

Attachment A4

Urban Design Report

URBAN DESIGN REPORT

PLANNING PROPOSAL AND
REFERENCE DESIGN

580 GEORGE STREET, SYDNEY

REV E 19 SEPTEMBER 2025

CONTENTS

THE PROJECT VISION	4
THE PROPOSAL	6
THE SITE	8
URBAN DESIGN PRINCIPLES	28
INDICATIVE DESIGN	58

SECTION 1

The Project Vision

The proposed 580 George Street project is a key site on the corner of George Street and Bathurst Street in a highly sensitive heritage precinct. The proposed development would include the demolition of the existing 3 level retail annexure on the corner and the retention of the existing 580 George Street tower.

The proposal will activate this important corner site with retail to the lower podium and commercial to the upper levels. It will also retain the existing lower ground through site link to the Town Hall Station.

The new tower will deliver the next generation of workplace, world class sustainability and design excellence whilst integrating elegantly into its important heritage, existing and future context.

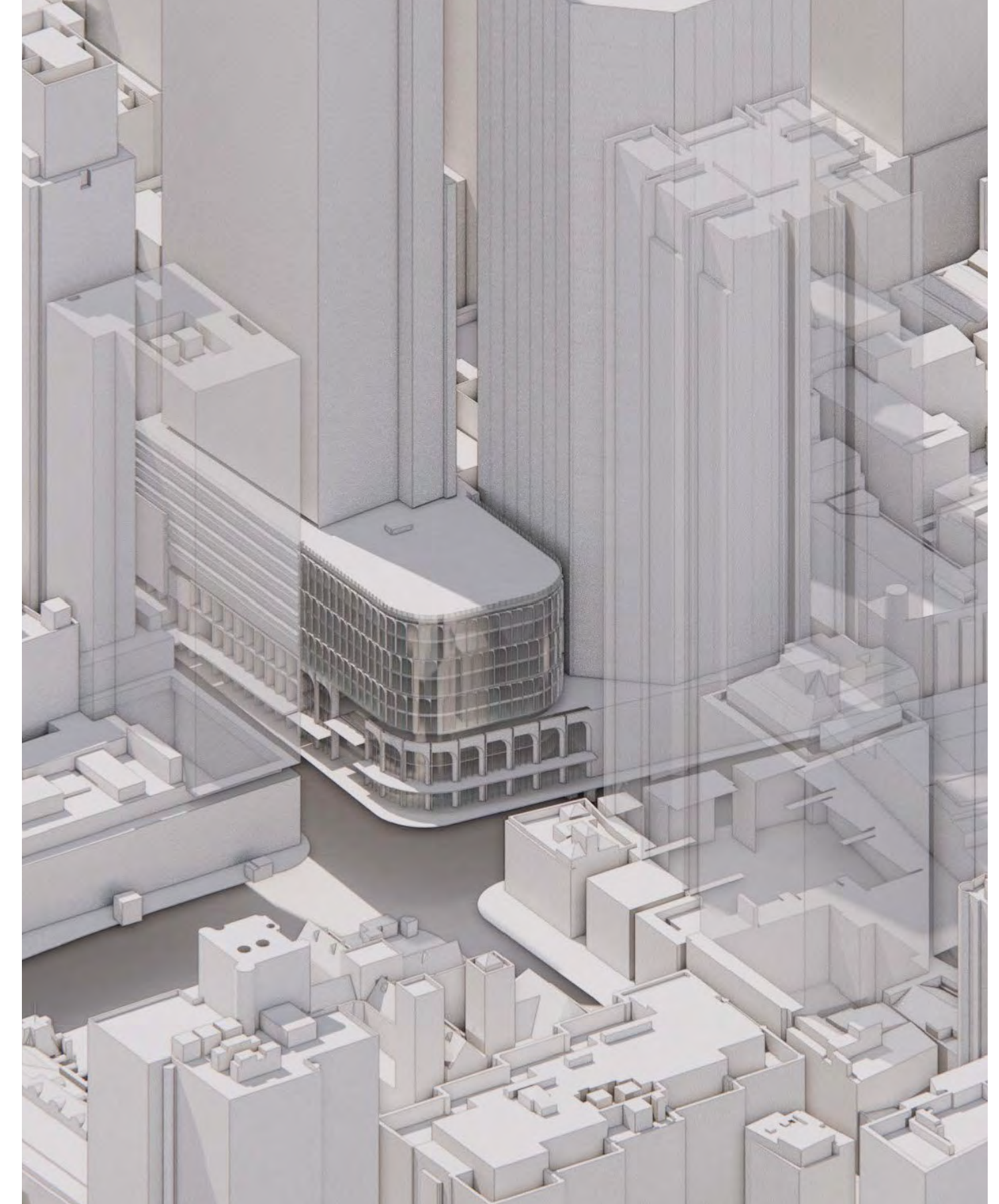


SECTION 2

The Proposal

The concept proposals for the following:

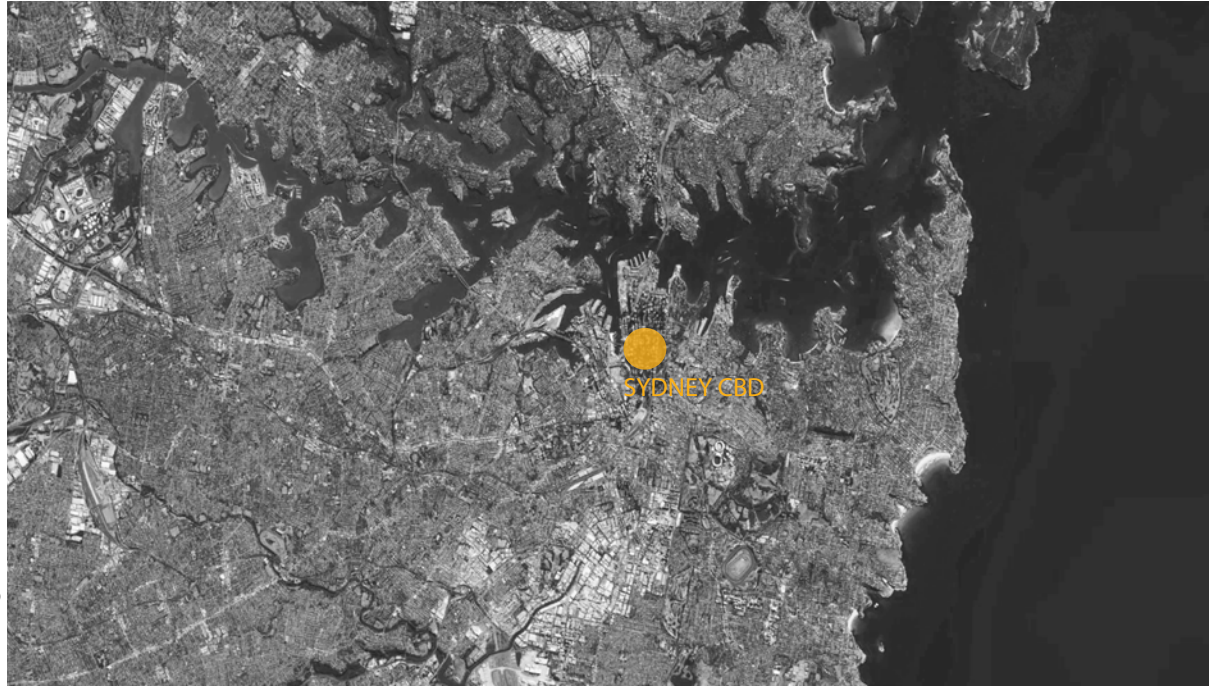
- Demolition of the existing retail corner to ground level
- Retention of the existing Lower Ground through site link and Basement Carparking
- Retention of the Existing 580 George Street Tower.
- Building Envelop with a maxium height RL 62.220
- Proposed new 10 level Commercial Building
- Premium grade retail ground floor
- A Grade commercial office floor space
- Retain the existing Loading Dock and Car Park Entry and Configuration
- Existing Total Precint GFA 48,719m2
- Additional GFA 7,938m2
- Proposed Total Precint GFA 56,657m2



SECTION 3
The Site

580 George Street

Located in the geographical heart of Sydney's metropolitan area, 580 George Street stands at the forefront of future urban development. The development includes supporting facilities and services such as a dedicated concierge. A pedestrian underpass provides direct access to Town Hall railway station, ensuring strong connectivity to surrounding city infrastructure and amenities.



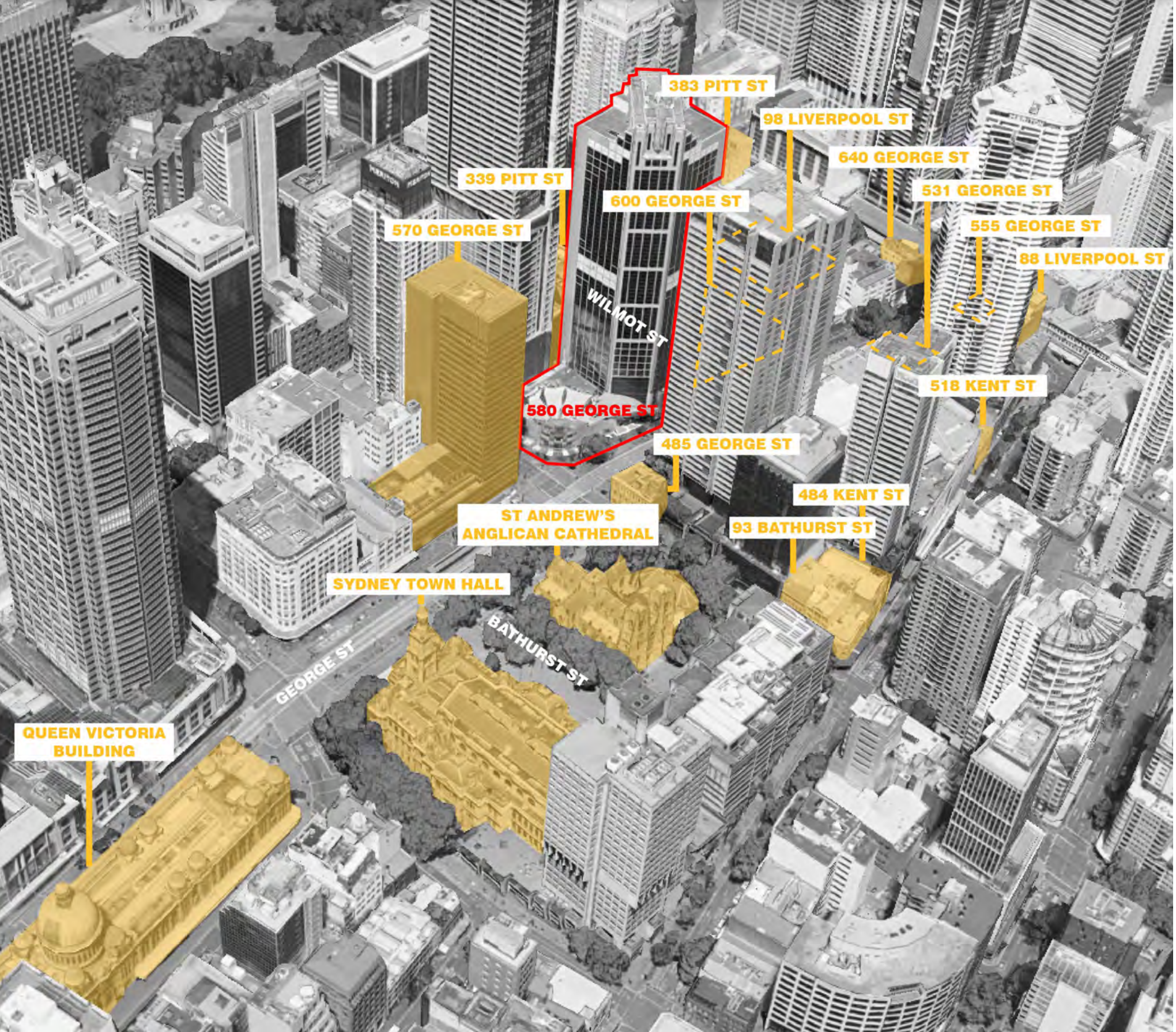
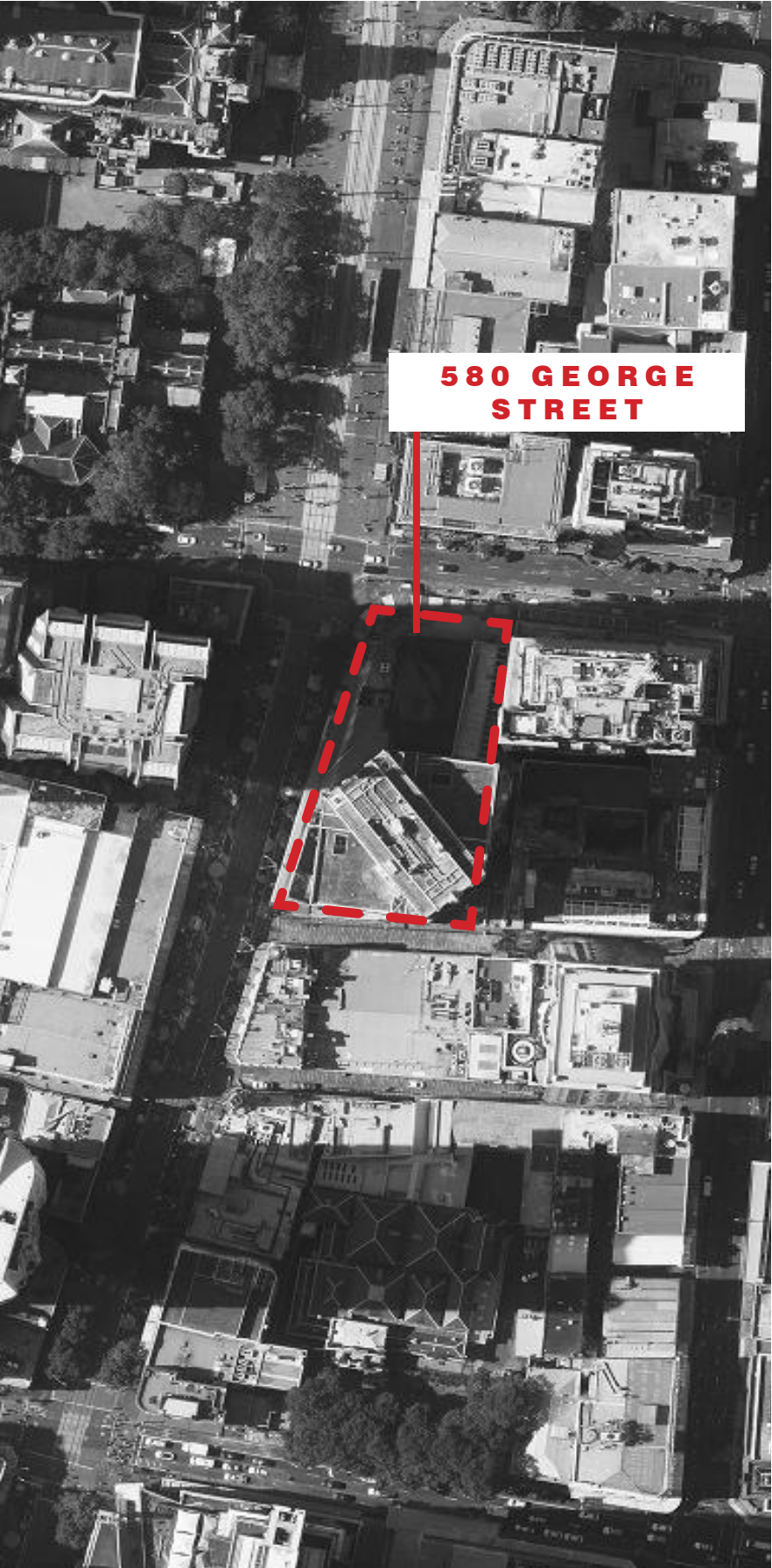
Key

- 1. Site
- 2. St Andrew's Cathedral
- 3. Town Hall
- 4. Queen Victoria Building
- 5. 485 George St
- 6. 93 Bathurst St
- 7. 570 George St
- 8. 339 Pitt St
- 9. 600 George St
- 10. 98 Liverpool St
- 11. Hyde Park
- 12. Museum Train Station
- 13. Town Hall Light rail station
- 14. QVB Light rail station
- 15. Darling Harbour



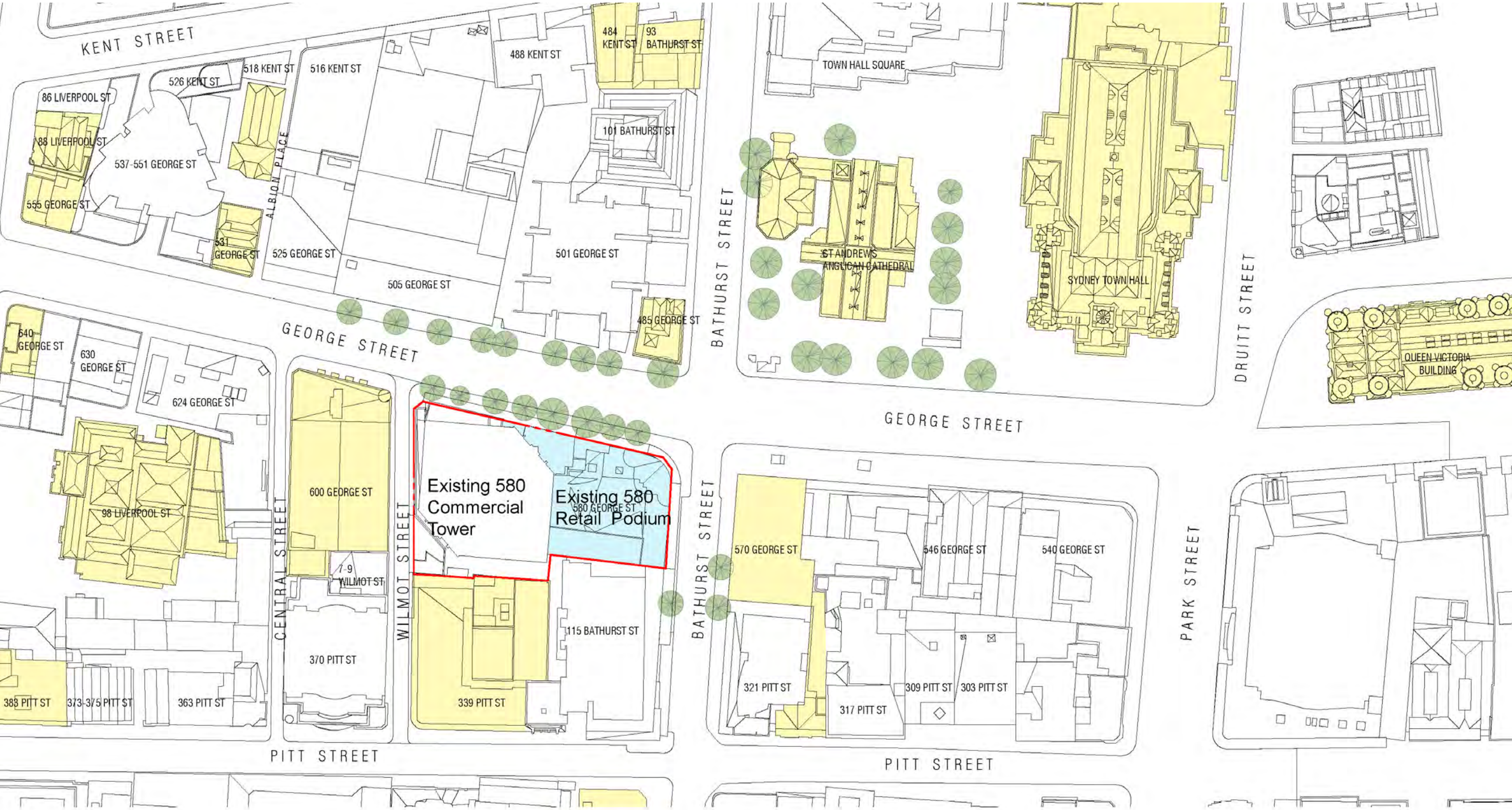
Subject Site

580 George Street



580 George Street Location Plan

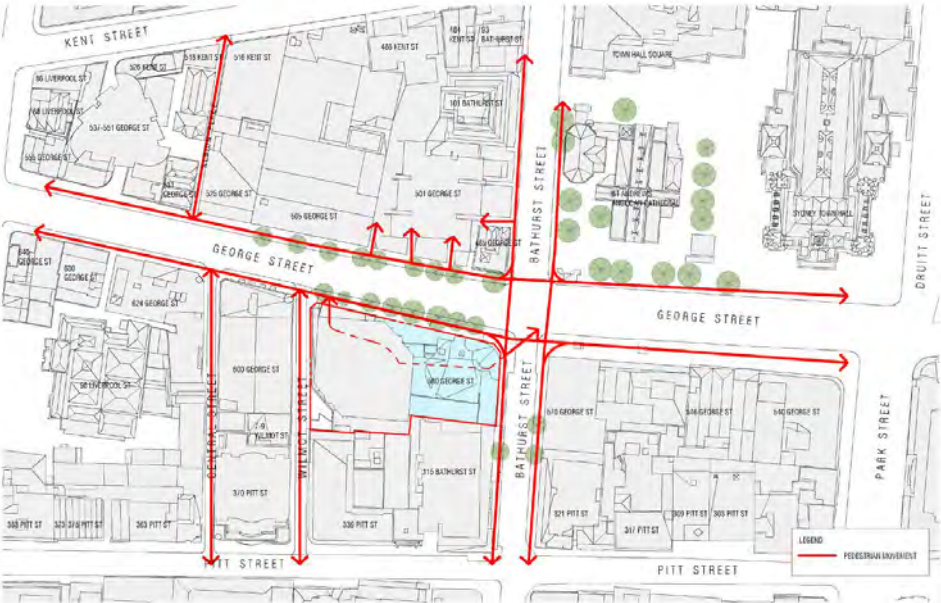
The Site is a highly prominent and sensitive site on George Street in an area of civic and historic significance



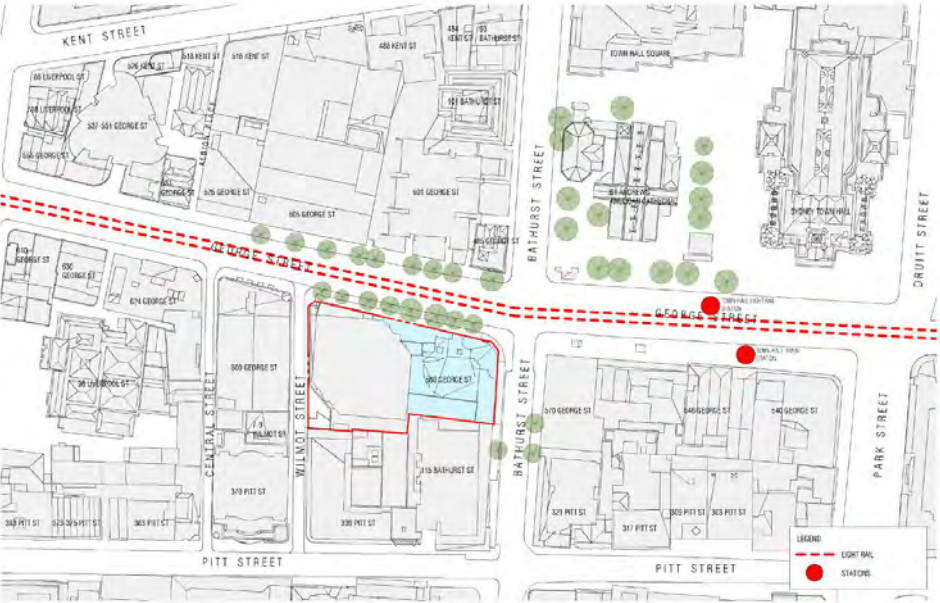
Pedestrian Movement / Light Rail & Vehicular Traffic Analysis

The site enjoys a prime position on one of Sydney's main thoroughfares, ensuring excellent connectivity to various transport options. With convenient access to bus services, the light rail, and just a short walk from the nearby Town Hall train Station.

