

Local Planning Panel

3 September 2025

Application details

Address: 343 George Street, Sydney

Application: D/2025/342

Applicant: City of Sydney Council

Owner: City of Sydney Council

Architect/Designer/Consultants: JPW Architects,

Design 5 Heritage Architects & Ethos Urban

Proposal

Alterations and additions to State Heritage building, including:

- new addition at Level 11
- new basement end of trip facilities
- building upgrade and accessibility works
- heritage conservation works
- the staged award of Heritage Floor Space

The proposal is Integrated Development under the Heritage Act 1977

Recommendation

Approval, subject to conditions

Reason reported to LPP

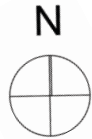
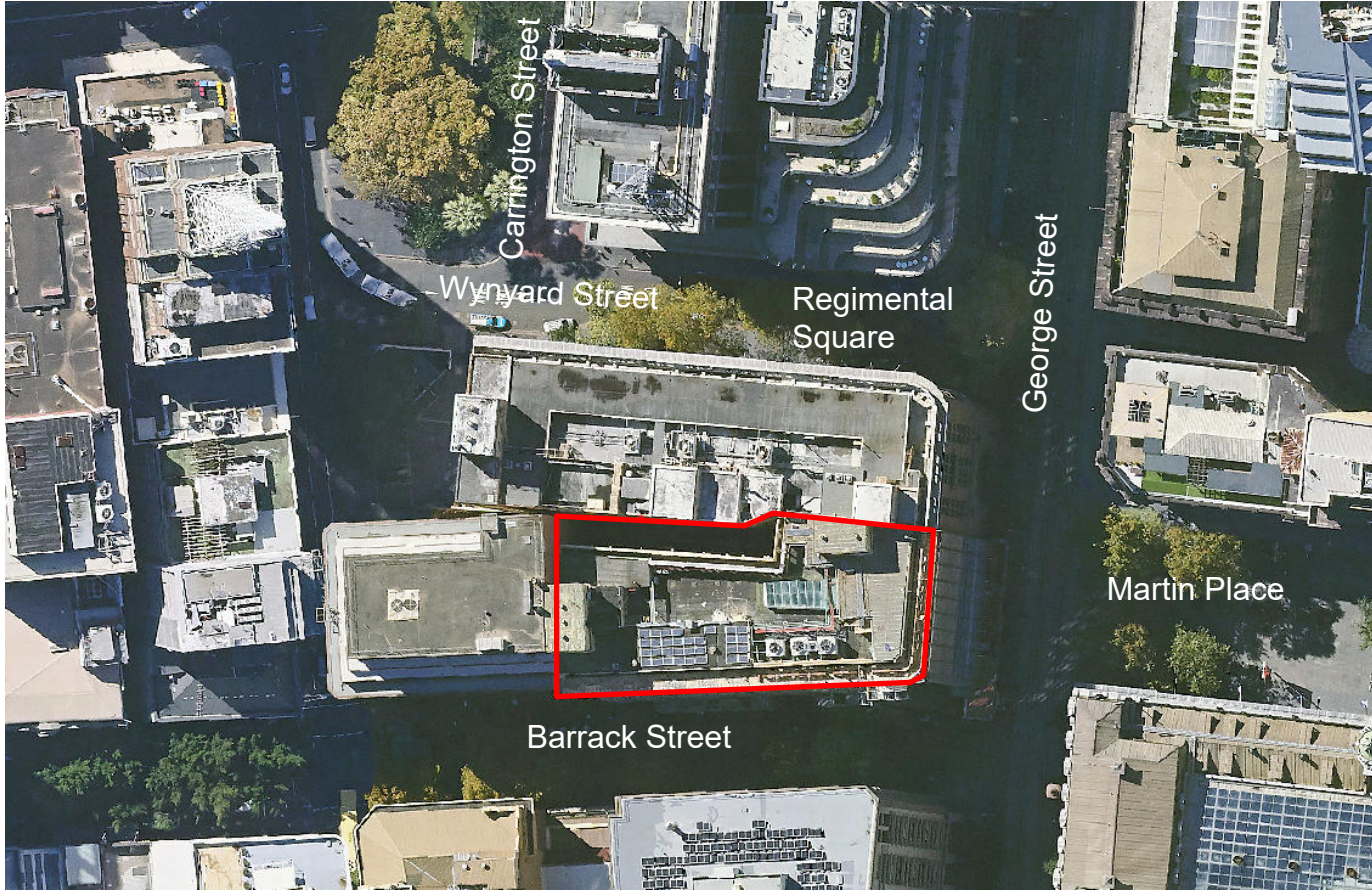
The application is reported to the LPP for determination due to:

- Conflict of Interest as the City is the owner and applicant.

Notification

- exhibition period 30 April to 29 May 2025
- 307 owners and occupiers notified
- no submissions received
- General Terms of Approval granted by Heritage NSW

