


Attachment A1

**Planning Proposal Report – Prepared by
Proponent**

The logo for URBIS, featuring the word "URBIS" in a bold, black, sans-serif font. The text is contained within a white square frame that is partially cut off by a thick black horizontal line extending across the top of the page. A vertical black line also extends upwards from the top of the page, meeting the horizontal line at the top of the square frame.

URBIS

A detailed architectural rendering of a modern building complex. The central focus is a curved building with a glass facade and a prominent copper-colored metal cladding. The building is situated on a city street with a tram, cars, and pedestrians. In the background, a tall, slender skyscraper rises against a clear blue sky. The overall scene is bright and clear, suggesting a sunny day.

PLANNING PROPOSAL REPORT | 580 GEORGE STREET, SYDNEY

Prepared for
THE GPT GROUP
September 2025

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Report Number Final_September 2025



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

OVERVIEW

This Proponent-Initiated Planning Proposal (**Planning Proposal**) has been prepared by Urbis Ltd on behalf of The GPT Group (GPT) (**the proponent**) to initiate an amendment to the *Sydney Local Environmental Plan 2012 (SLEP 2012)* as it relates to the land at 580 George Street, Sydney (**the site**).

The planning proposal seeks to allow for the redevelopment of this key site at the corner of George Street and Bathurst Street in the heart of the Sydney CBD. In doing so, GPT seek to create a sustainable, advanced workplace environment and a built form that respects the site's heritage and urban fabric.

To revitalise this prominent site, GPT envisage replacement of the 3-level corner podium with a new 10-storey corner tower, which seamlessly connects into the iconic 580 George Street tower on the site. The new tower will accommodate vibrant retail spaces and A-grade office floor space and be designed to activate this corner, becoming a key marker within the CBD.

This Planning Proposal seeks to amend the SLEP 2012 by inserting a new site-specific clause under Division 5 of the LEP, which will permit an additional gross floor area of 8,000m², or a total FSR across the site of 15:1.

The planning proposal is accompanied by a draft site-specific Development Control Plan (DCP) that provides site specific design guidance, to be inserted into Section 6 of the Sydney DCP 2012. The site specific DCP will guide any future development outcome on the site to ensure it is delivered with strong regard for the local development context, the surrounding public domain, as well as matters of ecological sustainability and design excellence.

BACKGROUND

The existing commercial building, including the 33 storey tower component and podium was first completed in 1988 and while it was partially refurbished in 2000, it predominantly featured an outdated appearance that was no longer representative of an 'A Grade' office building. In November 2013, an application was approved (D/2012/1682) to refurbish the podium lobby, providing new and reconfigured internal areas, as well as updating the podium facade and the addition of a new curved awning.

The construction and occupation (CC and OC) of this development was divided into two stages. Stage 1 comprising works to the southern section of the podium, including commercial tower entrance lobby, curved awning, new cafe and activation of the Wilmot Street retail tenancy. These works have since been completed. Stage 2 comprised works to the northern section of the podium, including ground floor retail tenancies, food court and relocation of the street entrance. These works did not progress.

This planning proposal largely applies to the building footprint of the 'Stage 2' portion of the originally planned works. As such the controls seek to allow for a development outcome that will provide seamless integration with the existing podium and tower, from both a function and design perspective, to ultimately form one complete site.

PLANNING CONTEXT

Under the existing LEP controls, the site is zoned SP5 Metropolitan Centre, has a maximum permissible building height of 55 metres and 235m and a mapped floor space ratio of 8:1, with additional floor space bonuses available. The site is located within Central Sydney, as well as within a 'Tower Cluster', which earmarks the potential for development uplift based on its site area, location and attributes.

Whilst the Tower Cluster provisions are available to the site (which would unlock an FSR of 18.75:1), the scale of works proposed is limited to a 10 storey corner podium form with a maximum additional GFA of 8,000m². Given the proposed built form outcome, the planning proposal has been prepared to avail the floor space necessary to complete the podium works only.

INDICATIVE REFERENCE SCHEME

A concept design for an indicative development outcome has been prepared by Curzon + Partners to guide the Planning Proposal. The design demonstrates that the proposed planning envelope can deliver a feasible commercial and retail development on the site, supporting the amendments to the Sydney LEP 2012 and controls proposed in the site specific DCP.

The indicative development scheme will provide for the following:

- Demolition of the existing podium at the George Street and Bathurst Street corner to ground level
- Development of a new 10 storey commercial and retail building with a maximum height RL 62.220
- Additional GFA of 8,000m², comprising premium grade retail and A-grade commercial office floor space
- Retention of the existing Lower Ground through site link to Town Hall Station
- Retention of the existing 580 George Street Tower and associated podium
- Retention of the existing basement car parking,
- Retention of the loading dock and car park entry and configuration

PLANNING OUTCOMES

The Planning Proposal is found to respond appropriately to relevant strategic planning framework, which supports development outcomes that contribute to employment growth, while providing high quality and innovative design that is complementary to the character of the central city.

The Planning Proposal would achieve the following key planning outcomes and benefits:



Provision of 8,000m² of additional A-Grade commercial floor space and associated retail uses, on an underutilised site in one of Sydney's core office precincts, contributing to the reinvigoration of the CBD as a thriving commercial and employment centre.



Delivery of 419 construction jobs (direct and indirect).
Provide \$302.6 million to the NSW economy during construction.



Delivery of 965 new employment opportunities (direct and indirect) once operational.
Contribute \$425.3 million to the state economy, annually.



Provides floor area uplift on a site that is located to make efficient use of transport infrastructure including the metro, light rail, bus and ferry services



Targeted sustainability outcomes that with the City of Sydney's Net Zero targets.



Protection of solar access to adjoining residences and key public areas.
No adverse wind impacts to the site, adjoining properties or within the public realm.



The planning proposal and associated draft site-specific DCP support a development outcome, that will deliver contemporary commercial and retail spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context.

It is demonstrated that there is clear strategic and site-specific merit in progressing the Planning Proposal, the intended outcomes are appropriate and should be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination

1. INTRODUCTION

1.1. OVERVIEW

This Planning Proposal request has been prepared by Urbis Ltd on behalf of The GPT Group (GPT) (**the proponent**) to initiate an amendment to the *Sydney Local Environmental Plan 2012 (SLEP 2012)* as it relates to the land at 580 George Street, Sydney (**the site**).

The objective of the planning proposal is to insert new site-specific provisions within the SLEP 2012 to unlock the site's development potential. This will be achieved through the delivery of 8,000m² of commercial floor space within a revitalised corner podium that integrates seamlessly with the existing built form on site and the wider urban landscape, contributing to the vibrancy of the Sydney CBD.

1.2. PROJECT VISION

The planning proposal represents the redevelopment of a key site at the intersection of George Street and Bathurst Street, in the heart of the Sydney CBD. Through this proposal, GPT seek to revitalise this prominent site by demolishing the existing 3-level corner podium, while retaining the iconic 580 George Street tower.

GPT's vision for the site includes construction of a new 10-storey corner tower, that is designed to integrate with the site's heritage context and adjoining developments. The new development will breathe life into the area with an additional 8,000m² of GFA to provide for vibrant retail spaces at the lower podium and premium commercial office spaces on the upper levels. The existing lower ground pedestrian link to Town Hall Station will be preserved, ensuring direct connectivity with the wider precinct.

The proposal will allow for development of 'Stage 2' of the originally planned works for the wider site precinct, that saw the upgrade of the southern portion of the podium. As such, GPT seek to ensure future development of the site provides for seamless integration with the existing basement, podium and tower, from both a function and design perspective, to ultimately form one complete site.

Overall, GPT seek to create an advanced workplace environment that exemplifies sustainability and design excellence, while integrating respectfully with the site's heritage surroundings and wider urban fabric.

1.3. REPORT STRUCTURE

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning, Housing and Infrastructure (DPHI) guideline '*Local Environmental Plan Making Guideline*' dated August 2023.

As the site is located within the Central Sydney area of the City of Sydney LGA, the planning proposal addresses the requirements and considerations outlined in the '*Guideline for Site Specific Planning Proposal in Central Sydney*' (the Guideline). The Guideline outlines specific minimum requirements which are to be adhered to, in order to access additional height and density through site specific planning proposals.

The relevant sections of the Planning Proposal are listed below:

- **Section 2:** Detailed description of the site, the existing development and local and regional context.
- **Section 3:** Project background including pre-lodgement and scoping proposal advice.
- **Section 4:** Current statutory planning framework relevant to the site, including State and local planning controls.
- **Section 5:** Key features of the indicative development outcome, which is intended to be delivered as an outcome of the Planning Proposal.
- **Section 6:** Comprehensive description and assessment of the Planning Proposal in accordance with the DPHI Guideline.
- **Section 7:** Conclusion and justification.

1.4. PROJECT TEAM

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 1 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Site Specific DCP	Urbis	Appendix A
Building Envelope Plans and Reference Design	Curzon + Partners	Appendix B
Urban Design Report	Curzon + Partners	Appendix C
Heritage Impact Statement	Urbis	Appendix D
Pedestrian Wind Environment Study	RWDI	Appendix E
Services & Infrastructure Strategy	Arup	Appendix F
Sustainability Strategy	E-Lab	Appendix G
Site Survey	Lockley LTS	Appendix H
Economic Benefits Assessment	Urbis	Appendix I
Construction Methodology Statement	Icon Project Management	Appendix J

2. SITE CONTEXT

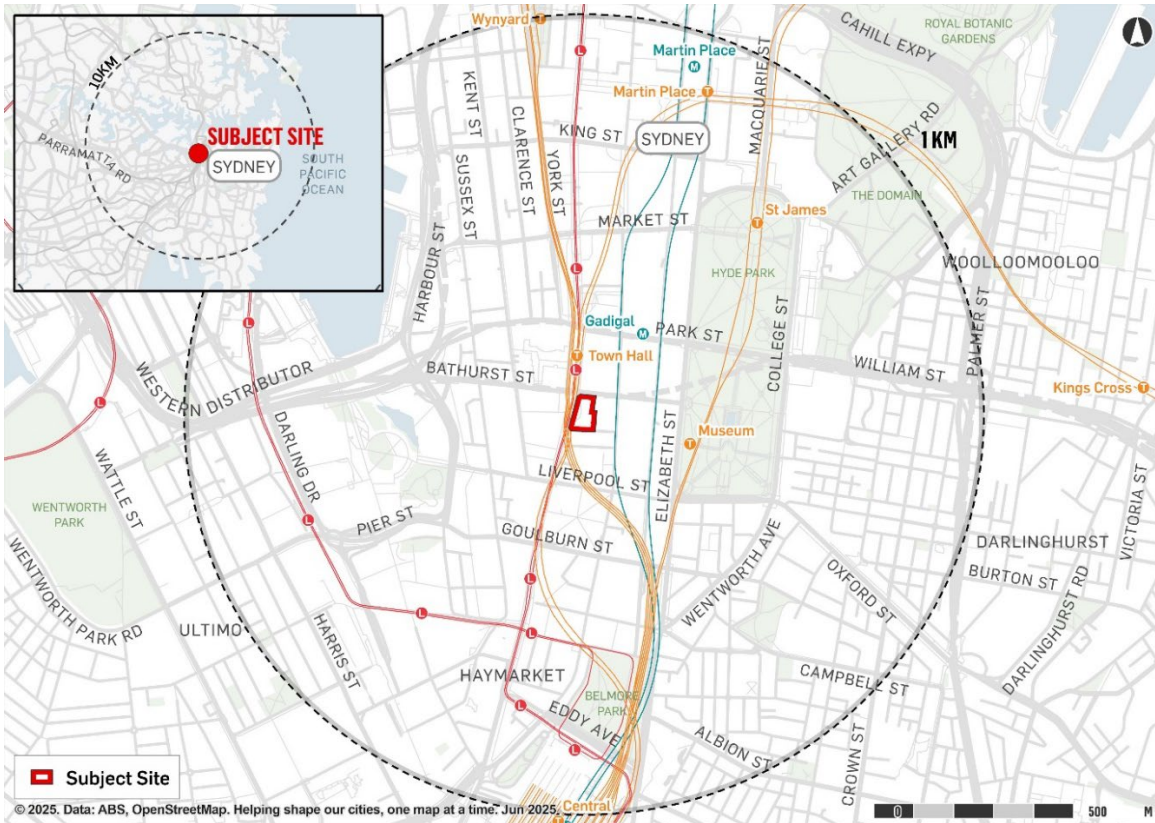
2.1. SITE DESCRIPTION

The Planning Proposal relates to 580 George Street, Sydney, within the City of Sydney Local Government Area (LGA). The key features of the site are summarised in **Table 2**.