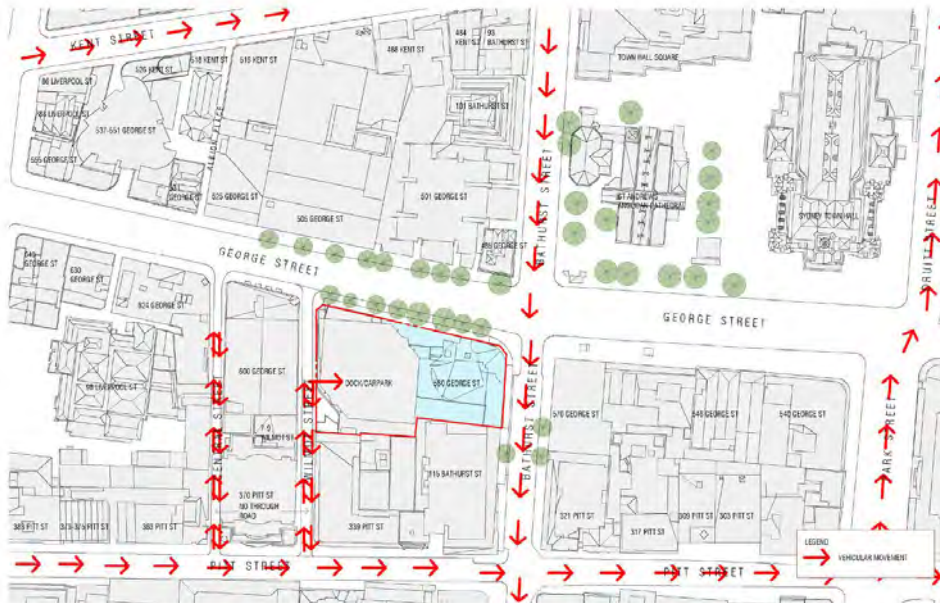
Pedestrian Movement



Light Rail



Vehicle / Traffic

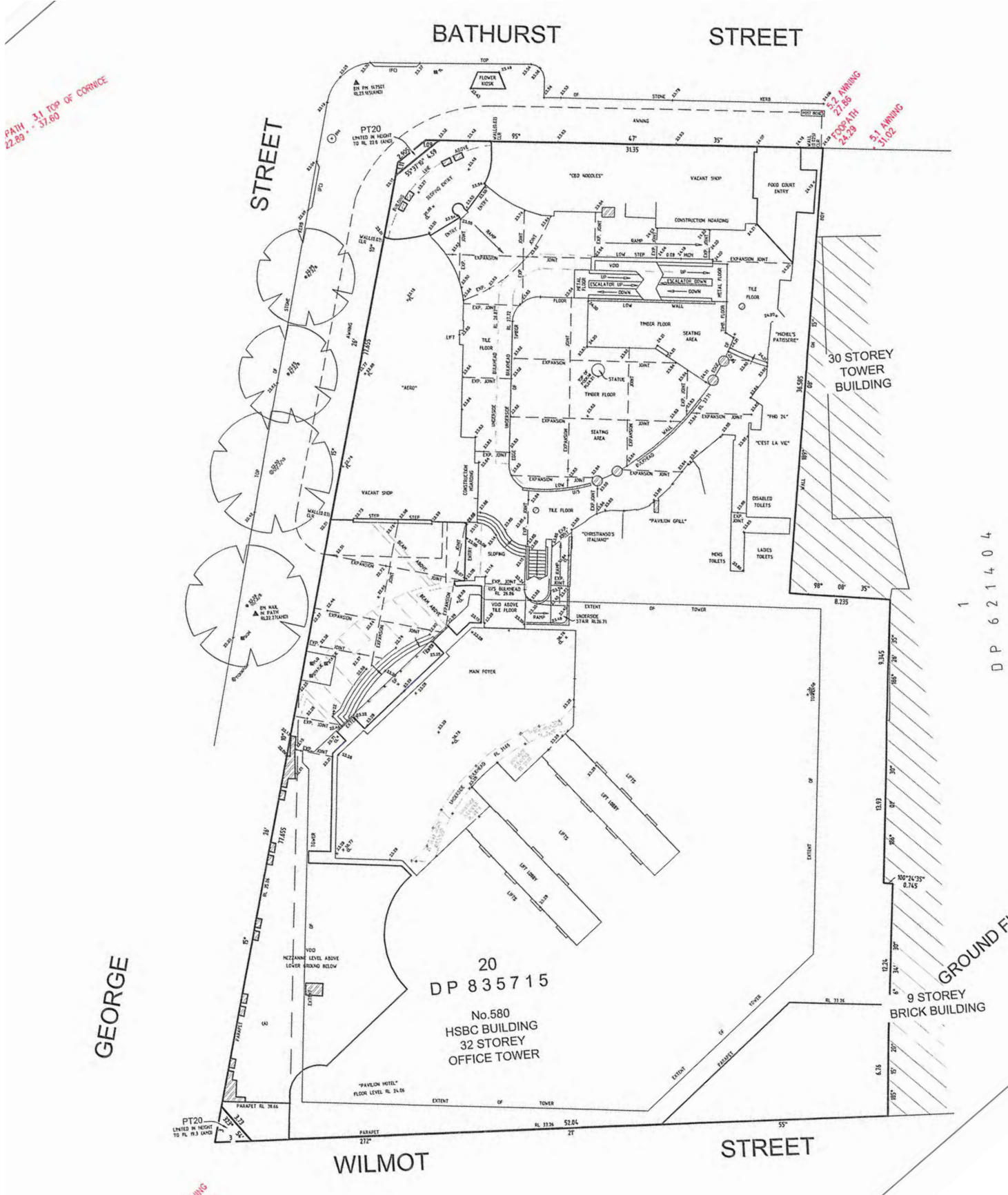


Urban Analysis

Topography



Site Topography - Extract from topographic-map.com



Site Survey prepared by LOCKLEY LAND TITLE SOLUTIONS

Urban Analysis

Flooding and Hydrology



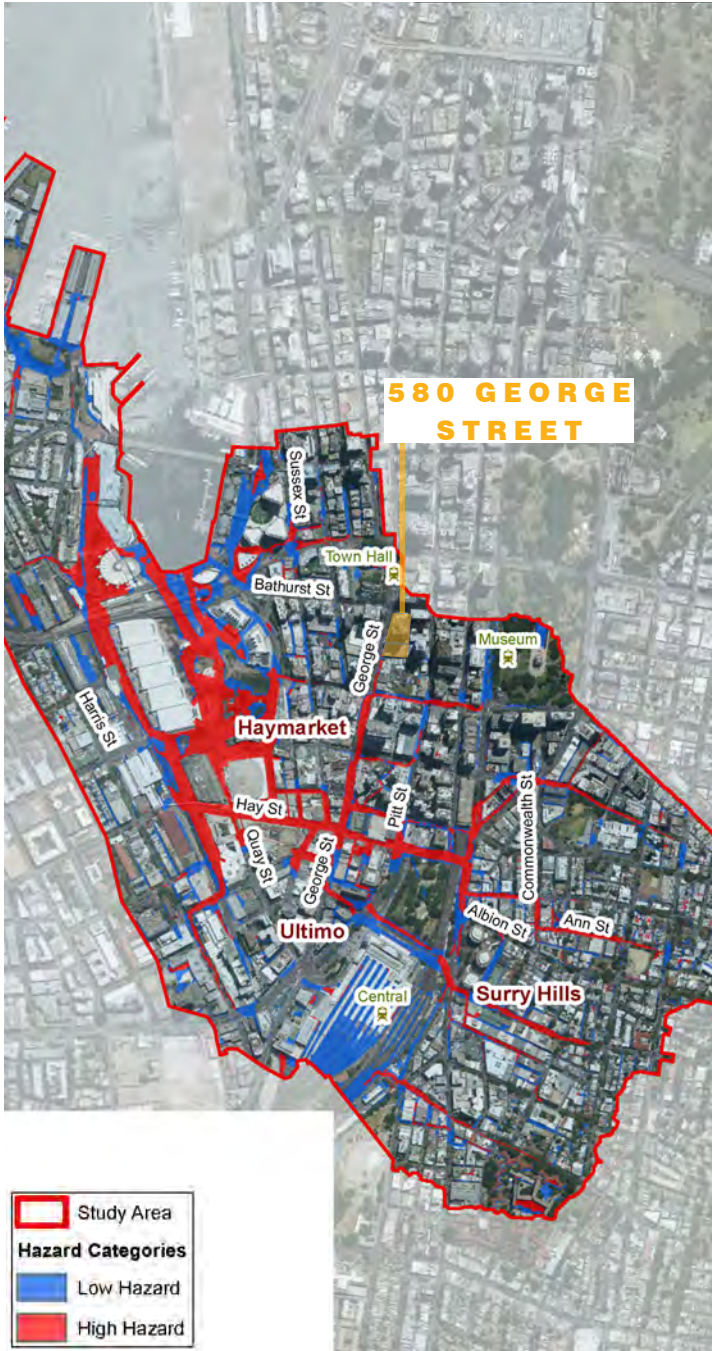
PEAK FLOOD DEPTH
1% AEP DESIGN FLOOD EVENT



PEAK FLOOD DEPTH
PMF DESIGN FLOOD EVENT



HAZARD CATEGORIES
1% AEP DESIGN FLOOD EVENT



HAZARD CATEGORIES
PMF DESIGN FLOOD EVENT

Floodplain catchment: Darling Harbour (supplied by the City of Sydney, Published 15 November 2017)

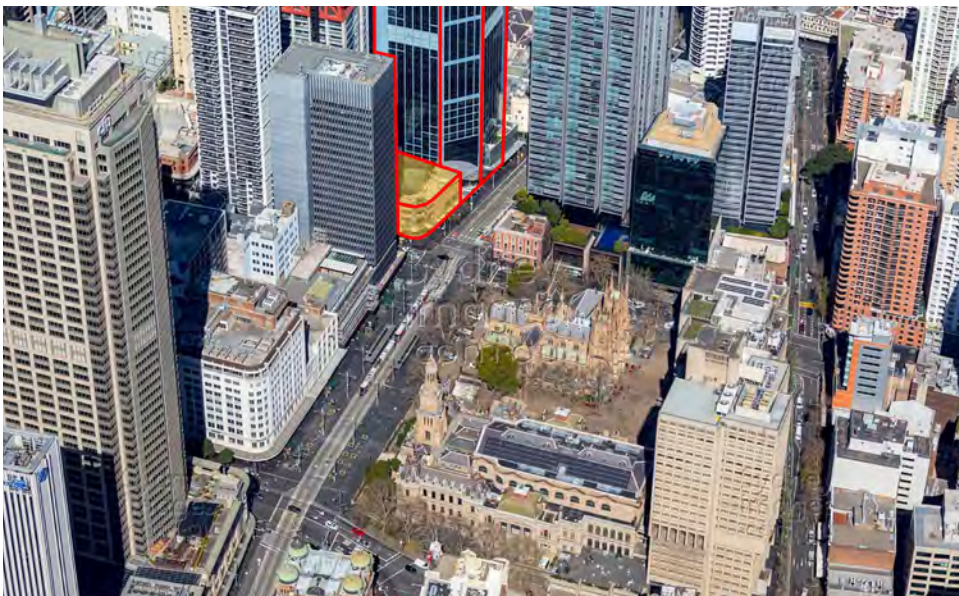
Existing Precinct Context



Location Plan

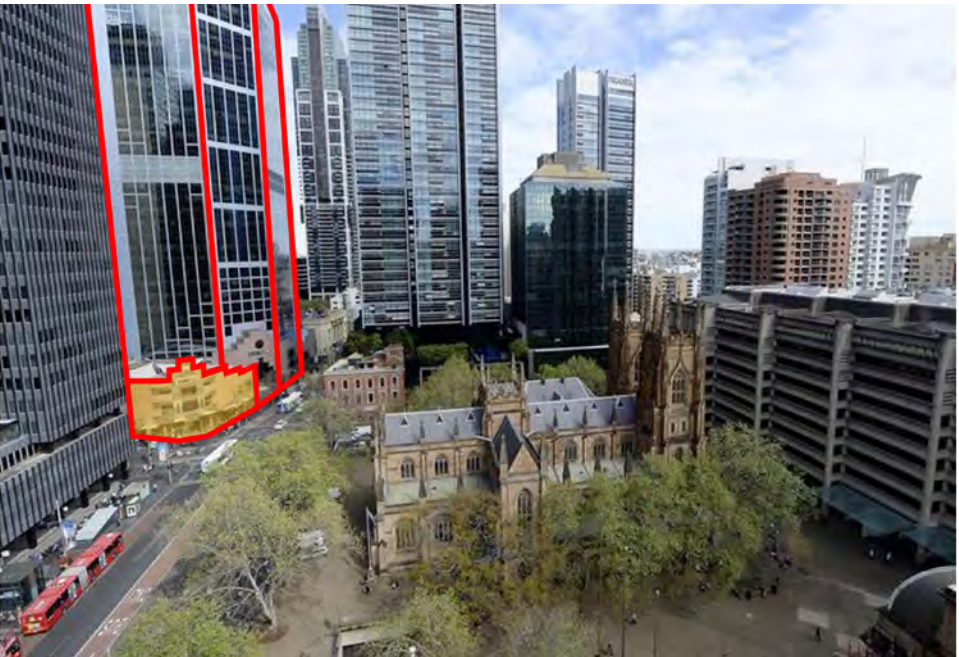


Contextual Aerial View of the Site and Adjacent Context



Contextual Aerial View of the Site and Adjacent Context

Existing Precinct Context



Key Aerial Context Vista to the Site from Town Hall



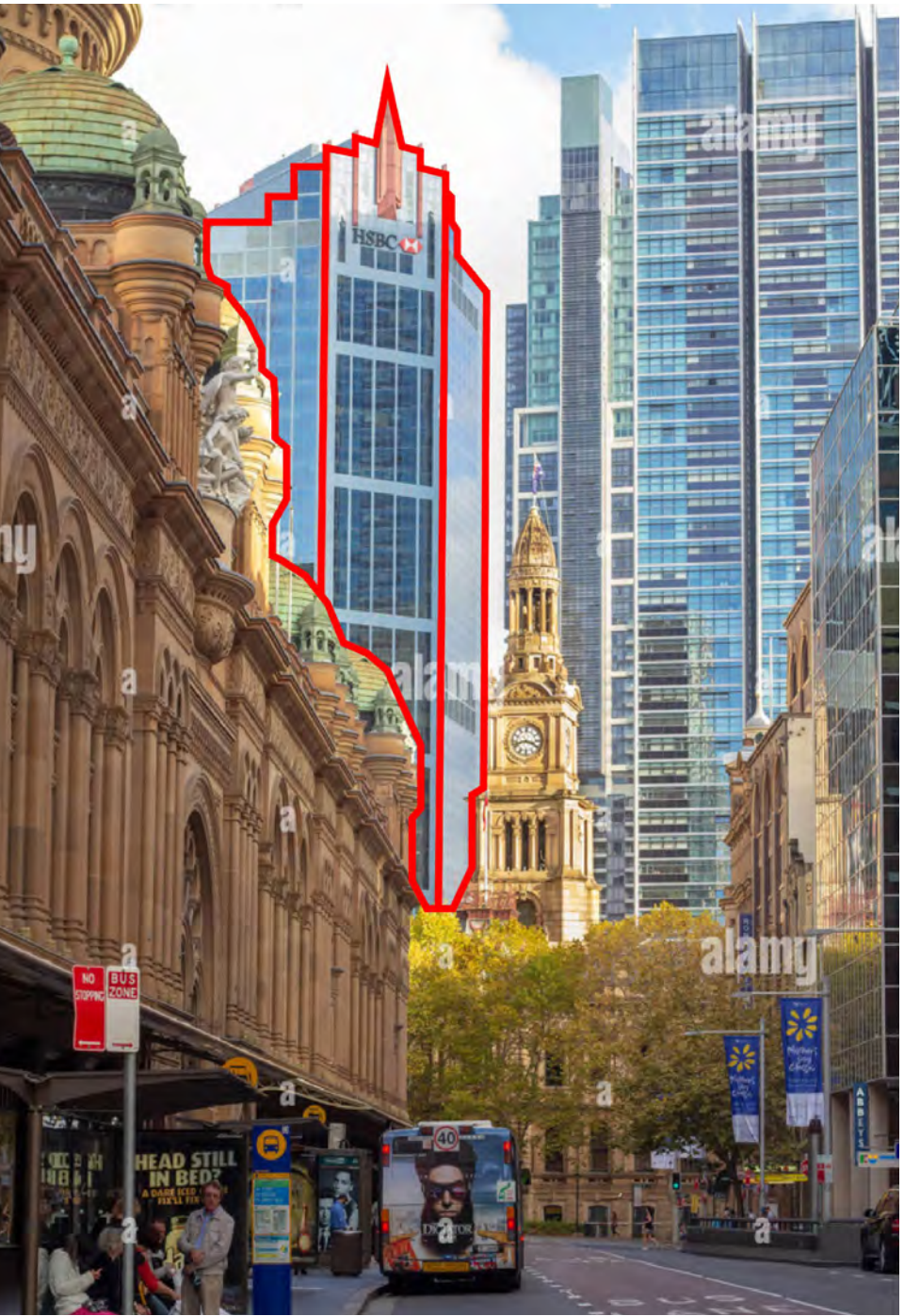
Key Aerial Context Vista to the Site from George Street



Key Context Vista to the Site from George Street



Key Context Vistas to the Site from George Street



Key Vista to the Site from Druiitt Street

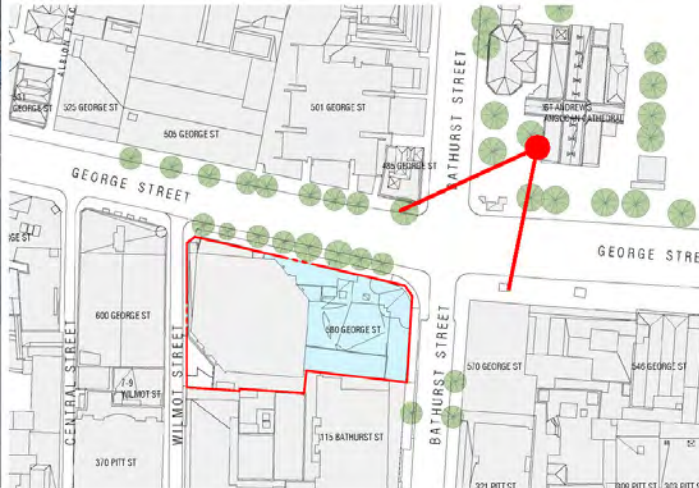
Street Views

Photo Analysis



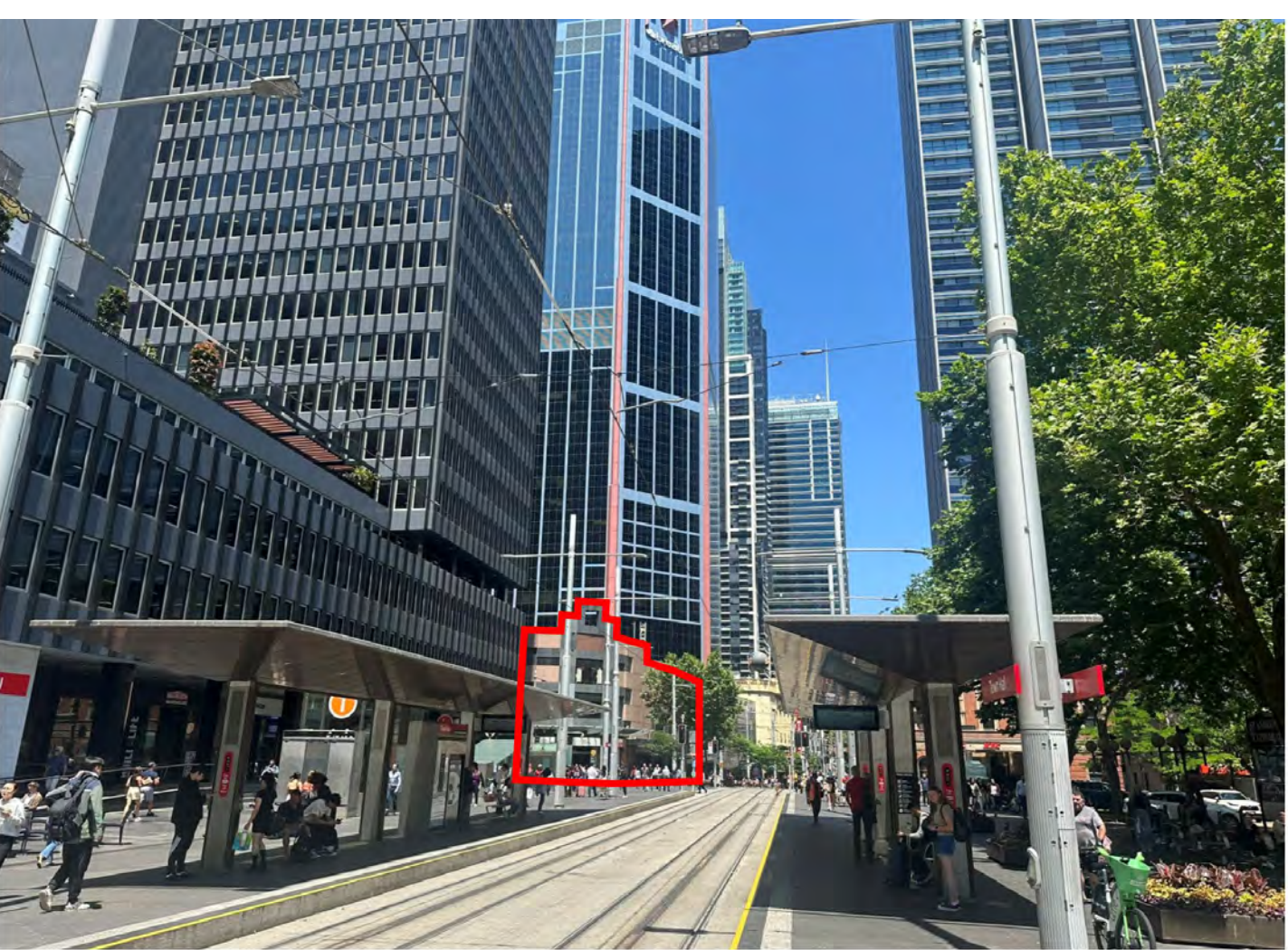
Corner View – George Street & Bathurst Street

A Prominent Corner Site which should consider the 115 Bathurst Podium and the Existing 580 Podium and Awning

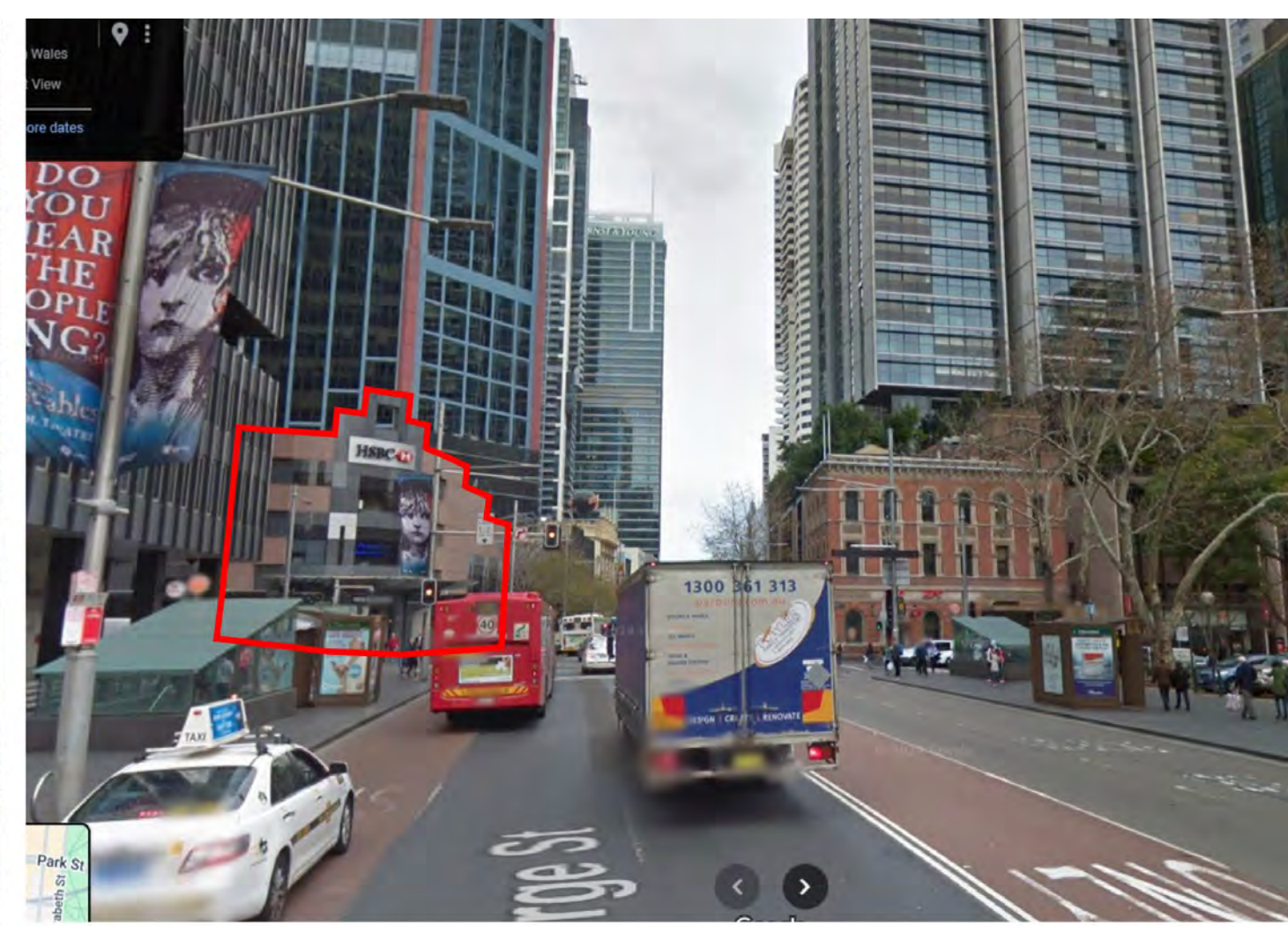


Street Views

Photo Analysis



1.George Street Looking South



2. George Street Looking West



This site serves as a vital node that connects the various views from the adjoining streets, seamlessly integrating the urban landscape. Its strategic design will create visual continuity, allowing pedestrians and motorists to experience a cohesive flow as they navigate the area.