Site





site viewed from George Street - looking west



site – corner of George and Barrack Street



Barrack Laneway – looking east



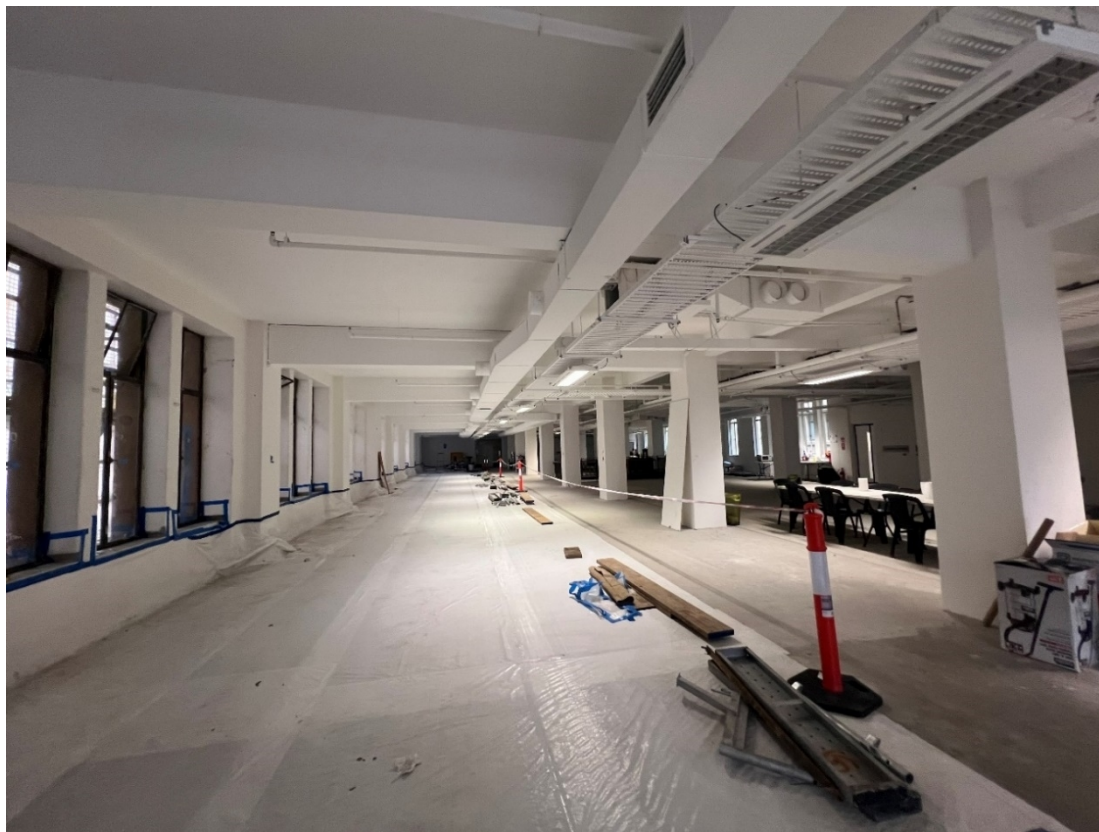
Barrack Street entry



lift and stairway lobby accessed from
Barrack Street entrance

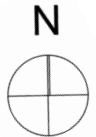
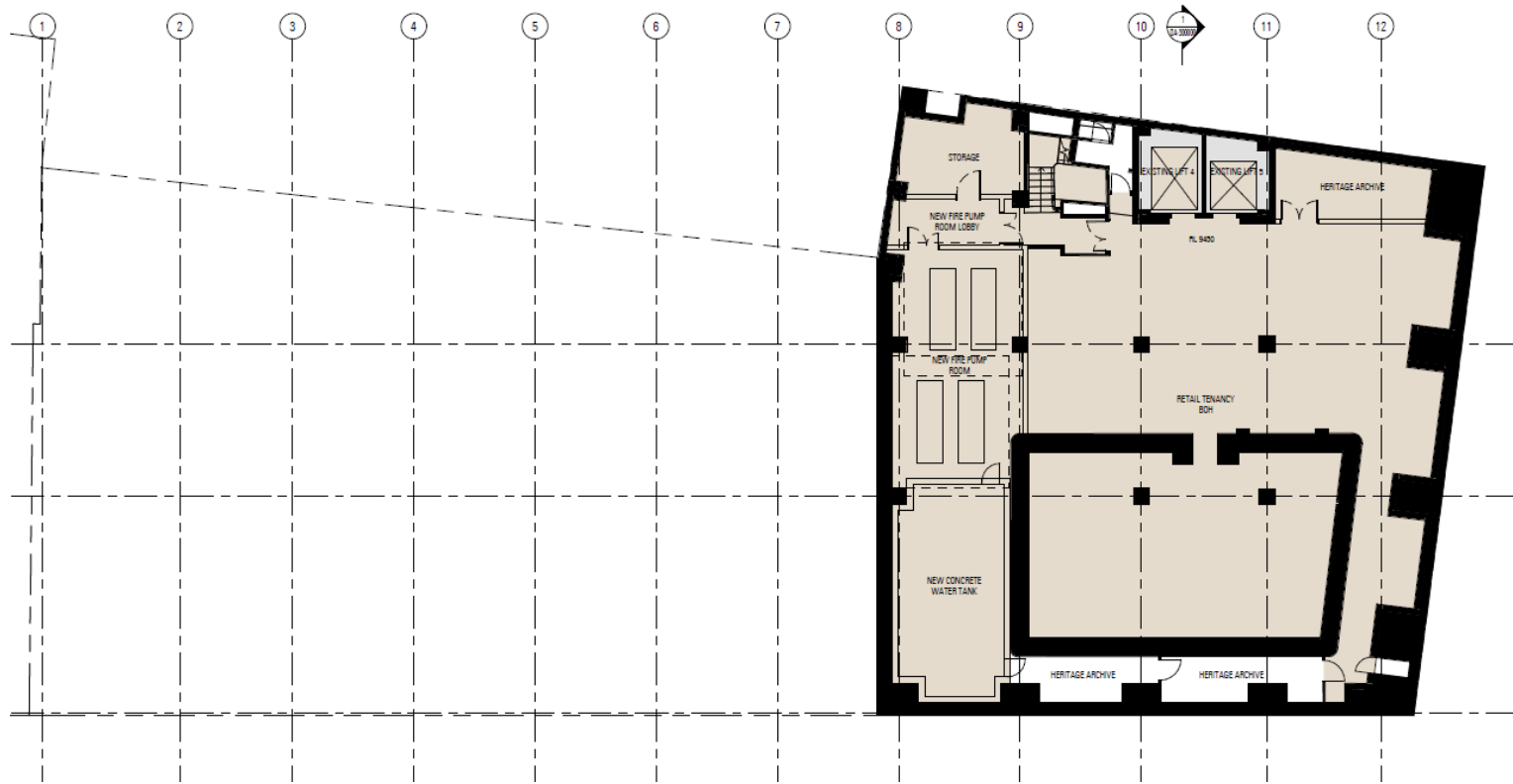


existing roof top - looking west

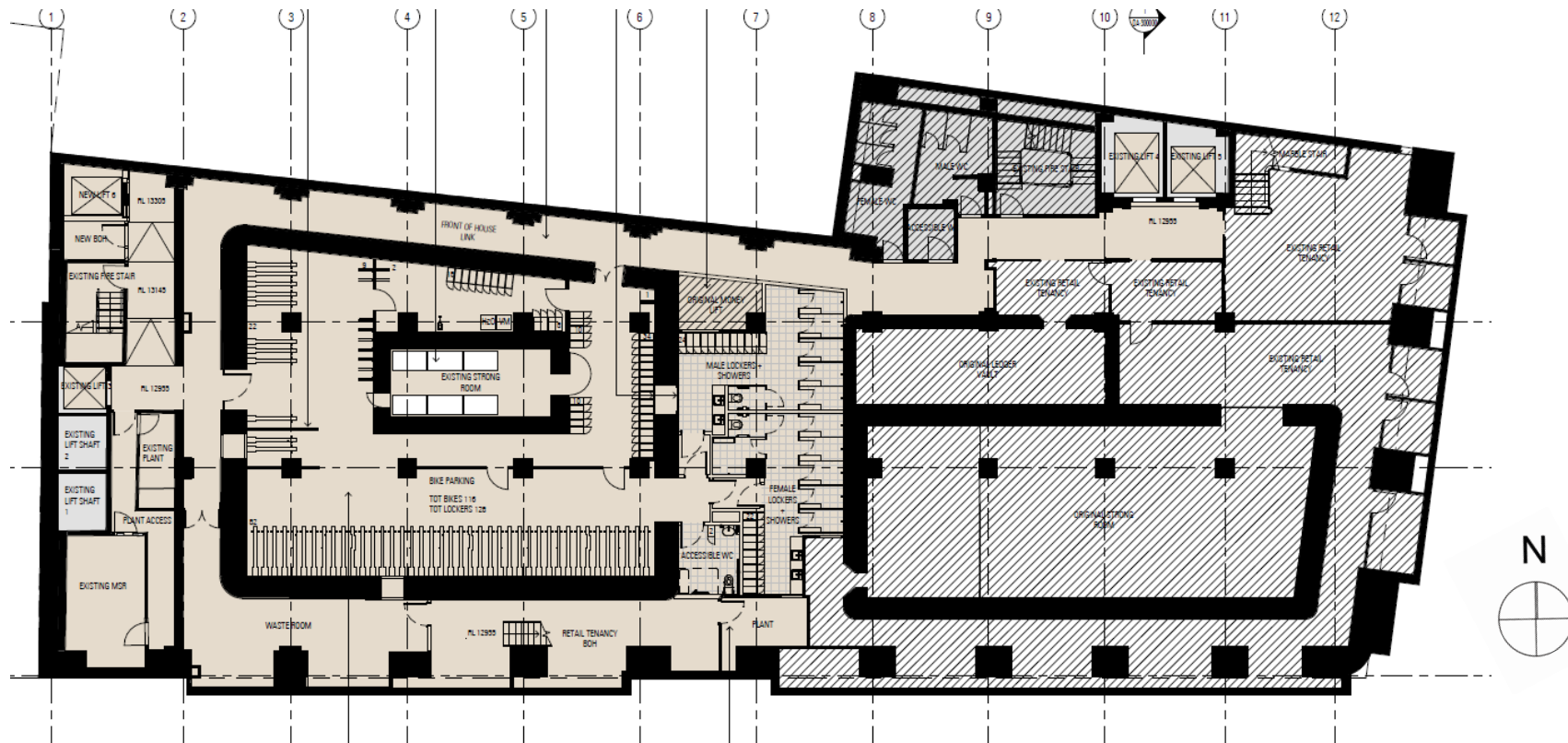


Level 7 (typical office level floor layout)