Table 2 Site Description

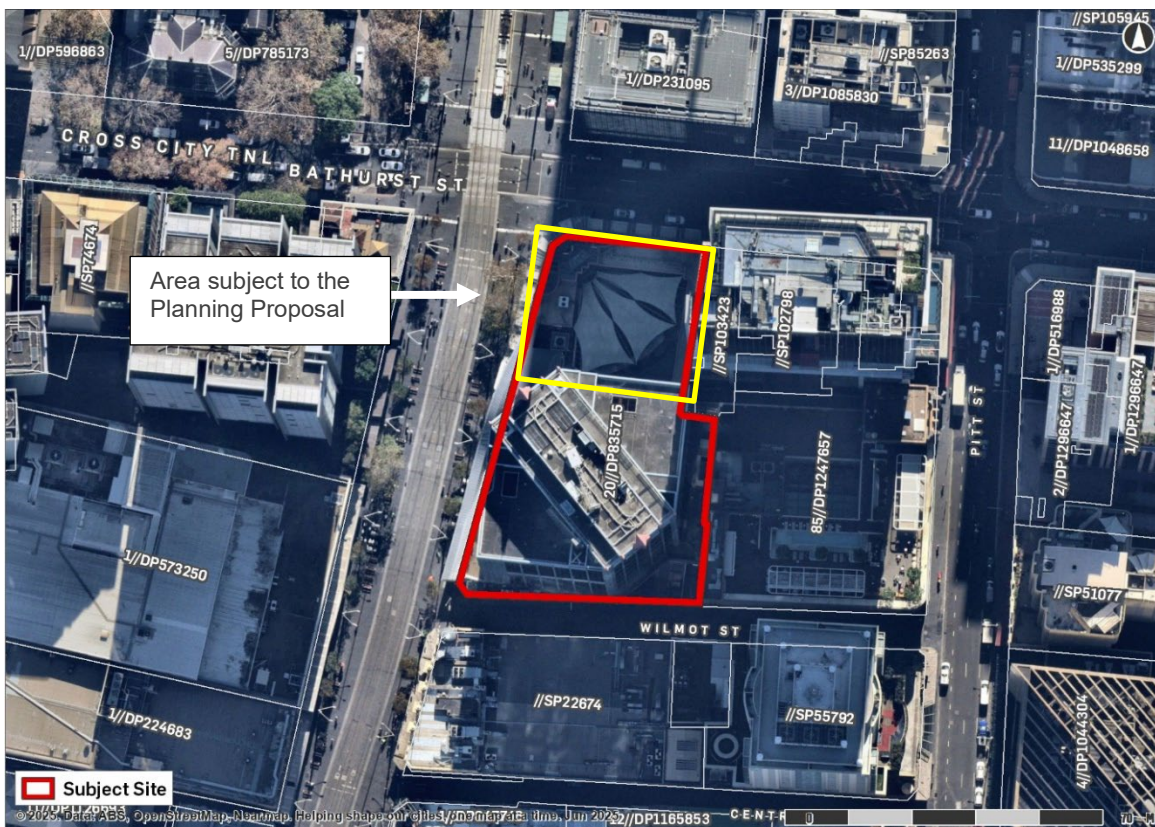
Site Characteristic	Description
Country	Gadigal
Legal Description	Lot 20 in DP 835715
Existing Use / Structures	37-storey commercial office building, comprising: <ul style="list-style-type: none"> ▪ Three level basement carpark ▪ Lower ground retail arcade and underground pedestrian connection to/from Town Hall Station ▪ Ground floor food court and retail ▪ Childcare centre at Level 1 ▪ 32 office levels (Level 2 to Level 33)
Site Area	3,567 m ²
Existing GFA	Total existing GFA of 48,719m ² split across the podium and tower as follows: <ul style="list-style-type: none"> ▪ Podium GFA: 5,990m² ▪ Tower GFA: 42,729m²
Site Frontage	The site is bound by the following street frontages: <ul style="list-style-type: none"> ▪ West: George Street (82m) ▪ North: Bathurst Street (33m) ▪ South: Wilmot Street (54m)
Vegetation	Eight street trees are located along George Street adjacent to the site.
Topography	The site slopes from north to south by approximately 2.1 metres and east to west by approximately 1.1 metres.
Hydrology	The site is identified as being subject to flooding. Probable Maximum Flood (PMF) depths partially effecting the site, predominantly along the George Street frontage.
Heritage	The site is not identified as a heritage item, is not identified as contributing heritage item, nor is it located within a heritage conservation area. The site is adjacent to identified heritage items.
Site Access	Vehicular entry and exit to the basement carpark levels are provided via Wilmont Street (via Pitt Street, only). Pedestrian access is provided as follows: <ul style="list-style-type: none"> ▪ Ground Level: one entrance at the corner of George and Bathurst Streets, two entrances on George Street, one entrance on Bathurst Street ▪ Lower Ground Level: an underground pedestrian connection to/from Town Hall Station.

Figure 1 Regional Context Map



Source: Urbis

Figure 2 Aerial Photograph



Source: Urbis

2.2. EXISTING DEVELOPMENT

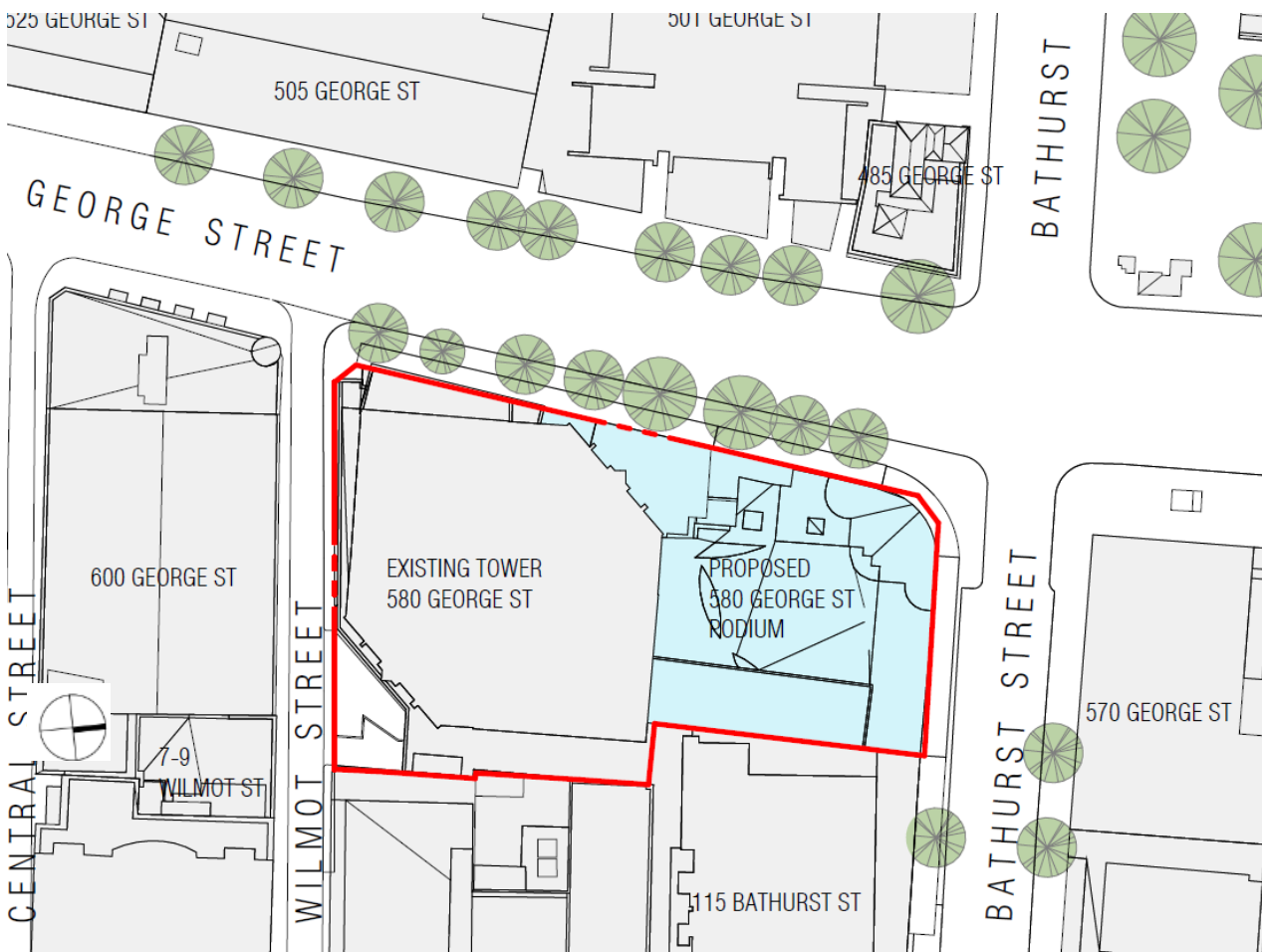
The site features an existing commercial building with a 3-level basement, defined 4-level podium and a 33-level commercial tower above. The building includes commercial office use on Level 1 to 33, a childcare centre on part of Level 1 and 2, commercial lobby, food court, and retail offerings at Ground Level. Additionally, there is a retail arcade and an underground pedestrian connection to Town Hall Station at Lower Ground Level. Basement levels 1 to 3 provide 137 car parking spaces, with vehicle access via Wilmot Street.

The building has a podium and tower design. The podium extends to the site boundary, forming a 4 -storey street wall along George Street, Bathurst Street, and Wilmot Street. The tower is positioned above the southern part of the podium, with a setback of 34.27 metres to Bathurst Street. The existing podium features two distinct parts as further detailed in the development approval discussion in Section 3.1 of this report. Only the northern portion of the podium, as shown at **Figure 3**, is the subject of this Planning Proposal.

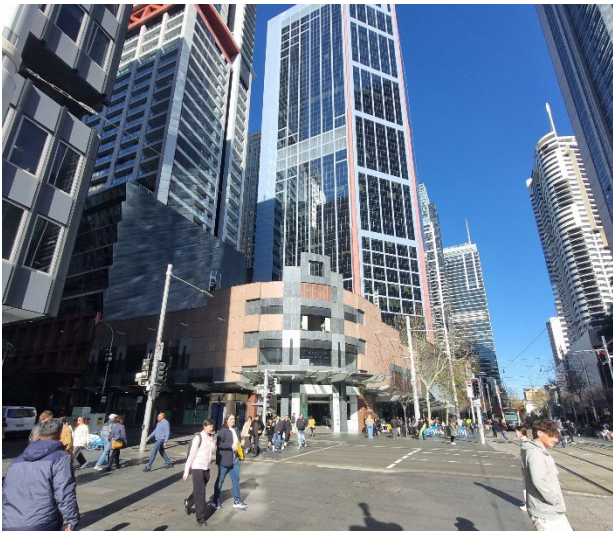
The southern portion of the podium, which the commercial tower is positioned above, features a contemporary design with a transparent façade and curved awning feature. The northern portion of the podium is of an older rectilinear stone geometry design and generally, vertically flat awnings. This portion of the podium interfaces with the corner of George Street and Bathurst Street and features a recessed entrance that leads into the food court area and includes an escalator connection to the underground pedestrian connection to Town Hall Station, as well a connection to the office lobby located in the contemporary, southern part of the podium.

Photographs of the existing site, specifically as it relates to the existing, northern portion of the podium and the surrounding context, are provided below.

Figure 3 Subject site with northern portion of the podium subject to this Planning Proposal in blue



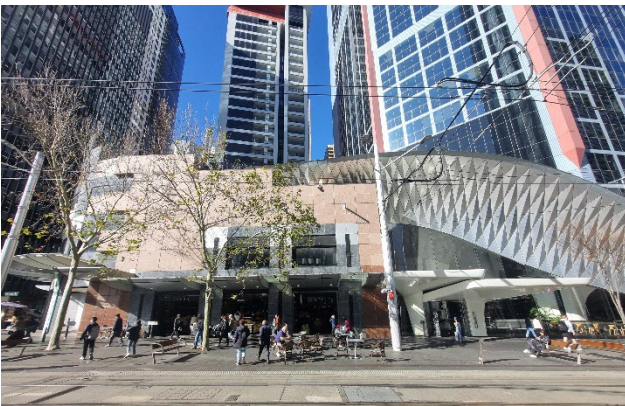
Source: Curzon + Partners



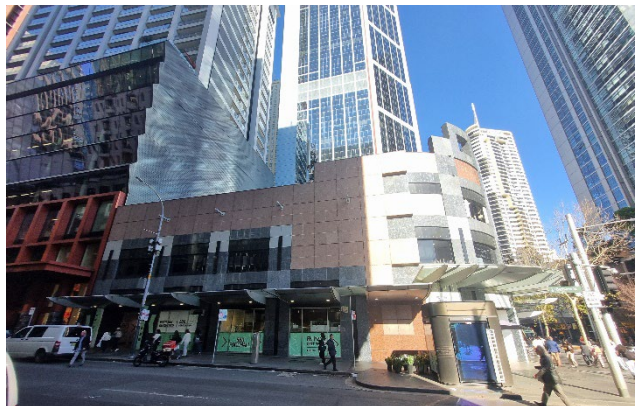
Picture 1 View of Site from George Street and Bathurst Street Intersection (far)



Picture 2 View of Site from George Street and Bathurst Street Intersection (close)



Picture 3 View of West Elevation (from George Street)



Picture 4 View of North Elevation (from Bathurst Street)



Picture 5 Podium Interior – Looking Towards the Food Court

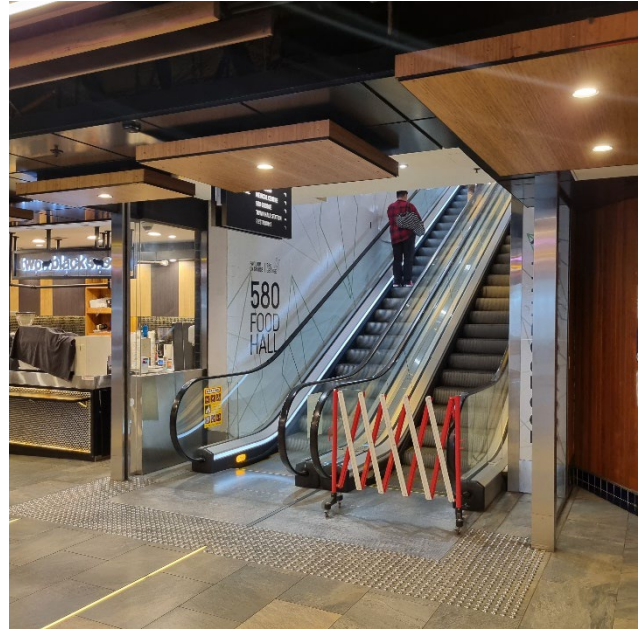
Source: Urbis 2025



Picture 6 Podium Interior – Looking Towards the Southern Podium Area, Office Lobby



Picture 7 Podium to Underground Pedestrian Connection to Town Hall



Picture 8 Underground Pedestrian Connection to Town Hall – Looking Up Escalator to Podium



Picture 9 Underground Pedestrian Connection to Town Hall – Looking Towards Escalator to Podium

Source: Urbis 2025

2.3. SURROUNDING DEVELOPMENT

The site is located in the 'Midtown' precinct of the Sydney CBD, benefiting from excellent public transport, existing infrastructure, and proximity to tourist, business, and retail centres, as well as open space.

