental impacts

Flooding

The site and adjacent public domain may be subject to flooding in large rain events due to its location which experiences overland flows along George Street, however there is unlikely to be an increase to the flood hazard as a result of future development on the subject site. The reference scheme demonstrates the proposal is capable of complying with the City's flood planning requirements. A more detailed flood advice report would be included as part of any future development application for the site.

Sustainability

Future development shall be designed to achieve ecological sustainable development targets. The following commitments have been made by the landowner:

- 5.5 star NABERS Base Building Energy rating for offices;
- 4 star NABERS Base Building Water rating;
- 5 star Green Star Buildings rating;
- 100% electric in operation;
- procure renewable energy equivalent to “net zero emissions” in operation; and
- reduction in upfront carbon and construction and demolition waste.

These targets are consistent with the City's sustainability targets, cl 7.33 of Sydney LEP 2012 and Sydney DCP 2012, that require energy efficiency and net zero emissions from energy.

Other impacts

Design excellence

Future development will be subject to an architectural design competition pursuant to cl 6.21D of the LEP. As a planning proposal, the Tower cluster design excellence requirements do not apply, however design excellence provisions commensurate to its scale shall be applicable.

The draft DCP detailed the design excellence strategy, including the location of the new building and competition extent, and competitor requirements— minimum of 3 competitors, at least 50% of which are Australian-based architects from a range of emerging and established practices.

No additional building height or floor space is to be awarded as a result of an architectural design competition. The proposed provisions specify that consent may only be granted if the building is subject to an architectural design competition and demonstrates design excellence.

Draft site-specific Development Control Plan

A draft Development Control Plan has been prepared and will be exhibited alongside this planning proposal and provides site-specific controls to be inserted into Section 6 of the Sydney DCP 2012. It includes:

- objectives and provisions to ensure a high quality built form;
- maximum building envelope, massing and height;
- public art;
- sustainability; and
- design excellence strategy.

Has the planning proposal adequately addressed any social and economic effects?

Economic impact

This planning proposal provides for additional commercial floor space, contributing to the supply of high-quality office space in the central business district. Future development concept will comprise 8,000m² of premium-grade office floor space, generating more than 400 jobs during the construction phase and over 900 operational jobs.

The proposal aligns with the key moves of the City's local strategic planning statement and the Eastern City District Plan in that it facilitates additional employment generating floor space in a highly accessible strategic location, helping deliver a stronger, more competitive Central Sydney.

The project will also deliver considerable social benefits to Central Sydney, revitalising an ageing and underutilised site in a prominent location. Pedestrian amenity and safety will be enhanced with additional retail activation, new public art and associated public domain improvements.

5.4 Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to support this planning proposal. The subject site is well-served by public transport, directly adjacent to Town Hall train station and light rail stop on George Street and close to Gadigal metro station on Bathurst Street, as well as nearby bus services and cycleways.

The site is already serviced by public utilities including water, sewer and stormwater, electricity, gas and telecommunications. It is expected these services will be upgraded where required, and the relevant utilities will be contacted for comment during the exhibition period.

Any development application on the site will be subject to section 7.12 development contributions as outlined in the Central Sydney Development Contributions Plan 2020.

5.5 State and Commonwealth interests

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The gateway determination will advise the public authorities to be consulted as part of this planning proposal process. Issues raised will be incorporated into this planning proposal following the consultation in the public exhibition period.

As future development on the site requires excavation and is located directly adjacent to Town Hall station and rail corridor, the planning proposal and future development application requires consultation and concurrent approval from Transport for NSW before approval from the City.

6. Mapping

This planning proposal does not include any amendments to maps.

7. Community consultation

This planning proposal shall be exhibited in accordance with the requirements of the gateway determination once issued by the Department of Planning, Industry and Environment.

It is anticipated that the gateway determination will require public exhibition for a period of not less than 28 days in accordance with the Environmental Planning and Assessment Act 1979 and *Local Environmental Plan Making Guideline* dated August 2023.

Notification of the public exhibition will be consistent with the gateway determination and the City's Community Participation Plan.

Consultation with the necessary state agencies, authorities, other relevant organisations and stakeholders will be undertaken in accordance with the conditions contained in the gateway determination.

8. Project timeline

The anticipated timeframe for the completion of the planning proposal is as follows:

Stage	Timeframe
Commencement / gateway determination	February 2026
Government agency consultation	March – April 2026
Public exhibition	March – April 2026
Review of issues raised in submissions	May 2026
Post-exhibition reporting	August 2026
LEP drafting	September 2026
LEP made	October 2026
LEP notification	October 2026

Appendix 1

Example provisions

The final version of the site-specific provisions to be inserted into the LEP are subject to drafting and agreement with NSW Parliamentary Counsel's Office, but may be as follows:

Part 6 Local provisions – height and floor space

Division 5 Site specific provisions

6.xx 580 George Street, Sydney

- (1) The objectives of this clause is to provide additional floor space to encourage the following:
 - (a) incentivise uses other than residential accommodation or serviced apartments, and
 - (b) new development with satisfactory distribution of built form and floor space appropriate to the surrounding area, and
 - (c) minimise adverse impacts on the amenity of the surrounding area.
- (2) This clause applies to 580 George Street, Sydney, being Lot 20 DP 835715.
- (3) A building on land to which this clause applies may have a floor space ratio of up to a maximum of 15.1:1, which includes–
 - (a) the gross floor area permitted as a result of applying the floor space ratio shown for the land on the Floor Space Ratio Map, and
 - (b) any additional floor space for which the building is eligible under clauses 6.4, 6.6 and 6.21D.
- (4) Development consent must not be granted under subclause (3) unless the consent authority is satisfied the development:
 - (a) will not be used for the purposes of residential accommodation or serviced apartments, and
 - (b) will include end of journey facilities, and
 - (c) will not result in additional car parking spaces on the land.
- (5) Clauses 6.21D(3)(a) and (b) and 6.21E do not apply to a building for which development consent is granted under this clause.