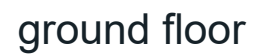
Proposal

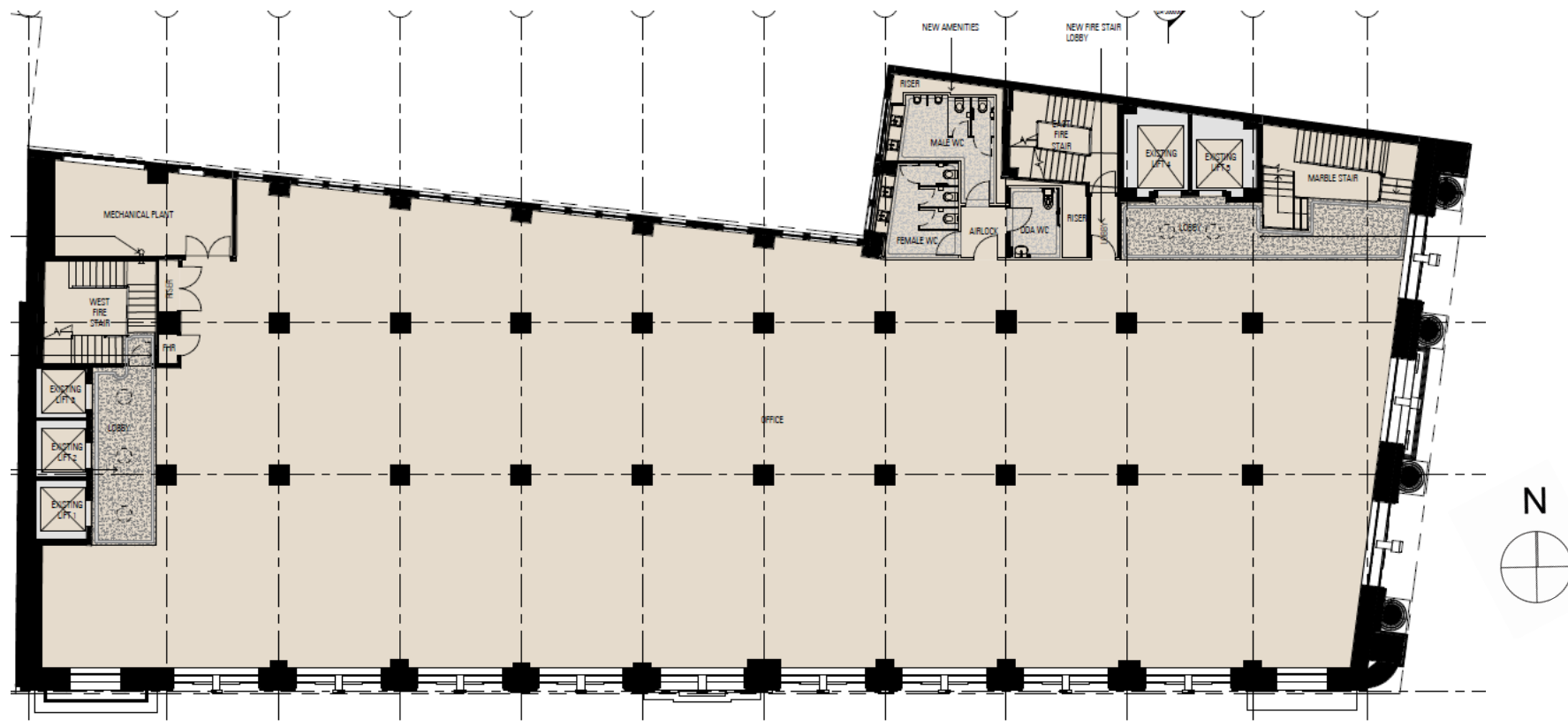


basement level 2