The surrounding physical context reflects the site's highly urbanised setting, characterised by a mix of historic and modern structures. Nearby landmarks such as the Queen Victoria Building, Sydney Town Hall, and St Andrew's Cathedral are complemented by high-rise office towers, high density residential buildings and various smaller-scale commercial uses.

The immediate context is described in **Table 3**.

Table 3 Surrounding Development Context

Location	Description
North	The northern boundary of the site fronts Bathurst Street, providing one-way vehicular movement in a westerly direction. Further north, development comprises mid-rise commercial office buildings with ground-level retail, as well as proximity to key retail and civic destinations, including the Queen Victoria Building, and Sydney Town Hall. Pedestrian access to Town Hall Station is provided via a below-ground connection integrated with the subject site.
South	The southern boundary of the site abuts Wilmot Street, a narrow one-way laneway that provides pedestrian, vehicular and service access to the subject site and adjoining developments. Directly south of Wilmot Street, land fronting George Street comprises low scale retail uses, with the 52-storey 'Century Tower' apartment building fronting Pitt Street. Further south is the 'World Square' precinct, comprising high-rise residential towers, commercial offices, and a multi-level retail centre.
East	To the east the site abuts the 115 Bathurst Street, accommodating the 'Greenland Building' a 67-storey residential tower. The building's podium form adjoins the site boundary up to a height of RL62.22 metres and provides a street wall of the same height along Bathurst Street, adjacent to the site. Further east, development includes a mix of mix of commercial offices, higher-density residential towers, institutional buildings, as well as proximity to Hyde Park, one of Central Sydney's largest areas of open space.
West	To the west, the site fronts George Street, one of Sydney CBD's primary north-south boulevards. George Street functions as a high-quality pedestrian boulevard with integrated light rail and active retail frontages. Immediately opposite the site is 501 George Street, accommodating the Regents Place development, which includes a shopping centre and high-rise residential tower. The Event Cinemas site at 505 George Street, opposite the site, has development approval for an 80-storey residential tower, signalling ongoing intensification along the George Street corridor.

2.4. LOCALITY CONTEXT

2.4.1. Central Sydney

The site is located in the Midtown precinct of Central Sydney, as identified in the Central Sydney Planning Strategy (CSPS). The Midtown precinct is a key focus of the CSPS, envisioned as a dynamic, high-density, mixed-use corridor where built form is expected to intensify and employment floor space can be protected.

Central Sydney offers opportunities for development intensification and employment growth by envisioning taller buildings, particularly in areas like the Midtown precinct, to create new tower clusters. The site is part of a southern tower cluster, where increased floor space ratios and building heights are encouraged.

Planning policies have been established to manage this development, ensuring the provision of more employment floor space while protecting residential amenity to meet increasing demand.

2.5. TRANSPORT CONTEXT

The site is strategically located within one of Sydney's most highly accessible transport precincts, benefiting from immediate proximity to multi-modal public transport infrastructure, active transport routes and links to key road corridors. This includes the following:

- **Rail:** The site has direct underground pedestrian access to Town Hall Station, servicing the T1 North Shore & Western Line, T2 Inner West & Leppington Line, and T3 Bankstown Line. This supports rapid and frequent connections to the wider metropolitan and regional rail network.
- **Light Rail:** The site fronts George Street, which forms part of the CBD and South East Light Rail corridor. The nearest stop, Town Hall Light Rail Stop, is located directly adjacent to the site, providing high-frequency services between Circular Quay, Central Station, and the south-eastern suburbs (including Randwick and Kingsford).
- **Bus Services:** Numerous bus routes operate in close proximity to the site along Elizabeth, Castlereagh, Park, and Bathurst Streets, providing local and cross-regional connectivity, including to the Inner West, Eastern Suburbs, and Lower North Shore.
- **Active Transport:** The surrounding precinct includes pedestrian priority areas, particularly along George and Pitt Street. As well as proximity to a growing network of dedicated and shared bicycle corridors, including along Castlereagh Street.
- **Road Network:** Pitt Street and Elizabeth Street provide essential north-south routes for vehicles in proximity to the site, offering access to various parts of the city and beyond. Similarly, Goulburn Street and Liverpool Street are the key east-west corridors that connect the site to major arterial roads and motorways.

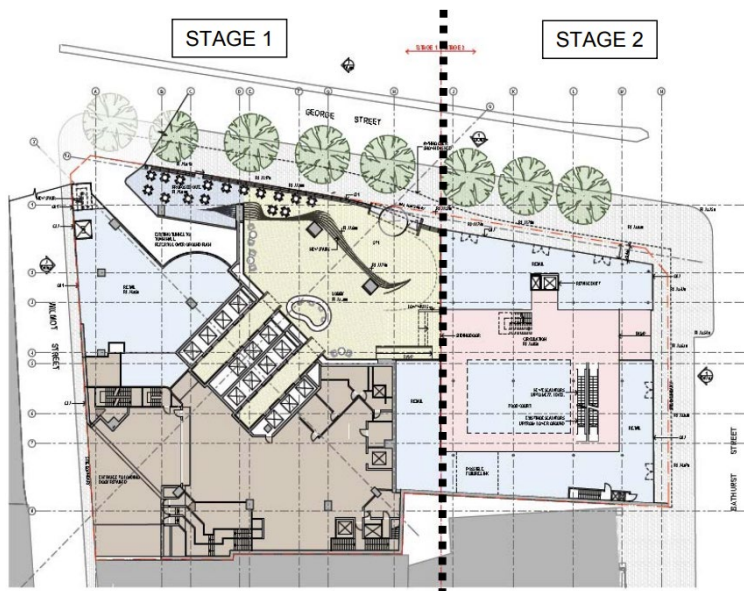
3. BACKGROUND AND PRE-LODGE MENT

3.1. PROJECT BACKGROUND

The existing commercial building, including the 33 storey tower component and podium was first completed in 1988 and while it was partially refurbished in 2000, it predominantly features an outdated appearance that is no longer representative of an 'A Grade' office building. In November 2013, an application was approved to refurbish the podium lobby, providing new/reconfigured internal areas as well as updating the podium facades and a new curved awning (D/2012/1682). The construction and occupation (CC and OC) of this development was divided into two stages detailed below, and its physical separation demonstrated in **Figure 4** below:

- Stage 1: works to the southern section of the podium, including commercial tower entrance lobby, awning, new cafe and activation of the Wilmot Street retail tenancy.
- Stage 2: works to the northern section of the podium, including reconfiguration and rationalisation of the existing tenancy layouts on ground and level 1, relocation of the street entrance and timber glazed and sun protection devices to the external façade along with public domain works.

Figure 4 Division of Construction Stages for D/2012/1682



Since the approval the Stage 1, construction of the podium form, including its curved awning, façade upgrades and public domain improvements has been undertaken.

3.2. PRE-LODGE MENT

Between November 2024 – July 2025, the project team met with the City of Sydney on a number of occasions. On 12 December 2024, the intended building envelope was presented to the Design Advisory Panel (DAP).

The DAP along with the City provided advice to the project team, for consideration as part of the future urban development outcome. Further advice was provided by the City on 13 May 2025, regarding the ability to undertake an alternative design excellence provision.

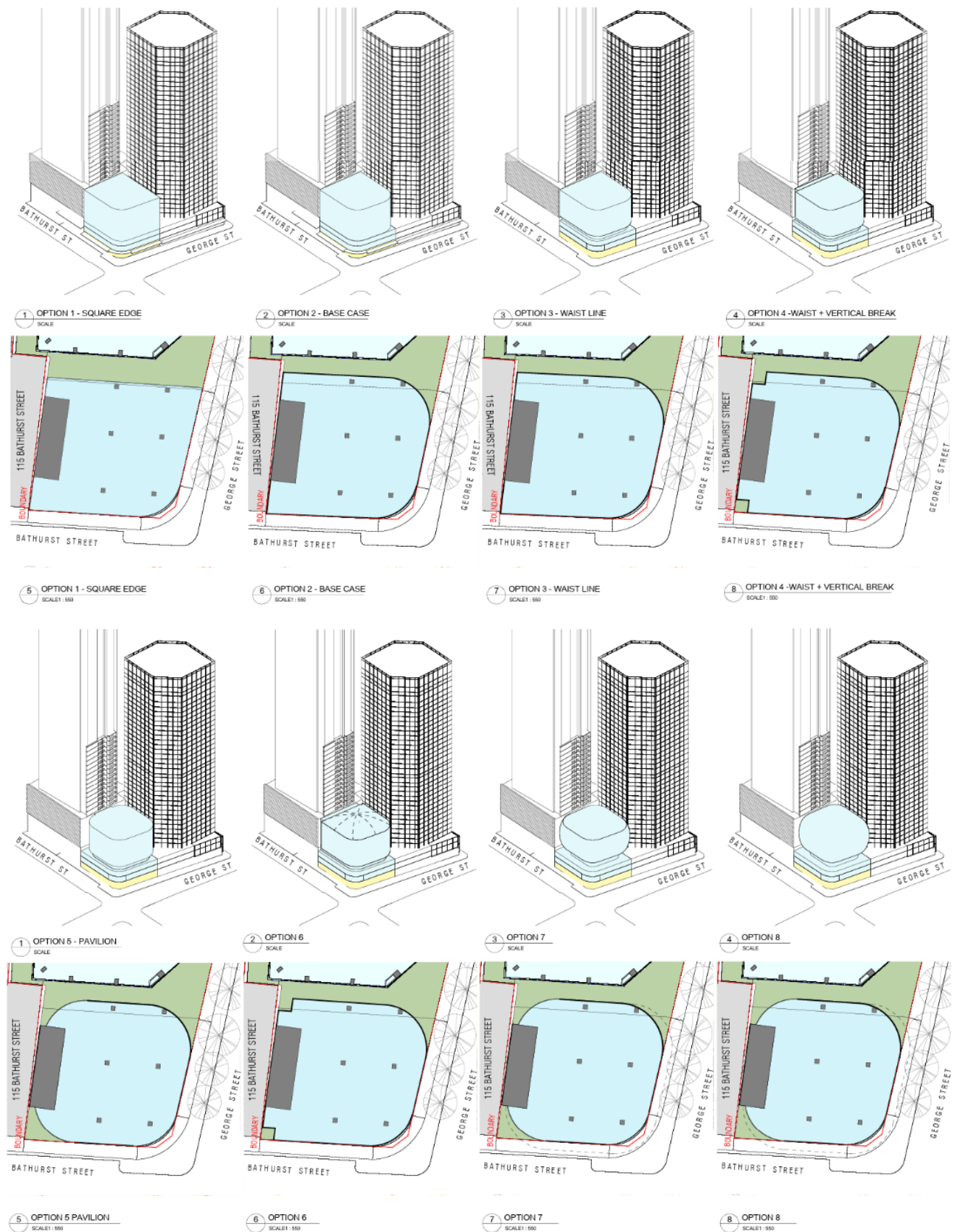
A summary of the key matters and how the proposal addresses these is provided in the table below.

Table 4 Pre-Lodgement Discussions

Matter	Council / DAP feedback	Section of this Report
Heritage	The site is a highly prominent and sensitive site on George Street in an area of civic and historic significance. Design solutions for this site should consider the relationship to adjacent local and State heritage listed items (St Andrew's Cathedral, Town Hall) and consider the context between the QVB building and Wilmot Street.	The projects heritage consultant has provided advice to guide the overall form of the podium, including establishing design principles that have been inserted into the site-specific DCP to guide any future design outcome.
Façade articulation	The proposal's envelope and floor space should be reviewed to account for a degree of design articulation to allow competitive design options (architectural expression) to appropriately respond to the site's setting in an area of civic and historic significance. An adequate façade design articulation zone is needed to appropriately respond to the character of the neighbouring heritage.	The building envelope has included façade articulation zones which range between 450mm-600mm to account for a degree of design articulation.
Sustainability	The proposed sustainability targets should be re-examined to explore opportunities for what can be achieved on site.	The sustainability targets have been re-examined and compliance with the SLEP 2012 sustainability targets will be achieved.
Awning integration	Removal (and replacement) of the awning and associated foyer on the George Street frontage is supported and should be part of the scope of the project to assist in the integration with the existing tower	The awning is fully integrated into the existing podium form on the southern extent of the site. The built form outcome for the site enables the awning to be either integrated into the new tower or alternatively, conclude at a certain point. This will be resolved through the design excellence process.
Design Excellence	Given the visibility, sensitivity and size of the overall site with tower backdrop, the Panel considers it essential that a competitive design process with a selection of architects who have proven expertise in delivering high levels of urban design analysis for sensitive heritage sites.	The proponent agrees to the undertaking of a design excellence competition, in accordance with the strategy proposed within the site-specific DCP.