Street Views
Photo Analysis

181



4. Bathurst Street Looking East



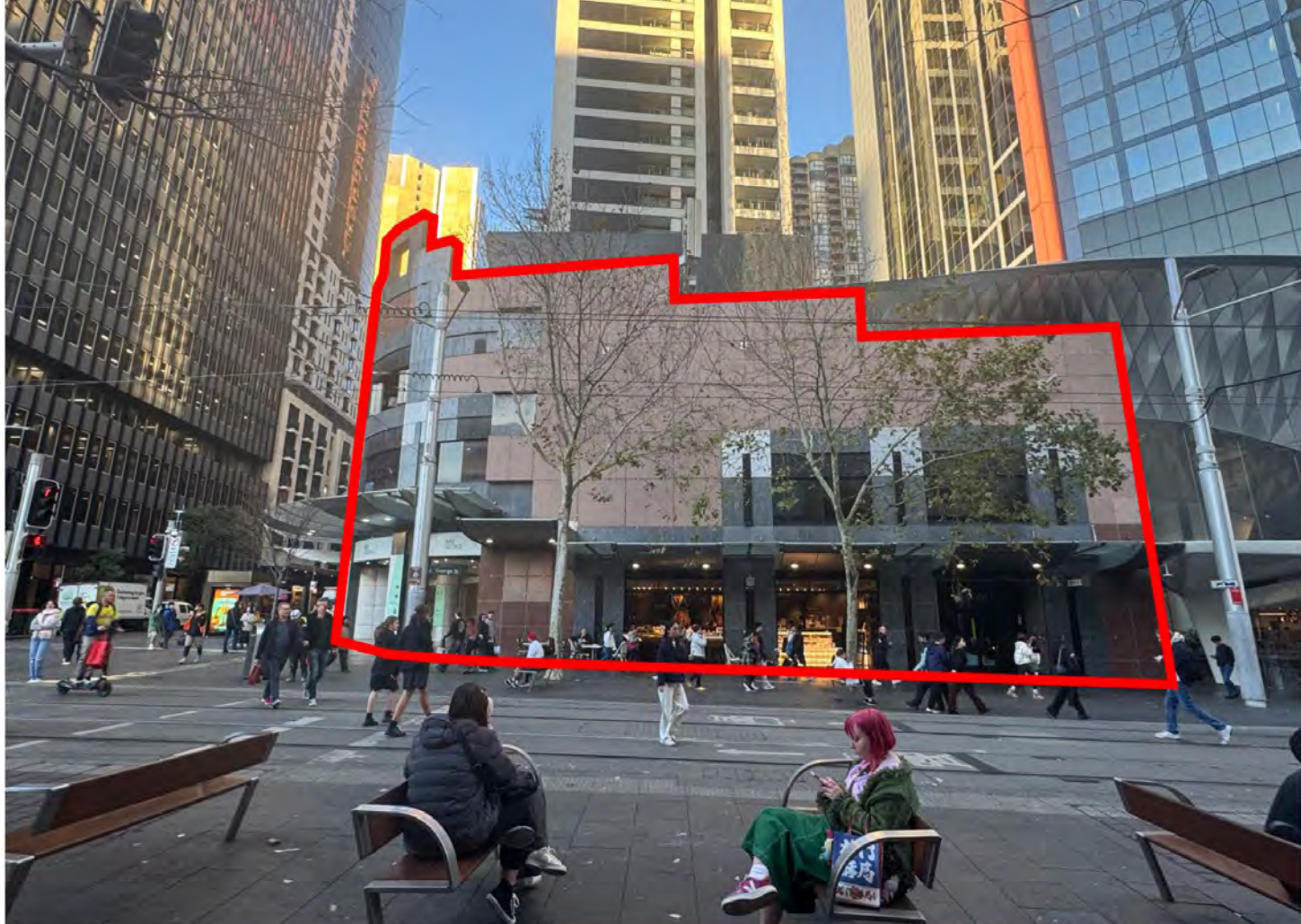
5. Bathurst Street Looking East



Street Views
Photo Analysis



6. George Street Looking North



7. Elevation from 485 George St

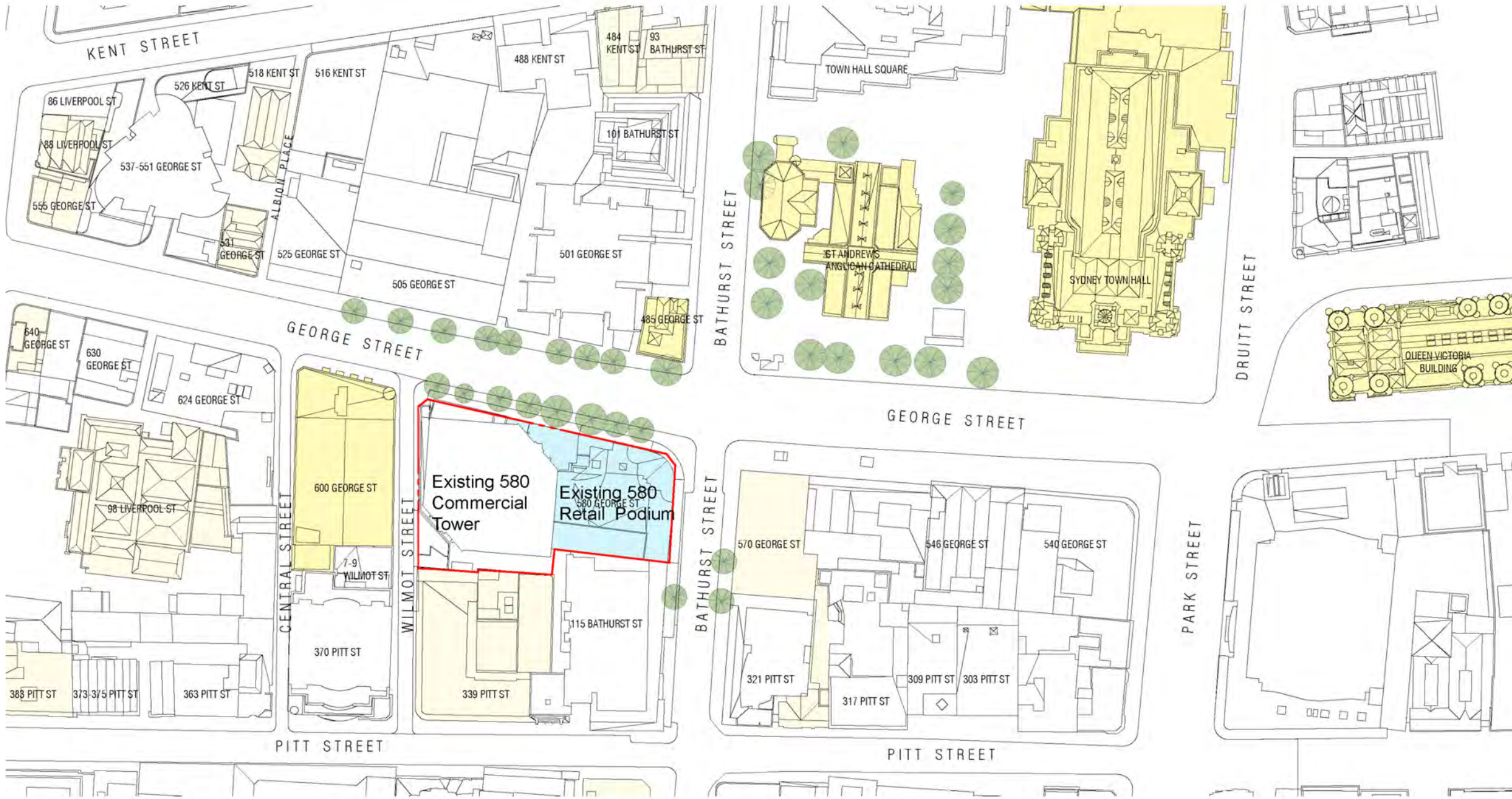


Heritage Analysis

Design solutions for the site should consider the relationship to the adjacent local and State heritage listed items (St Andrews Cathedral, Town Hall) and consider the context between the QVB building and Wilmot Street

Adjacent heritage items

- 1. St Andrew's Cathedral
- 2. Town Hall
- 3. QVB building
- 4. Wilmot Street
- 5. 485 George Street

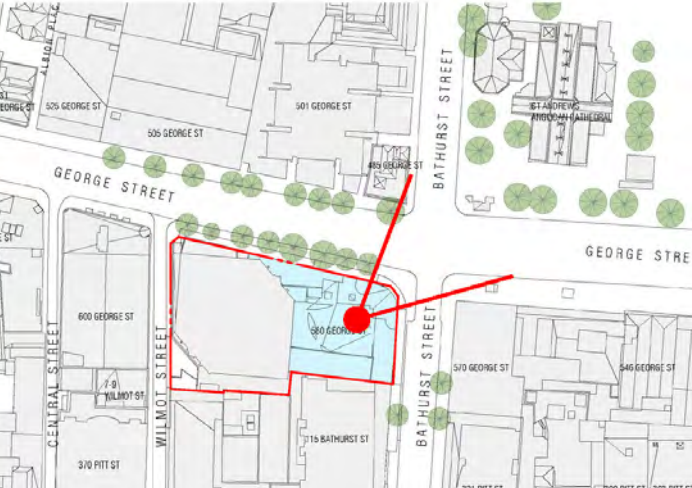


182

Heritage Analysis



The Site is a highly prominent and sensitive site on George Street in an area of civic and historic significance



Heritage Analysis



St Andrew's Cathedral
Sandstone



Town Hall
Sandstone



369 Pitt Street
Brick



QVB building
Sandstone

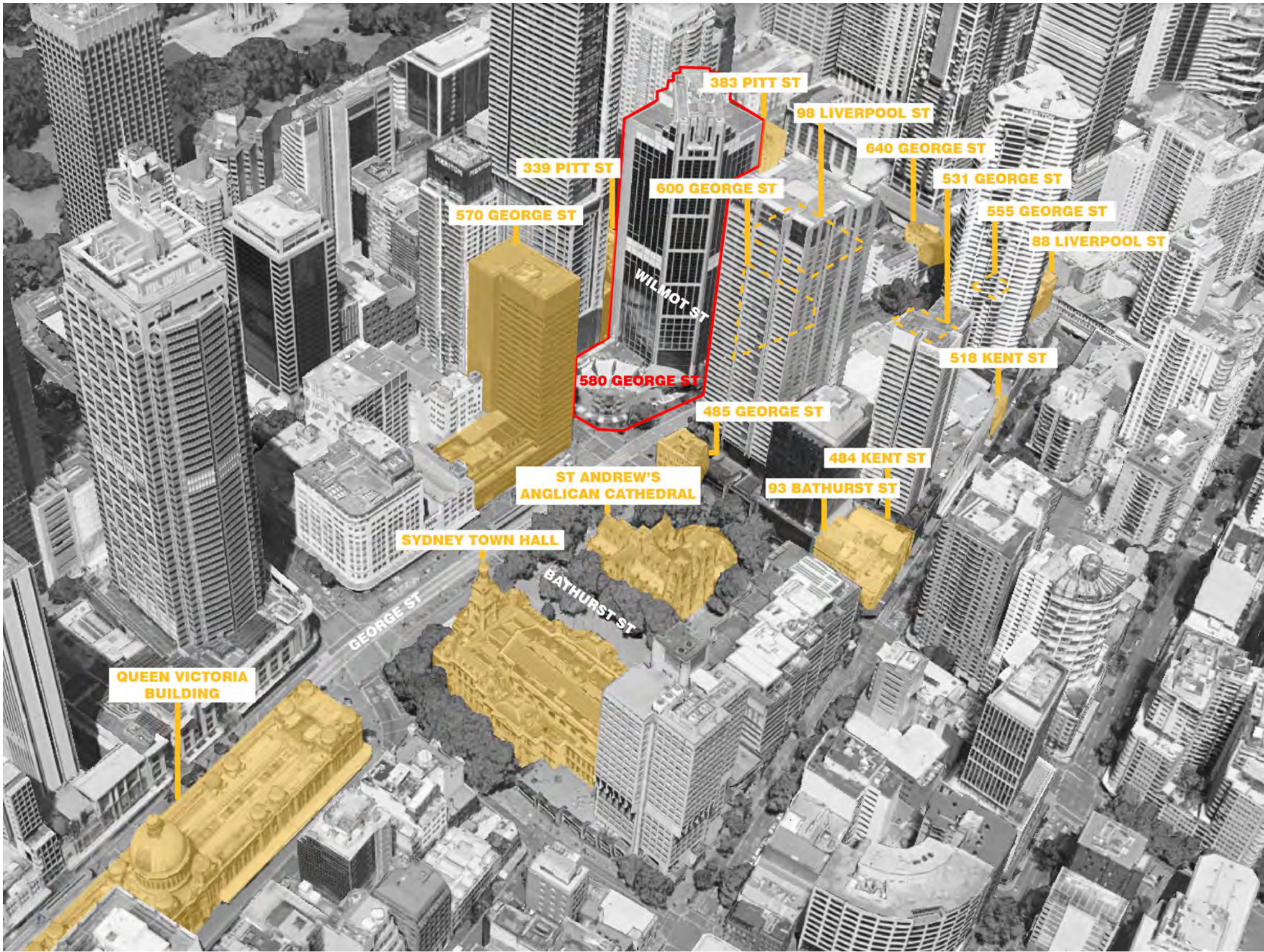


KFC 485 George Street
Brick



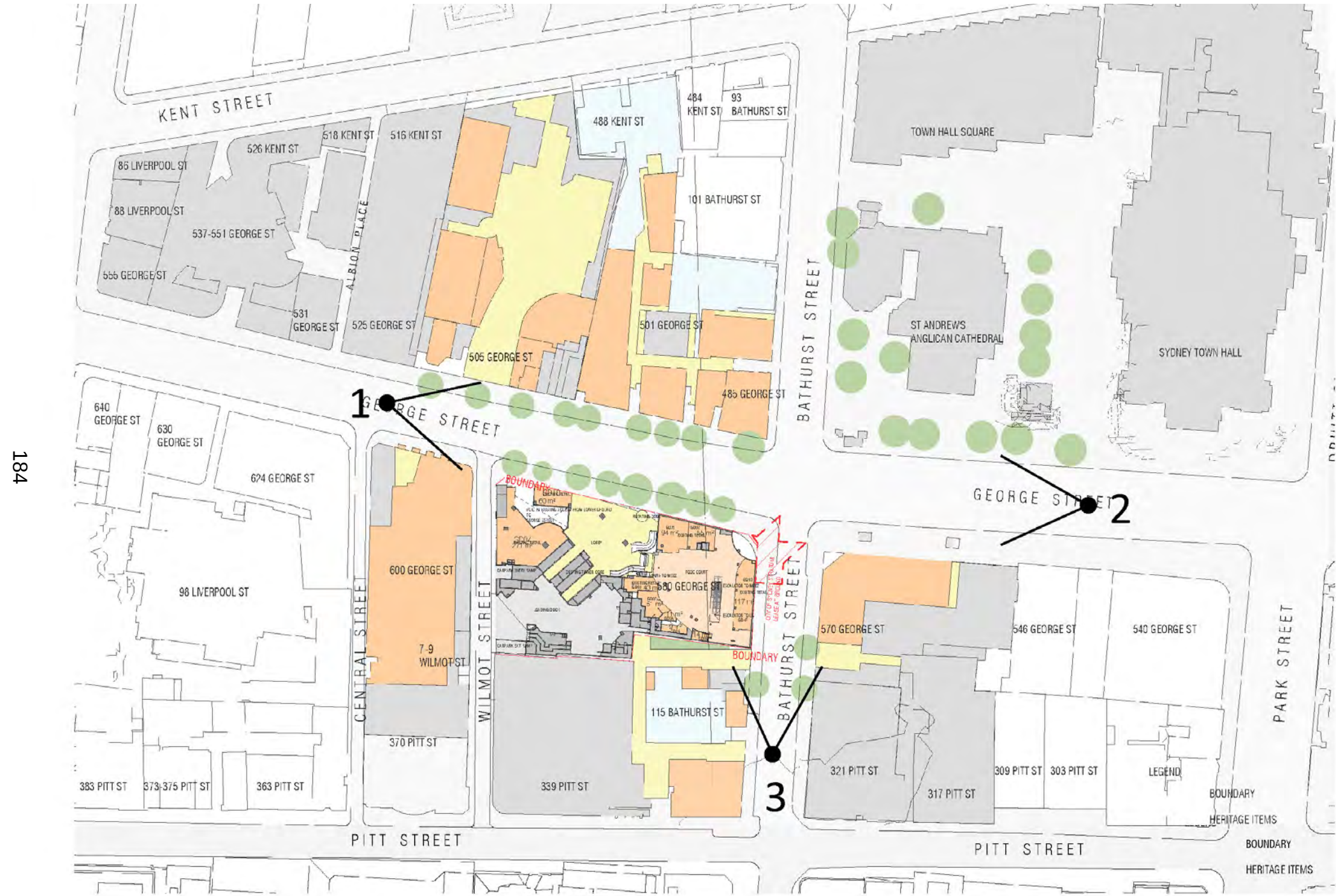
570 George Street

Heritage Analysis



Ground Plane Use Analysis

The site is surrounded by a vibrant retail environment, featuring a diverse mix of shops and dining options.



1. George Street looking North



2. George Street looking South

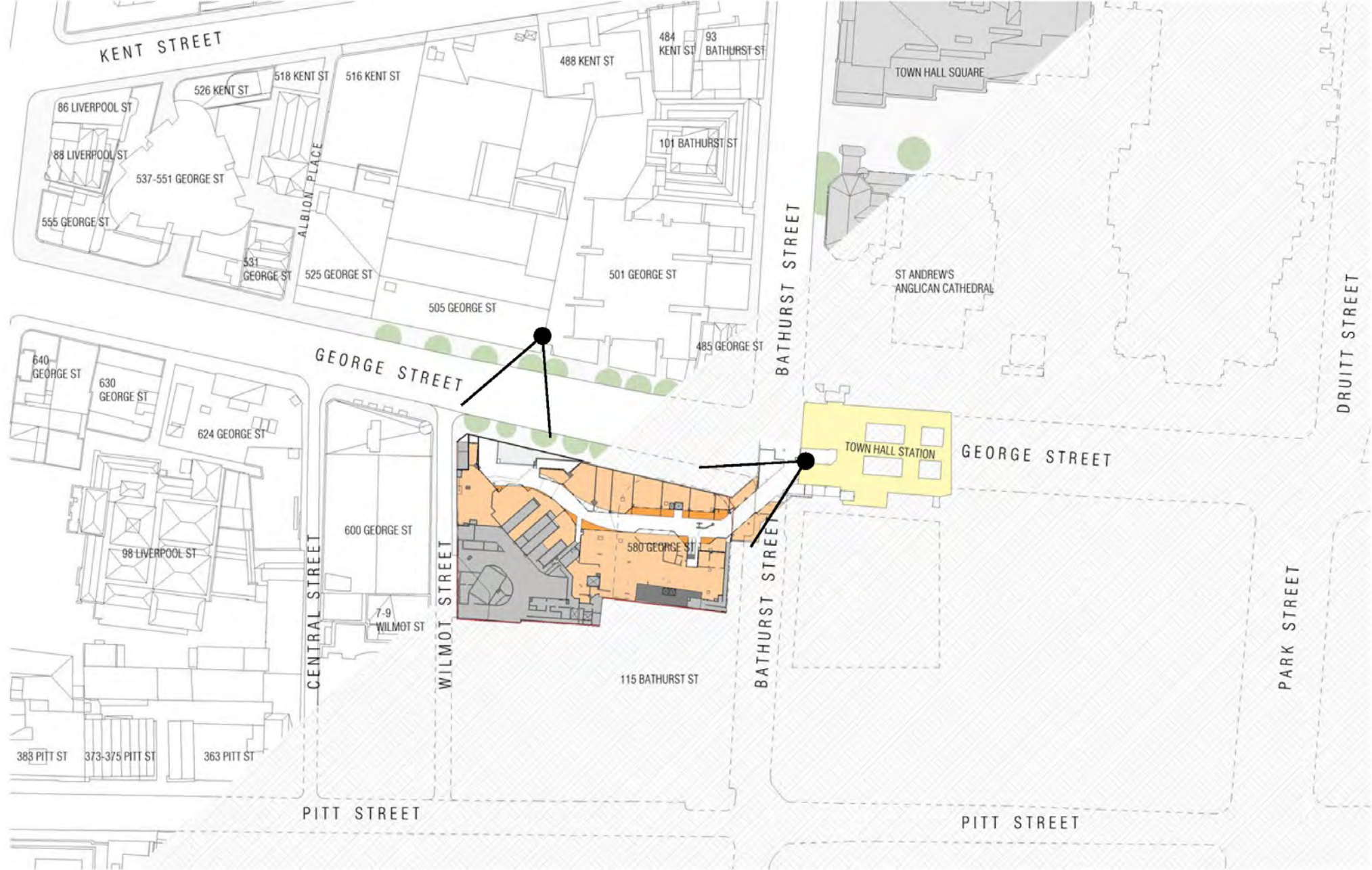


3. Bathurst Street looking West



Lower Ground Use Analysis

Maintain the existing under ground retail urban link to the Train Station.



Existing Access from George Street to the Lower Ground Train Station

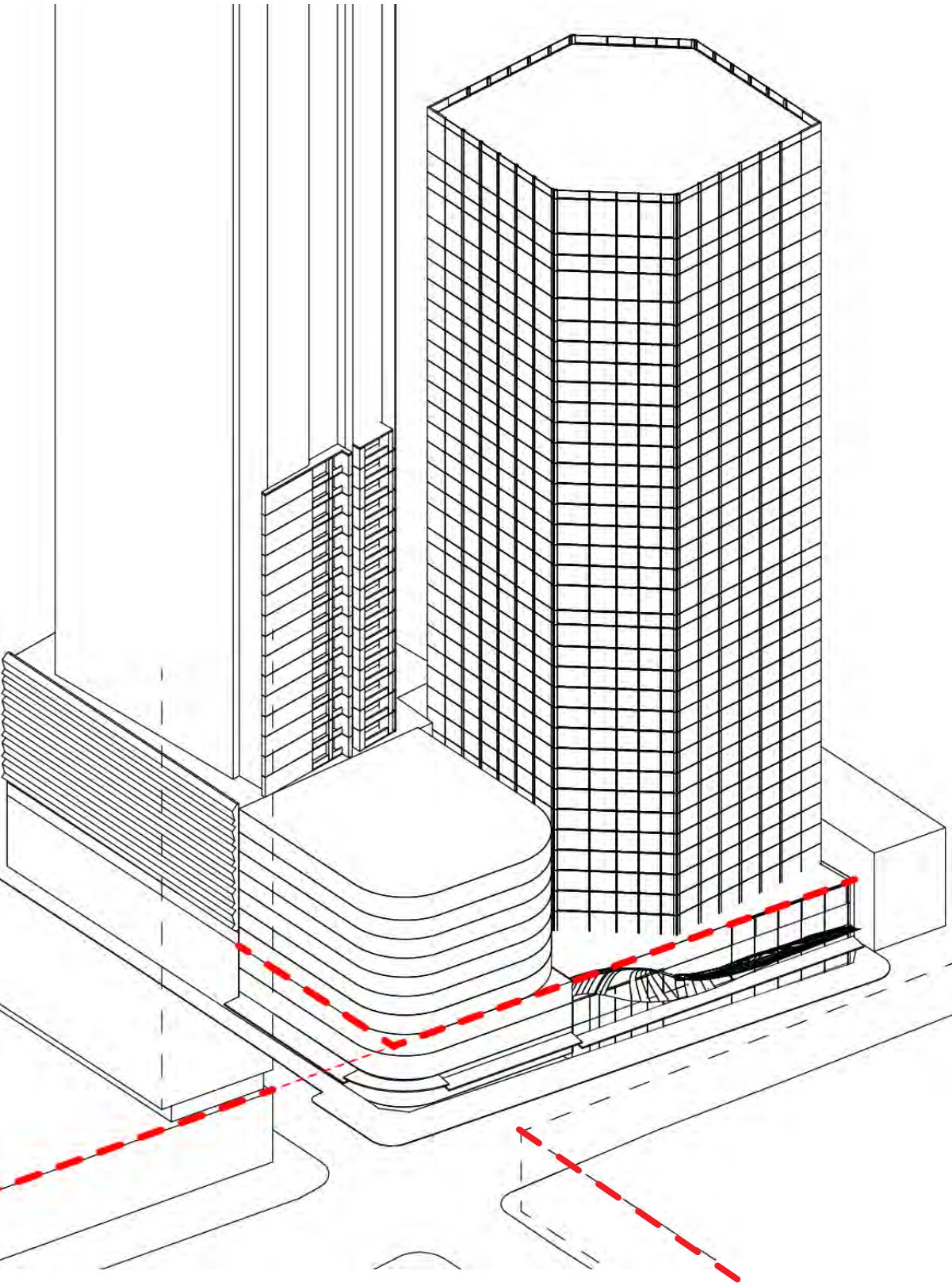


SECTION 4

Urban Design Principles

Urban Design Principles

Response to the Lower Street Wall Datum

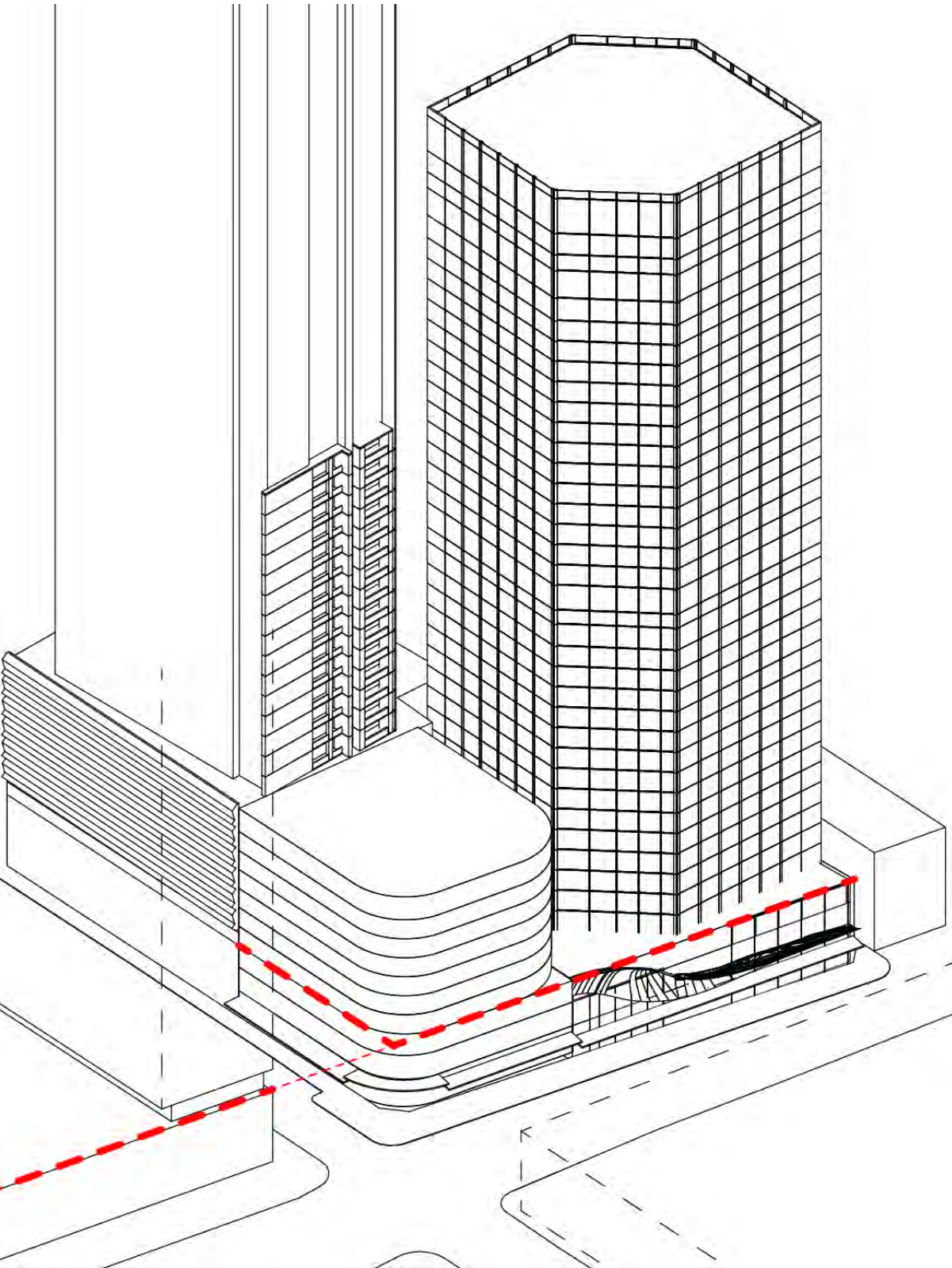


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. A lower podium datum could be adopted to respond to the low scale adjacent heritage buildings, 485 and 570 George Street