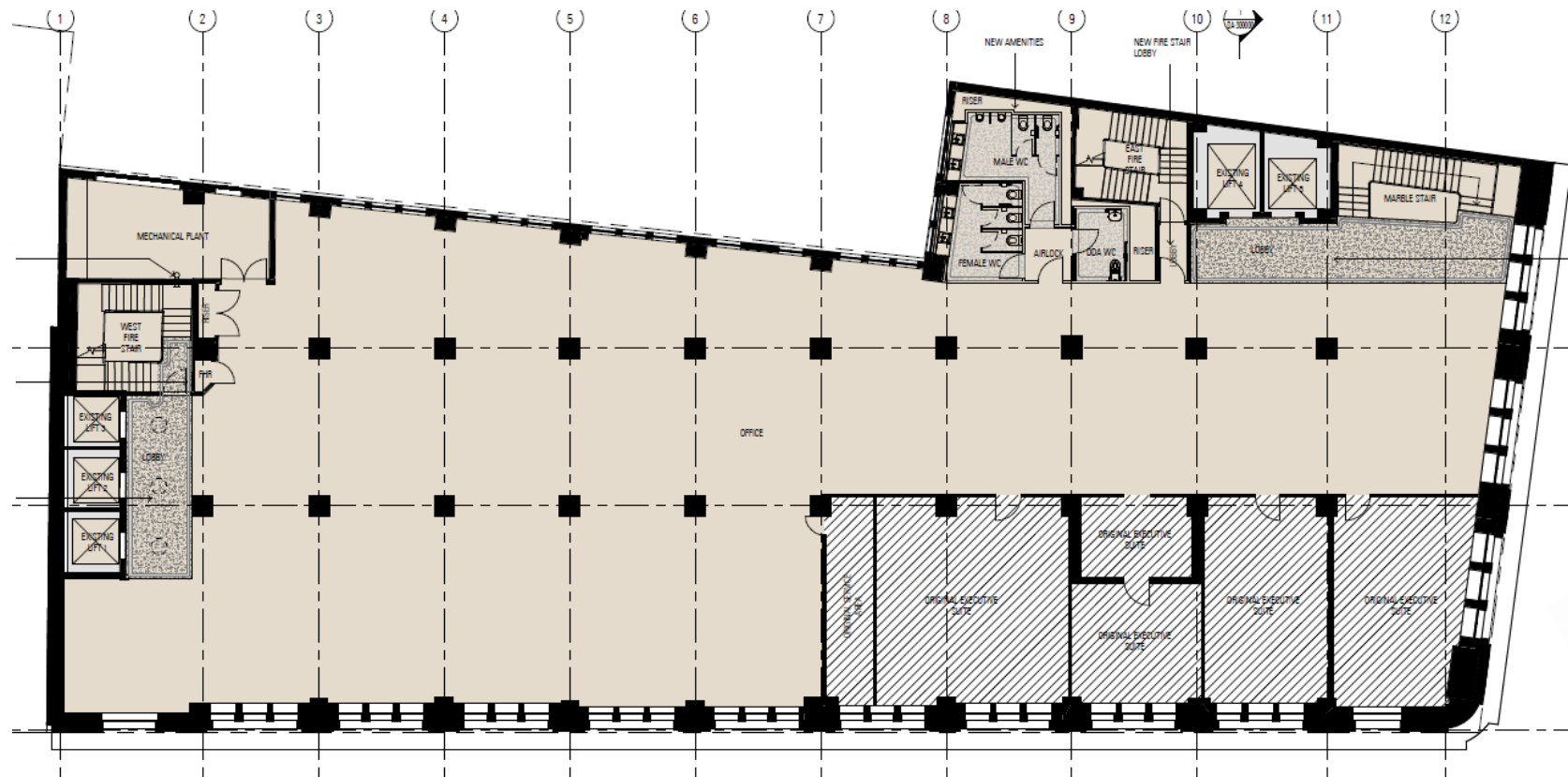


basement level 1

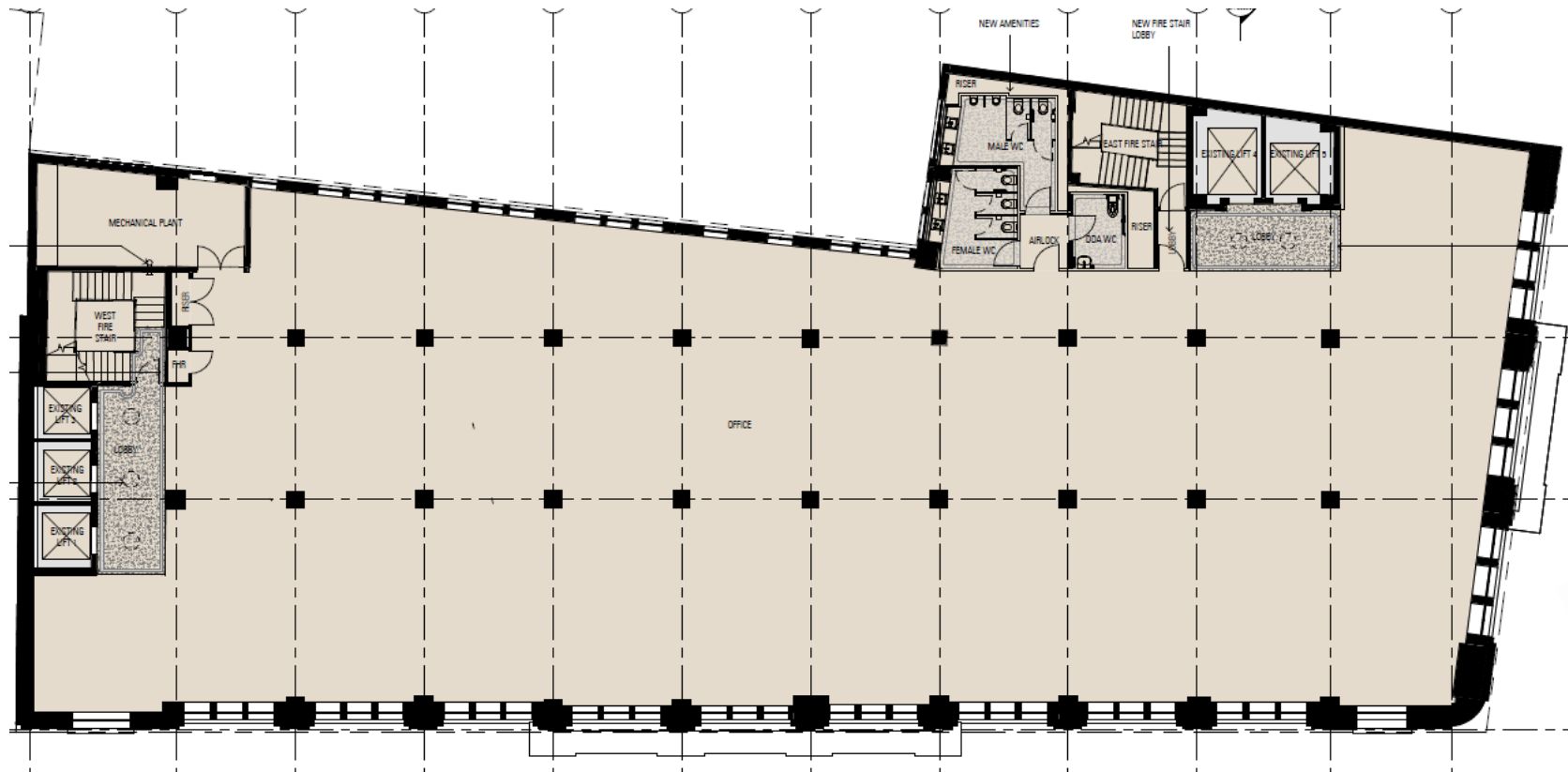




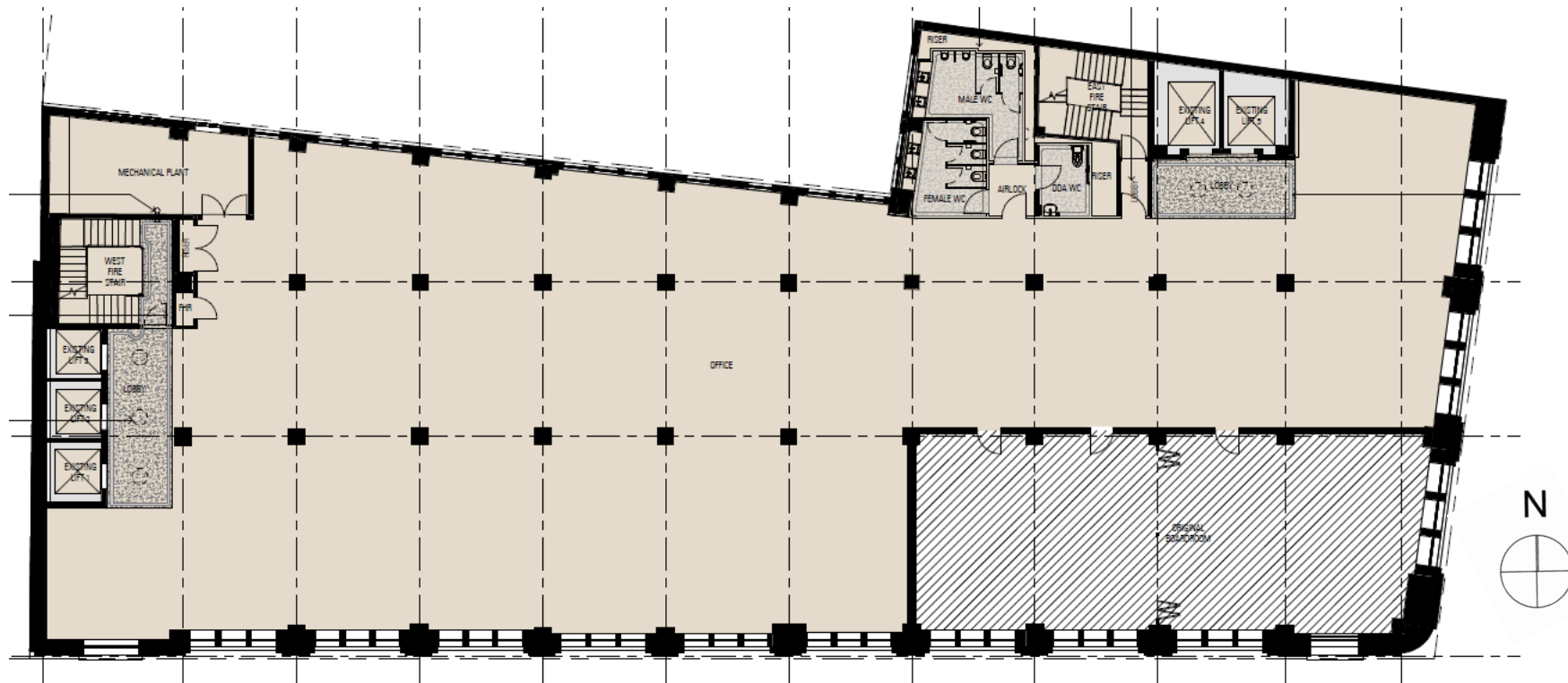