A summary of the 'massing options' presented to Council and the DAP are provided below.

Figure 5: Preliminary massing options



Source: Curzon + Partners

4. STATUTORY PLANNING FRAMEWORK

The *Sydney Local Environmental Plan 2012* (SLEP 2012) is the principal Environmental Planning Instrument applying to the site.

4.1. LAND USE ZONING

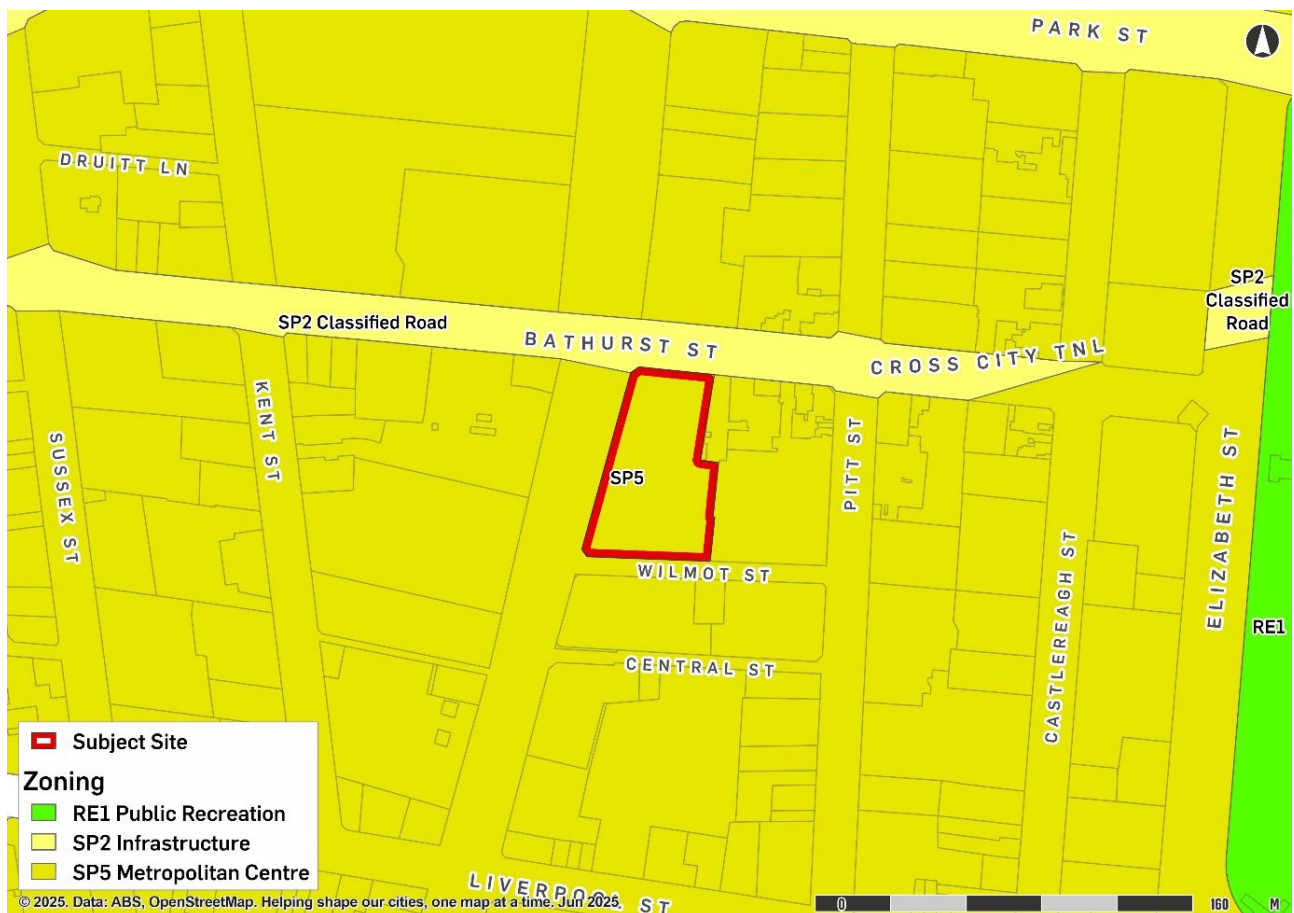
The site is zoned SP5 Metropolitan Centre under the SLEP 2012.

The relevant zone objectives include:

- *To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.*
- *To provide opportunities for an intensity of land uses commensurate with Sydney's global status.*
- *To promote land uses with active street frontages within podiums that contribute to the character of the street.*
- *To promote the efficient and orderly development of land in a compact urban centre.*
- *To recognise the important role that central Sydney's public spaces, streets and amenity play in a global city.*

In the SP5 Metropolitan Centre, development for the purpose of 'Commercial premises' is permissible with development consent.

Figure 6 Zoning Map



Source: Urbis

4.2. MAXIMUM BUILDING HEIGHT

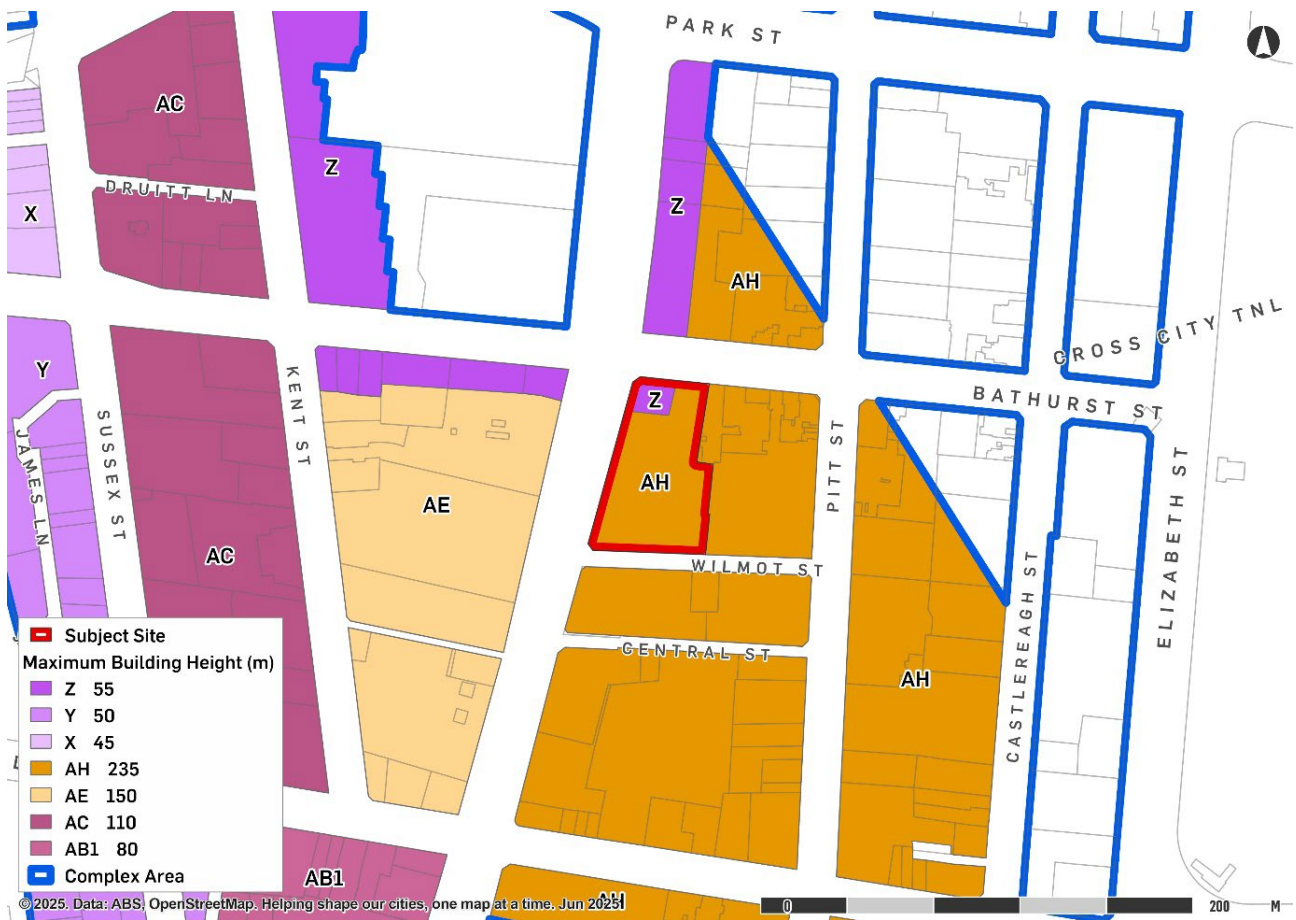
The north-west corner of the site has a maximum building height of 55 metres, and the remainder of site has a maximum building height of 235 metres, in accordance with clause 4.3 of the SLEP 2012, as shown in Figure 7.

The area, the subject of this planning proposal, extends along the Bathurst and George Street frontages. The building has a maximum height of RL62.22 and 37.75 metres, which is below that permitted on the site.

The site is also affected by sun access plan clause 6.17 and 6.18 and view plans clause 6.19 of the SLEP 2012.

The height of the podium form is at a scale and size that seamlessly integrates with the adjacent buildings and enables the preservation of solar access and views to identified public places.

Figure 7 Height of Buildings Map



Source: Urbis

4.3. FLOOR SPACE RATIO

The site has a mapped FSR of 8:1 in accordance with clause 4.4 of the Sydney LEP 2012, as shown in Figure 8.

The site is also located within Area 2 on the FSR Map which is eligible for additional 'accommodation' floor space. As the existing and proposed use is for retail and office premises, the amount of additional floor space is 4.5:1.

Other floor space bonus are also available to the site, such as end of journey floor space (0.3:1) and car space reduction floor space.

Pursuant to clause 6.21D, the site is also permitted an additional FSR of up to 10% of the base and accommodation FSR, where a design excellence competition is held, and it is determined that the winning scheme exhibits design excellence.

The potential available FSR allocation is summarised below:

Table 5 FSR breakdown

FSR Allocation	FSR	GFA
Base FSR	8:1	28,536m ²
Accommodation FSR	4.5:1	16,051.5m ²
Design Excellence Bonus	10%	4,458.75m ²
End of journey floor space	0.3:1	1,070.1m ²
Total	14.05:1	50,116.35m²

Figure 8 Floor Space Ratio Map



Source: Urbis

4.4. TOWER CLUSTER AREA

The site is mapped as a Tower Cluster site. In accordance with clause 6.21E of the SLEP 2012, sites located within the Tower Cluster Area are permitted an additional FSR bonus of up to 50% of the base FSR and any accommodation floor space, providing it is used only for a specified range of employment generating land uses and the unencumbered area of the site is greater than 2,000m².

Under the tower cluster provisions, the maximum FSR permissible on the site is as follows:

FSR Allocation	FSR	GFA
Base FSR	8:1	28,536m ²
Accommodation FSR	4.5:1	16,051.5m ²
Tower Cluster Bonus	50%	22,293.75m ²
Total	18.75:1	66,881.25m²

Whilst the site is eligible for a taller tower form and an FSR of up to 18.75:1, the proponent is seeking to facilitate the construction of a lower scale tower that integrates with the existing commercial asset on the site. Therefore, the Planning Proposal is being progressed, in lieu of enacting the Tower Cluster Provisions under the Sydney LEP.

Figure 9 Tower Cluster Area Map



Source: Urbis

4.5. HERITAGE

The site is not identified as a local heritage item, nor is it located within a heritage conservation area. However, there are several state and local heritage items within the locality as listed below in **Table 6** and shown in **Figure 10**.

Table 6 Surrounding Heritage Items

Site Address	Heritage Listing	Distance from site (approx.)
339-341 Pitt Street, Sydney <i>Sydney Water Head Office (former) (1939 building)</i>	SHR 01645 I1672	0m
107-109 Bathurst Street, Sydney <i>Bank of NSW</i>	SHR 00080 I1749	30m
1400 George Street, Sydney <i>St Andrews Anglican Cathedral and Chapter House</i>	SHR 01708 I1793	55m
483 George Street, Sydney <i>Sydney Town Hall</i>	SHR 01452 I1790	105m
552A-570 George Street, Sydney <i>Former Sydney County Council Building</i>	I12284	20m
323-331 Pitt Street, Sydney <i>Former "YMCA" building including interiors</i>	I1941	25m

Figure 10 Heritage Map



Source: Urbis

4.6. OTHER LEP CLAUSES

A number of other LEP clauses apply to the site, including:

LEP Map	Site Features
Acid Sulfate Soils Map	The site is identified as Class 5 Acid Sulfate Soils
Locality and Site Identification Map – Key Sites Map	The site is identified as: <ul style="list-style-type: none"> ▪ Being within the Central Sydney Planning Area. ▪ A Tower Cluster site ▪ Land Affected by Cross City Tunnel Ventilation Stack
Special Characters Area Map	The Bathurst Street frontage of the site is identified as being within the Sydney Square / Town Hall & St Andrews Special Character Area
Sun Access Protection Map	The land is affected by Clause 6.17 and 6.18 (noting that the areas that require protection are to the north of the site).
Public Transport Accessibility Level Map	The site is identified as Category D.