Urban Design Principles

Response to the Lower Street Wall Datum

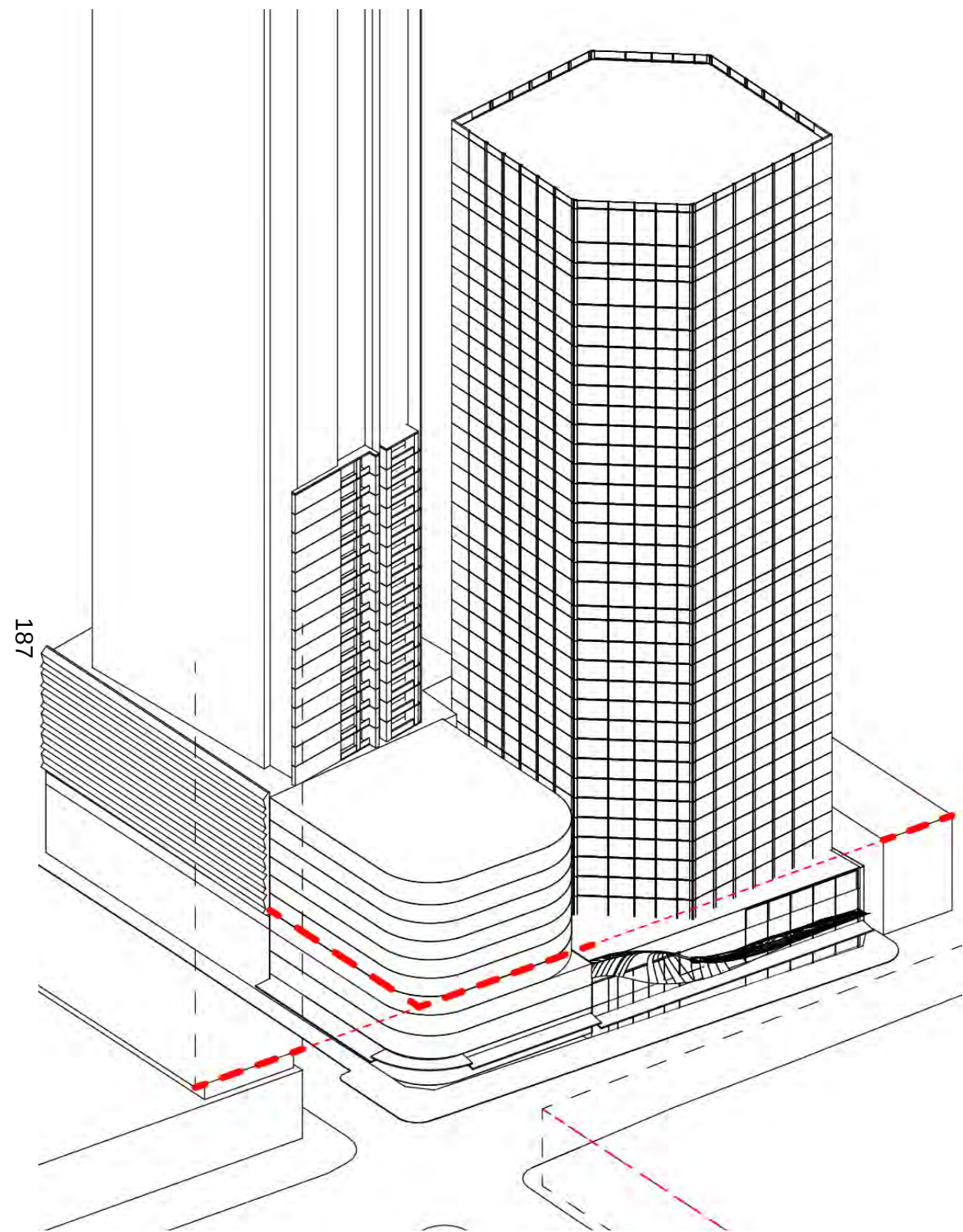


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. A lower podium datum could be adopted to respond to the low scale adjacent heritage buildings, 570 George Street and the existing 580 Lobby parapet



Urban Design Principles

Response to the Upper Street Wall Datum

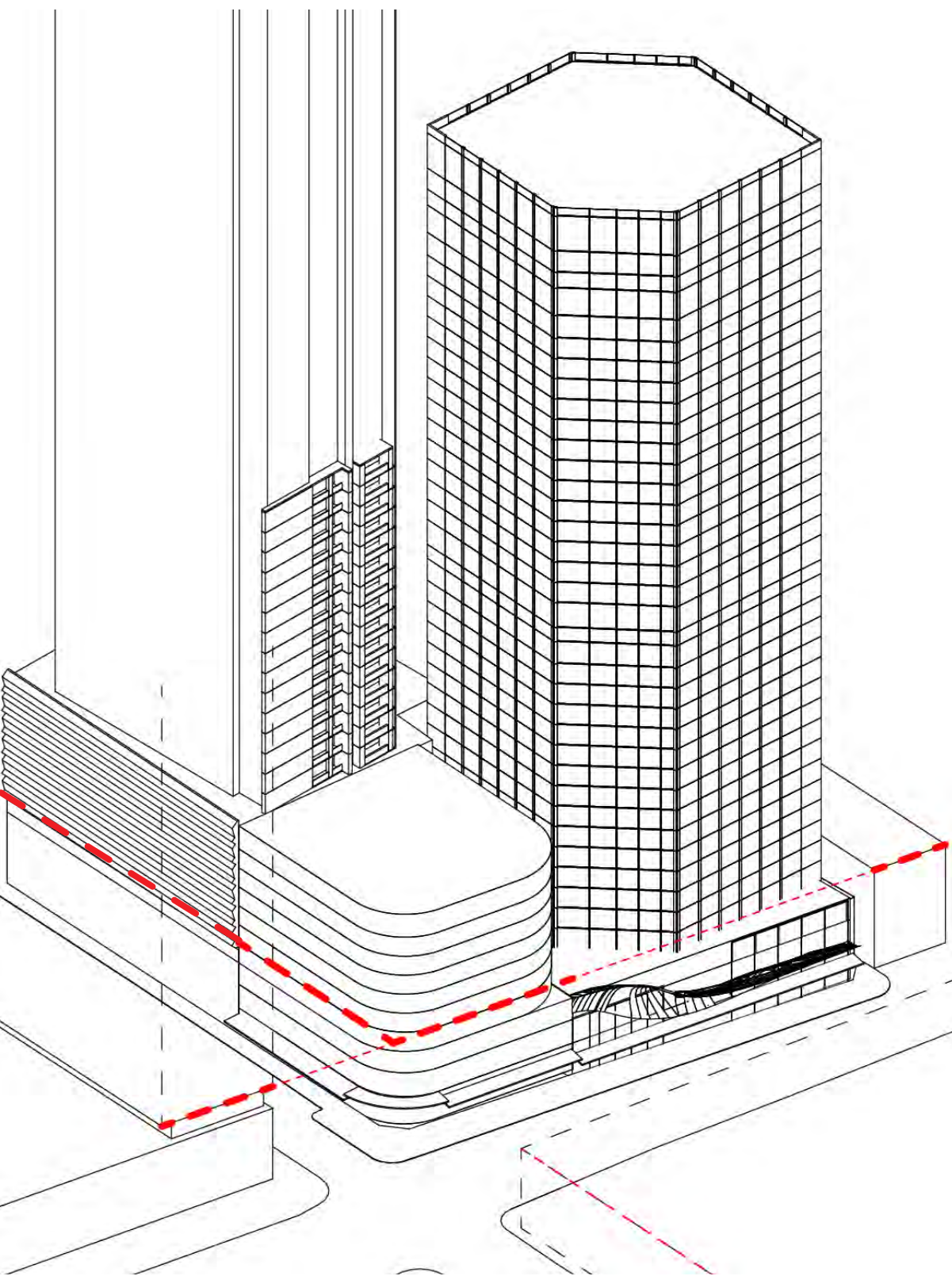


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. It is anticipated that an upper podium datum is adopted referencing the bulk and scale of the adjacent heritage building 570 and 600 George Street.



Urban Design Principles

Response to the Upper Street Wall Datum

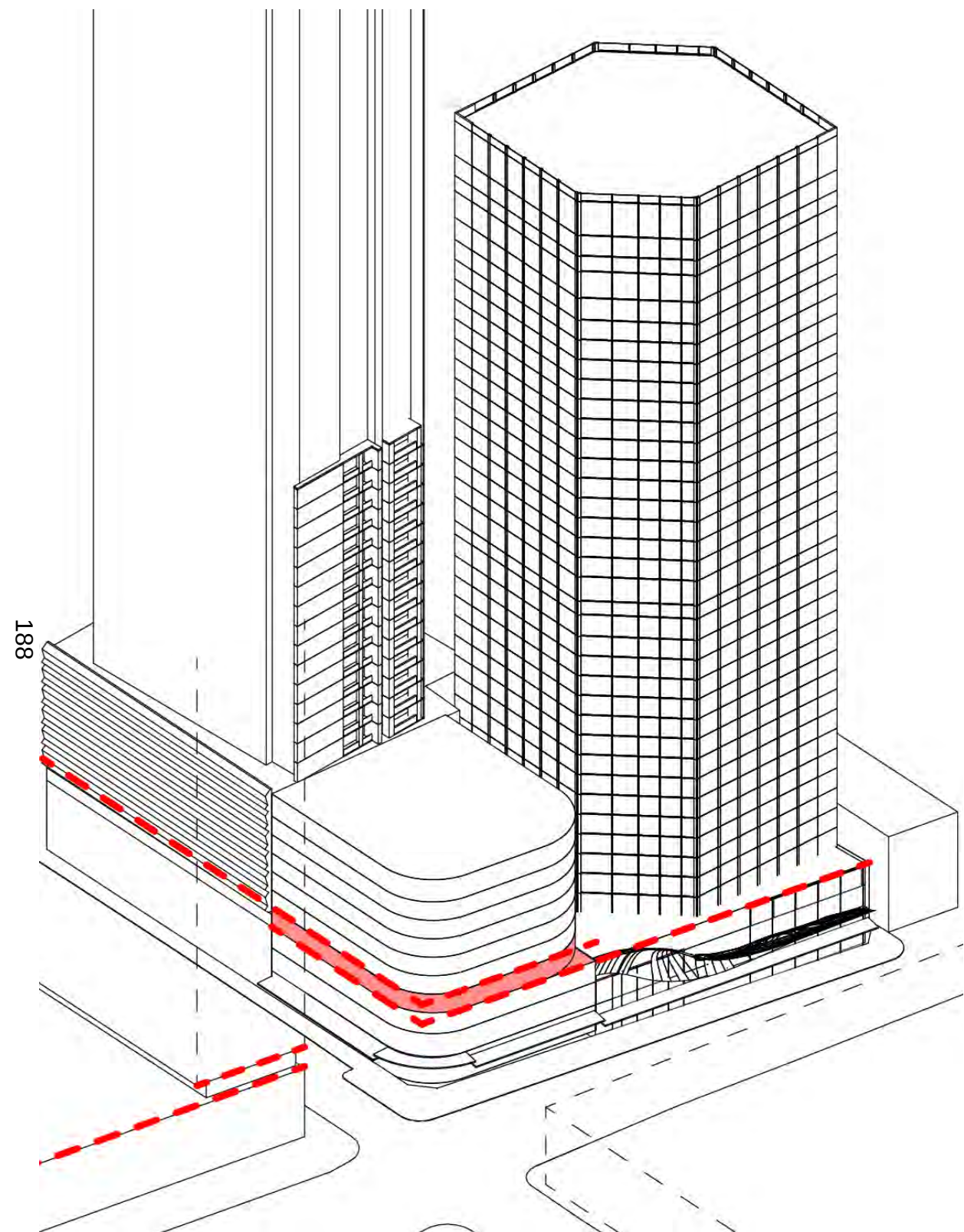


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. It is anticipated that an upper podium datum is adopted referencing the bulk and scale of the adjacent building 115 Bathurst St.



Urban Design Principles

Horizontal Waistline



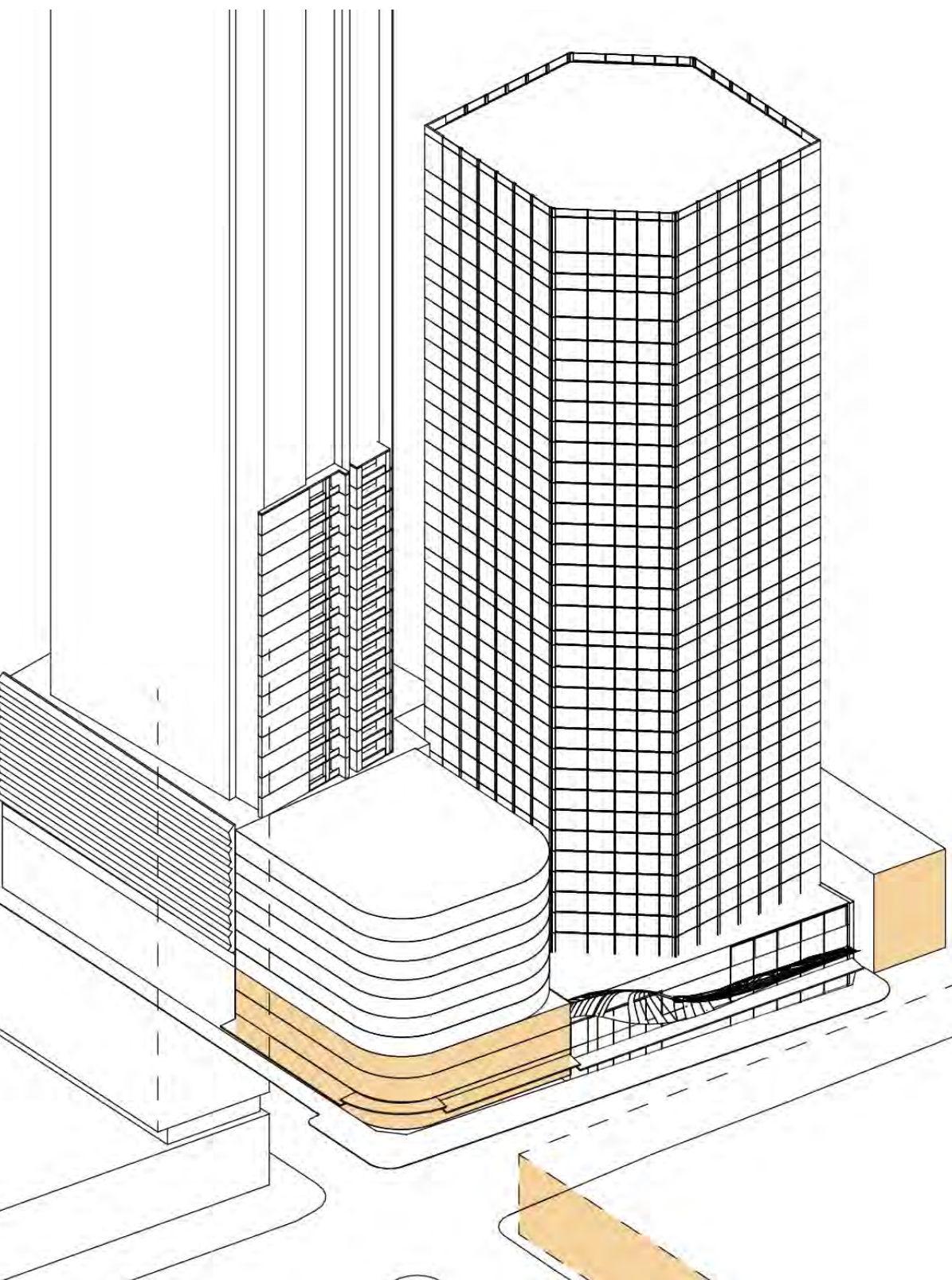
It is anticipated that the new massing might adopt a lower and upper podium expression to respond and relate to the differing urban context with a recessed waist line alining with 570 George Street



570 George Street

Urban Design Principles

A Masonry Base



A Masonry Lower Podium that responds to the Key Adjacent Heritage Buildings through Materiality such as Sandstone, Brickwork and Render



St Andrew's Cathedral
Sandstone



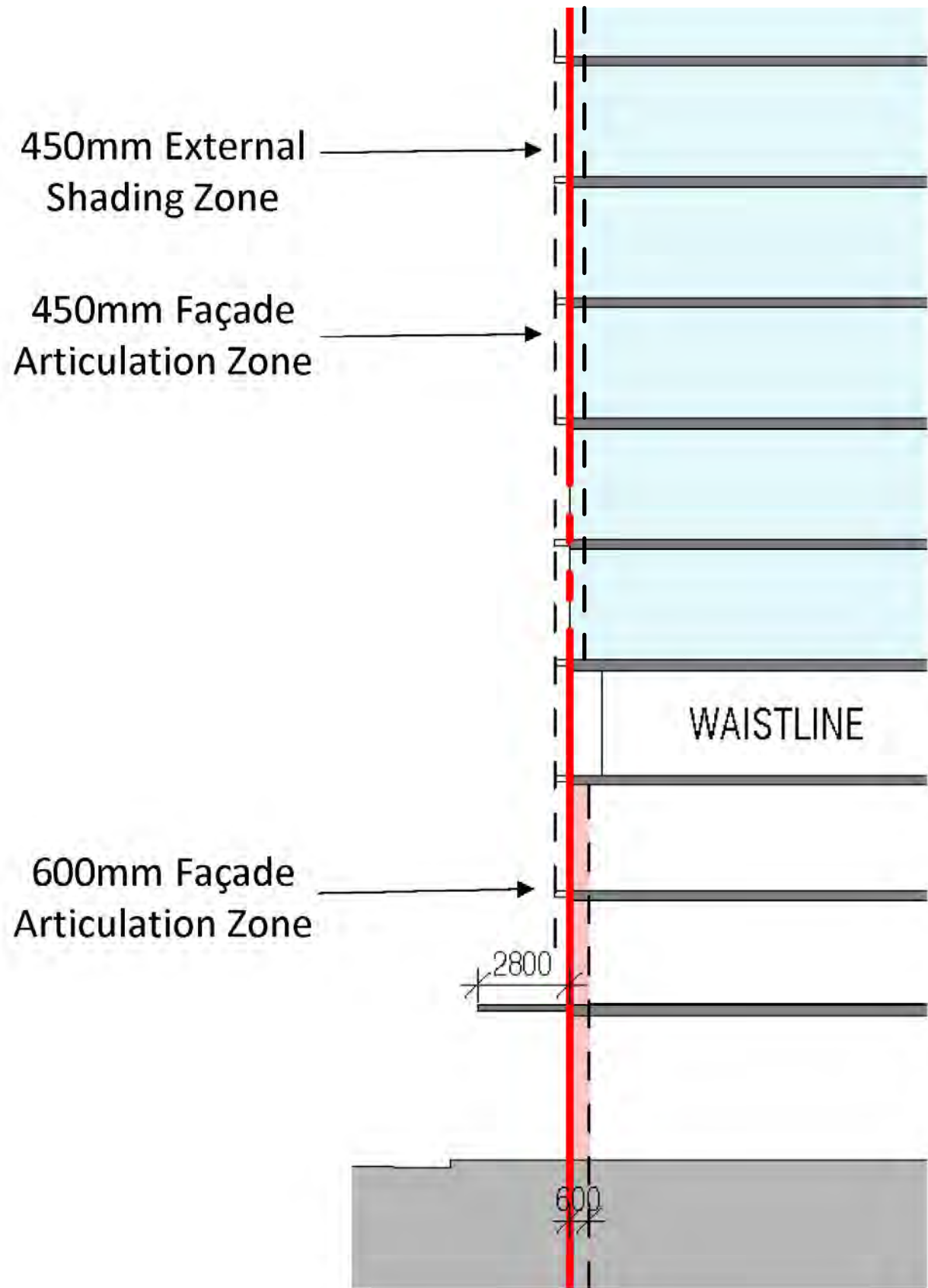
Town Hall
Sandstone



QVB building
Sandstone

Urban Design Principles

Facade Articulation



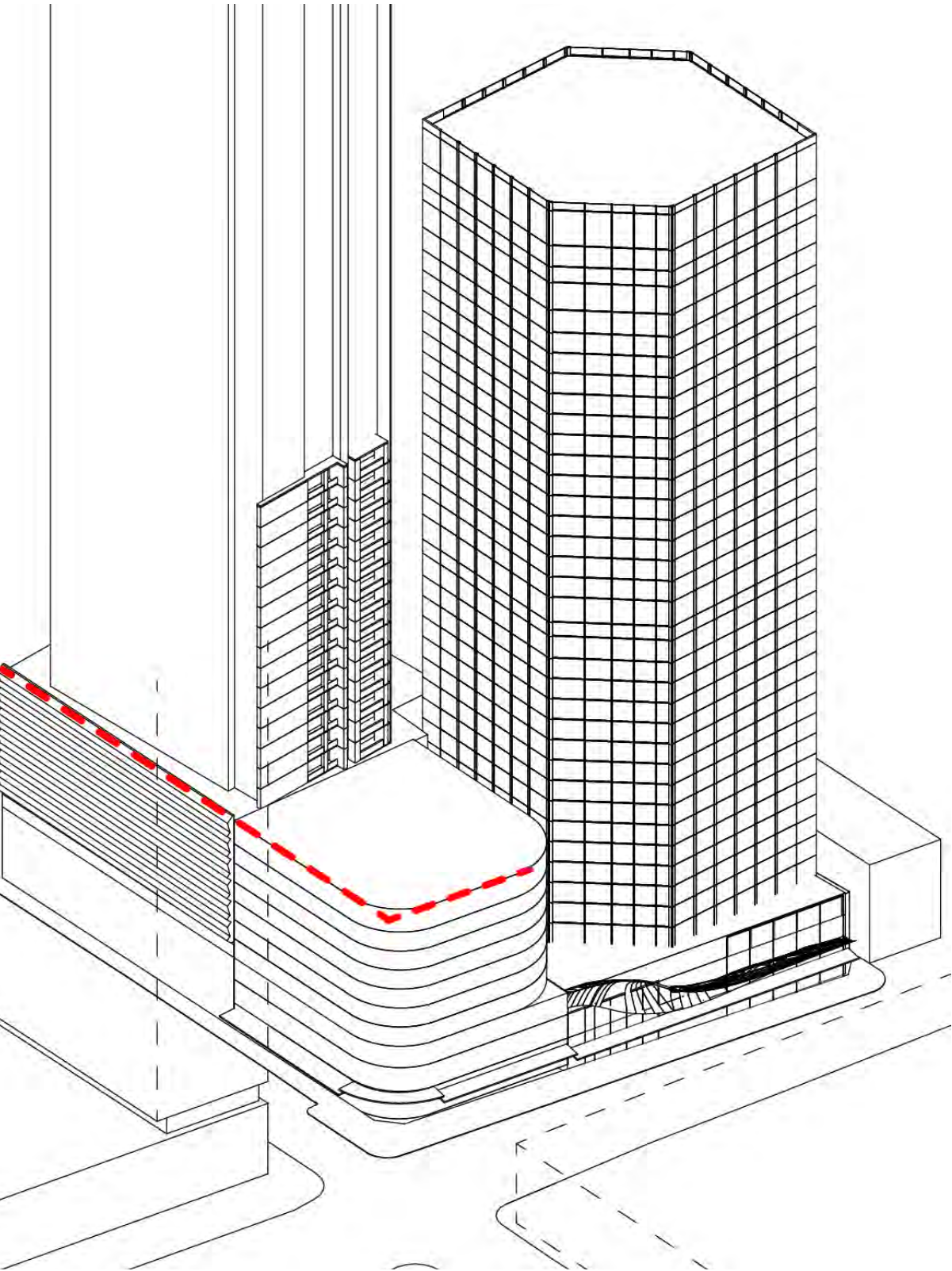
189

A facade articulation depth of 600mm to the lower podium and 450mm to the upper podium has been allowed for within the envelope. Additionally, weatherproof awning will address Bathurst Street and George Street.

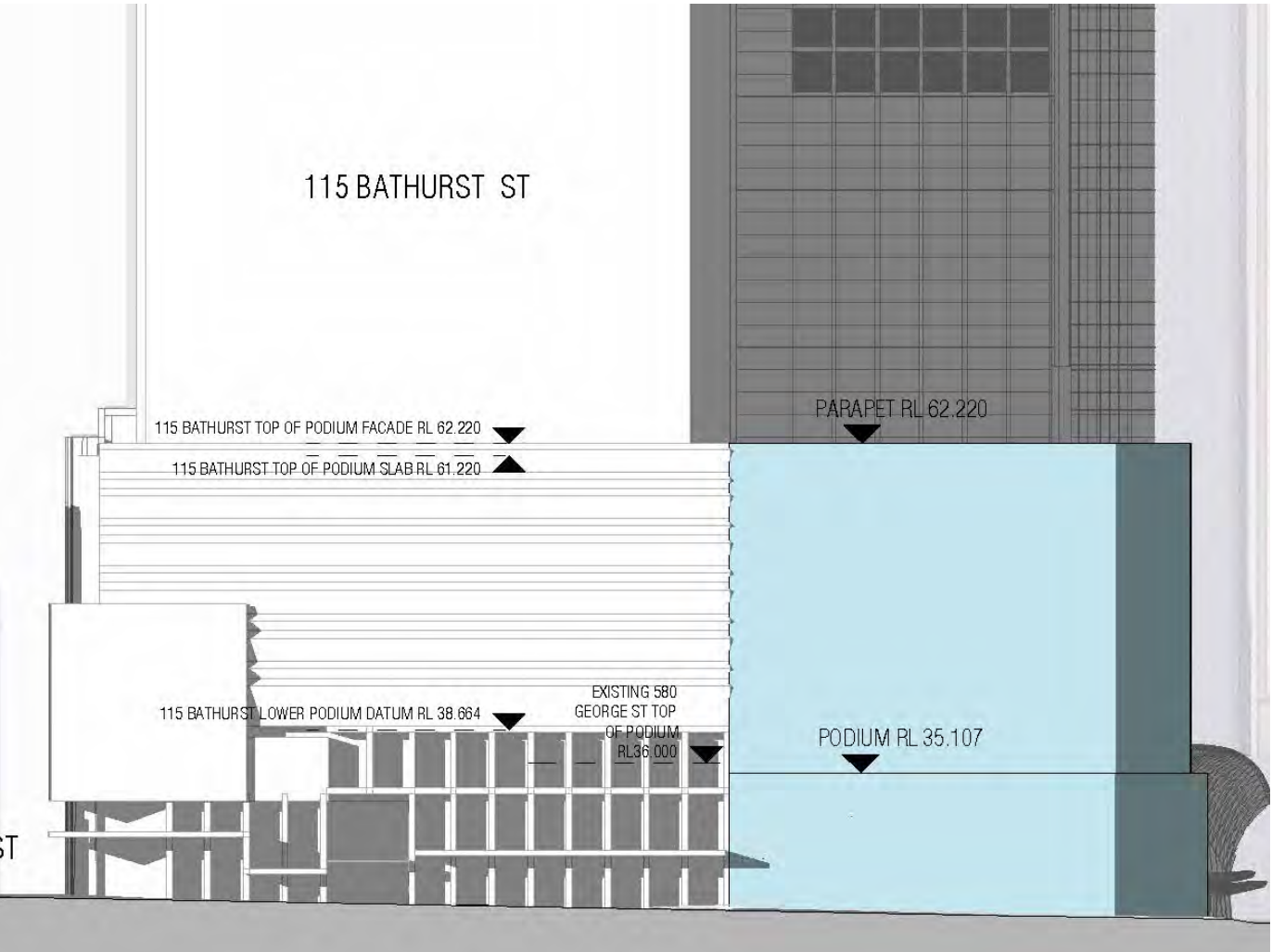


Urban Design Principles

Height



The proposed roof top parapet has been aligned with the 115 Bathurst Street upper podium to ensure a continuous street wall on Bathurst Street. No plant or lift overruns are to extend above this RL to ensure existing amenity to the adjacent 115 Bathurst Street residents is maintained.