level 1



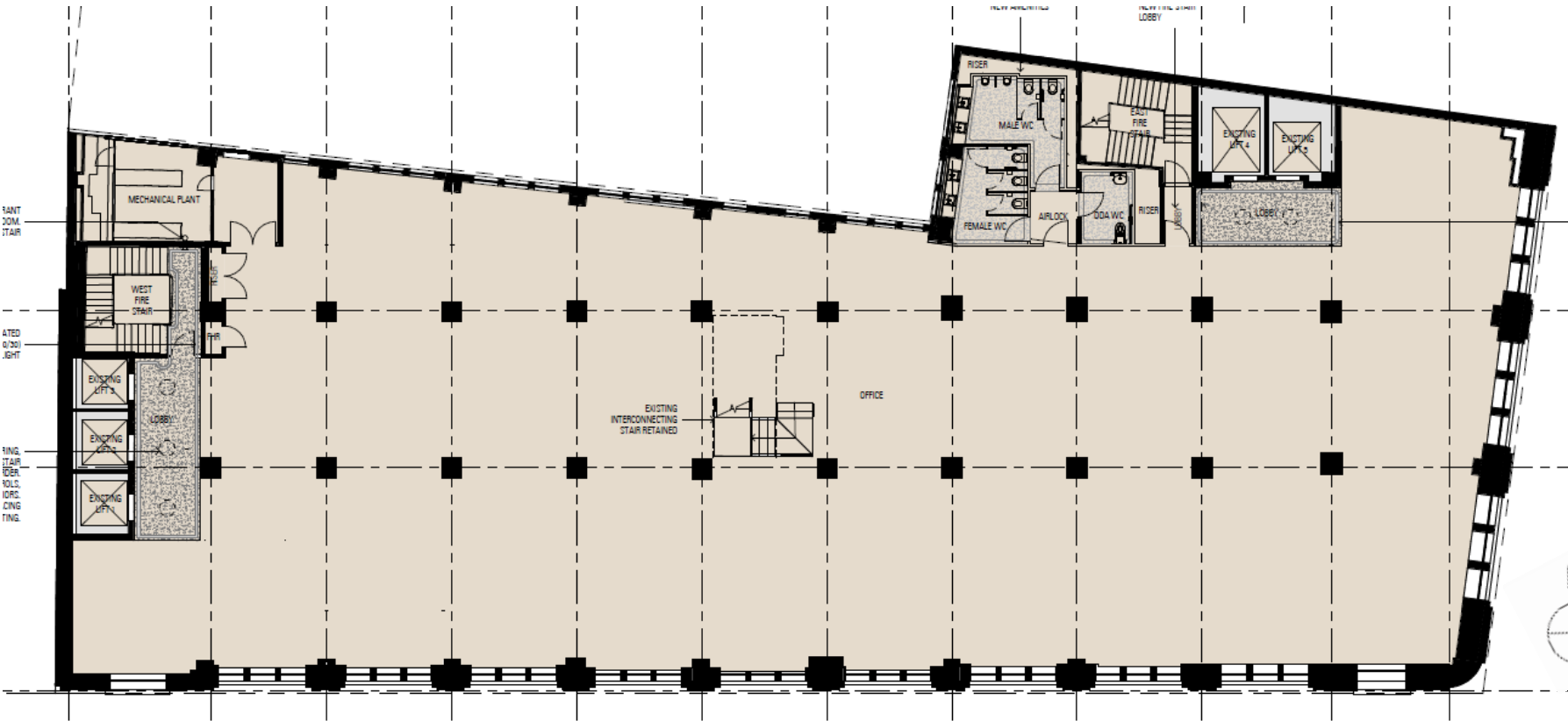
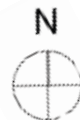
level 2