5. INDICATIVE DEVELOPMENT OUTCOME

5.1. VISION

The Planning Proposal aims to deliver a high-quality commercial building that revitalises the corner of George and Bathurst Streets, supporting the ongoing renewal of this key CBD location. The proposal will activate this important corner site with a 10-storey building providing retail on the lower podium and commercial spaces on the upper levels.

The new building will deliver contemporary commercial spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context. The development will enhance the streetscape through a defined podium height and articulated design that responds appropriately to the surrounding built form, while ensuring activation of the public domain.

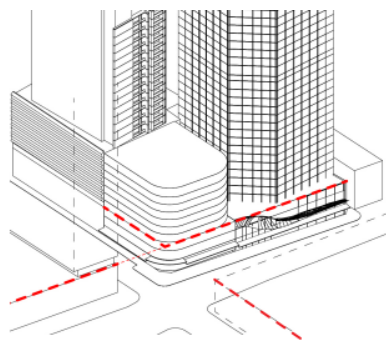
The future development outcome forms Stage 2 of the originally planned works that saw the upgrade of the southern portion of the podium. As such the building has been designed to ensure seamless integration with the existing basement, podium and tower, from both a function and design perspective, to ultimately form one complete site.

The indicative development outcome will provide for the following:

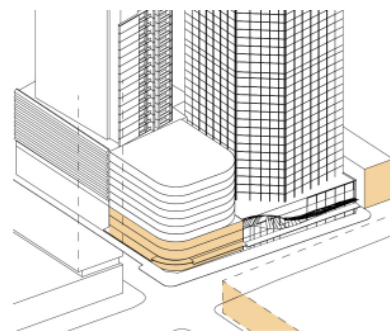
- Demolition of the existing podium at the George Street and Bathurst Street corner to ground level
- Development of a new 10 storey commercial and retail building with a maximum height RL 62.220
- Additional GFA of 8,000 square metres, comprising premium grade retail and A-grade commercial office floor space
- Retention of the existing Lower Ground through site link to Town Hall Station
- Retention of the existing 580 George Street Tower and associated podium
- Retention of the existing basement car parking,
- Retention of the loading dock and car park entry and configuration

5.2. DESIGN PRINCIPLES

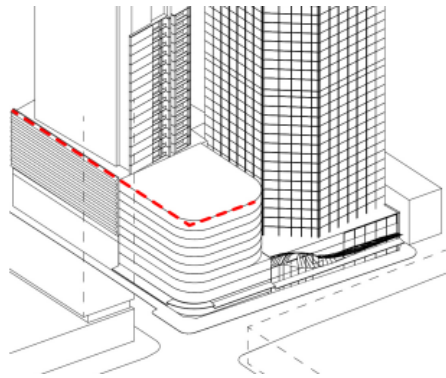
The following design principles have been prepared to guide the Planning Proposal and future built form outcome for the site:



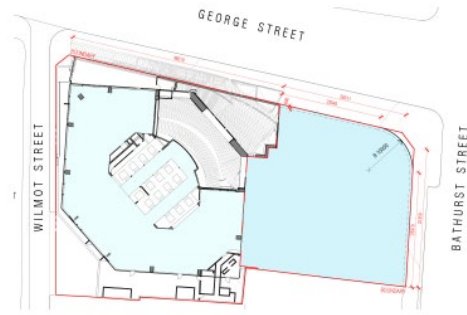
Respond to the lower street wall datum and create a horizontal waistline



Create a masonry base that response the adjacent heritage buildings



A height that provides a continuous street wall on Athirst Street, maintaining residential amenity.



Integration of existing awning into the podium form



Retention of the existing through site link



Maximise the activation of the perimeter frontage

5.3. REFERENCE SCHEME

A reference scheme for an indicative development outcome has been prepared by Curzon + Partners which provides an illustrative outcome of a potential future development. The design demonstrates that the proposed planning envelope can deliver a feasible commercial development on the site, supporting the amendments to the SLEP 2012 and controls proposed in the site specific DCP.

Further details of the development outcome capable of being supported through the Planning Proposal is provided in the following sections, along with the Building Envelope Plans and Reference Design (**Appendix B**) and Urban Design Report (**Appendix C**) prepared by Curzon + Partners.

5.3.1. Land Uses and Distribution

It is proposed that the indicative development will provide a maximum 8,000m² of additional GFA, allowing for new A-grade commercial office floor space on the site and enhancing the retail offering at the ground plane, while contributing to public domain activation and improved local amenity.

The concept design provides for the following land uses and distribution:

Table 7 Land Use and Distribution

Location	Land Use	GFA (new)	GFA (retained)	Total
Lower Ground	Retail	-70 m ²	2,290 m ²	2,220 m ²
Ground	Retail	931 m ²	1013 m ²	1,944 m ²
	Commercial Lobby			
Mezzanine	Commercial	1,136 m ²	715 m ²	1,851 m ²
Level 1	Commercial	1,153 m ²	903 m ²	2,056 m ²
Level 2	Commercial	1,087 m ²	969 m ²	2,056 m ²

Location	Land Use	GFA (new)	GFA (retained)	Total
Level 3 - 7	Commercial	1,040 m2	1,290 m2	2,330 m2
Level 8	Commercial	593 m2	1,290 m2	1,883 m2
Level 9 - 16	Commercial	-	1,290 m2	1,290 m2
Level 17 - 32	Commercial	-	1,379 m2	1,379 m2
Level 33	Commercial	-	342 m2	342 m2

5.3.2. Built form

Basement & Lower Ground

The existing basement levels are retained in the concept design, with minor alterations required to facilitate the increased built form above ground. This includes the addition of new columns, of which the location results in the loss of some car parking spaces. Across the three levels, the total reduction is 31 car parking spaces.

The concept design does not propose any changes to the existing Lower Ground Level, save for a 75 m2 reduction GFA to accommodate the new core location. The proposal includes retention of the pedestrian link, which will continue to provide direct connection between the site and Town Hall Station.

Ground Floor

At Ground Level, the concept design addresses both George Street and Bathurst Street to ensure activation of each streetscape. The curved design of the building footprint creates a soft transition between the two streets, enhancing the pedestrian experience in this location.

The Bathurst Street entrance is highlighted by a vertical break in the street wall, which has been designed to be easily accessible and identifiable. This entrance is envisaged to draw pedestrians through the site, providing direct access to the new Ground Level retail offerings and the below pedestrian link to Town Hall Station retained in the proposal. A new tower lobby entrance is to be located on the George Street frontage, creating an inviting space and ensuring ease of access to the commercial uses above.

The concept design considers details that further enhance the public domain, including floor to ceiling glazing to ensure visual permeability between the Ground Floor and the streetscape, as well as the over-street awning to achieve a comfortable human scale when experienced at street level.

The proposal does not propose any change to the existing loading dock and car parking entry configuration, which is currently provided via Wilmot Street.

Figure 11 Artist's Impression of the Ground Floor Street interface (George Street looking south)



Source: Curzon + Partners

Lower Podium

The lower podium form comprises the Mezzanine Level, Level 1 and Level 2. The concept design proposes the infill of the existing skylight at Level 1 and respective void at the Mezzanine Level to provide full commercial floorplates at these levels.

The lower podium façade has been designed to achieve a vertical rhythm, masonry base and inset windows that draw from the sandstone and heritage character of the adjacent buildings and broader precinct. Glazing extends from the Mezzanine to Level 2 without any horizontal material elements, elongating the façade design and enhancing the vertical rhythm of the lower podium.

Figure 12 Artist's Impression of the corner of George Street and Bathurst Street



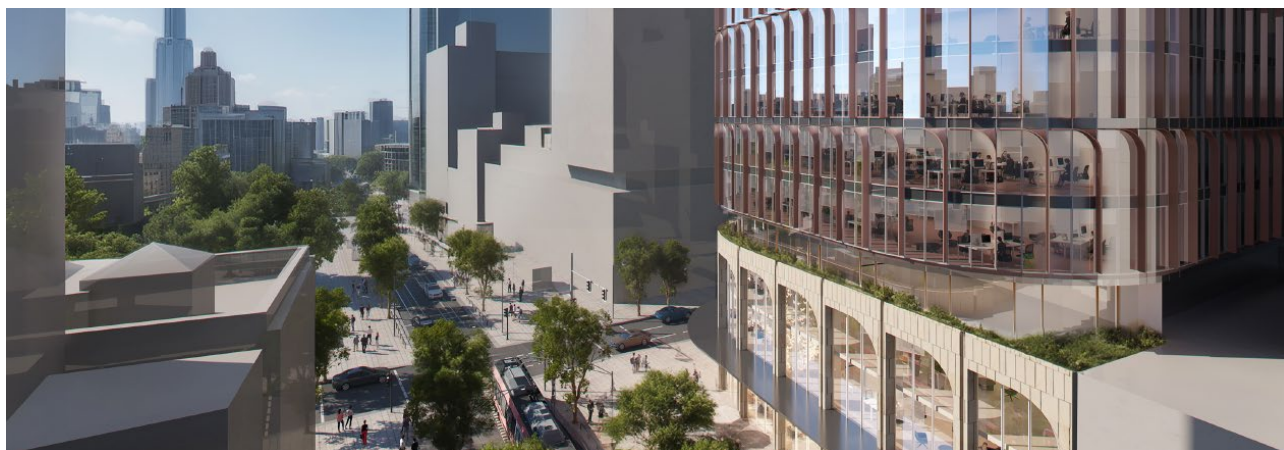
Source: Curzon + Partners

Waistline (Level 3)

A defining element of the concept design is the 4-metre setback introduced at Level 3, which creates a clear spatial distinction between the proposed podium and the existing 33-storey GPT tower on the site. This 'waistline' ensures articulation is provided in the 10-storey building form, creating a break the mass between the lower and upper podium levels. The 'waistline' has been designed to directly respond to the upper and lower street wall and heritage datums of the built form within the immediate proximity of the site.

The 'waistline' also acts as point of transition, where the upper levels are setback 4 metres from the existing GPT Tower, creating a new independent building form. This is enhanced by the curvature of the south-west corner of the building that commences at Level 3, creating further distinction between the upper and lower portions of the built form.

Figure 13 Artist's Impression of the waistline at Level 3 (George Street looking north)



Source: Curzon + Partners

Upper Podium

The upper podium form comprises Levels 4 to Level 8, accommodating commercial use. As noted above, these levels are setback 4 metres from the existing GPT Tower to create a distinct second building form on the site. The concept design is built to a maximum height of RL 62.22, in alignment with the masonry podium parapet height of the adjoining building at 115 Bathurst Street. The proposed height ensures an appropriate response to the surrounding urban form, while also protecting the amenity of the west facing residences of 115 Bathurst Street tower.

The upper podium façade has been designed in a lightweight manner that alleviates the overall mass of the upper levels and provides differentiation from the robust materiality at the lower levels. Curved sandstone louvres across the façade complement the curved design elements of the lower podium, while providing articulation and solar protection.

Figure 14 Artist's Impression of the upper podium (George Street looking south)



Source: Curzon + Partners

Landscape Strategy

The concept design includes a non-trafficable landscaped zone at Roof Level. This landscape zone would provide a visually appealing and contextually sensitive outlook from the west-facing residences of the 115 Bathurst Street tower toward the adjacent heritage precinct. There is potential for future architects to explore the possibility of low-level landscape treatment that would enhance the amenity of the site and microclimate around the building. If landscaping was to be provided, in conjunction with the required services and solar, the design must prioritise passive, low-maintenance planting and materials that maintain solar access to adjacent dwellings.

Further landscaping opportunities are also available along the horizontal waistline at Level 3, offering an opportunity to reinforce the building's articulation and enhance the interface with the public realm.

Sustainability

The indicative development outcome has been designed to demonstrate that future sustainability targets can be achieved. The sustainability targets of the development include:

- 5.5 Star NABERS Base Building Energy rating
- 5 Star Green Star Buildings rating
- 4 Star NABERS Base Building Water rating
- Embodied Carbon Emissions Accounting
- Minimum 10% Reduction in Upfront Carbon
- 90% reduction in construction and demolition waste

5.4. DRAFT DEVELOPMENT CONTROL PLAN

A draft site specific DCP has been prepared in support of the Planning Proposal. The draft DCP provides specific controls relating to:

- Maximum building envelope
- Heritage
- Public domain
- Sustainability
- Wind
- Signage
- Design Excellence
- Landscaping
- Public Art

6. THE PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and the DPHI guideline 'Local Environmental Plan Making Guideline' dated August 2023.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes.
- Explanation of provisions.
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts, and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes.
- Likely future community consultation.