Urban Design Principles

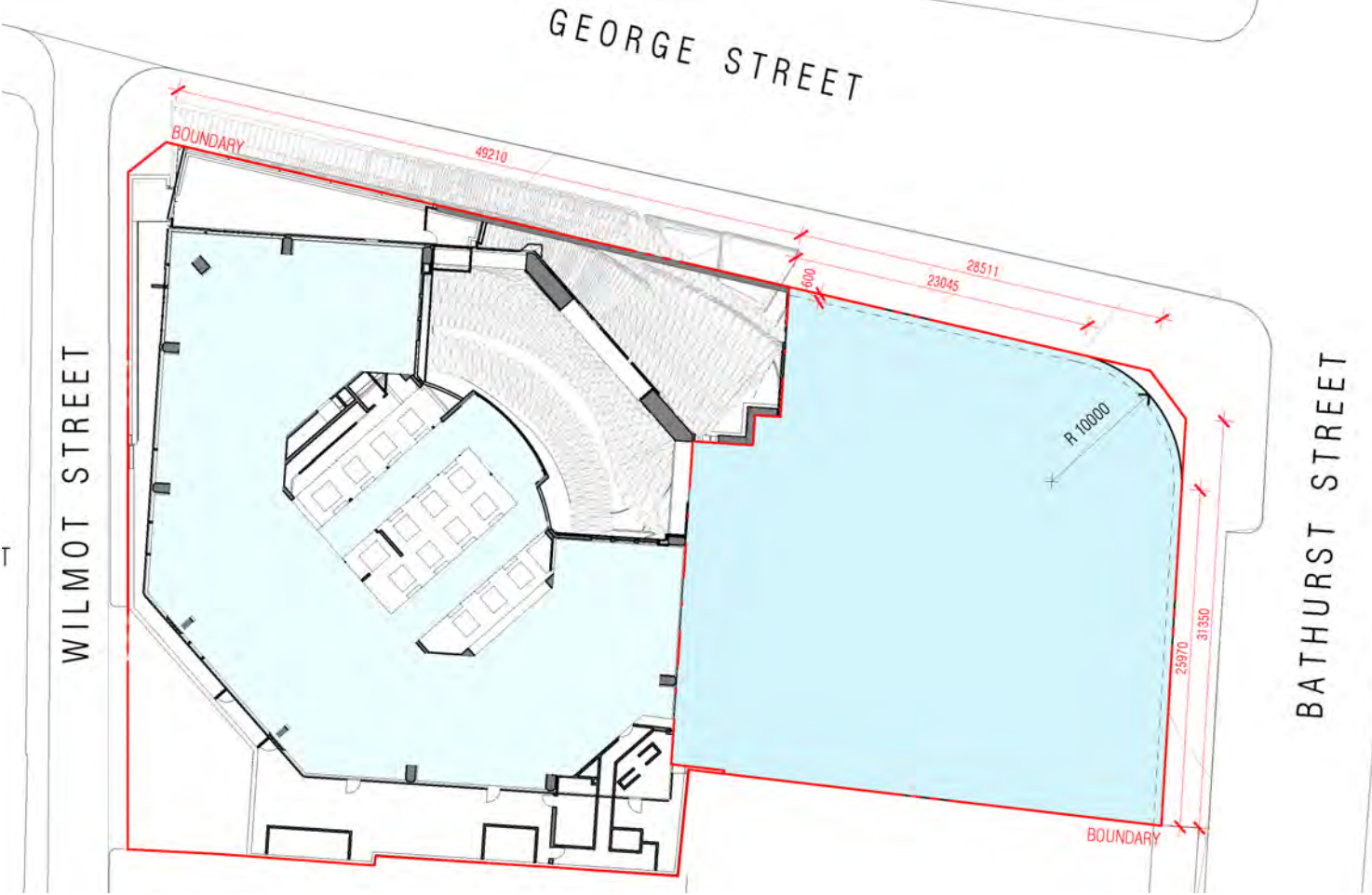
Retention and Adjustment of the Existing 580 George Street Awning

190



Urban Design Principles

Retention and Adjustment of the Existing 580 George Street Awning



The existing 580 George Street sculptural awning will be retained and removed at the point it meets the new proposed boundary in plan. Alternatively, it might be extended to integrate into the proposed building form.

Urban Design Principles

Retention of the Existing Through Site Link



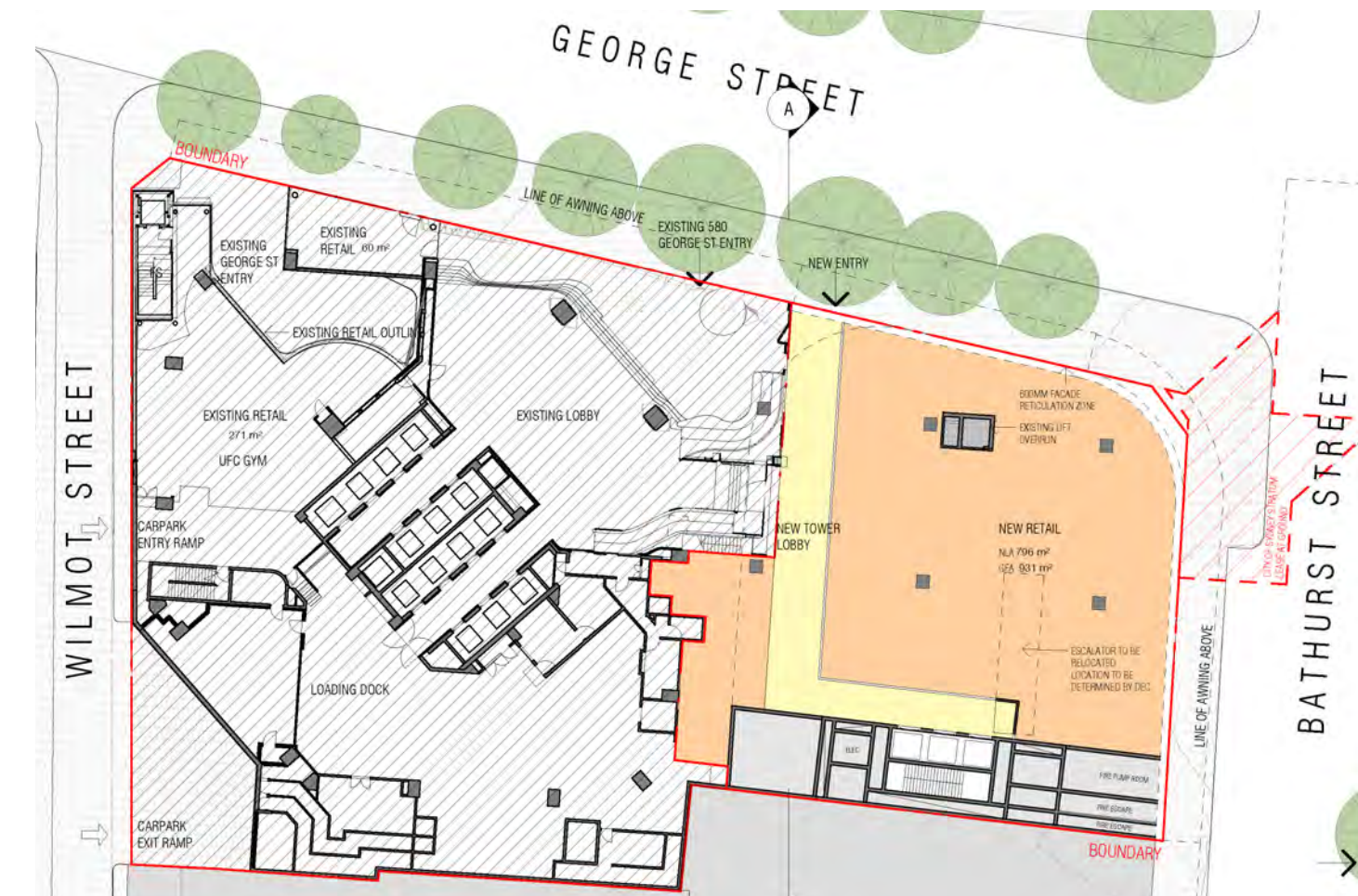
Existing Lower Ground Plan



Proposed Lower Ground Plan

Urban Design Principles

Active Edges



The core and associated plant has been located against the existing blank 115 Bathurst party wall to maximise the active perimeter edges for the proposed retail and commercial lobby whilst maximising solar to the typical floor plates.

Public Domain Integration

Below is the current approved public domain plan



Sustainability

Carbon Emissions

Targeting a carbon neutral development through:

- Efficient and optimised building systems
- Energy metering, monitoring, and controls will be implemented, reducing unnecessary energy consumption and allowing energy demands to be better managed across the development
- Any remaining emissions will be offset during operation

Environmentally Sustainable Design

Targeting a 6 Star Green Star Buildings rating

- Certified rating indicating achievement of 'Australian Excellence' in ESD
- Wholistic approach to sustainability across categories such as resource use, resiliency, indoor environmental quality, materiality, and management

Energy

Targeting a 5.5 Star NABERS Energy rating

- Energy performance of the development will be benchmarked throughout design via detailed modelling, identifying opportunities to increase the efficiency and performance of building systems
- Operational energy data will be used to certify the NABERS Energy rating for the development

Water

Targeting a 4 Star NABERS Water rating

- Water usage of the development will be modelled and benchmarked throughout design, implementing efficient fixtures and appliances as well as rainwater reuse to minimise potable water demand.
- Operation water use will be used to certify the NABERS Water rating for the development.

Waste

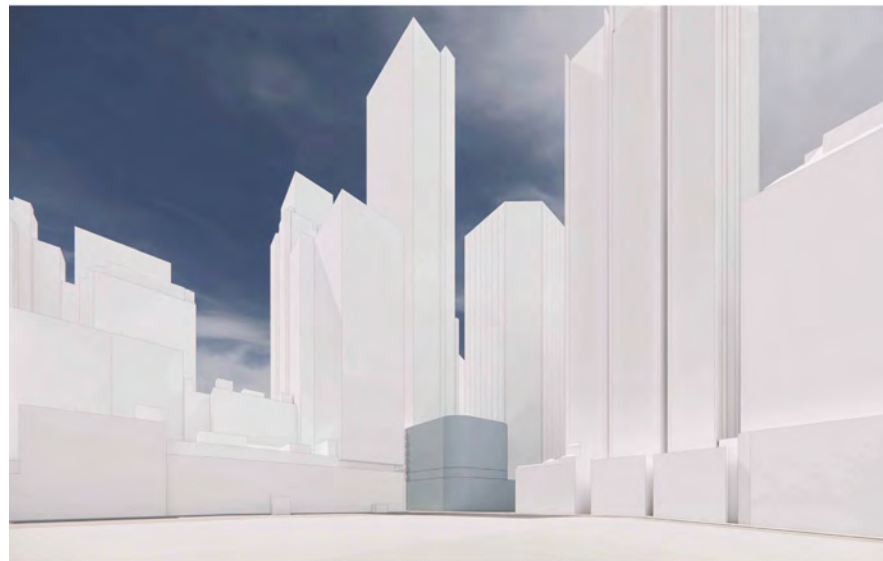
90% of Construction and Demolition Waste to be diverted from landfill

Separation of operational waste streams on-site, allowing for effective recycling and minimising waste

View Analysis



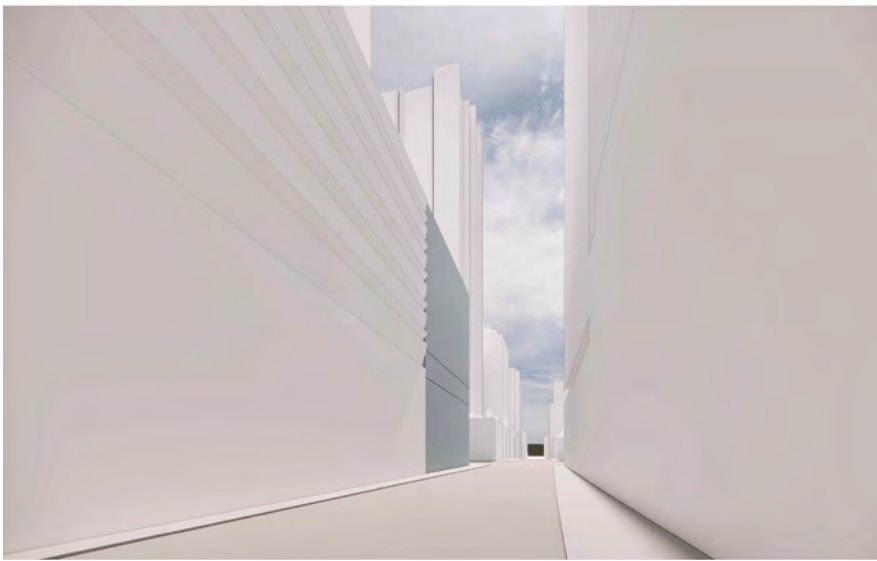
193



George Street and Bathurst Street Corner View



George Street and Bathurst Street Corner View

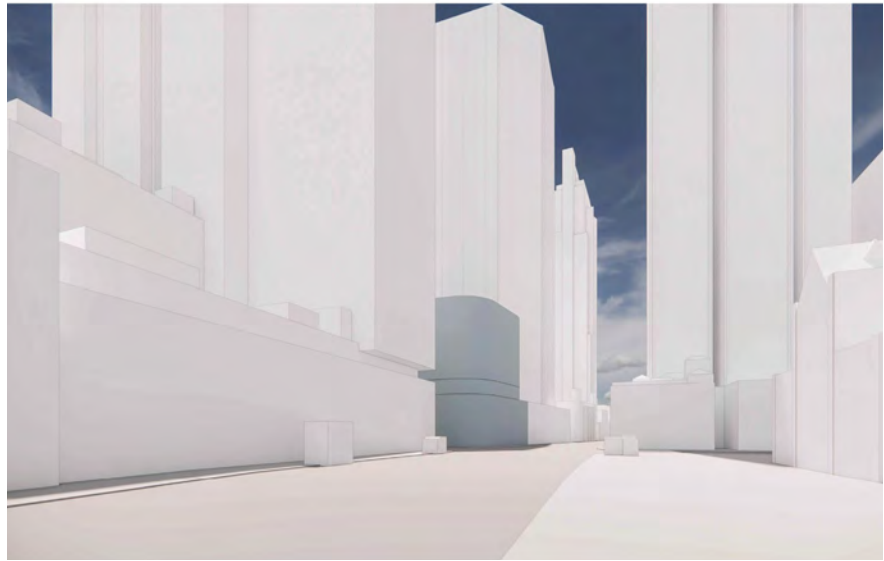


Bathurst Street Looking West



Bathurst Street Looking West

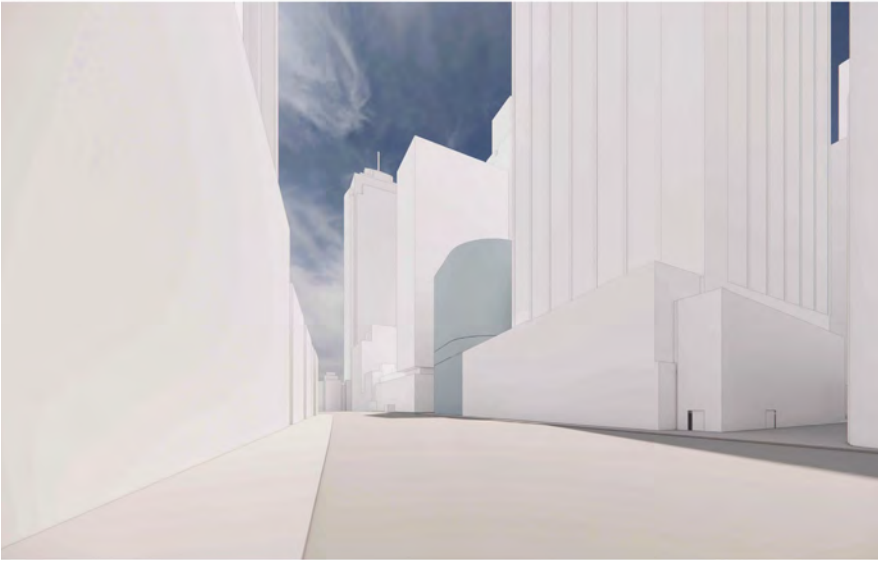
View Analysis



George Street Looking South



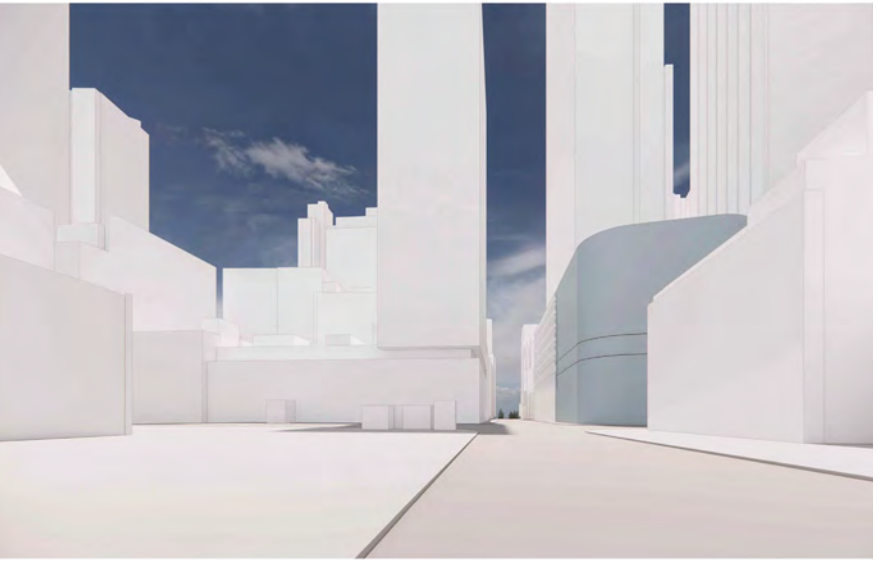
George Street Looking South



George Street Looking North



George Street Looking North



Bathurst Street Looking East



Bathurst Street Looking East

Axonometric Views



NW

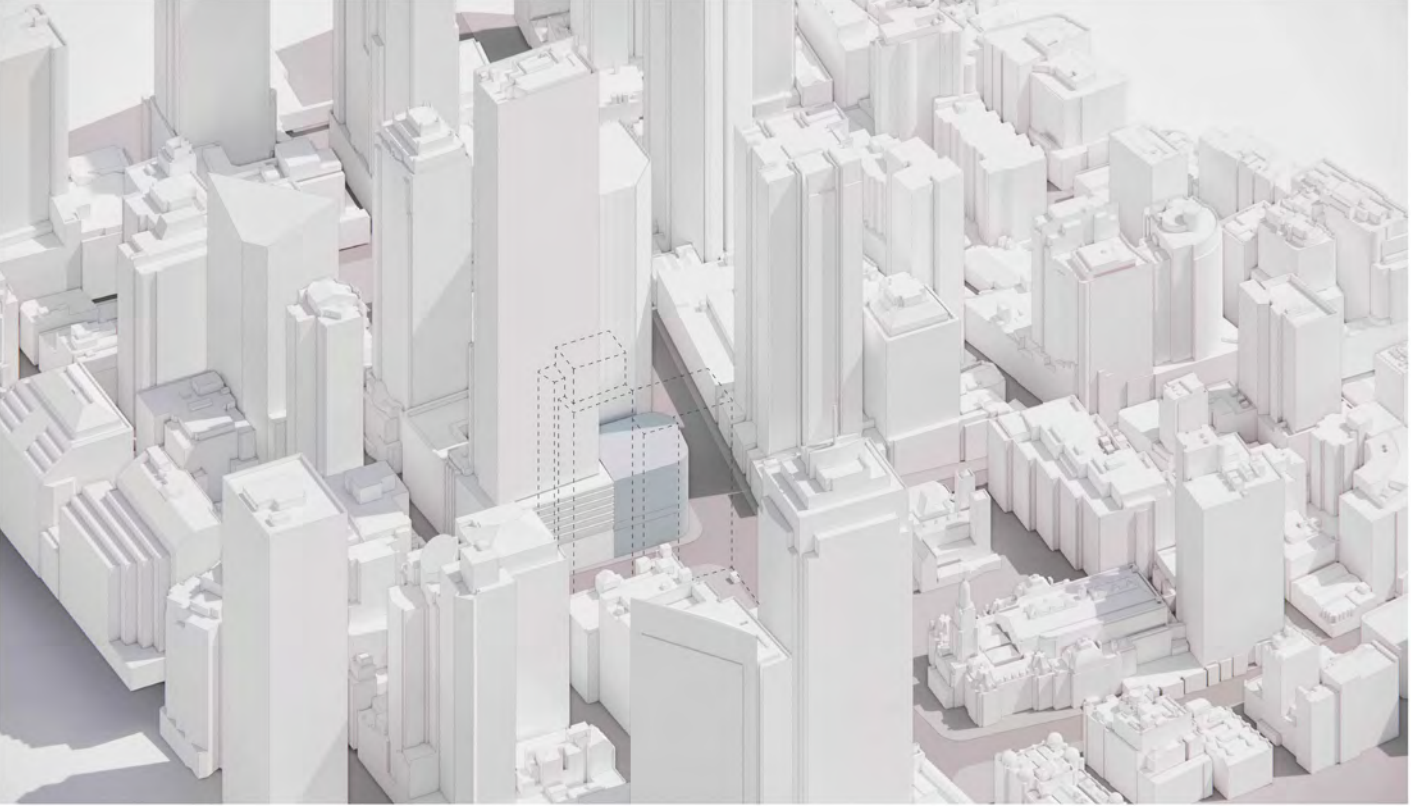


SW

Axonometric Views



SE



NE

Concept Envelope
Proposed Ground Floor Plan



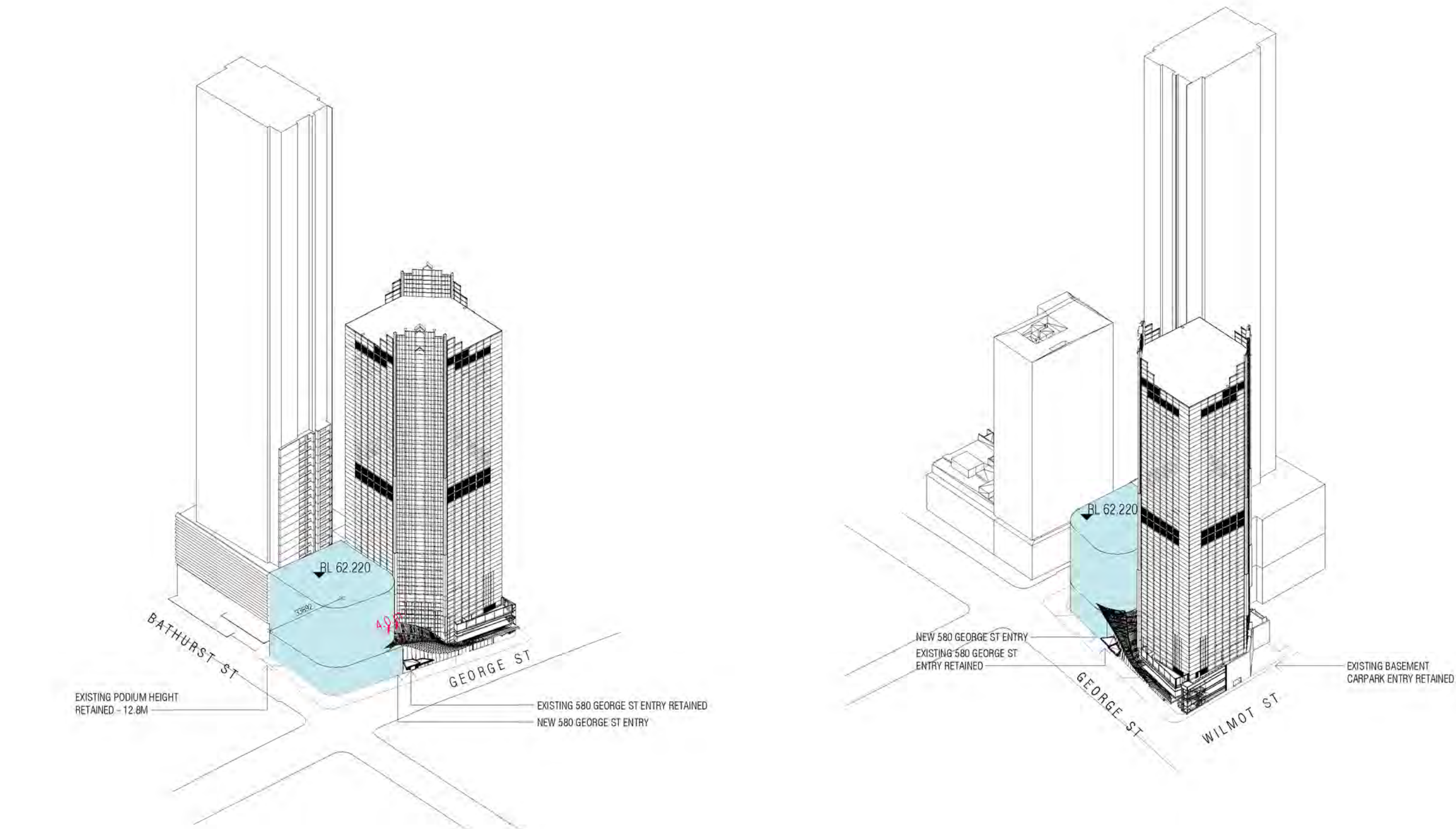
Concept Envelope
Proposed Lower Podium Floor Plan