level 3 and 4

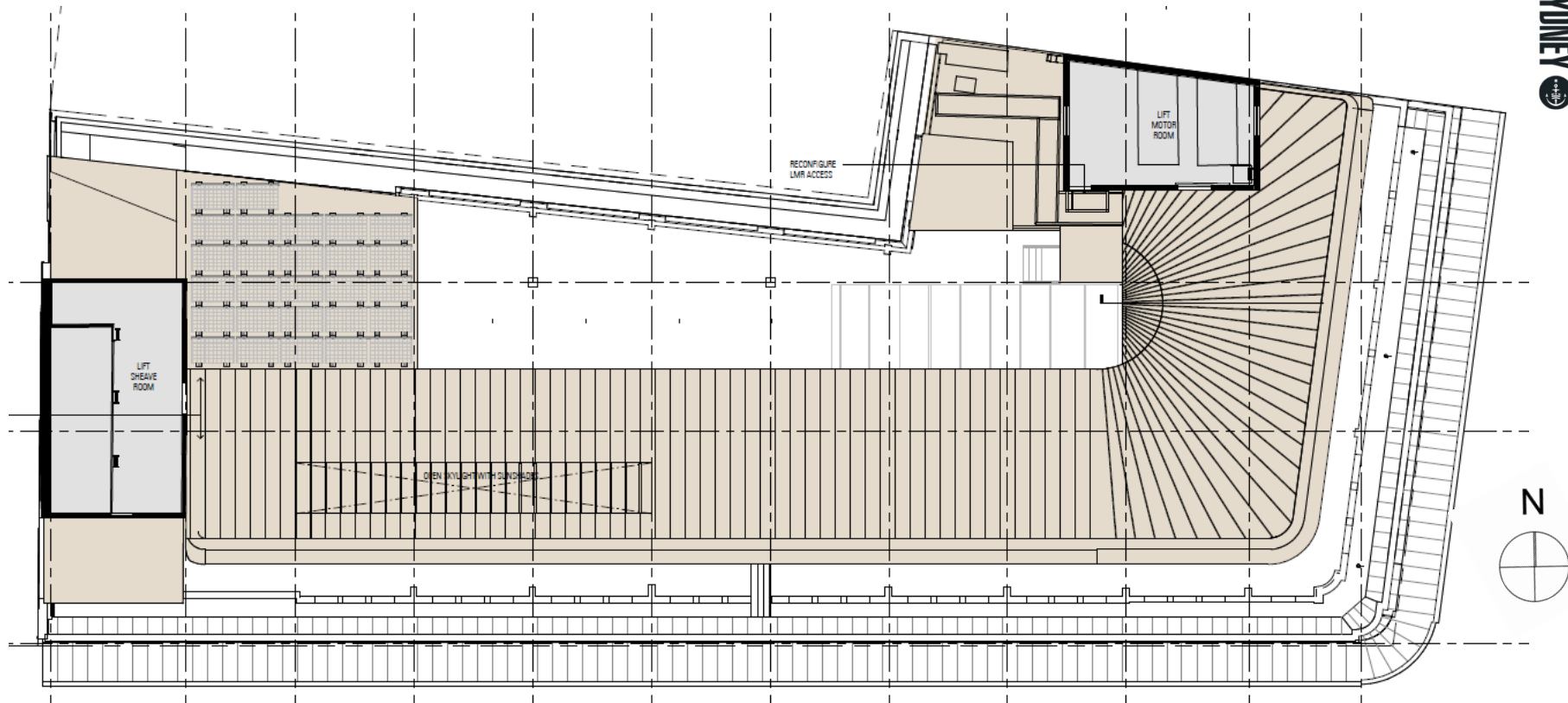


level 5

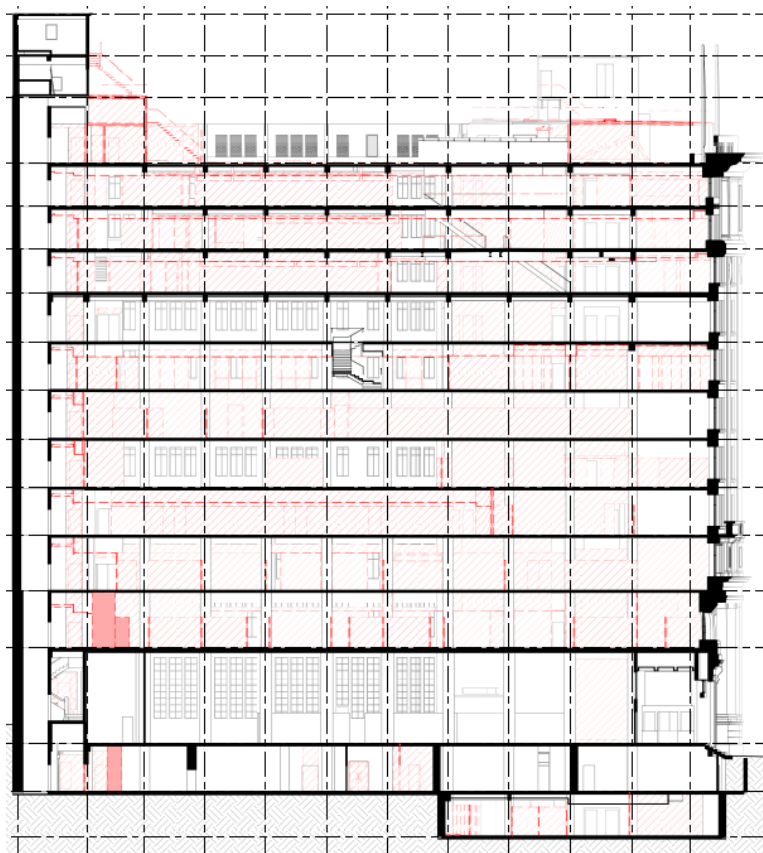


typical levels 6 -10

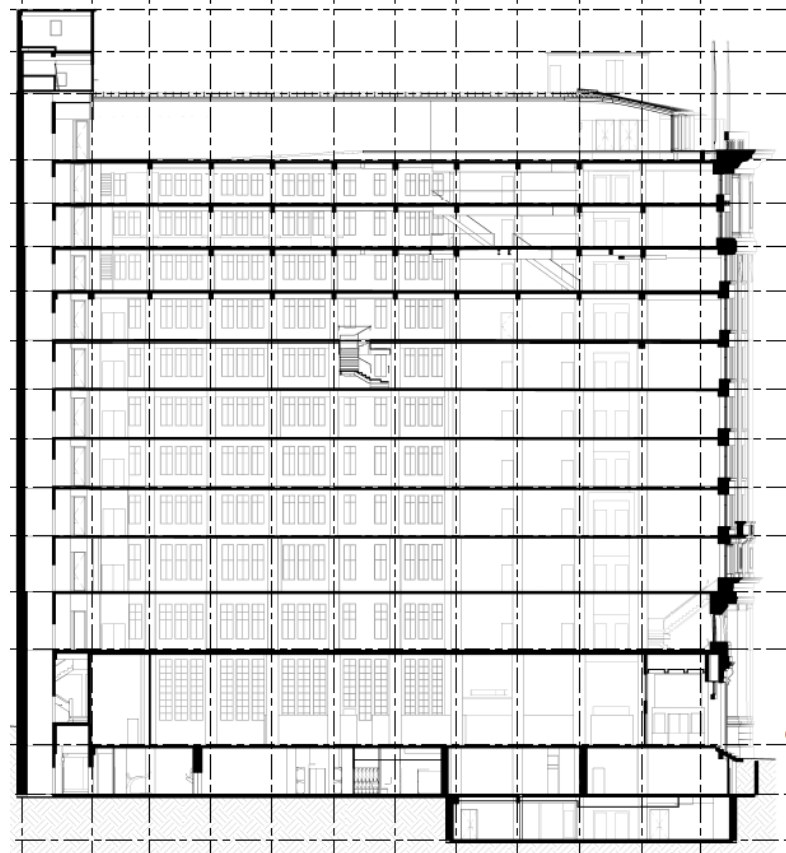




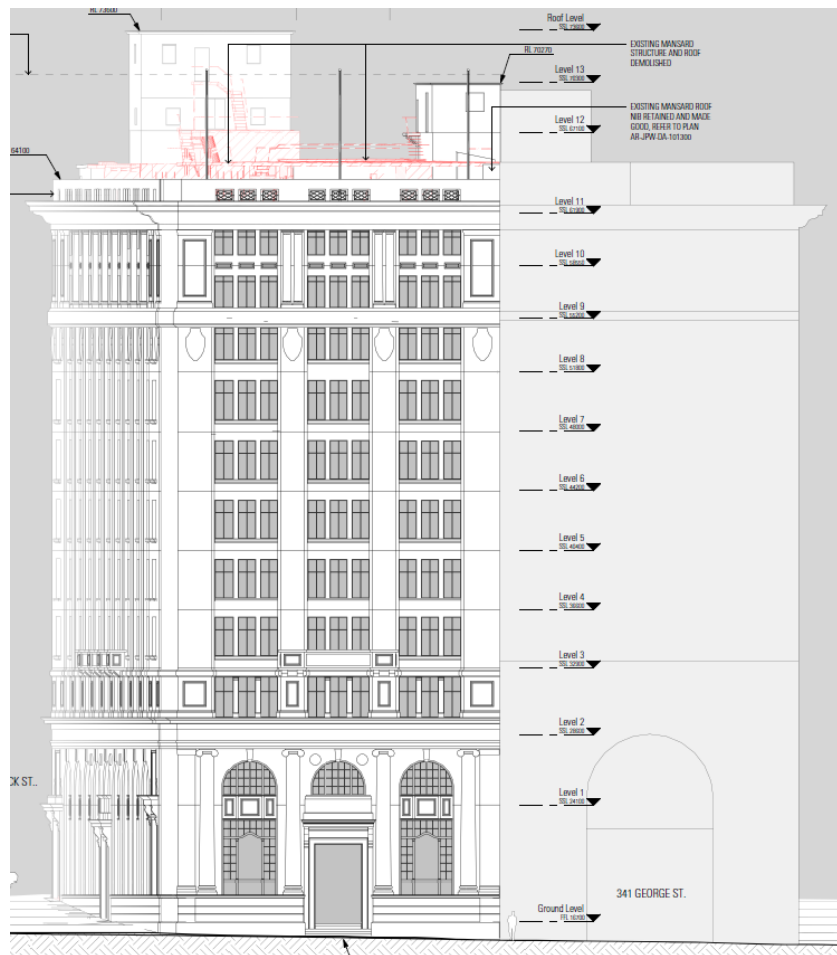
level 12 (rooftop and plant)