6.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

6.1.1. Objective

To amend the Sydney LEP 2012 to include site-specific provisions under Division 5 which will enable the renewal of this key corner site for an integrated commercial tower form.

6.1.2. Intended Outcomes

The intended outcomes include:

- Revitalise this key corner to facilitate 'Stage 2' of the 580 George Street commercial site;
- Establish a building envelope that responds to the environmental and built form considerations of the immediate site context;
- Establish podium and overall height datums that respect the scale and form of adjacent buildings and one that will facilitate exemplar design excellence in response to the surrounding heritage items;
- Strengthen and activate the corner through improved pedestrian legibility and public domain upgrades;
- Enable a built form outcome that capitalises on existing infrastructure and promotes sustainability outcomes; and
- Contribute to the role and function of the commercial core, through the creation of premium A-Grade Commercial office floor space, which will provide new jobs consistent with Sydney's status as a global city.

6.2. PART 2: EXPLANATION OF PROVISIONS

6.2.1. Intended Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the SLEP 2013, as followings:

- Insert a new site-specific provision for 580 George Street, Sydney, under Division 5 as follows:
 - (1) *The objective of this clause is to encourage the redevelopment of the George Street and Bathurst Street corner to create an integrated commercial tower form on the site.*
 - (2) *This clause applies to 580 George Street, Sydney, being Lot 20 in DP 835715.*
 - (3) *Despite any other provision of this Plan, and as an exception to the Tower Cluster provisions, a building on land to which this clause applies may have an additional gross floor area of 8,000m², or a total FSR across the site of 15:1.*
 - (4) *Development pursuant to this clause is not eligible for an amount of additional height or floor space under clause 6.21D(3).*

The proposed amendment includes written instrument changes only. The Planning Proposal is supported by a draft site-specific DCP that includes key built form controls.

6.2.1.1. Rationale for Proposed LEP Amendments

Gross Floor Area

580 George Street is currently established with a 33 storey commercial office tower that was built in the 80's. In 2012, development consent was granted for alterations and additions including redevelopment of the lobby and retail / commercial tenancy at the corner of George and Wilmot Streets. The approved development included the erection of a new curved awning, visible on the site today. The consent foreshadowed works to the corner of George and Bathurst Streets, including reconfiguration and rationalisation of the existing ground floor and first floor tenancies as Stage 2 works.

Since then, the Tower Cluster provisions were adopted, the light rail became operational (2019), and Sydney began transforming into a Global City. In response to this, the Proponent now seeks to undertake more holistic amendments to the George and Bathurst Street corner to fully integrate this part of the development within its immediate urban context.

Whilst the Tower Cluster provisions are available to the site (which would unlock an FSR of 18.75:1), the scale of works proposed is limited to a 10 storey corner podium form with a maximum additional GFA of 8,000m². Given the proposed built form outcome, the planning proposal has been prepared to avail the floor space necessary to complete the extended podium form.

Design Excellence bonus

Whilst future development will be required to demonstrate design excellence, including the completion of a competitive design excellence process pursuant to clause 6.21D, the site constraints limit the maximum building height for this portion of the site. The additional gross floor area identified for the site represents a maximum potential GFA based on the potential built form outcome and therefore, any potential bonus available under 6.21D(3) or otherwise has been absorbed into the overall GFA allowance.

6.3. PART 3: JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The LEP Making Guideline identifies that the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent LEP making stages.

Consistent with the assessment criteria outlined in the LEP Making Guidelines, Table 8 outlines an assessment against the criteria for strategic and site-specific merit.

Table 8 Strategic and site-specific merit assessment

Assessment Criteria	Response	Consistency
Strategic merit – does the proposal:		
<i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.</i>	The planning proposal gives effect to the <i>Eastern City District Plan</i> through the strategic and sustainable growth of Sydney CBD. The proposal seeks to deliver a development outcome that provides additional retail and A-grade office space, supporting employment growth, efficiently utilising transport infrastructure, and aligning with the City of Sydney's sustainability targets. Refer to Section 6.3.1 Q3.	Consistent
<i>Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan.</i>	The planning proposal is consistent with City Plan 2036, the City of Sydney's endorsed LSPS and the Central Sydney Planning Strategy (CSPS). The proposal provides for increased density in a strategically appropriate location, while balancing	Consistent

	clear design excellence criteria with targeted sustainability outcomes. Refer to Section 6.3.1 Q4.	
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework.</i>	The planning proposal responds to a shift in the CBD office market, which has experienced limited demand in recent years, as a hybrid WFH model maintains popularity. This alternative integrated tower form will make use of an existing building, ensuring uplift on the site, while creating an advanced workplace environment to attract workers back to the city.	Consistent
Site-specific merit – does the proposal give regard and assess impacts to:		
<i>The natural environment on the site to which the proposal relates and other affected land.</i>	The planning proposal carefully considers the natural environment of the site and its surrounds. An indicative development outcome has been assessed, confirming no additional overshadowing or adverse wind impacts. The proposal also establishes parameters to ensure future development aligns with the City of Sydney's Net Zero targets and where possible, provides opportunities for low scale landscaping. This reflects a strong commitment to environmental sustainability alongside appropriate development. Refer to Section 6.3.4 Q9.	Consistent
<i>Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.</i>	The planning proposal considers both the existing and future land uses of the site and its surrounding context. It seeks to deliver an additional 8,000m ² of GFA on an established commercial site within the core of the Sydney CBD. This uplift will facilitate the development of new A-grade commercial office space and an upgraded retail offering at the ground plane. The revitalisation of the site will enhance public domain activation and local amenity, generating positive flow-on effects for the diverse range of current and anticipated land uses within this part of the city	Consistent
<i>Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</i>	The planning proposal has been prepared with consideration for the required services and infrastructure. Any future development, at the intensity proposed, is capable of being adequately serviced by public infrastructure. Any necessary modifications and upgrades will be coordinated with relevant authorities to ensure the required utilities are provided. Refer to Section 6.3.5 Q11.	Consistent

6.3.1. Section A – Need for the Planning Proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

Yes. The Planning Proposal has been prepared to give effect to the priorities and actions of:

- *City Plan 2036*, the City of Sydney’s endorsed local strategic planning statement, which sets the land use vision and priorities to guide future development and manage change.
- The *Central Sydney Planning Strategy (CSPS)*, the guiding document for Central Sydney over the next 20 years.
- A detailed review of the consistency of the proposal against the CSPS and LSPS is provided in response to Q4. below.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. This planning proposal is the best means of achieving the planning outcomes for the site and the benefits it could deliver to the broader community, because:

- A site-specific clause is required to be inserted into Division 5 of the LEP to achieve the objectives and intended outcomes of the planning proposal. This can only be achieved by amending the LEP.
- It has the ability to deliver approximately 8,000m² of additional employment generating floor space in a strategically appropriate location, consistent with the LSPS and intended outcomes of the CSPS.
- It includes a site-specific DCP, which specifies tailored building envelope controls to guide a future competitive design process. This provides certainty for the landowner, Council and the community around the development outcomes expected for the site.

6.3.2. Section B – Relationship to Strategic Planning Framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?*

Yes. The Planning Proposal will give effect to the objectives and actions of the applicable regional and district planning strategies detailed below:

Table 9 Relationship to Strategic Planning Framework

Objective	Consistency
Greater Sydney Region Plan: A Metropolis of Three Cities	
A Metropolis of Three Cities – The Greater Sydney Region Plan is the NSW Government’s long-term strategy to manage growth across Sydney by creating the Western Parkland City, Central River City, and Eastern Harbour City. It responds to the challenges of a projected 1.7 million increase in population by 2036, with a target to deliver 725,000 new homes and 1 million jobs.	
This planning proposal aligns with and gives effect to the Plan’s vision and objectives, as outlined below:	
Infrastructure	The planning proposal supports the delivery of increased development in a location that is aligned with recent infrastructure investment, including Sydney Metro and the Light Rail.
Liveability	The planning proposal provides for revitalisation of the ground plane which, together with the intensified commercial use of the site, will enhance street-level activity. Similarly, the proposal will support the ongoing use of the pedestrian link to Town Hall Station, connecting employment options directly to public transport services and reinforcing the site’s role in providing connectivity within Central Sydney and

Productivity	The planning proposal delivers additional commercial floor space within Central Sydney, supporting an estimated 965 ongoing jobs and 419 construction jobs. The site's location, with proximity to high-capacity public transport, aligns with the vision for a '30-minute city' and contributes to a more competitive Harbour CBD.
Sustainability	The planning proposal enables the development of a new building that achieves sustainability outcomes that align with the City of Sydney's Net Zero targets, including: <ul style="list-style-type: none"> ▪ 5.5 Star NABERS Base Building Energy rating and 5 Star Green Star Buildings rating.
Eastern City District Plan	
The Eastern City District Plan sets a 20-year vision for sustainable growth in the Eastern District, including the City of Sydney, focusing on liveability, productivity, and sustainability. Under the Plan, the site is strategically positioned within the Eastern City CBD and the Eastern Economic Corridor.	
This planning proposal supports the following priorities of the Plan:	
Planning Priority E1. Planning for a city supported by infrastructure	The planning proposal supports the delivery of increased retail and a-grade office space in the Sydney CBD, making efficient use of transport infrastructure including the metro, light rail, bus and ferry services. The site is within close proximity to Town Hall Station (with a direct connection) and Gadigal Metro Station.
Planning Priority E6 Creating and renewing great places and local centres, respecting the District's heritage	The planning proposal will provide for a development outcome that intensifies an existing commercial use in a location that is target for growth and investment, while ensuring the built form outcome respects the site's surrounding heritage context.
Planning Priority E7 Growing a stronger and more competitive Harbour CBD	The planning proposal will deliver 8,000m ² of additional retail and A-grade office space, efficiently utilising an existing commercial site with direct access to infrastructure and services. This will enhance the growth and competitiveness of the Harbour CBD, which has limited capacity for expansion.
Planning Priority E10 Delivering integrated land use and transport planning for a 30-minute city	Providing additional office floor space within immediate proximity of public transport, the planning proposal will meet the objective of the '30 minute City', ensuring connections to much of Greater Sydney via public transport within 30 minutes.
Planning Priority E11 Growing investment, business opportunities and jobs in strategic centres	The site is located in the Harbour CBD, a location where employment growth is encouraged. The planning proposal facilitates 8,000m ² of additional retail and A-grade office space, providing for employment growth estimated to support 965 ongoing jobs.
Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently	The planning proposal enables the development of a new building that provides for design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets.

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with the following relevant local strategy and planning studies as detailed below.

Table 10 Relationship to relevant local strategies

Objective	Consistency
Central Sydney Planning Strategy	
The Central Sydney Planning Strategy is a 20-year growth strategy that delivers on the City's Sustainable Sydney 2030 program. The Strategy promotes increased height and density in suitable locations, balanced with sustainability measures and guided by clear urban design excellence criteria.	
This planning proposal is aligned with the following key moves of the strategy:	
Key Move 1 Prioritise employment growth and increase capacity	The planning proposal provides for 8,000m ² of commercial floor space, providing for an estimated 965 ongoing jobs, supporting employment growth and capacity in Central Sydney.
Key Move 2 Ensure development responds to context	The planning proposal includes a site specific DCP, with provisions to ensure future development is designed within a maximum building envelope that respond to the site's context, including through appropriate street interface, setbacks and building height and heritage response.
Key Move 4 Provide for employment growth in new tower clusters	The redevelopment of the site, in accordance with the planning proposal, will provide for an estimated 965 ongoing jobs.
Key Move 5 Ensure infrastructure keeps pace with growth	The planning proposal delivers an increased concentration of jobs on an existing commercial site that is well serviced by existing infrastructure, including the light rail, direct connection to Town Hall Station and the nearby Gadigal Metro Station.
Key Move 6 Move towards a more sustainable city	The planning proposal aims to facilitate a highly sustainable commercial development. The sustainability strategy sets out design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets.
Key Move 9 Reaffirm commitment to design excellence	To ensure that the highest quality architectural and placemaking outcome is achieved, the planning proposal will be the subject to a competitive architectural design process, with the DCP to include a Design Excellence Strategy.
Sustainable Sydney 2030 - 2050	
Sustainable Sydney 2030 is the City's vision for a "green, global and connected city" and includes 10 strategic directions which provide a framework to achieve this vision.	
The planning proposal demonstrates alignment with the following strategic directions of Sustainable Sydney:	
Direction 2: A leading environmental performer	The planning proposal enables the development of a new building that achieves sustainability outcomes that align with the City of Sydney's Net Zero targets, including targeting: <ul style="list-style-type: none"> ▪ 5.5 Star NABERS Base Building Energy rating ▪ 5 Star Green Star Buildings rating ▪ 4 Star NABERS Base Building Water rating ▪ Embodied Carbon Emissions Accounting ▪ Minimum 10% Reduction in Upfront Carbon ▪ 90% reduction in construction and demolition waste

Objective	Consistency
Direction 3: Public places for all	The planning proposals ensures future development provides for activation of the public realm, encouraging efficient pedestrian movement and contributing to the on-going vision for George Street as Sydney's civic spine.
Direction 4: Design excellence and sustainable development	Future development of the site will be the subject to a competitive architectural design process, with the DCP to include a Design Excellence Strategy that will ensure sustainability requirements are met.
Direction 5: A city for walking, cycling and public transport	The planning proposal provides for additional commercial floor area in a location that benefits from immediate proximity to existing public transport infrastructure. Further, the proposal will support the ongoing use of the pedestrian link to Town Hall Station, as well as enhancing activation of the public realm to improve the pedestrian experience through, and around, the site.
Direction 6: An equitable and inclusive city	The planning proposal allows for redevelopment of ageing building stock. This allows for better environmental performance and response to future needs, contributing to urban resilience and improving long-term viability.
Direction 7: Resilient and diverse communities	The planning proposal enables the replacement of older building stock with a new commercial tower designed to contemporary sustainability standards, supporting the City of Sydney's Net Zero targets.
Direction 8: A thriving cultural and creative life	The proposal provides for a revitalised ground plan, enhancing street level activity that can provide opportunities for cultural activation and public engagement.
Direction 9: A transformed and innovative economy	The planning proposal intensifies the provision of commercial floor space on the site, creating new jobs, reinforcing the global city role of the Sydney CBD and ensuring long-term economic competitiveness.

