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DRAFT SITE SPECIFIC DCP

580 George Street, Sydney

Prepared for
THE GPT GROUP
8 August 2025

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Project Code	P0014547
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

DRAFT

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Purpose of this Development Control Plan

The purpose of this Site-Specific Development Control Plan (DCP) is to amend the *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides objectives and provisions to inform future development at 580 George Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 580 George Street, Sydney*.

Land covered by this Plan

This plan applies to the land identified as 580 George Street, Sydney – otherwise referred to as Lot 20 in DP835715.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out below.

Amendments to the Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites maps to include 580 George Street, Sydney.
2. Inserting a new section 6.3.X 580 George Street, Sydney, as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 580 George Street, Sydney

The following objectives and provisions apply to 580 George Street, Sydney, as shown in Figure 6.1 Specific Sites Maps, where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

If development at 580 George Street, Sydney is developed utilising the additional floor space permitted under clause 6.XX of the Sydney LEP 2012, then the provisions of this section apply to the assessment of that development application.

This site specific DCP does not apply to minor building works or minor increases in gross floor area.

Where there is a discrepancy between the provisions in this chapter of the DCP and another part of the DCP, this section will prevail.

6.3.XX.1 Maximum building envelope

Objectives

- a) To determine a maximum building envelope that sets the parameters for a high quality built form and design outcome that:
 - i. Respects the sites surrounding heritage buildings and responds to the streetscape character
 - ii. Accentuates the corner and becomes a prominent landmark building
 - iii. Is of a scale and form that suitably integrates with the existing GPT tower and the neighbouring Bathurst Street building

Provisions

1. The maximum building height is to be RL62.2, including any rooftop plant, solar panels or other roof features.
2. Development is permitted to have a 0m setback to George Street and Bathurst Street for the full height of the building.
3. To integrate with the existing GPT commercial tower, a 4m building separation is to be provided from RL36.1.
4. The building is to provide a minimum 600mm façade articulate zone within ground and first floor and a 450mm façade zone from levels three and above. The façade articulation zone is to be used for the purpose of sun shading and other façade features.



Figure 1 Ground floor envelope setback plan



Figure 2: Above podium envelope setback plan

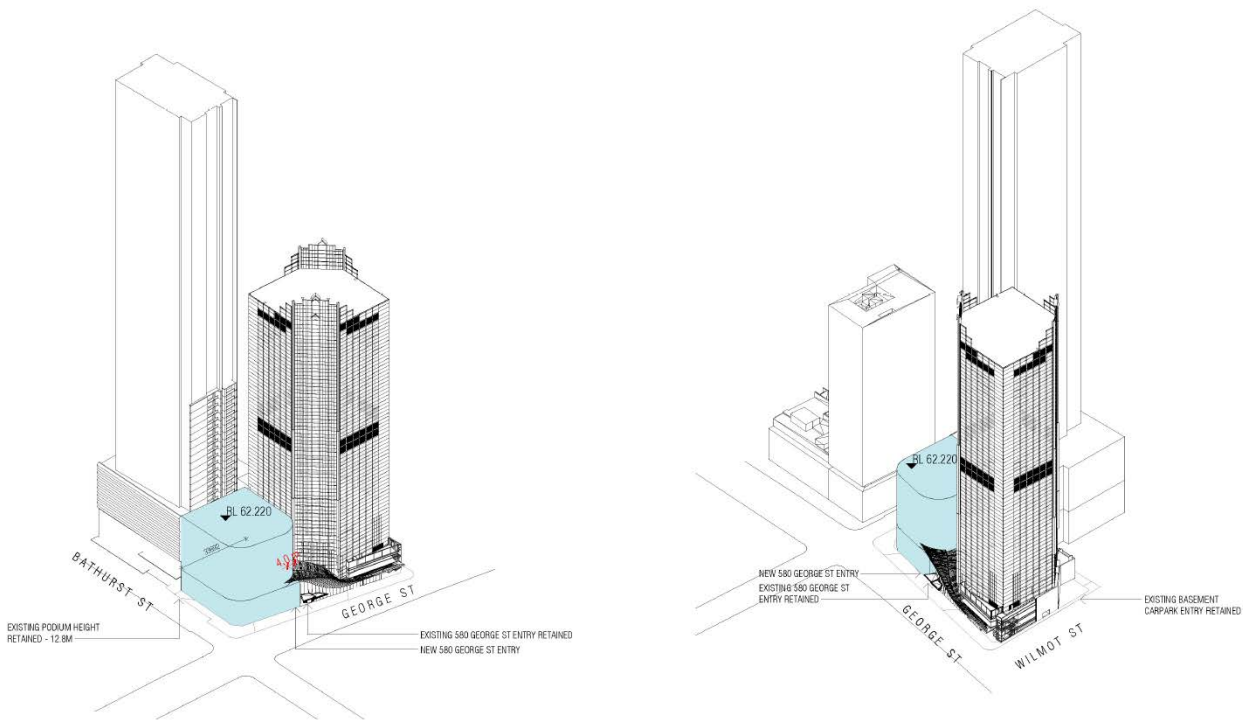


Figure 3: Elevation envelope layout

6.3.XX.2 Public domain

Objective

Provide increased public amenity and prioritise pedestrian movement with improvements to the quality of existing streets adjacent to the site.