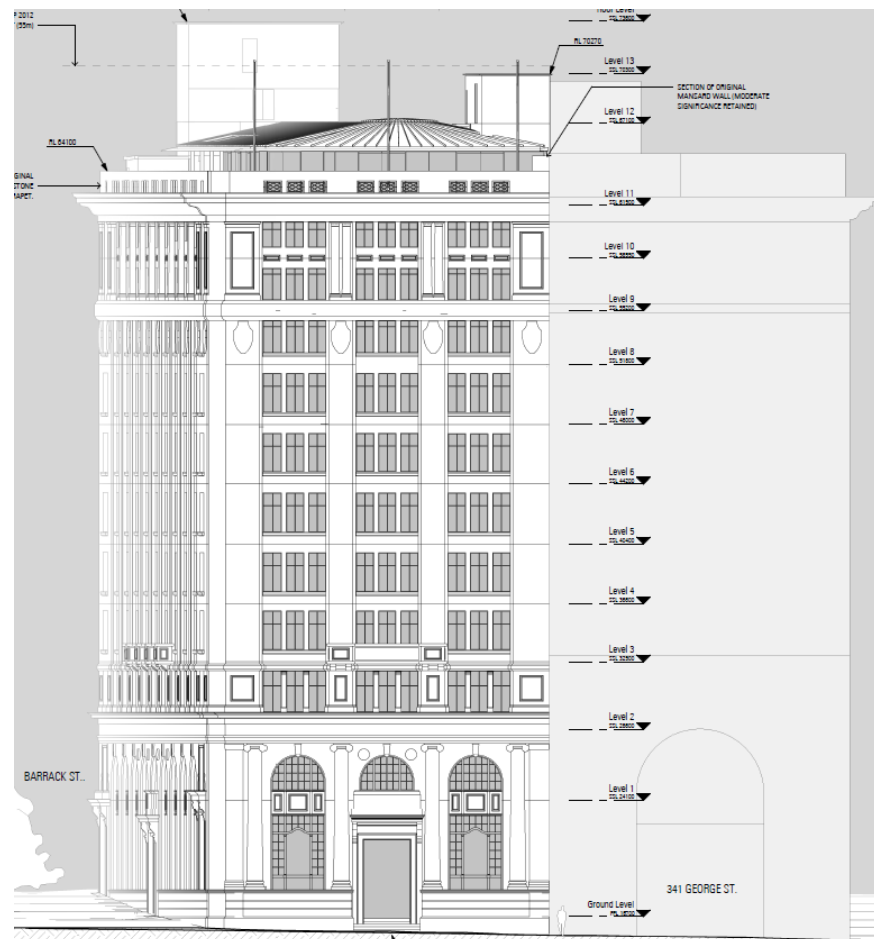
existing east-west section



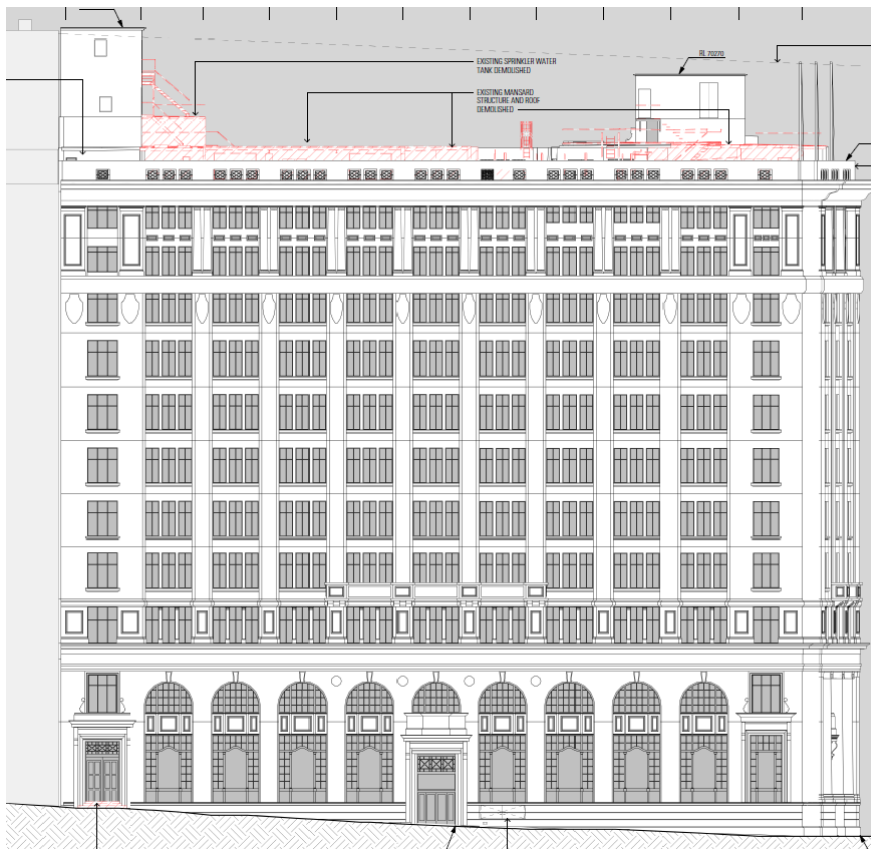
proposed east-west section



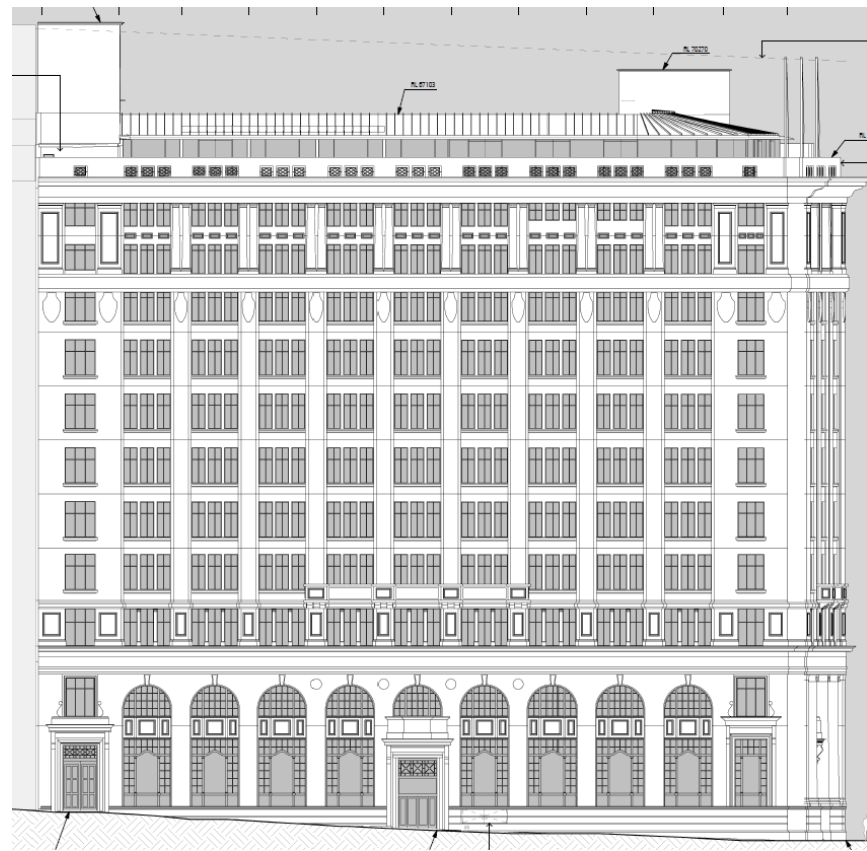
existing George Street elevation



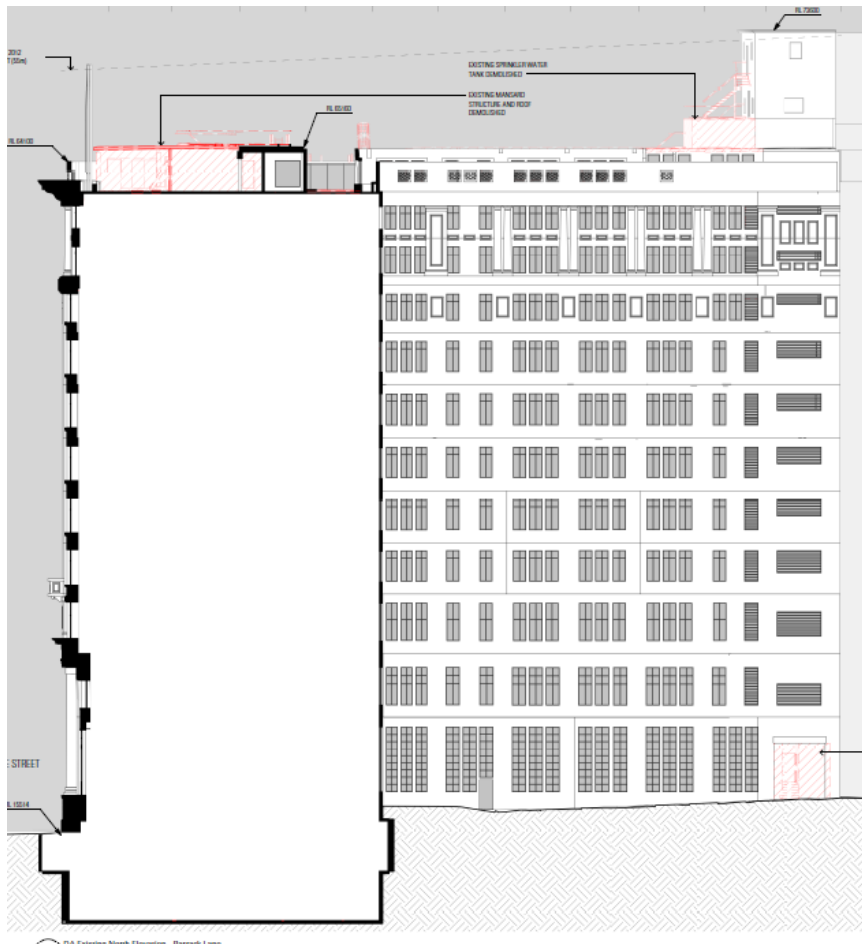
proposed George Street elevation



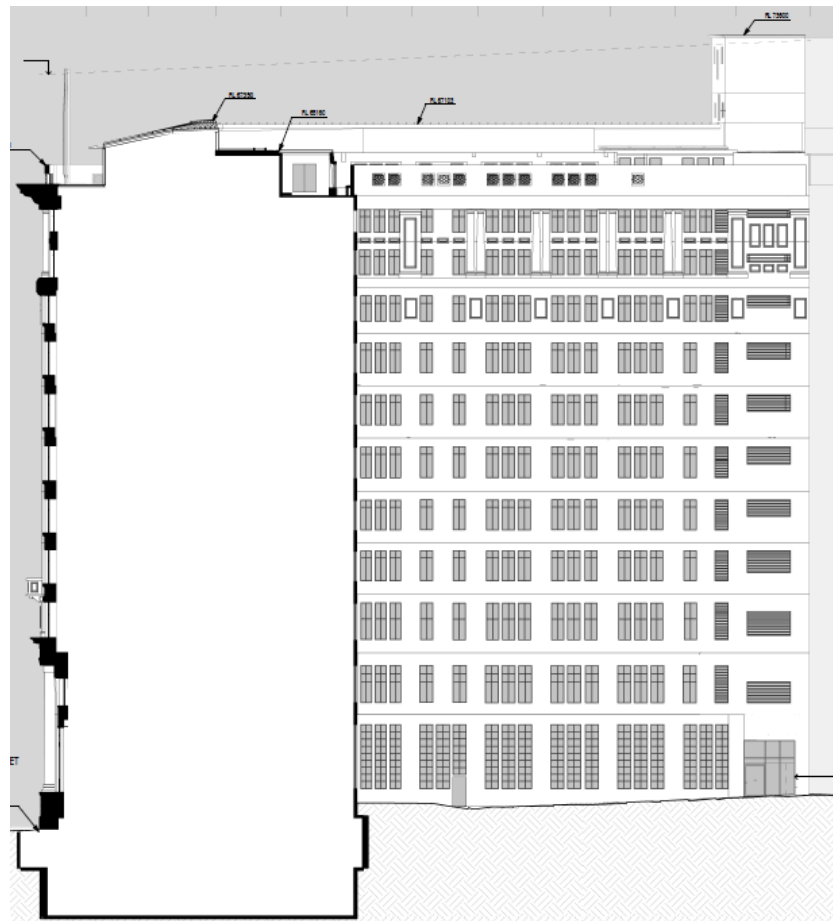
existing Barrack Street elevation



proposed Barrack Street elevation



existing Barrack Lane north elevation



proposed Barrack Lane north elevation

Compliance with key LEP standards

	control	proposed	compliance
height	55m	56.6m - existing Rooftop addition under 55m	No supported
floor space ratio	8:1 + bonus	10.47:1m	yes
sun access plane (SAP)	1 Sept – 31 May Midday – 2pm	additional roof structure sits below the SAP	yes
view planes	preserve views to and from Martin Place	additional roof structure does not obstruct views	yes

Compliance with DCP controls

	control	proposed	compliance						
transport and parking	<p>1 per 150sqm GFA (employees)</p> <p>1 per 400sqm GFA (visitors)</p>	<p>116 bicycle racks</p> <p>128 lockers and 12 showers</p>	yes						
heritage floor space	<table><tr><td>The formula is</td><td>HFSH = 0.5AS x FSRH</td></tr><tr><td rowspan="3">Where</td><td>HFSH is the maximum amount of Heritage Floor Space which may be awarded in sqm;</td></tr><tr><td>AS is the site area in sqm occupied by the heritage building; and</td></tr><tr><td>FSRH is the maximum FSR for the site of the heritage building as shown on the LEP FSR Map.