City Plan 2036 – Local Strategic Planning Statement

The City of Sydney's endorsed local strategic planning statement, City Plan 2036, sets the land use vision and priorities to guide future development and manage change.

This planning proposal aligns with the following priorities of the statement:

Infrastructure	The planning proposal locates additional commercial floor space in a strategically appropriate location, which is highly walkable and benefits direct access to a number of public transport options, supporting efficient use of existing infrastructure.
Liveability	The planning proposal includes a design excellence process, which ensure future development enhances public realm, encouraging an inclusive and lively streetscape. Further, the proposal provides for increased employment floor space in Central Sydney, protecting capacity for residential growth in other appropriate precincts.
Productivity	The planning proposal will deliver additional retail and a-grade office floor space in Central Sydney, providing for employment growth and contributing to the CBD's role as a globally competitive economic hub.
Sustainability	<p>The planning proposal aims to facilitate a highly sustainable commercial development. The sustainability strategy sets out design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets, including targeting:</p> <ul style="list-style-type: none"> ▪ 5.5 Star NABERS Base Building Energy rating ▪ 5 Star Green Star Buildings rating ▪ 4 Star NABERS Base Building Water rating ▪ Embodied Carbon Emissions Accounting ▪ Minimum 10% Reduction in Upfront Carbon ▪ 90% reduction in construction and demolition waste

Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?

Yes. The planning proposal will give effect to *Future Transport 2056*, which establishes the 40-year vision, directions and principles for transport in NSW, guiding long-term transport investment.

The proposal will provide additional employment opportunities in a location that is serviced by existing transport infrastructure including the metro, light rail, bus and ferry services. The site is within close proximity to Town Hall Station (with a direct connection) and Gadigal Metro Station. Further, the proposal will encourage active transport through nearby connections to the Sydney cycle network, with dedicated cycle lanes in proximity to the site on Pitt Street, Kent Street and Castlereagh Street.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in **Table 11**.

Table 11 Consistency with SEPPs

SEPP	Consistency	Comment
SEPP (Housing) 2021	Not applicable	The Planning Proposal seeks to increase the commercial floor space on the site. Residential accommodation is not proposed.
SEPP (Transport and Infrastructure) 2021	Consistent	The site has a direct frontage to George Street, which contains the Light Rail. Beneath the site is the Cross City Tunnel. The site also connects a leasehold area that runs under the George and Bathurst Street intersections, connecting the lower ground floor retail level to Town Hall station. Whilst the Planning Proposal relates to ground floor and above, and does not impact the lower ground floor levels are interfere with the Cross City Tunnel, the SEPP (Transport and Infrastructure) will be a matter of consideration at the development application stage and concurrence will be required.
SEPP (Industry and Employment) 2021	Consistent	
SEPP (Biodiversity and Conservation) 2021	Consistent	The site is a fully developed site with no vegetation present. The Planning Proposal relates to ground floor works and above. Any matters relevant under the Biodiversity and Conversation SEPP will be assessed as part of the development application process.
SEPP (Resilience and Hazards) 2021	Consistent	The site is a fully developed and operational site. The future works required to facilitate the development will require structural upgrades, widening of the columns and the like. Deep excavation is not required to facilitate the development. Detailed geotechnical investigations will be undertaken as part of the development application process.

SEPP (Planning Systems) 2021	Consistent	
SEPP (Sustainable Buildings) 2022	Consistent	The Planning Proposal is supported by a sustainable strategy which outlines the recommended approach to ensuring that any future development is capable of complying with the Sustainability SEPP and Council's mandated sustainability controls under clause 7.33 of the SLEP 2012.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	Whilst not relevant to the Planning Proposal, any future development application will be consistent with the Codes SEPP.

The following SEPPS are not applicable to the Planning Proposal - SEPP (Primary Production) 2021; SEPP (Resources and Energy) 2021; SEPP (Precincts – Eastern Harbour City) 2021; SEPP (Precincts – Central River City) 2021; SEPP (Precincts – Western Parkland City) 2021; SEPP (Precincts – Regional) 2021.

Q7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The Planning Proposal is consistent with relevant Ministerial Directions under Section 9.1 of the EP&A Act as identified and summarised in **Table 12**.

Table 12 Consistency with s9.1 Ministerial Directions

Ministerial Direction	Consistency	Comment
1. Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The proposal gives effect to the Greater Sydney Region Plan, as detailed above.
1.3 Approval and Referral Requirements	Consistent	The planning proposal does not include specific provisions that require the concurrence, consultation or referral of development applications to the Minister or public authority. The application is not identified as designated development.
1.4 Site Specific Provisions	Consistent	The proposed site-specific LEP provisions are consistent with the standard approach for sites within the Sydney LGA. The provisions following a consistent format to other clauses within Division 5 of the SLEP 2012 and enable the required floor space to be unlocked.
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Consistent	Whilst the site is adjacent to heritage items, the site itself is not a heritage item nor is it located within a heritage conservation area. Design guidance has been incorporated into the draft site-specific DCP to ensure that any future development application is designed with regard to the heritage buildings within the immediate vicinity of the site.
3.10 Water Catchment Protection	Consistent	The Planning Proposal does not give rise to any inconsistencies with this direction.

Ministerial Direction	Consistency	Comment
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	The site is identified as being subject to flooding. Probable Maximum Flood (PMF) depths partially effecting the site, predominantly along the George Street frontage. Future development on the site is capable of complying with any flood planning requirements applicable to the site.
4.4 Remediation of Contaminated Land	Consistent	The Planning Proposal relates to works from ground level and above, with the existing lower ground and basement levels being retained. The proposed use of the building is for a commercial and retail premise, consistent with the current established nature of the site. Minor works will be required for the strengthening of columns to support the new structure. A PSI will be submitted at the detailed DA stage to support any future application.
4.5 Acid Sulfate Soils	Consistent	The site is identified as Class 5 of the SLEP 2012 Acid Sulfate Soils map. The Planning Proposal relates to works from ground level and above, with the existing lower ground and basement levels being retained. Future works are unlikely to result in disturbance to acid sulfate soils.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	The site is located in proximity to light rail and heavy rail transit systems as well as a frequent bus services.
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Consistent	The Planning Proposal will enable an increase of jobs and employment activity within the CBD which contributes towards the City's jobs targets and builds upon the cities urban fabric.

The following Directions are not applicable to this planning proposal:

- 1.2 Development of Aboriginal Land Council Land, 1.4A Exclusion of Development Standards from Variation; 1.5 Parramatta Road Corridor 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 Western Sydney Aerotropolis Plan; 1.11 Implementation of Bayside West Precincts 2036 Plan; 1.12 Implementation of Planning Principles for the Cooks Cove Precinct; 1.13 Implementation of St Leonards and Crows Nest 2036 Plan; 1.14 Implementation of Greater Macarthur 2040; 1.15 Implementation of the Pymont Peninsula Place Strategy; 1.16 North West Rail Link Corridor Strategy; 3.1 Conservation Zones; 3.3 Sydney Drinking Water Catchments; 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs; 3.5 Recreation Vehicle Areas; 3.6 Strategic Conservation Planning; 3.7 Public Bushland; 3.8 Willandra Lakes Region; 3.9 Sydney Harbour Foreshores and Waterways Area; 4.2 Coastal Management; 4.3 Planning for Bushfire Protection; 4.6 Mine Subsidence and Unstable Land; 5.2 Reserving Land for Public Purposes; 5.3 Development Near Regulated Airports and Defence Airfields; 5.4 Shooting Ranges; 6.1 Residential Zones; 6.2 Caravan Parks and Manufactured Home Estates; 7.2 Reduction in non-hosted short-term rental 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 and Regional Significance on the NSW Far North Coast

6.3.3. Section C – Environmental, Social and Economic Impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No – There are no critical or threatened species on the site that would be adversely affected by the proposal.

Q9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

6.3.3.1. Built Form and Context

The reference scheme provides a defined and cohesive base that ties into the podium of the adjoining Greenland Building at 115 Bathurst Street, while maintaining a distinct articulation and parapet height that responds to the scale and continuity of the existing podium of the GPT Tower on the site.

The reference scheme includes a building form extending to a maximum height of RL 62.22 metres, equivalent to approximately 10 storeys, holding the corner of George Street and Bathurst Streets. A key feature of the design is the introduction of a 4-metre setback at Level 3, establishing a clear spatial relationship between the proposed podium form and the existing 33 storey GPT tower on the site.

The building is located within an area of the CBD that accommodates a number of taller building forms, as reflected in the current development controls that apply to the site. It is considered that a building height of RL 62.22 in the context of the surrounding area is entirely appropriate and complements the built form scale and urban structure of this part of the city. The proposed height provides a sensitive transition in scale between the taller Greenland building and GPT Tower, to the highly pedestrianised public domain and heritage surrounds at the corner of George Street and Bathurst Street.

A façade articulation zone (450mm or 600mm) is accommodated to ensure future design can support visual interest, break down scale, and reinforce and complement the surrounding street wall character.

Figure 15 Streetscape elevations



Picture 10 West Elevation, along Bathurst Street



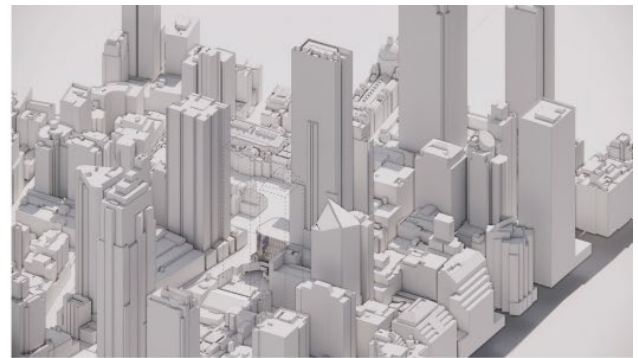
Picture 11 North Elevation, along George Street

Source: Curzon + Partners

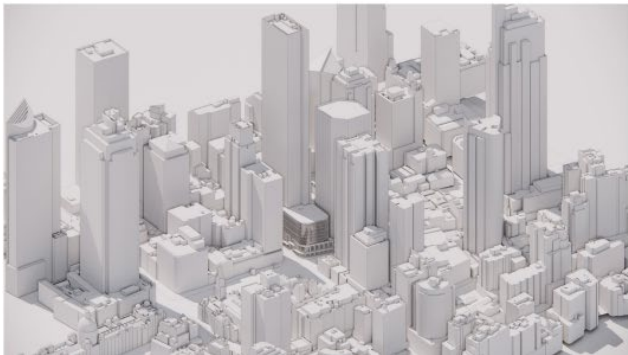
Figure 16 Built form in context, demonstrating the lower scale podium extension accentuates the corner



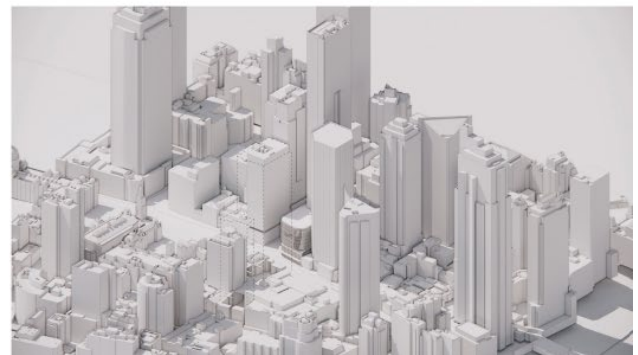
IE



SE



Source: Curzon + Partners



6.3.3.2. Heritage

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012*. The site is located adjacent to the State heritage listed item known as the Sydney Water Head Office (former) (1939 Building) (SH#01645) and in the vicinity of a number of State and Local listed heritage items including the Town Hall, St Andrews Cathedral and the Queen Victoria Building.

A Heritage Impact Statement (HIS) has been prepared by Urbis (**Appendix D**) to determine the potential heritage impacts of the proposal on the heritage significance of the heritage items in the vicinity. The Planning Proposal has been assessed to have no significant impact on the heritage items within the vicinity.

Overall, it is determined that development in line with the Planning Proposal and concept envelope will not impact proximate heritage items or significantly alter or impact views to or between heritage items., noting that the immediate CBD context of the site is mixed and includes contemporary high-rise development.

Notwithstanding the above, the HIS acknowledges that any future works will be subject to a development application, and that appropriate design should respond sensitively to the important heritage context and

nearby heritage items. In particular, consideration should be given to the form, height, siting, setbacks, materiality, and articulation of building facades.