Concept Envelope
Proposed Upper Podium Floor Plan



Concept Envelope

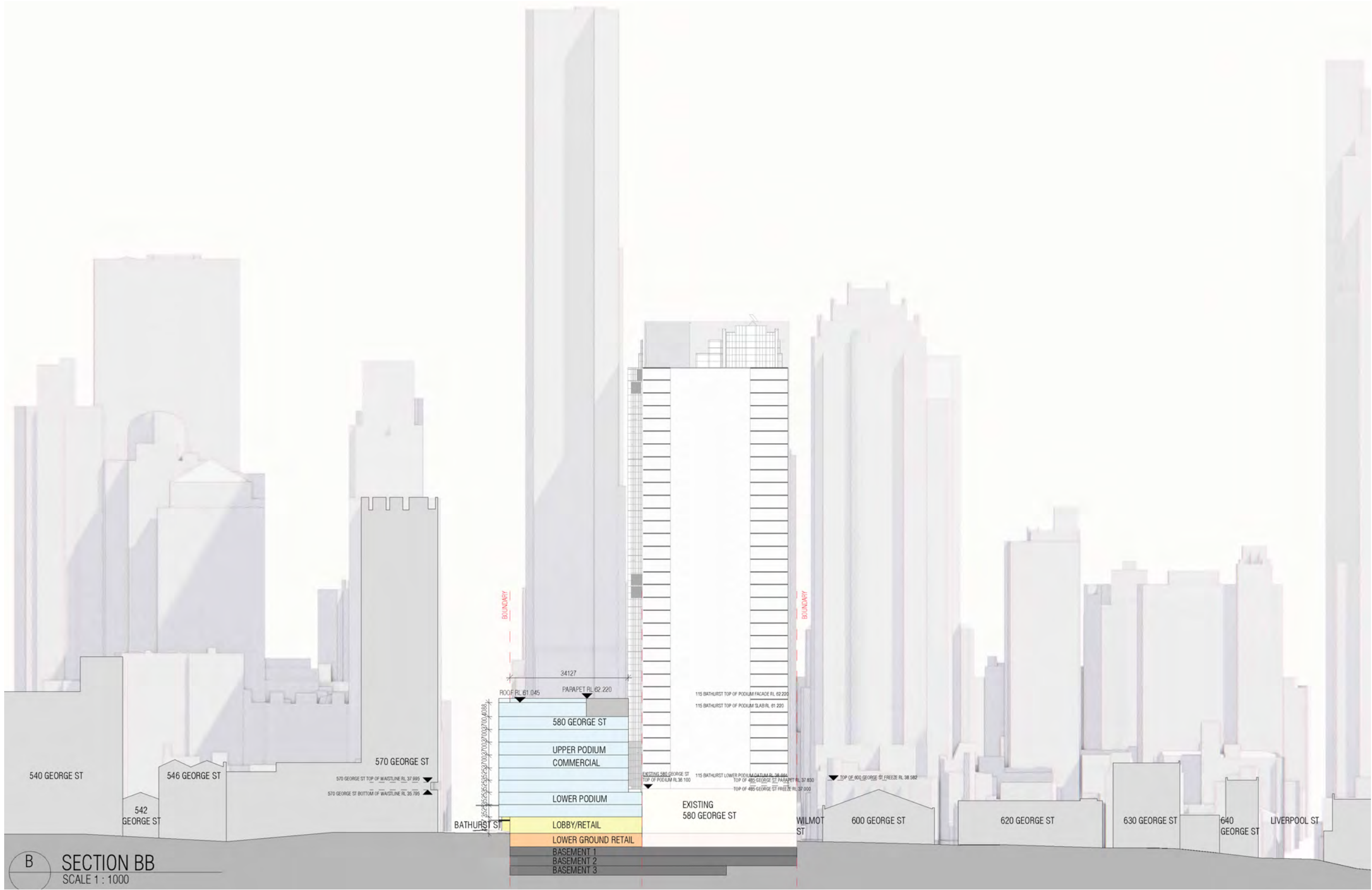


North West View of Tower Control Envelope

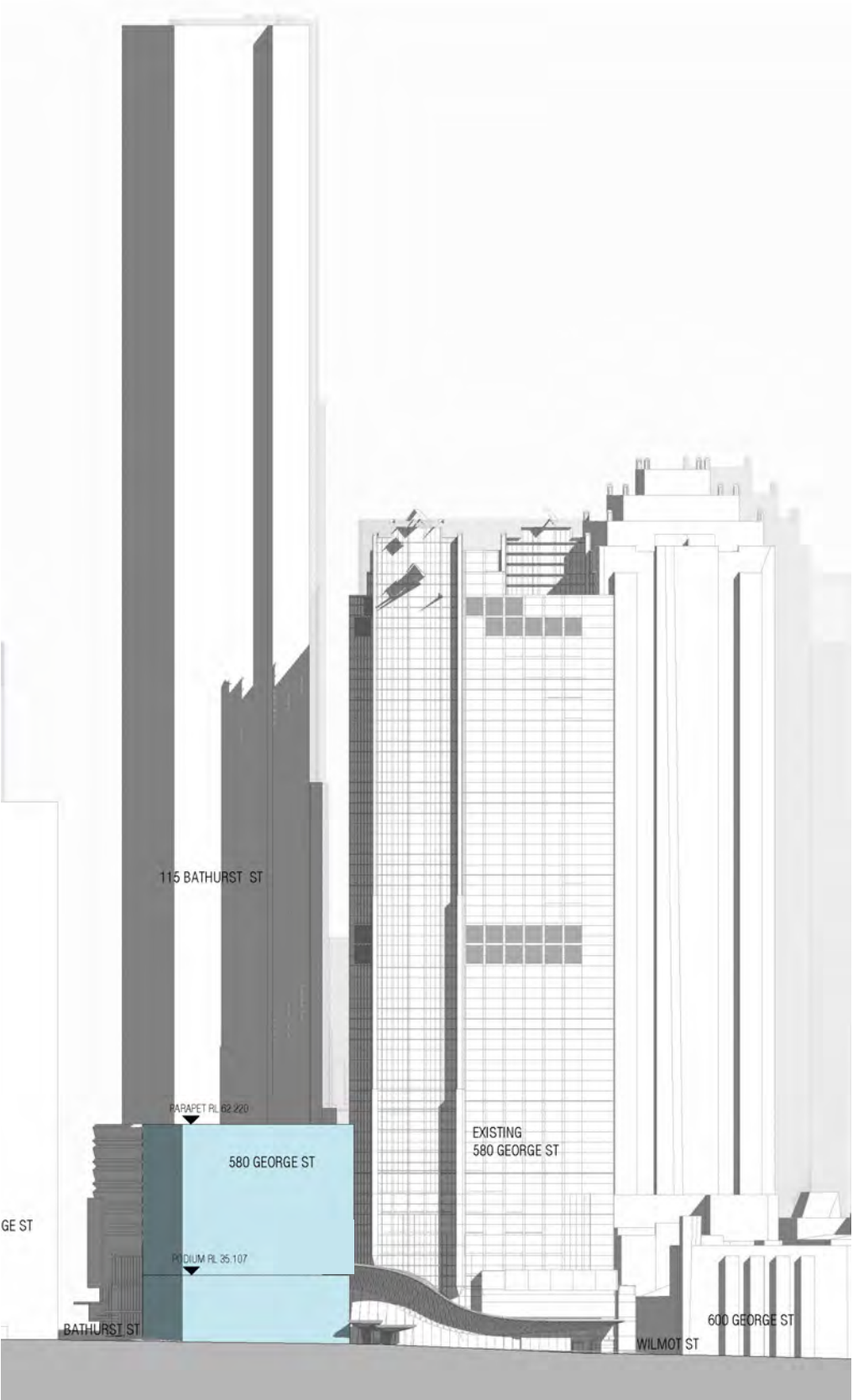
South West View of Tower Control Envelope

Concept Envelope
Sections

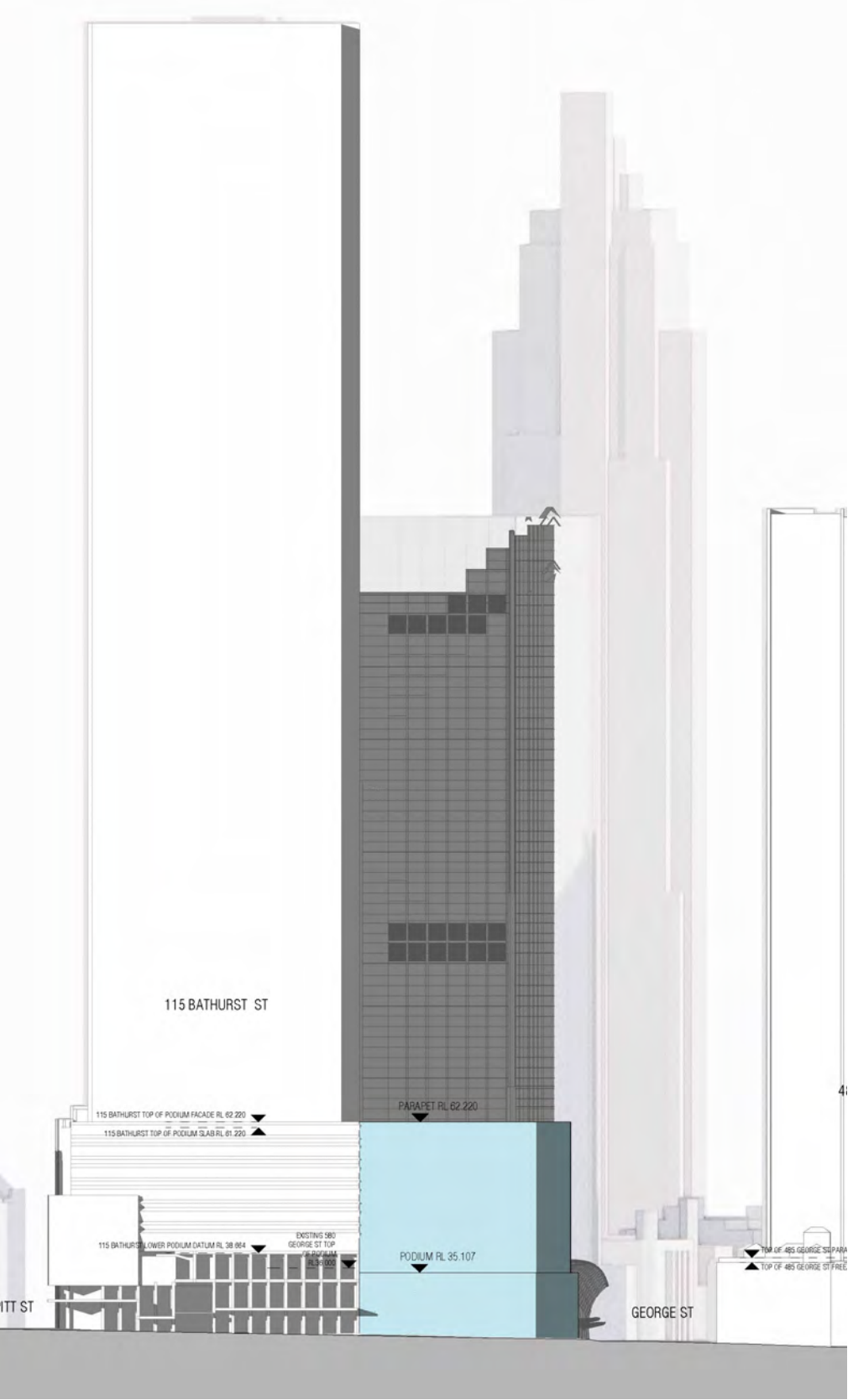
197



Concept Envelope
Elevations



North Elevation



South Elevation

Shadow Analysis

198

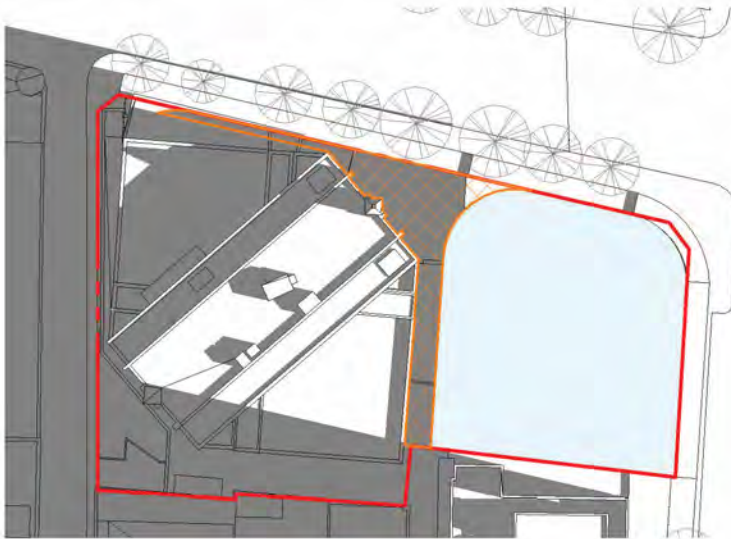


21 JUNE 9AM

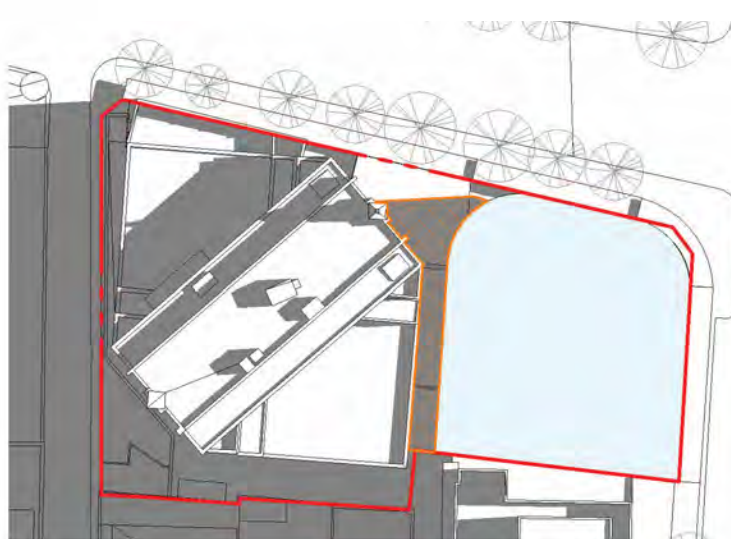


21 JUNE 10AM

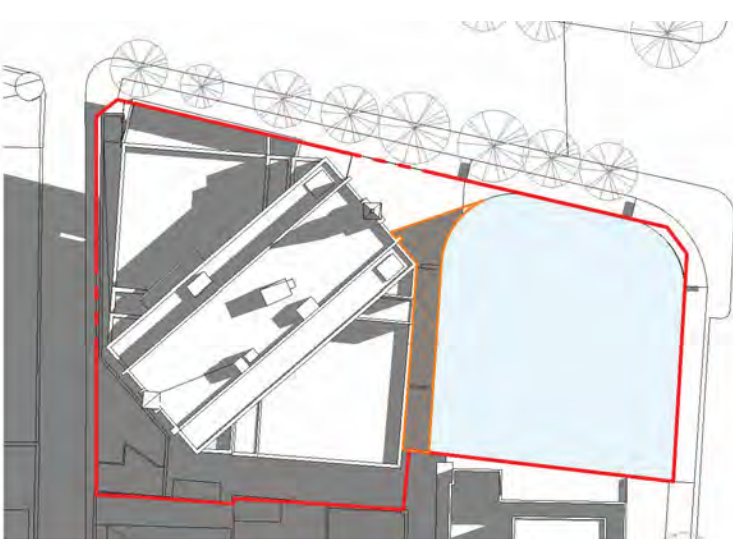
Shadow Analysis



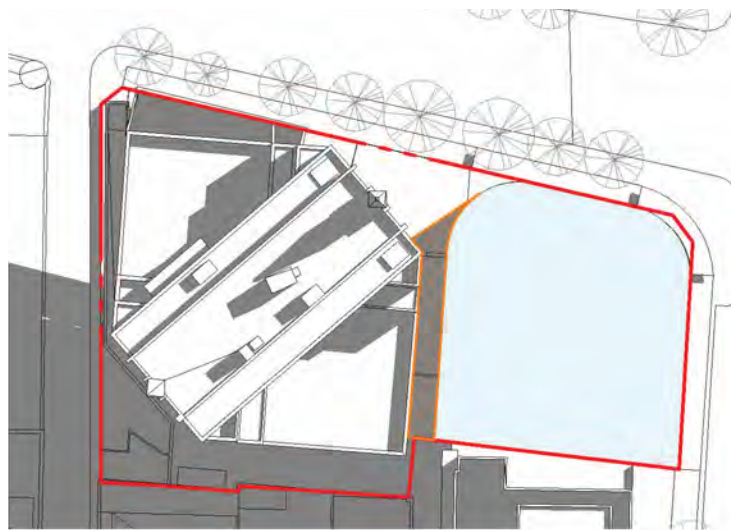
21 JUNE 11AM



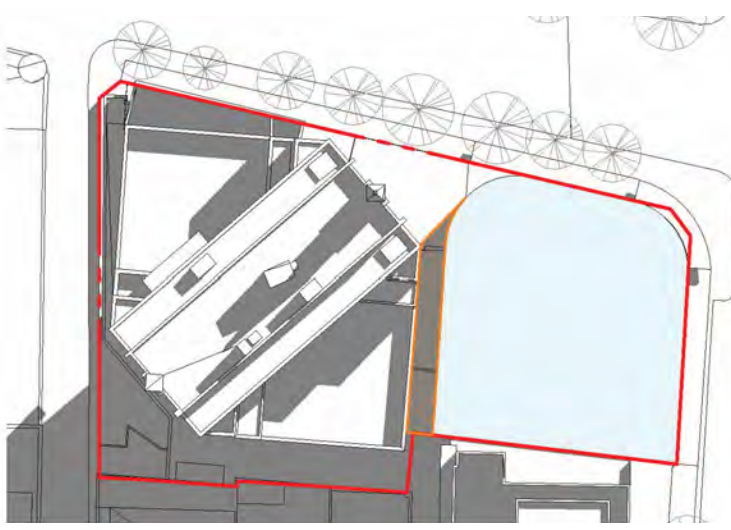
21 JUNE 12PM



21 JUNE 1PM



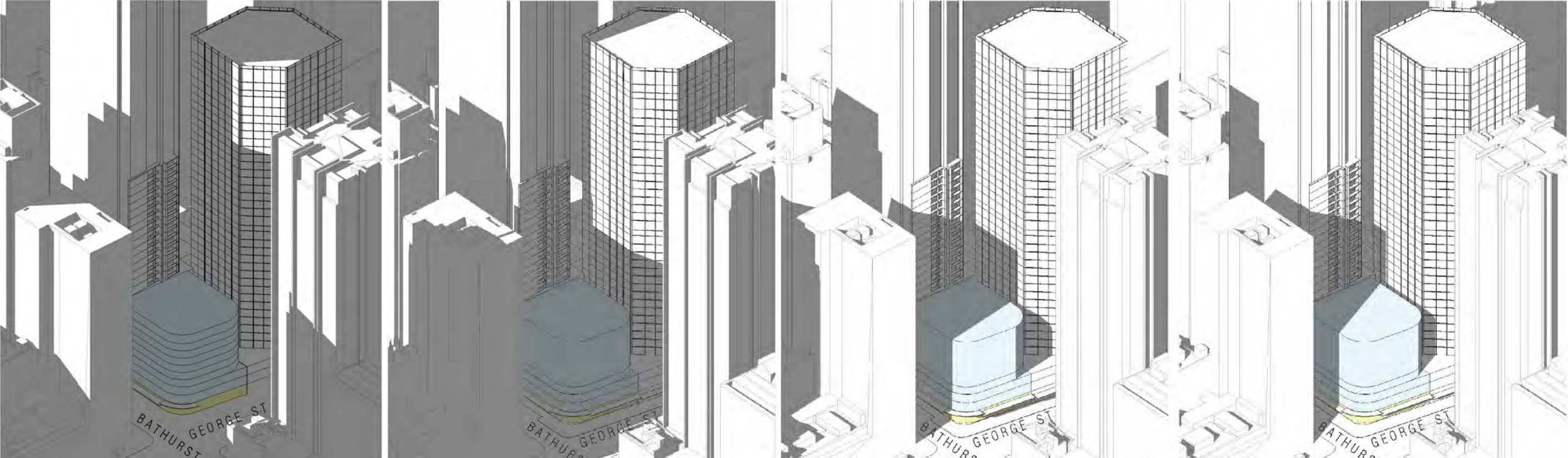
21 JUNE 2PM



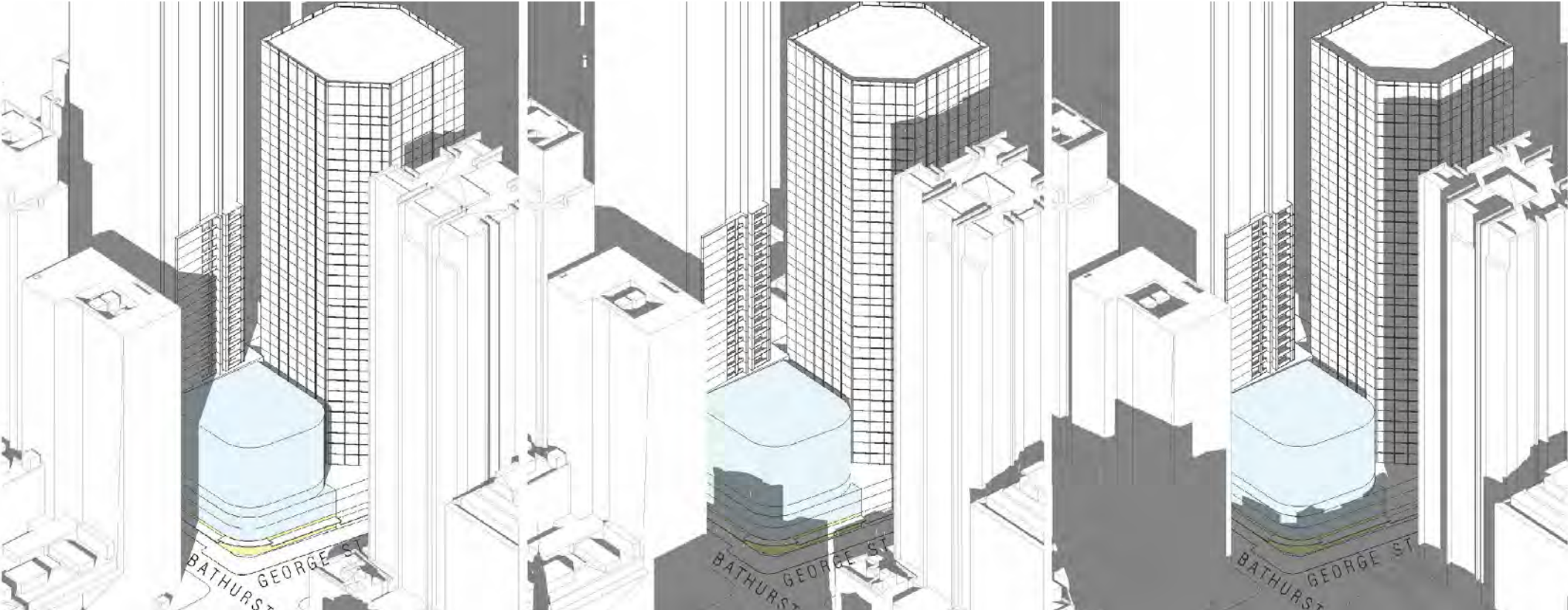
21 JUNE 3PM

Shadow Analysis

Shadow Analysis = Zero Impact on Adjacent Residences



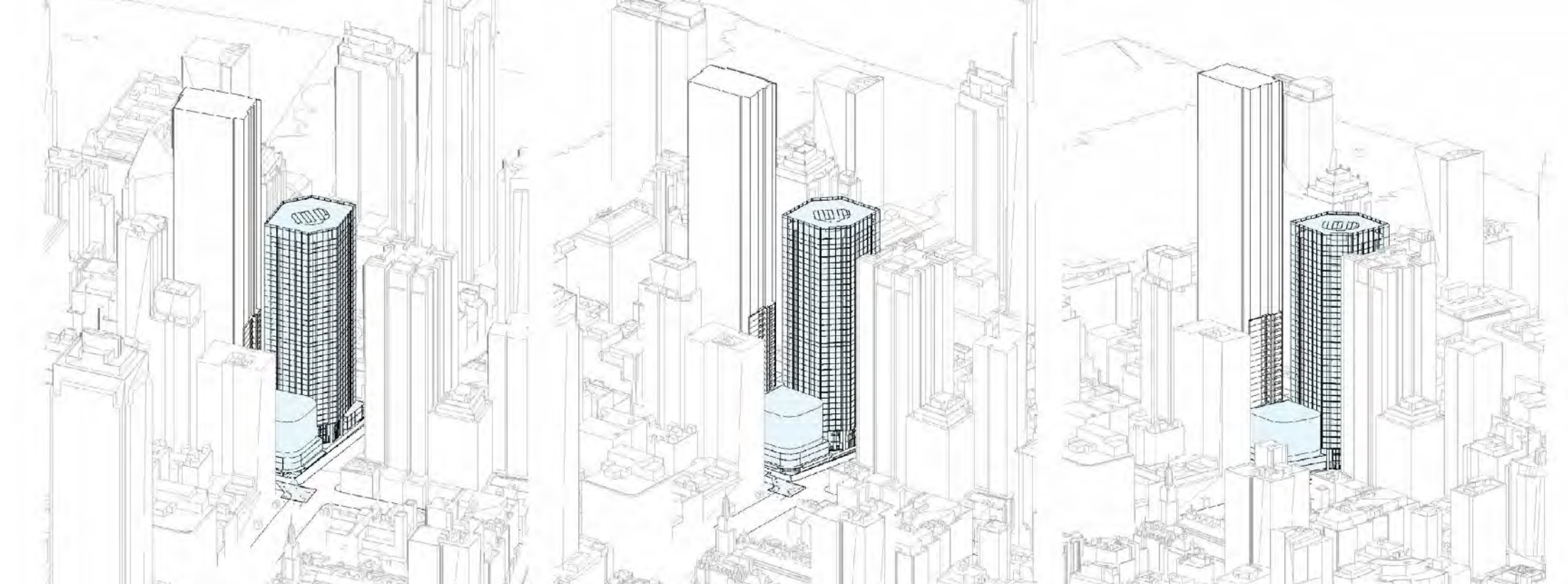
21 JUNE 9AM 21 JUNE 10AM 21 JUNE 11AM 21 JUNE 12PM



