

Attachment C

Summary of submissions

Summary of submissions: 580 George Street, Sydney



Activities to support the consultation

On 20 June and 24 December 2025, the Central Sydney Planning Committee and Council respectively, approved the Planning Proposal – 580 George Street, Sydney for public authority consultation and public exhibition.

The consultation period ran from 20 April to 18 May 2026. The following activities were undertaken to support the consultation:

- A webpage and survey were created for people to review the planning proposal and supporting documentation and provide their feedback. The webpage can be accessed at <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/proposed-changes-planning-controls-580-george-street-sydney>
- The survey was open for feedback from 20 April to 18 May 2026. There were 305 unique page views and 250 document downloads during this period.
- A notification letter was letterbox dropped to property owners and occupiers within a 50-metre radius of the site boundary, informing them of the planning proposal. 1,167 letters were sent. An example of the notification letter can be found at Appendix A.
- The Planning Proposal was referred to Transport for NSW, Sydney Water and Ausgrid for agency consultation and comment.

What the community told us

We received a total of 10 responses. Five responses via the online survey and 4 by email, and 1 submission via the NSW Planning Portal, as well as 2 government agency responses.

Of the 10 responses from community members, 3 were supportive and 5 were opposed and 2 provided feedback without a position.

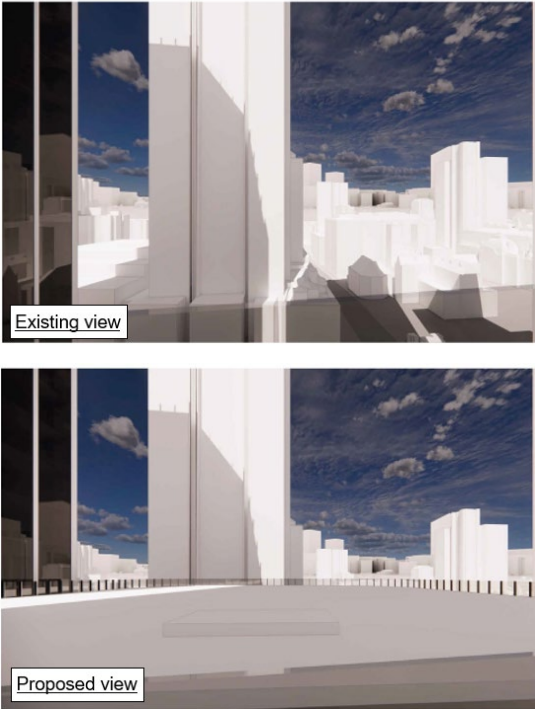
Issues raised in submissions are summarised below.

Table 1. Responses from government agencies

Agency	Submission	City response
Transport for NSW (TfNSW)	TfNSW reviewed the exhibited documents and did not comment on the planning proposal and DCP amendments. It was noted that as the site adjoins Town Hall station and the rail corridor, any development application must consider potential impacts on the rail corridor and require concurrence from TfNSW.	Submission is noted. This information has been passed on to the proponent to consider and action.
Sydney Water	After a preliminary assessment, Sydney Water advised there should be servicing capacity available for future development, subject to adjustments and minor extensions. They also noted a critical water asset that traverses through the site, noting early engagement by the proponent is encouraged to address this and other Sydney Water assets.	Submission is noted. This information has been relayed to the proponent to review and action.

Table 2. Responses from individual submitters

Issue	Key themes	City response
Support 3 submissions	Submissions supported the proposal, noting the planning proposal would facilitate a better urban outcome and deliver much needed commercial space close to public transport.	Support for the proposal is noted.
Noise impacts 3 submissions	Submissions raised concerns over potential noise impacts of future development. Residents of the adjoining apartment building note an audible noise from the rooftop plant of the existing podium building, expressing concern that this already impacts their amenity, so the plant and air conditioning systems for a larger building would result in greater impacts, noise and disruption.	The noise issues were raised with the City and are being investigated. The noise source is the cooling tower for the supermarket fridges on the pedestrian connection to Town Hall station. The City's Compliance Unit notes that action has been taken to fix the cooling unit and that the excessive noise at night has ceased. The development application will assess any environmental noise considerations for the new office building in accordance with recently updated (Housekeeping) DCP provisions, that recommend noise generating equipment is located away from sensitive receivers, the use of noise attenuation measures and that a detailed noise impact assessment is supplied to ensure development is consistent with all relevant requirements.
View loss 4 submissions	Submissions raised concerns that the future development would result in significant view loss to adjoining apartments. The existing apartments that overlook the subject site would be impacted by the taller building, and the planning proposal should be revised to consider greater setbacks, reduced building bulk, and view analysis.	This planning proposal accommodates a new office building within a built form that responds to its context by providing a height transition between the adjacent towers and lower scale heritage items. At a height of RL 62.22m, the planning envelope for the new office building must accommodate all built form elements, including lift and service equipment to ensure views from all the apartments in the Greenland Building are maintained. Further, the proposed controls clarify the new building is not eligible for additional height resulting from an architectural design competition to provide certainty that the new building would not adversely impact their views. The planning proposal included a view analysis detailing view loss impacts from the new building to these apartments. As shown in Figure 1 below, most of the view loss will be of street level on George and Bathurst Streets and Sydney Square. Open sky and district views will be maintained and protected by this planning proposal.