</td></tr></table>	The formula is	HFSH = 0.5AS x FSRH	Where	HFSH is the maximum amount of Heritage Floor Space which may be awarded in sqm;	AS is the site area in sqm occupied by the heritage building; and	FSRH is the maximum FSR for the site of the heritage building as shown on the LEP FSR Map.	<p>HFSH = 0.5AS x FSRM</p> <p>= (0.5 x 1,168.9sqm) x 8</p> <p>= 4,675.6sqm.</p>	site is eligible for HFS – to be awarded in stages
The formula is	HFSH = 0.5AS x FSRH								
Where	HFSH is the maximum amount of Heritage Floor Space which may be awarded in sqm;								
	AS is the site area in sqm occupied by the heritage building; and								
	FSRH is the maximum FSR for the site of the heritage building as shown on the LEP FSR Map.								

Staged HFS award

Stage:	Works:	HFS Award (sqm)
Stage 1	Partial renewal of chiller and lift works.	1917sqm
	Stage 1 façade upgrade works (Barrack Lane) under D/2019/405	
	Alterations to office premises on Levels 6 and 7, pursuant to D/2022/482.	
	Repairs to heritage significant executive rooms on Level 2 and fitout to office suites on Level 1.	
	Ongoing maintenance and retail operations within Ground floor banking chamber including Burberry works under D/2010/1531 and D/2015/1455	
	Ongoing maintenance and retail operations within Basement Safety Deposit Business	
	Removal of the existing doors connecting two buildings and replaced with walls on Levels 8, 9 and 10	
Stage 2	Stage 2 façade upgrade works (Barrack and George Streets) under D/2019/405	1777sqm
Stage 3	CC Stage 1 base building renewal (all works including upgraded bathrooms to Level 4 but not including other floor works to Levels 1-4)	888sqm
Stage 4	CC Stage 2 base building renewal (remaining works to Levels 1-4)	94sqm

Recommendation

Approval subject to conditions