The HIS recommends that the proposed development adopt a distinct podium and tower form to respond to the lower-scale heritage items, specifically, the former Plaza, the former Bank of NSW, and the podium of the former Sydney Council building. It is further recommended that the design of the podium align with the scale and articulation of these heritage items, with a clearly contemporary approach to façade treatment and materiality.

6.3.3.1. Overshadowing and View Considerations

Curzon + Partners have undertaken overshadowing analysis of the building envelope (**Appendix B**) to assess any adverse impacts on the adjoining residences at 115 Bathurst Street. As detailed above, the maximum building height of RL 62.22, aligns with the podium parapet height of the building at 115 Bathurst Street. This results in the top of the proposed building being positioned below the west facing residences of 115 Bathurst Street, as such ensuring no additional shadow is cast by the development to these properties

Similarly, shadow and sight line analysis has also been prepared to confirm that the concept envelope and reference design results in no impact on the solar and sight lines of the adjoining residences at 115 Bathurst Street, with views retained over the building.

It is acknowledged that the building envelope will cast additional shadows to the lower eastern façade of the existing GPT tower, for levels 5-6. Parts of these levels are overshadowing by existing buildings in the morning however currently enjoy solar access from 12pm – 3pm on June 21st. As the overshadowing is limited in nature, comparative to the overall tower form, the proposed impacts are considered acceptable.

The built form does result in additional offsite overshadowing impacts between 9am – 10am on June 21st however this largely falls on roof forms and Bathurst Street. The offsite impacts are limited to a short window, with any impact from 10am being contained within the site. In the context of the CBD, the proposed shadowing impacts are reasonable and appropriate.

Figure 17 Overshadowing analysis



Picture 12 Off site overshadowing



Picture 13 Overshadowing within the site

Source: Curzon + Partners

6.3.3.2. Pedestrian Wind

A Pedestrian Wind Assessment has been prepared by RWDI (**Appendix E**) and was conducted to evaluate the wind comfort conditions around the site. The assessment utilised Computational Fluid Dynamics (CFD) simulations to predict wind flow patterns and their impact on pedestrian comfort. The study considered the building geometry, orientation, surrounding structures, and local wind climate. The assessment was prepared to ensure that the future development is able to comply with the Central Sydney Planning Strategy 2016-2036 and the Draft Sydney DCP 2012 Amendments, which set standards for pedestrian wind comfort to mitigate adverse wind effects generated by tall buildings. Simulations were conducted based on the built form configuration prepared by Curzon + Partners.

The findings of the assessment indicated that the wind conditions around the proposed development are primarily influenced by the surrounding high-rise buildings. The overall wind environment is expected to be within comfort and safety thresholds, with trafficable areas along the ground level suitable for their intended use, ranging from sitting to standing activities. Slightly windier conditions, suitable for active walking, were identified along the opposite side of George Street, caused by the redirection of southerly winds by

surrounding buildings. The new entry along George Street and the existing entrance at the corner of George and Bathurst Streets are expected to remain calm and suitable for stationary activities.

Based on the findings, the assessment recommended retaining the proposed awnings along the northern and western aspects of the development to continue overhead coverage from neighbouring sites. Additionally, the recessed entry areas at the rotating door entrances along George Street should be maintained to expand the calm region for stationary activities. These measures are expected to enhance pedestrian comfort and ensure compliance with the established wind comfort standards. Further detailed assessments, including boundary-layer wind tunnel tests or more advanced transient computational modelling, may be required as the design evolves to refine the mitigation measures and ensure optimal wind conditions. The modelled assessment of the Curzon +Partners design and the recommendations made and demonstrates that the intended development under this planning proposal, to be subject to a design excellence competition, will be able to achieve the relevant wind conditions through the appropriate design measures.

6.3.3.3. Sustainability

A Sustainability Strategy has been developed by E-Lab Partners (**Appendix G**). The strategy outlines the sustainability targets and initiatives that will inform the design of a future detailed development application.

The strategy ensures that future development will meet or exceed requirements under clause 7.33 of the Sydney LEP and the associated requirements under the Sydney DCP, by targeting the following:

- 5.5 Star NABERS Base Building Energy rating
- 5 Star Green Star Buildings rating
- 4 Star NABERS Base Building Water rating
- Embodied Carbon Emissions Accounting
- Minimum 10% Reduction in Upfront Carbon
- 90% reduction in construction and demolition waste

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

This planning proposal provides opportunity for the revitalisation of an underutilised site in a strategically appropriate location, that will enhance the public realm and contribute through both use and design to the site's wider context.

The proposal provides for 8,000m² of additional commercial floor space on the site, contributing to the supply of quality office space in the market in the Sydney CBD. Further, the proposal provides for job creation both operational through employment land use, as well as during construction.

The redevelopment of 580 George Street aligns strongly with the City of Sydney's vision by enhancing the supply of high-quality office space in a central location. This is essential in attracting businesses back to the city, reinvigorating the CBD as a thriving commercial and employment centre.

The demand for prime office space in key CBD locations is showing signs of recovery, in contrast to weaker or negative demand in secondary, suburban and fringe CBD areas. Midtown, as a central and highly connected precinct, and is ideally positioned to meet this recovering demand. Office development in this location also supports job creation, a critical function of any major business district.

The redevelopment at 580 George Street, like all new development acts as a market catalyst boosting employment and value add during construction boosting the local economy and momentum in a recovering CBD. This could potentially help unlock further investment in commercial or mixed-use projects in the area.

An Economic Impact and Needs Assessment has been prepared by Urbis (**Appendix I**), which finds that the intended development outcome facilitated by this Planning Proposal has the ability to deliver 419 construction jobs (direct and indirect) and 965 new employment opportunities (direct and indirect) once operational. Further, it is projected that the intended development outcome would contribute \$302.6 million to the NSW economy during construction, while in the long term, the operational phase is expected to contribute \$425.3 million annually to the state economy.

The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

6.3.4. Section D – Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

The site is centrally located within the CBD, with direct connections to heavy and light rail services. The site is an operational site and is serviced by utilities, water, sewer and power.

The site can readily connect into the existing infrastructure connections on the site and within the immediate site frontage, as outlined below.

Any future development, at the intensity proposed, is capable of being adequately serviced by public infrastructure.

Utilities

A Preliminary Utility Services Infrastructure Assessment has been prepared by Arup (**Appendix F**) for the GPT Group's proposed development at 580 George Street, Sydney. This report outlines the existing utility services supporting the site and identifies necessary alterations to accommodate the new podium building precinct. The assessment includes information obtained from the 'dial before you dig' (DBYD) service, site investigations, and initial discussions with utility companies. The existing services and required modifications are detailed below:

Utility Service	Existing Services	Alterations Required
Electricity Services – Ausgrid	The existing building is supplied by Substation S.6198 (3 x 1000kVA) and Chamber Substation S.6279 (3 x 1000kVA). HV infrastructure is located along Wilmot Street.	The anticipated load for the new development is 2.2MVA, which is within the current rating of Substation S.6198. No changes to the substation are required, but modifications to the existing LV infrastructure will support the new podium development.
Communications Services – Telstra, Optus, NBN, TPG, Uecomm, Verizon, AARNet, Nextgen	Various communications services are present around the site, including Telstra, Optus, NBN, TPG, Uecomm, Verizon, AARNet, and Nextgen. These services are generally installed in underground conduits with access points through manholes or pits.	Augmentation of pit and duct systems may be required to facilitate connections to the new podium development. Multiple lead-in cable routes for service providers will be established. Dedicated conduits for NBN and other providers are recommended to meet modern building requirements.
Water, Sewer, and Stormwater Services – Sydney Water	Potable water supplies include 375 DICL and CICL mains on Bathurst Street and 200 DICL and 300 CICL mains on George Street. Sewer mains include 225VC on Bathurst Street and 300VC on George Street. Stormwater drainage includes 300VC and 400VC mains on Bathurst Street and George Street, respectively, and a 600 DICL main across the site.	The existing potable water services will be extended to serve the new development, with no new connections to Authority mains. Sewerage from the new development will discharge into the existing sanitary drainage system, which is expected to have sufficient capacity. Rainwater will discharge to the surrounding infrastructure on Bathurst Street.

Protection and Relocation Strategies for Infrastructure Assets A DBYD enquiry was conducted to propose preliminary protection and relocation strategies for minimal impact on infrastructure assets. Strategies include:

- Identifying affected utility stakeholders such as Ausgrid, City of Sydney, Optus, Roads and Maritime Services, Sydney Water, and Telstra.
- Locating assets with assistance from utility stakeholders before work begins, including thorough site examinations.
- Acquiring relevant approvals prior to commencement of works near infrastructure assets.
- Reporting any damage to assets immediately to utility stakeholders.

In summary, the assessment indicates that existing utility infrastructure is largely adequate to support the proposed development at 580 George Street. Necessary modifications and upgrades will be coordinated with relevant authorities to ensure the required utilities are provided. Early engagement with utility providers has been undertaken, and further details will be confirmed at the development application stage.

6.3.5. Section E – State and Commonwealth interests

Q11. *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 the Planning Proposal process. A number of public authorities were consulted as part of the Scoping Proposal and pre-lodgement stage of this planning proposal. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.

The following agencies are expected to be consulted as part of the Gateway process:

- Department of Planning, Housing and Infrastructure; and
- Transport for NSW

6.4. PART 4: MAPS

The Planning Proposal seeks written instrument changes only.

No change will be made to any maps contained in the LEP, instead alternative controls relating to gross floor area are proposed through new site-specific provisions under Division 5 site specific provisions of the LEP.

The draft DCP that accompanies this planning proposal includes detailed diagrams to reflect the proposed future building envelope, as sought by this planning proposal.

6.5. PART 5: COMMUNITY CONSULTATION

Section 3.34 of the EP&A Act requires the relevant Planning Proposal Authority to consult with the community in accordance with the Gateway Determination.

In accordance with the requirements of the LEP Making Guideline, it is expected that the Planning Proposal will be publicly exhibited for at least 28 days. As part of the Gateway Determination, consultation will be undertaken with any relevant agencies and stakeholders.

6.6. PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with the LEP Making Guideline. The key milestones and overall timeframe will be subject to further detailed discussions with Council and DPHI.

Table 13 Anticipated Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to Council	August 2025
Council decision	September 2025
Gateway Determination	October 2025
Post Gateway	November - December 2025
Public exhibition and review of submissions	January - March 2026
Finalisation of planning proposal	April 2026
Gazettal of LEP amendment	May 2026

7. CONCLUSION

The Planning Proposal seeks to amend the SLEP 2012 by inserting a new site-specific clause in Division 5 of the LEP to allow for an additional gross floor area of 8,000m², or a total FSR across the site of 15:1.

The new site-specific provisions within the SLEP 2012 to unlock the site's development potential through the delivery of A-Grade commercial floor space within a revitalised corner podium that integrates seamlessly with the existing built form on site and the wider urban landscape, contributing to the vibrancy of the Sydney CBD.

The Planning Proposal is found to respond appropriately to relevant strategic planning framework, which supports development outcomes that contribute to employment growth, while providing high quality and innovative design that is complementary to the character of the central city.

The Planning Proposal sets out the justification for the proposed LEP amendment. It is supported by an indicative reference scheme that includes a detailed site and context analysis and demonstrates that the proposal is sound and suitable for its locality.

It is considered that the proposed amendments to SLEP 2012 would result in an improved development outcome and would generate significant economic and community benefit, including:

- Provision for 8,000m² of additional premium retail and commercial floor area on an underutilised site in one of Sydney's core office precincts, contributing to the reinvigoration of the CBD as a thriving commercial and employment centre.
- Delivery of 419 construction jobs (direct and indirect) and the provision of \$302.6 million to the NSW economy during construction.
- Delivery of 965 new employment opportunities (direct and indirect) once operational and contribute \$425.3 million to the state economy, annually.
- Provision of floor area uplift on a site that is located to make efficient use of transport infrastructure including the metro, light rail, bus and ferry services.
- Incorporation of targeted sustainability outcomes that align with the City of Sydney's Net Zero targets.
- Consideration for external amenity impacts including the protection of solar access to adjoining residences and key public areas and no adverse wind impacts to the site, adjoining properties or within the public realm.
- Provision of new controls that support a development outcome, which will deliver contemporary commercial spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context.
- The Planning Proposal has been prepared in accordance with the LEP Making Guideline and is considered appropriate as it has significant strategic and site-specific merit.

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council and referred to DPHI for Gateway Determination.

DISCLAIMER

This report is dated August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of THE GPT GROUP (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

SITE SPECIFIC DCP

APPENDIX B BUILDING ENVELOPE PLANS AND REFERENCE DESIGN

APPENDIX C

URBAN DESIGN REPORT

APPENDIX D

HERITAGE IMPACT STATEMENT

APPENDIX E

**PEDESTRIAN WIND ENVIRONMENT
STUDY**

APPENDIX F

**SERVICES & INFRASTRUCTURE
STRATEGY**

APPENDIX G

SUSTAINABILITY STRATEGY

APPENDIX H

SITE SURVEY

APPENDIX I

ECONOMIC BENEFITS ASSESSMENT

APPENDIX J CONSTRUCTION METHODOLOGY STATEMENT