Issue	Key themes	City response
Amenity impacts 4 submissions	Four submissions express concern that the proposal would adversely impact the amenity of the adjoining apartments that overlook the site. They note that raising the building height would result in the loss of sunlight and fresh air circulation to these residents, compounding the existing 'boxed in' feeling from other nearby towers.	<u>Greenland Building – L9 Apartment</u> 
		Figure 1. View analysis from apartments in Greenland Building The planning envelope is designed to minimise amenity impacts to residents, particularly lower level apartments in the Greenland Building overlooking the site. The planning proposal is supported by an Urban Design Report that includes overshadowing and amenity analysis of the new building on nearby apartments. At RL 62.22 metres, the new building sits below these west-facing apartments and ensures existing outlook and solar access are retained, resulting in no additional overshadowing to apartments. The planning proposal and site-specific DCP provisions ensure all built elements including parapet, lift overrun and plant will not exceed this height. Given its context, the planning envelope is considered acceptable as residential amenity, views and daylight access are not detrimentally impacted.
Construction impacts and noise 1 submission	One submission raised concern about potential disruption and noise impacts from construction of the new building to nearby residents, particularly after hours.	The issues identified have been noted and will be addressed to prevent adverse impacts to pedestrians, residents and surrounding area. Management of construction impacts will be considered as part of the future development application. A Construction Management Plan

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		is required to be prepared and approved by the City and Transport for NSW. Construction noise and working hours must be in accordance with the City's development guidelines and is subject to monitoring by the City. This will help minimise adverse impacts and ensure any issues are resolved quickly.
Land use / Housing 1 submission	One submission objected to the proposal, commenting delivering more housing close to jobs should be a priority.	Concern regarding shortages in housing stock is acknowledged, however this planning proposal is for an employment focused site. The planning proposal provides additional floor space for a new office building, supporting economic and jobs growth. The site's location close to key transport connections will ensure there is a wide catchment for new jobs within a short commute. No change to the subject site's zoning is proposed, which will continue to support a wide range of uses including business uses, retail and visitor accommodation. Residential and new housing remains permissible. Any future redevelopment of the site for residential or serviced apartments is however subject to the current floor space controls of the LEP.
Planning merit 1 submissions	The submission was prepared using the company's AI automatic document review tool in order to "provide constructive feedback on the contents of the planning proposal and to demonstrate the value of the tool." —	Noted. The AI tool incorrectly interpreted policy directions. It also suggested immaterial drafting changes.
Property value 1 submission	One submission objected to the proposal, stating that the new building's increased height would negatively impact the value of their apartment.	As noted above, this planning proposal has been prepared to ensure adverse impact to resident's amenity is minimised. The new building will not result in any loss of outlook or additional overshadowing and therefore is unlikely to result in a detrimental impact on any apartment's property value.
Retail activation 1 submission	One submission suggested that the proposal missed a big opportunity to activate laneways, particularly Wilmot Street as it is already pedestrianised.	This feedback is noted and has been passed on to the landowner for consideration. Improved pedestrian conditions and greater retail activation is supported by the City, in this instance however, the Wilmot Street frontage currently serves as the vehicle access point to the site's loading dock and basement carpark, as access from George Street is not possible. The proposal includes measures to improve

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Publicly accessible rooftop 1 submission	A submission recommended the proposal include a publicly accessible roof top space featuring green space.	pedestrian conditions, such as limiting more car parking on the site and ensuring the new building includes active uses to all frontages. The concept design for the new building does not indicate that publicly accessible roof space is to be included, nor does the planning proposal require one to be provided. Notwithstanding, should the detailed design propose an external rooftop terrace, the site-specific DCP controls ensure it must be wholly contained within the planning envelope, below the height of the lower apartments in the Greenland Building. Any external space must ensure residential amenity is not adversely impacted and comply with the environmental noise and hours of operation DCP controls.

Appendix A



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20 April 2026

Our Ref: X124325

Proposed changes to planning controls for 580 George Street, Sydney

The City of Sydney invites your feedback on proposed changes to the planning controls for 580 George Street, Sydney.

It is proposed to increase the maximum floor space ratio to 15.1:1, providing a further 8,000 square metres of new employment floor space. No change to the building height control is proposed.

These changes will allow a new 10-storey office building on the site, including ground floor retail on Bathurst and George streets. The existing office tower and walking connection to Town Hall station will be retained.

How to give feedback

You can view the proposal and give your feedback at sydneyyoursay.com.au by **5pm on 18 May 2026**.

Feedback can be made online, by email or post to Project Officer, City Engagement, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000.

Feedback should quote 'Reference X124325 – 580 George Street, Sydney'.

For more information, please contact our specialist planner Daniel Thorpe on 02 9265 9333 or sydneyyoursay@cityofsydney.nsw.gov.au

Yours sincerely

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City Planning | Development | Transport