21 JUNE 1PM 21 JUNE 2PM 21 JUNE 3PM

Sun Eye View Analysis

Solar Sun Eye View Analysis = Zero Impact on Adjacent Residences solar and sight line



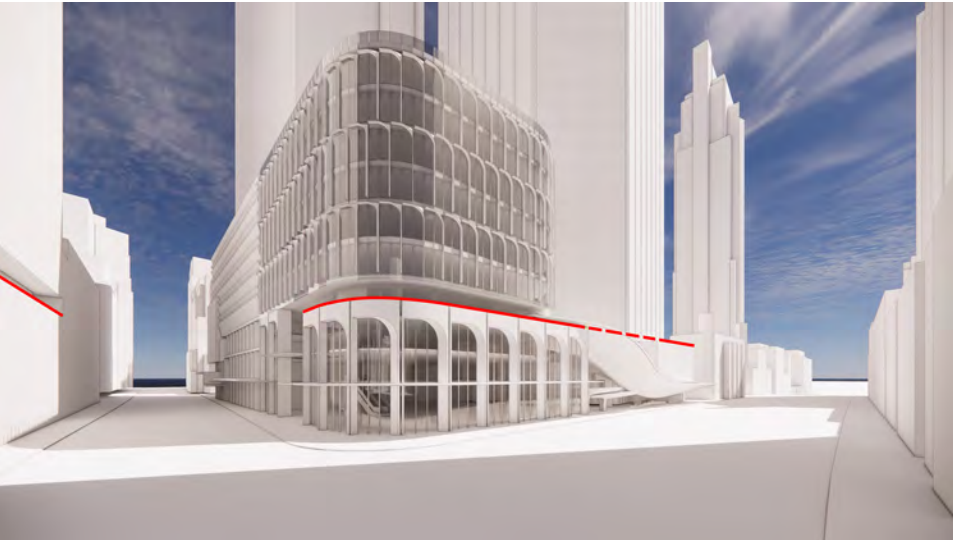
21 JUNE 1PM 21 JUNE 2PM 21 JUNE 3PM

SECTION 5
Indicative Design

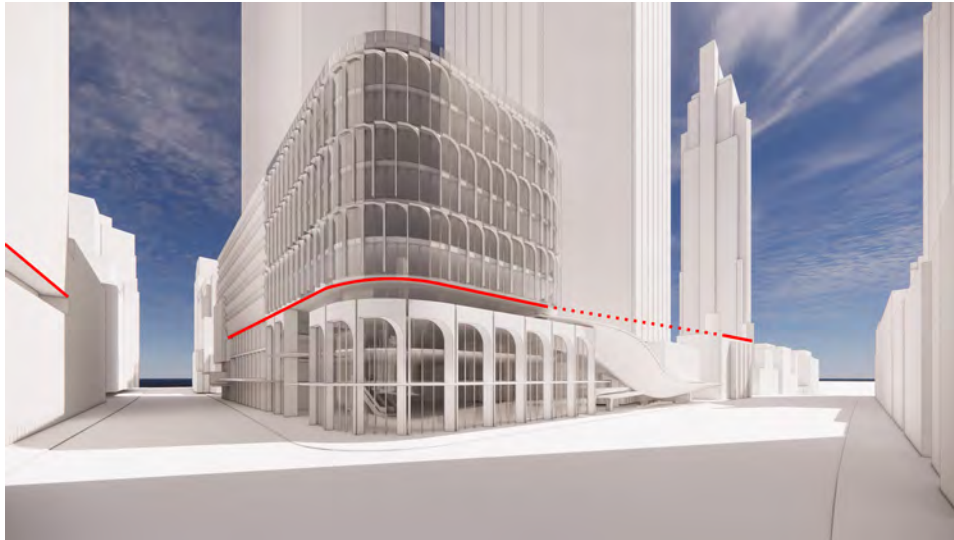
Indicative Concept Design

Design Principle

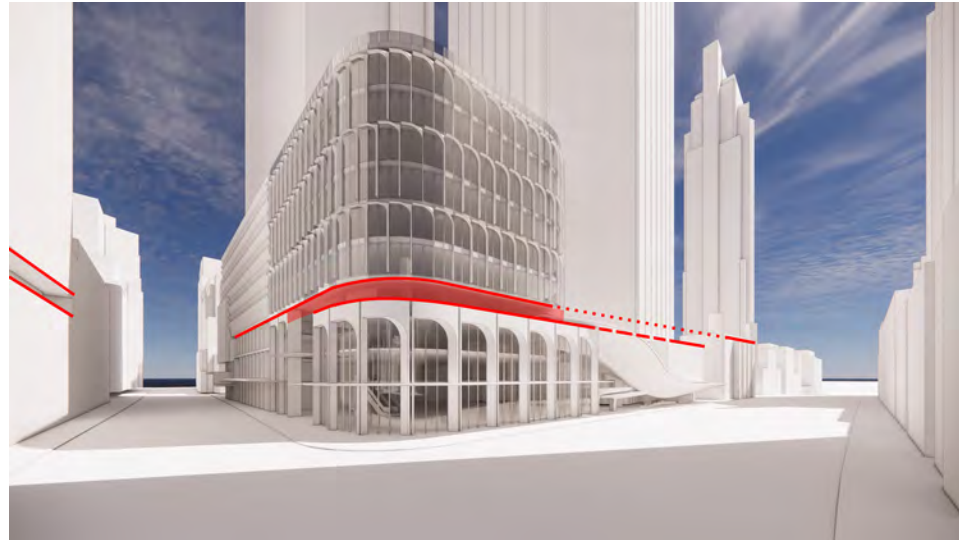
The following concept diagrams describe the articulation of the tower and podium.



Response to the Lower Street Wall Datums and Heritage Datums



Alinement with 115 Bathurst Masonry Podium and Adjacent Heritage Datums



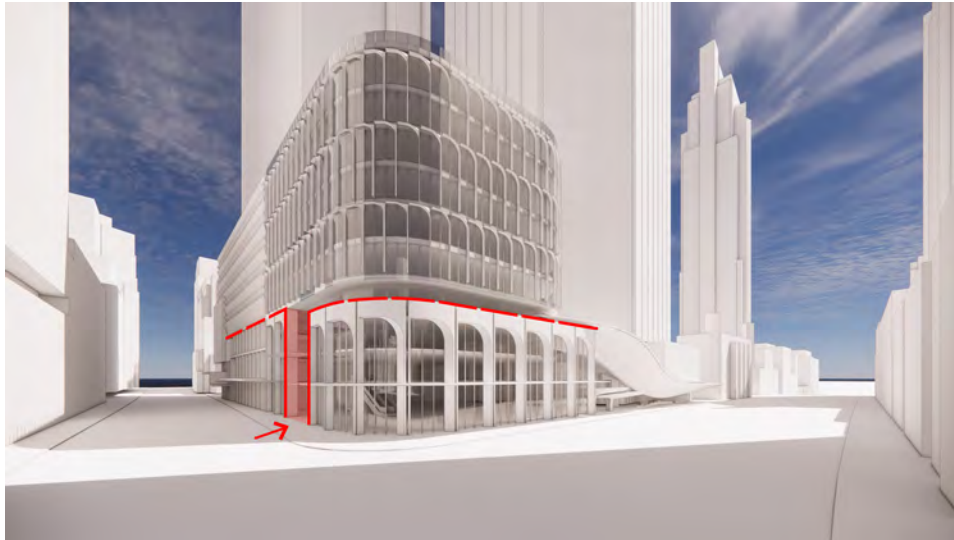
The building connects with the surrounding heritage and existing datums by adhering to the existing street line
A New Waist Line

Indicative Concept Design

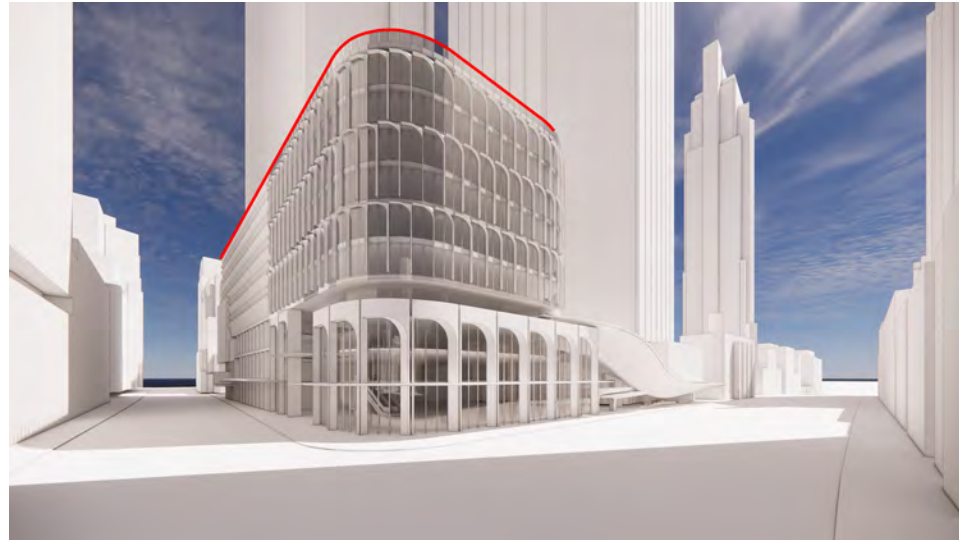
Design Principle



A Vertical Rhythm



A Vertical Break in the Street wall to Responding to the Datum's
A New Commercial Entry



Alinement with 115 Bathurst Masonry Podium Parapet

Indicative Concept Design

Design Principle

The sandstone and heritage materiality of the adjacent buildings and broader precinct have been used to establish a stone base with punched windows which celebrate the depth of the sandstone facade.

The upper podium has a lighter weight glass appearance with sandstone louvres to provide articulation and solar protection.