Provisions

The development is to include the following public domain improvements:

1. Public domain upgrades to Bathurst Street and George Street, which tie in with the existing approved public domain.
2. Retention or replacement of street tree planting within the median strip along George Street.
3. Clear pedestrian entrance points, that are legible and visible from the public domain.

6.3.XX.3 Heritage

Objective:

Future development at the site should mitigate potential impacts upon proximate heritage items and respond to the local development context.

Provisions:

1. Any future development must have regard for the important heritage context and proximate heritage items in considering:
 - a. Form
 - b. Height
 - c. Siting
 - d. Setbacks
 - e. Materiality; and

- f. Articulation of building facades.
2. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form.
 3. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

6.3.XX.4 Ecologically Sustainable Development

Objective

To ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.

Provisions

1. The development must be designed to optimise energy efficiency and, where appropriate, the use of renewable energy generated on-site.
2. Target a 5.5 Star National Australian Built Environment Rating System (NABERS) Base Building Energy rating, including:
 - a. Energy performance of the development is to be benchmarked throughout design via detailed modelling, identifying opportunities to increase the efficiency and performance of building systems.
 - b. Operational energy data will be used to certify the NABERS Energy rating for the development.
3. Target a 5 Star Green Star Buildings rating certified by the Green Building Council of Australia, through a holistic approach to environmentally sensitive design in:
 - a. Minimisation of waste from associated demolition and construction – through the Responsible Construction and Upfront Carbon Emissions credits.
 - b. Reduction in peak demand for electricity, through the Energy Use credit.
 - c. Metering and monitoring of energy consumption, through the Verification and Handover credit.
 - d. Minimisation of the consumption of potable water through the Water Use credit.
4. Target a 4 Star NABERS Base Building Water rating and a 5 Star Green Star Building rating for water, including:
 - a. Water usage of the development is to be benchmarked throughout the design process.
 - b. Operational water use data is to be used to certify the NABERS Water rating for the development.
 - c. Meeting the Water Use credit Minimum Expectation.
 - d. Meeting the Metering and Monitoring criteria of the Verification and Handover Minimum Expectation.
5. Target a 5 Star Green Star Building rating for waste minimisation, including:
 - a. Meeting the Responsible Construction Credit Achievement.
 - b. Meeting the Responsible Resource Management Minimum Expectation.

6.3.XX.5 Wind Mitigation

Objective

To minimise adverse wind effects from taller buildings upon the surrounding environment, ensuring a safe and comfortable experience for pedestrians at the ground plane and building occupants.

Provisions

1. Awnings are to be provided along the northern and western aspects of the development, continuing the overhead coverage from the neighbouring sites.
2. A recessed entry along George Street should be considered in any future design, to expand the calm region for stationary activities.

6.3.XX.6 Signage

Objective

To provide integrated signage zones within the building façade that responds to each street frontage.

Provisions

1. Each street frontage is permitted one top of building sign, with each signage zone being in the same location and manner, to provide a consistent and coherent response.
2. Any signage is to be integrated into the overall design of the façade to ensure that it does not result in visual clutter.

6.3.XX.7 Design Excellence Strategy

Provisions

1. An invited architectural design competition is to be undertaken in accordance with Division 4 of the Sydney LEP 2012 and the City of Sydney Competitive Design Policy.
2. The competition is to include:
 - (a) no less than three (3) competitors
 - (b) include a range of established and emerging registered NSW architects.
 - (c) Include a minimum 50% local or national firms.
 - (d) Architects with heritage experience would be encouraged but not essential
3. The jury is to comprise a minimum of four (4) members. The proponent is to nominate two (2) jurors and the City of Sydney is to nominate two (2) jurors. At least one (1) juror is to have heritage expertise.
4. The competition brief is to acknowledge the following:
 - (e) The opportunity this site presents as a defining corner to the major future Town Hall square, 'restoring' this important city corner with urban forms of sympathetic scale and height.
 - (f) Encourage the improvement of the connection to Town Hall Station, elevating pedestrian experience at the lower ground and to George and Bathurst Street.
5. A pre-briefing is required for the competition. A mid-point review is not required.
6. The secretariat will be provided by the proponent.