202



St Andrew's Cathedral
Sandstone



Town Hall
Sandstone



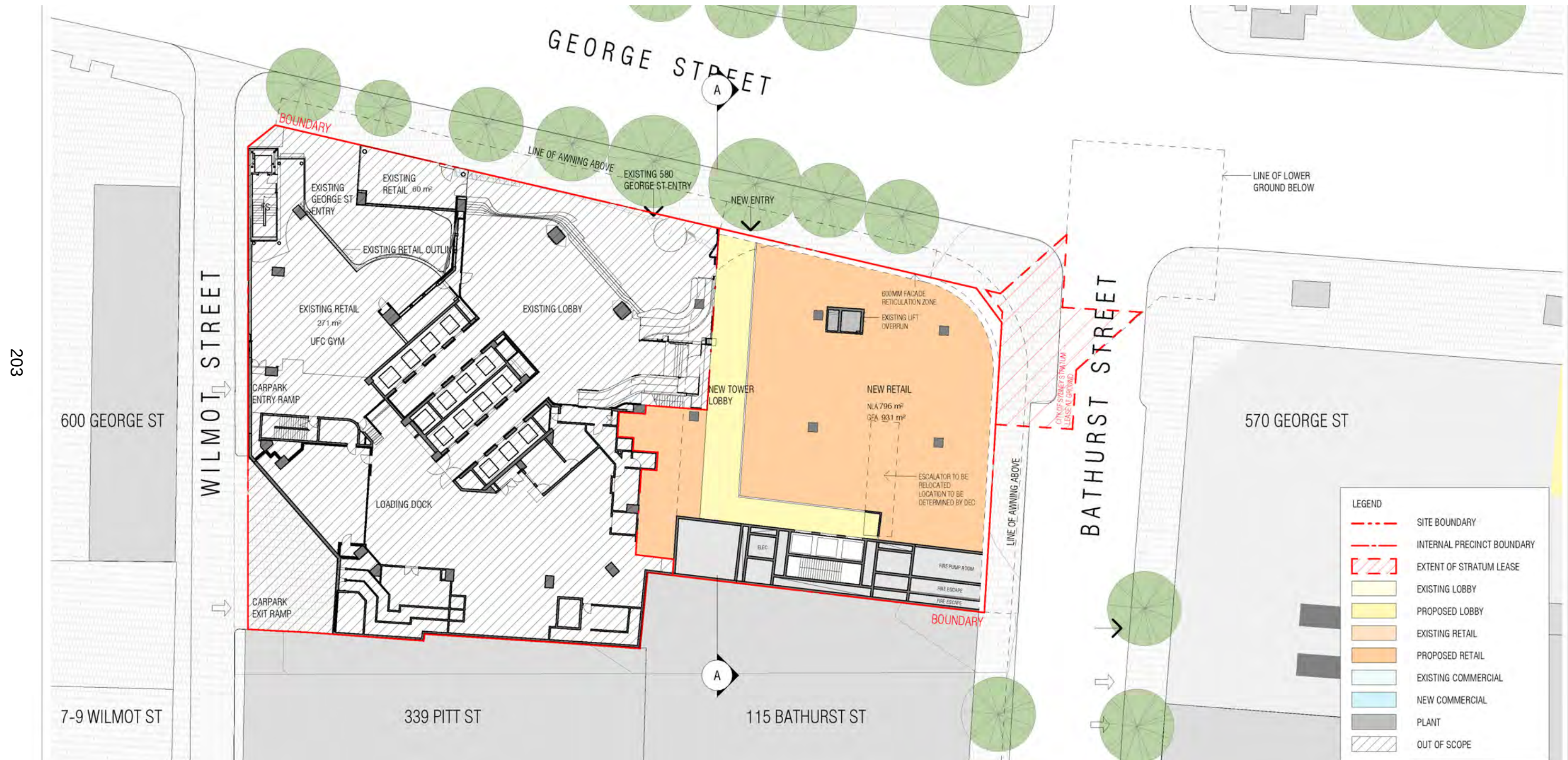
QVB building
Sandstone

Indicative Concept Design



Indicative Concept Design

Ground Floor Plan



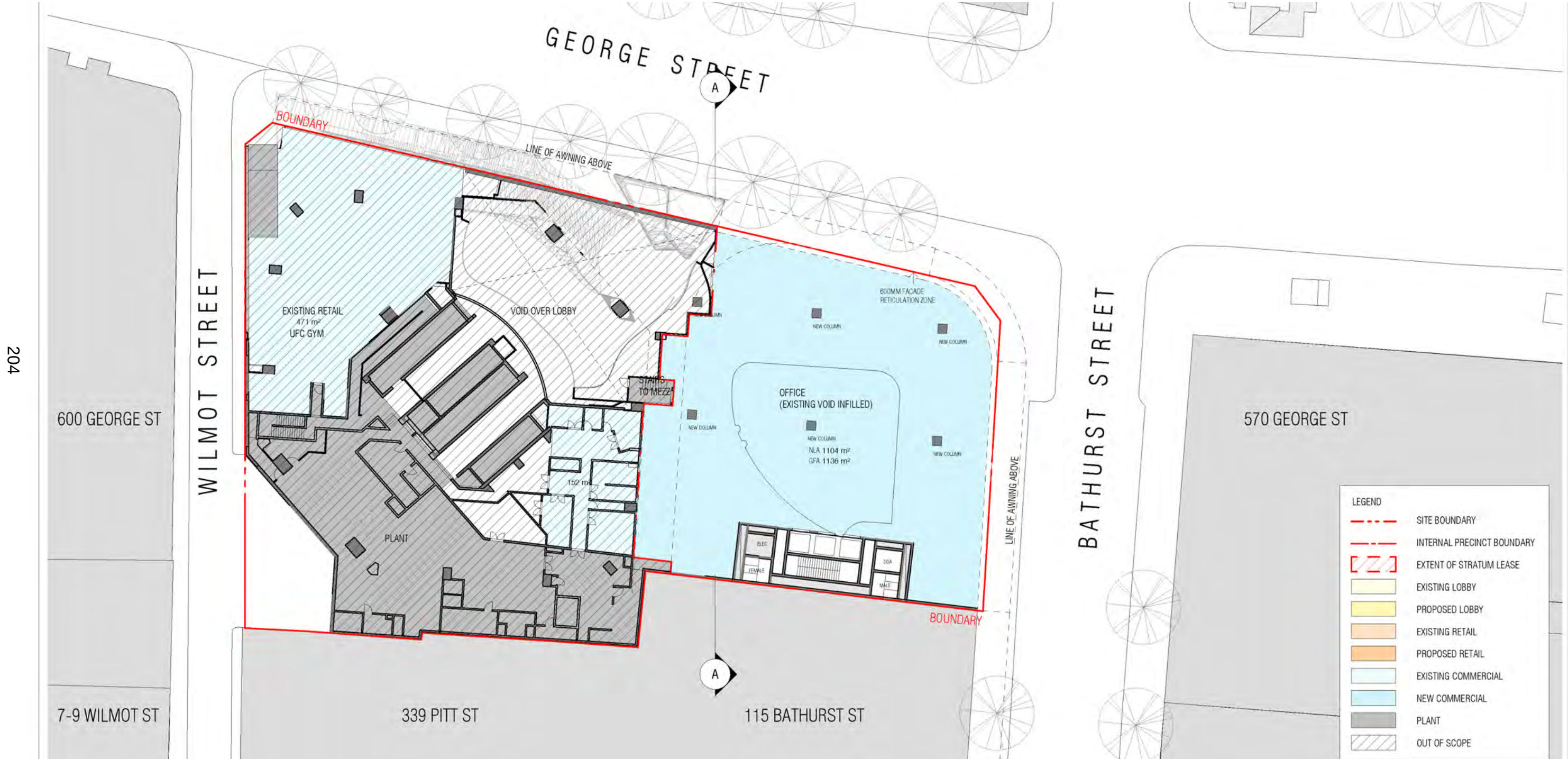
Indicative Concept Design



George Street Looking South

Indicative Concept Design

Mezzanine Floor Plan



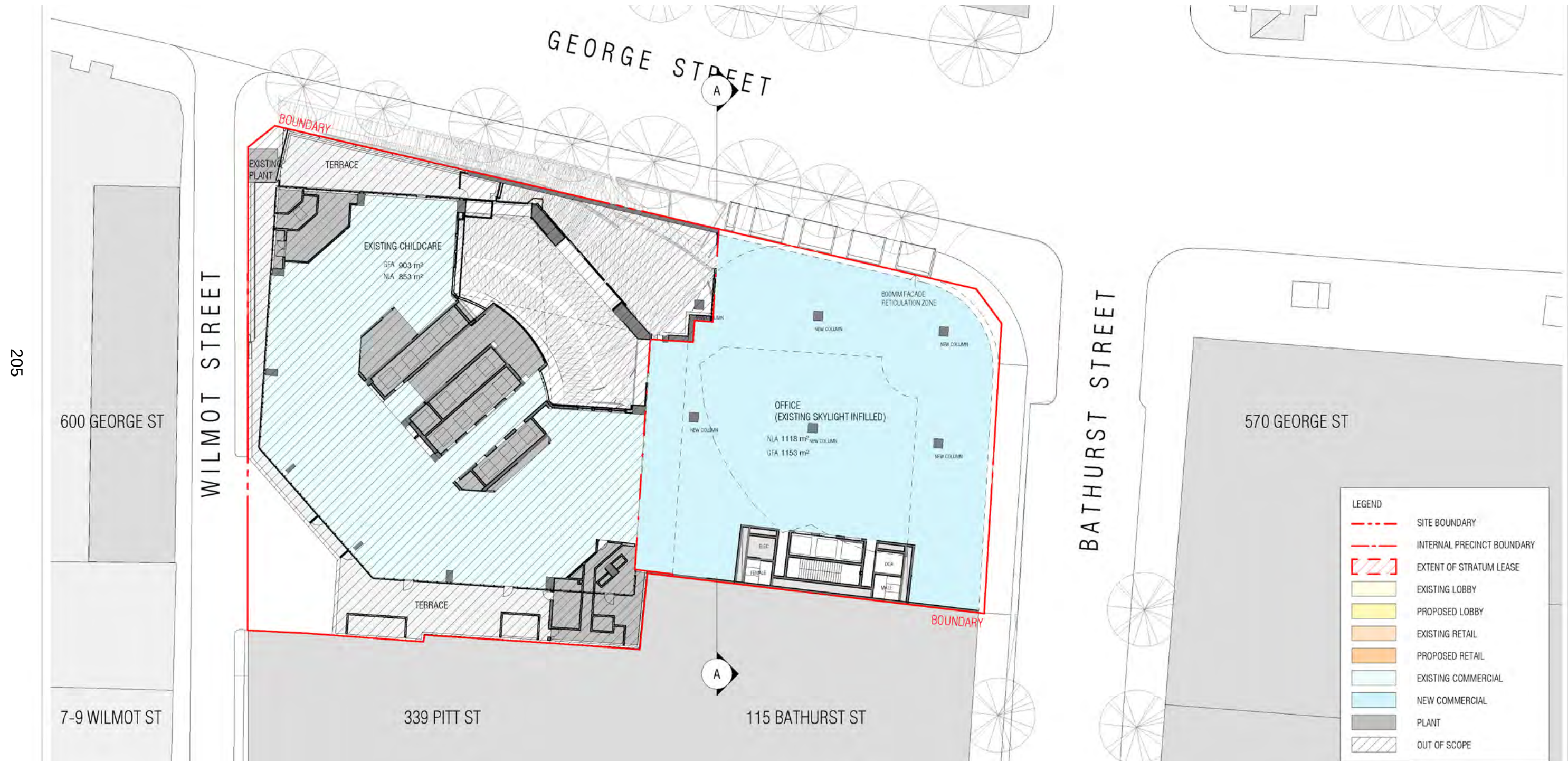
Indicative Concept Design



Bathurst Street Looking East

Indicative Concept Design

Level 1 Floor Plan



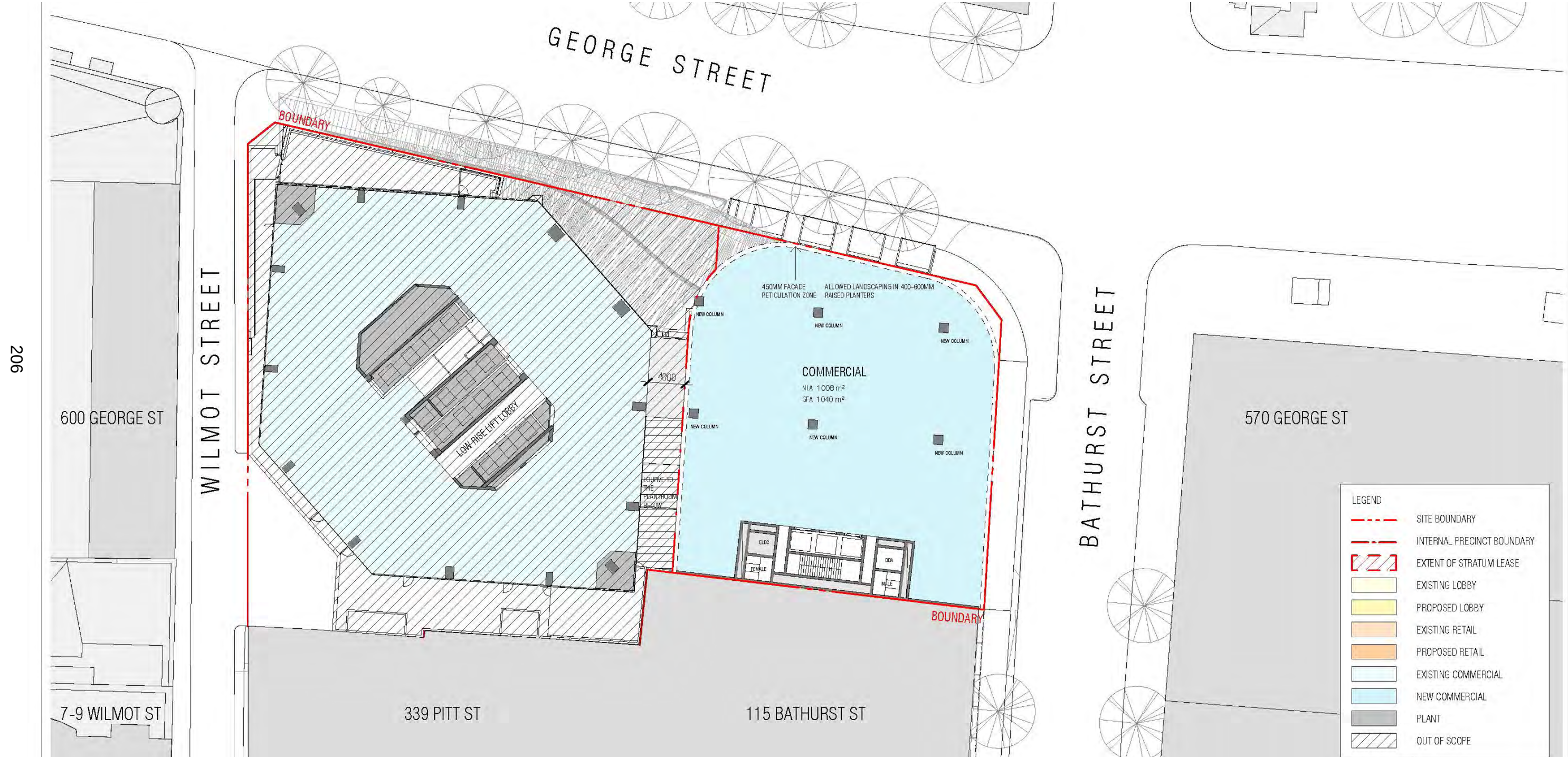
Indicative Concept Design



The Corner of George and Bathurst

Indicative Concept Design

Level 3 Waistline Plan



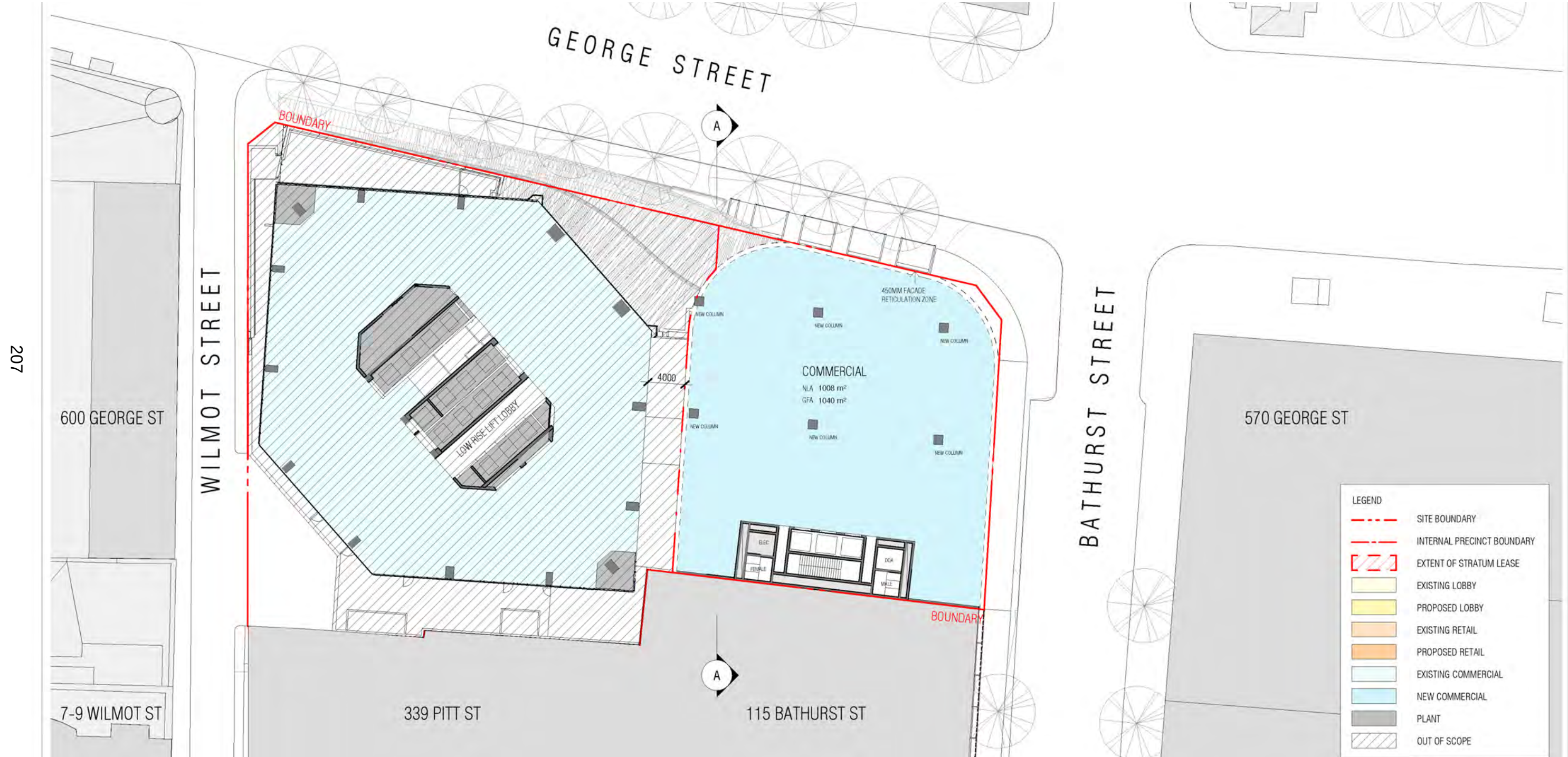
Indicative Concept Design



George Street Looking North

Indicative Concept Design

Typical Upper Podium Plan



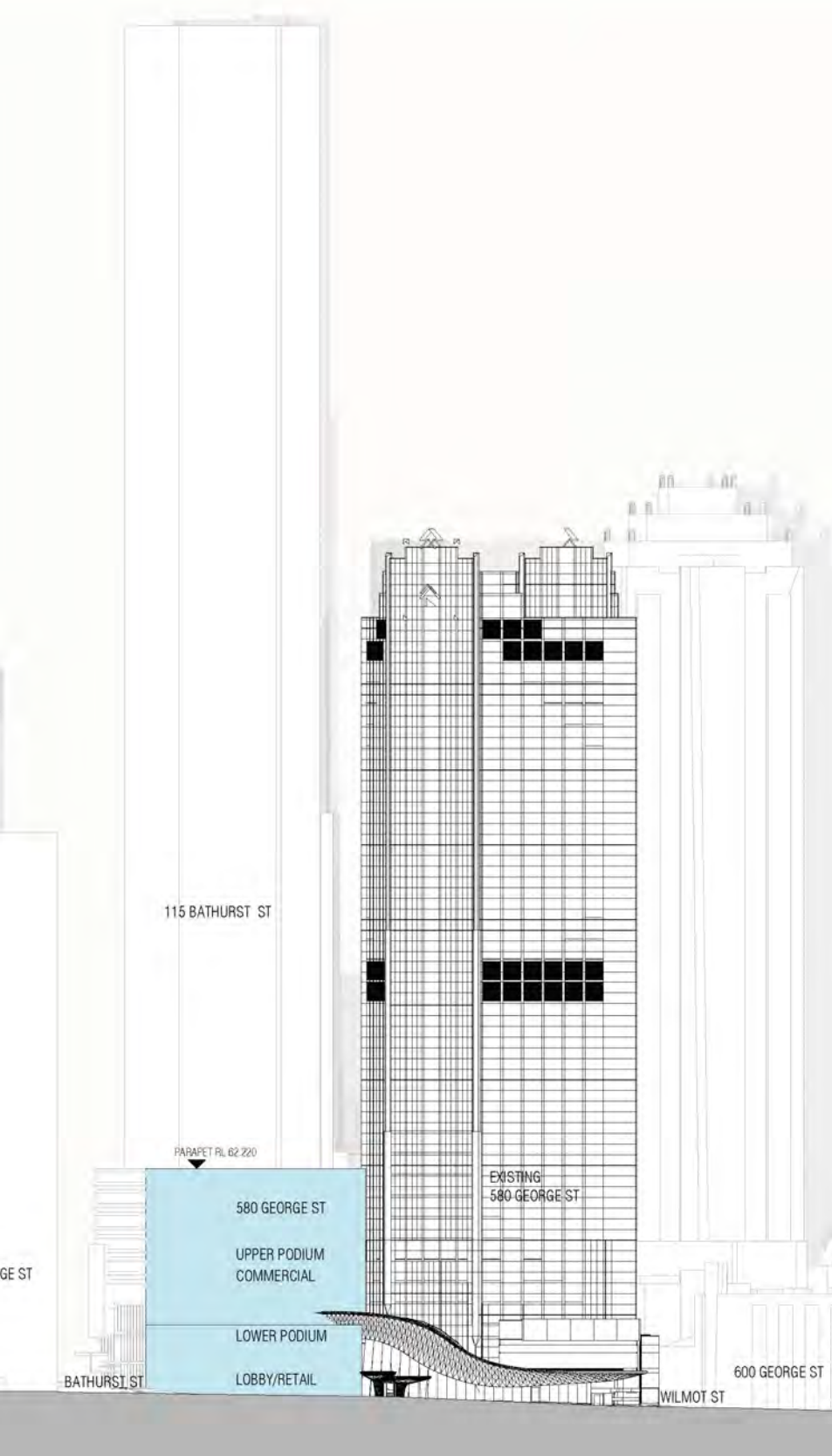
Indicative Concept Design



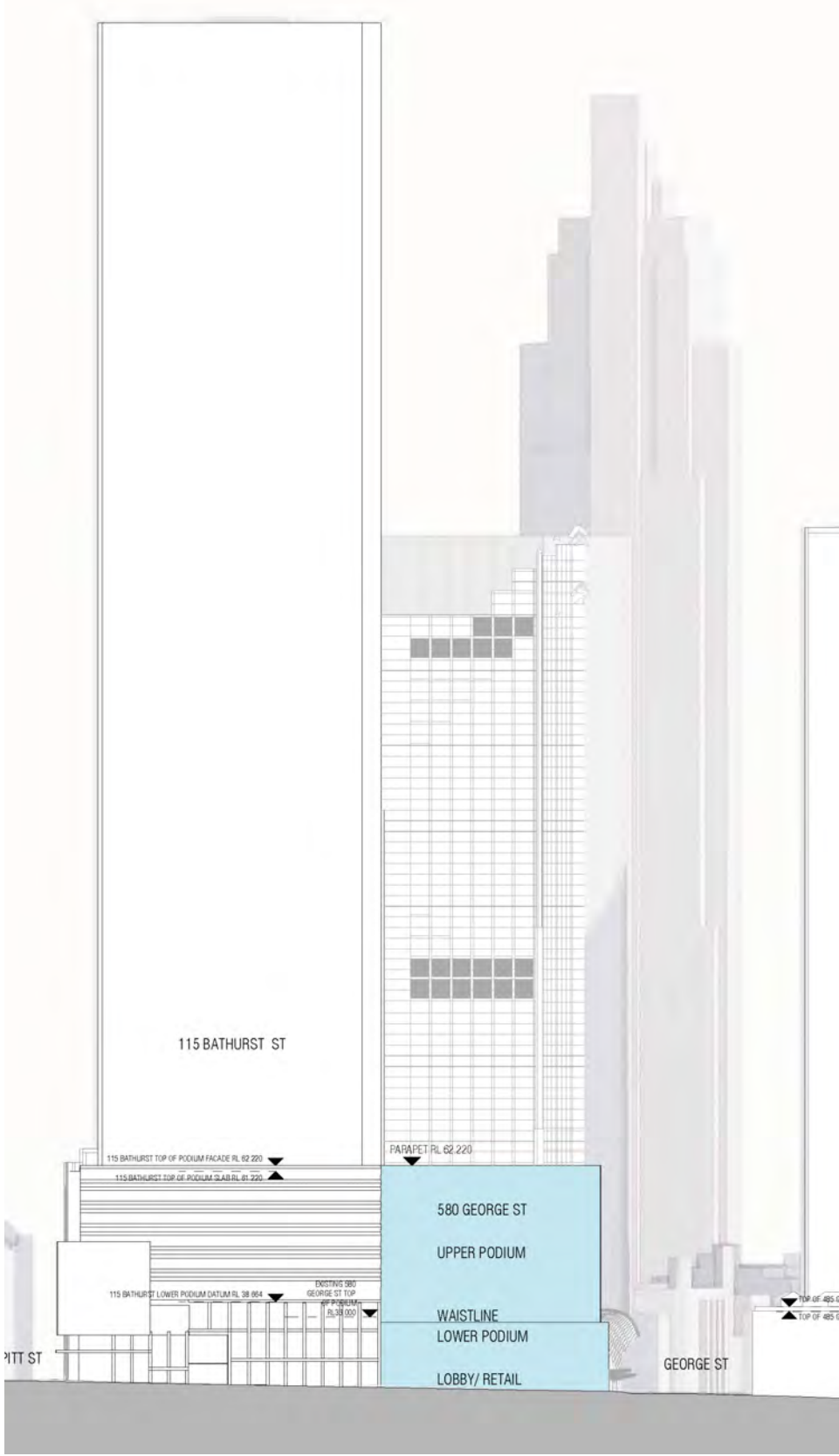
Roof Plan



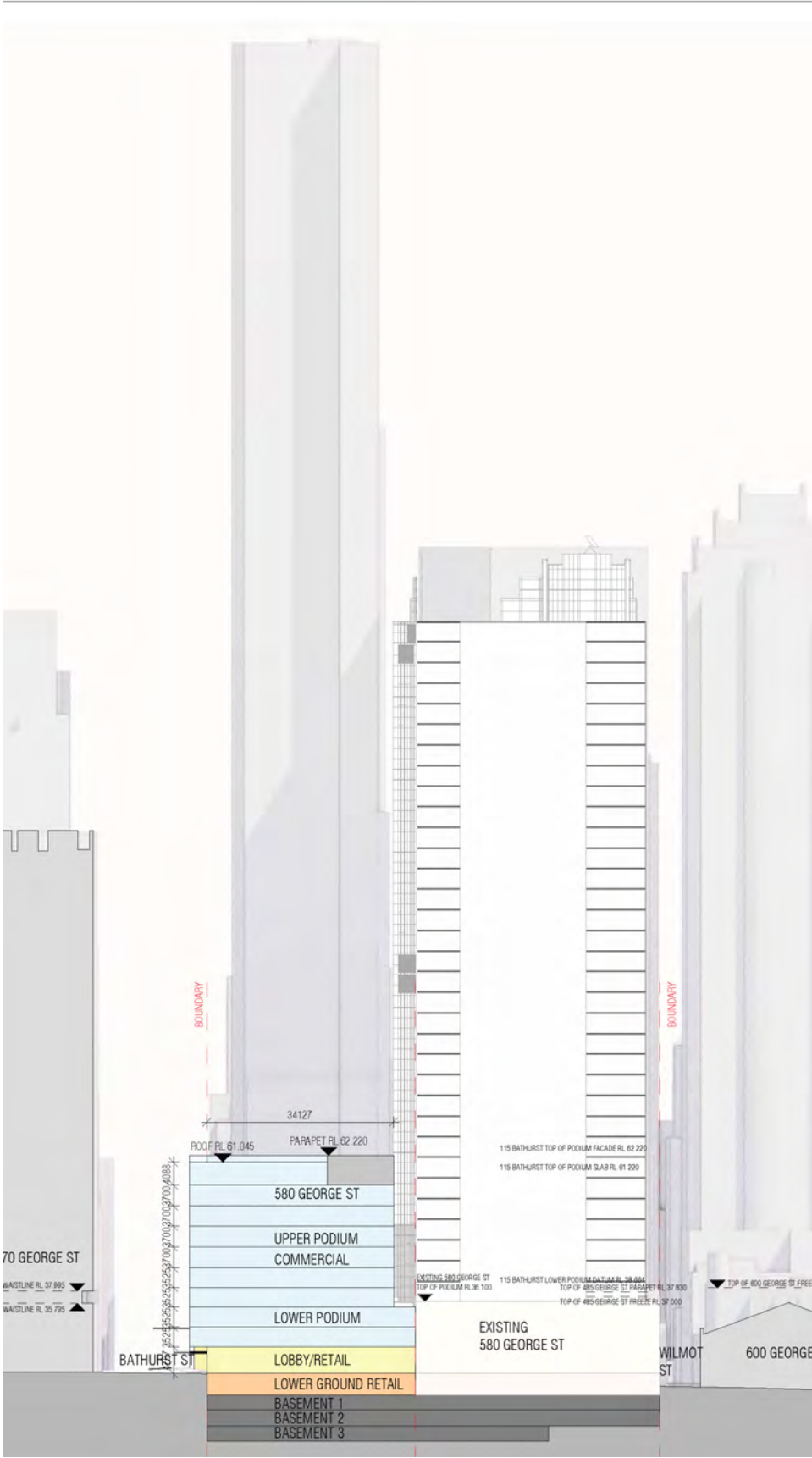
Indicative Concept Design
Section



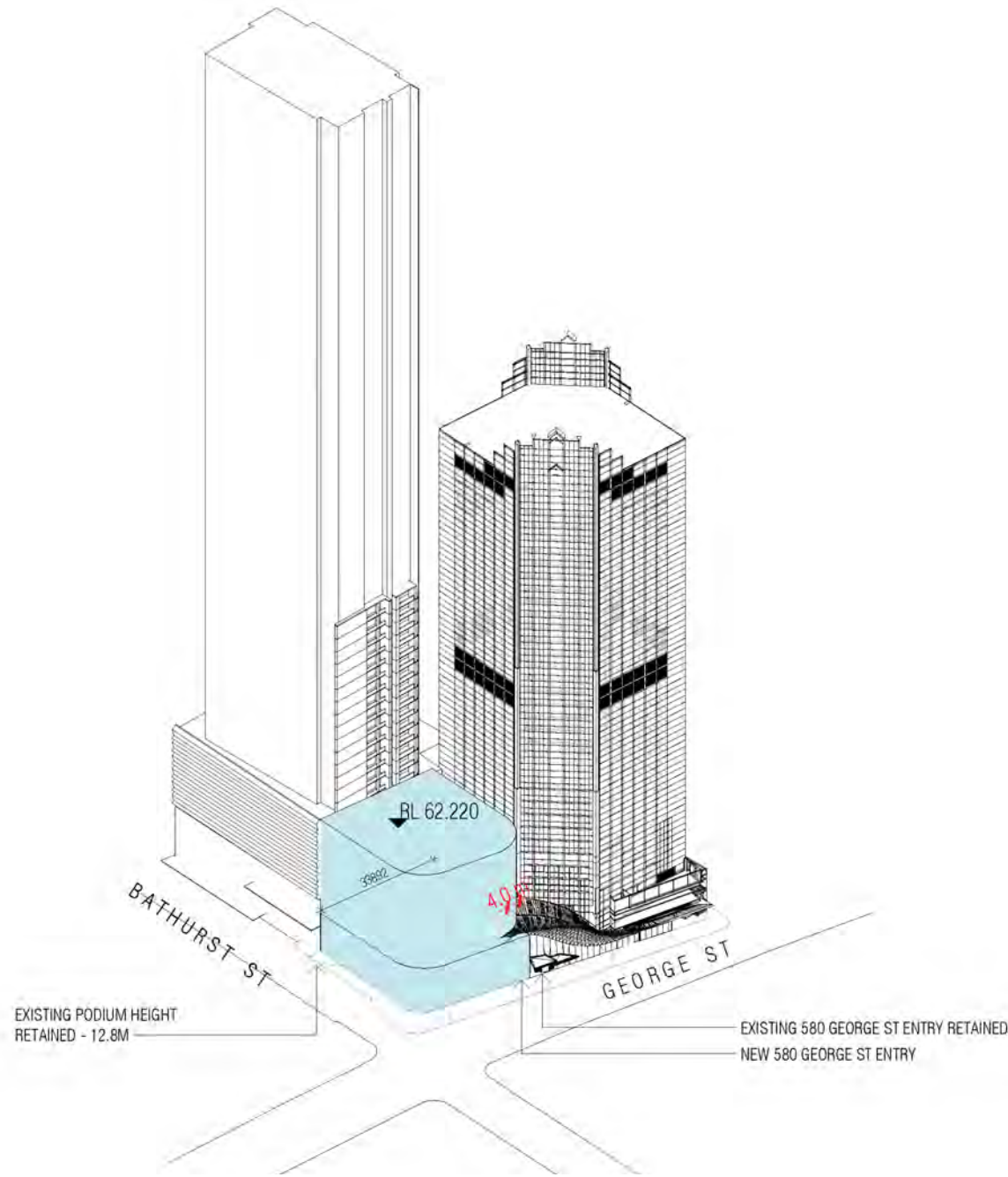
North Elevation



South Elevation

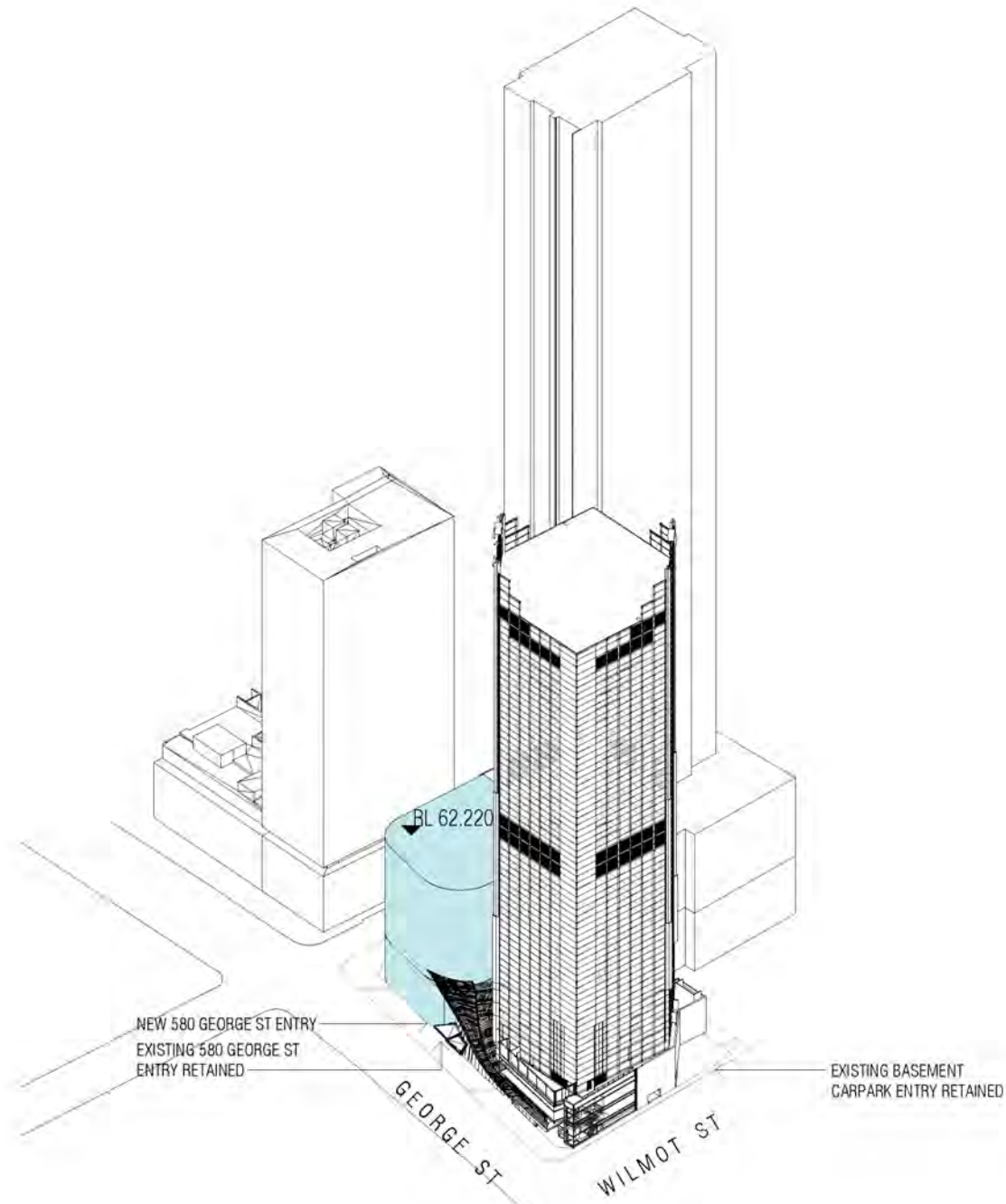


Indicative Concept Design
Tower Design



EXISTING PODIUM HEIGHT
RETAINED - 12.8M

EXISTING 580 GEORGE ST ENTRY RETAINED
NEW 580 GEORGE ST ENTRY



NEW 580 GEORGE ST ENTRY
EXISTING 580 GEORGE ST
ENTRY RETAINED

EXISTING BASEMENT
CARPARK ENTRY RETAINED

Indicative Concept Design

Proposed 580 George Street with Concept Envelope



Indicative Concept Design

Proposed 580 George Street with Indicative Concept Design



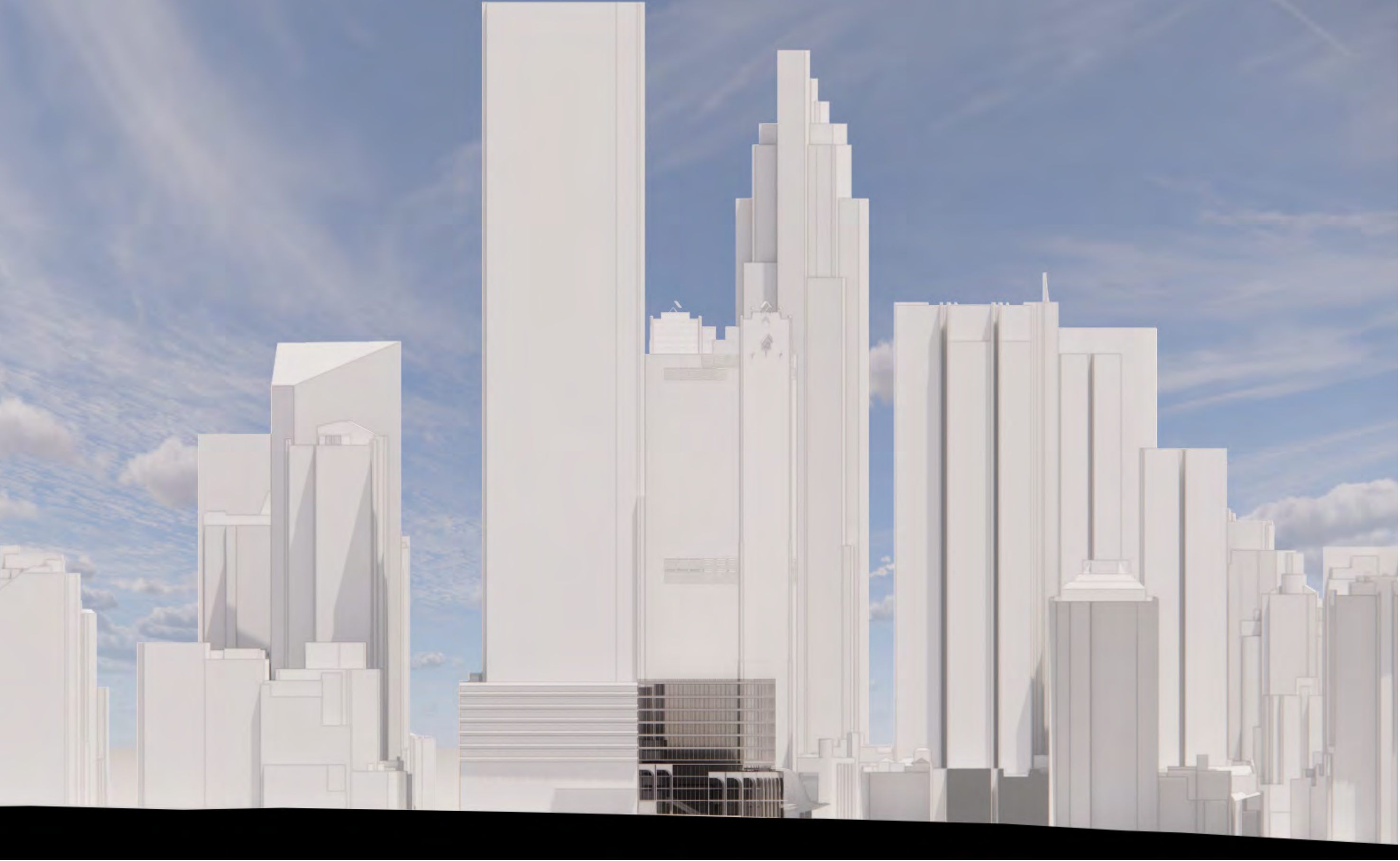
Indicative Concept Design

North Elevation



Indicative Concept Design

West Elevation

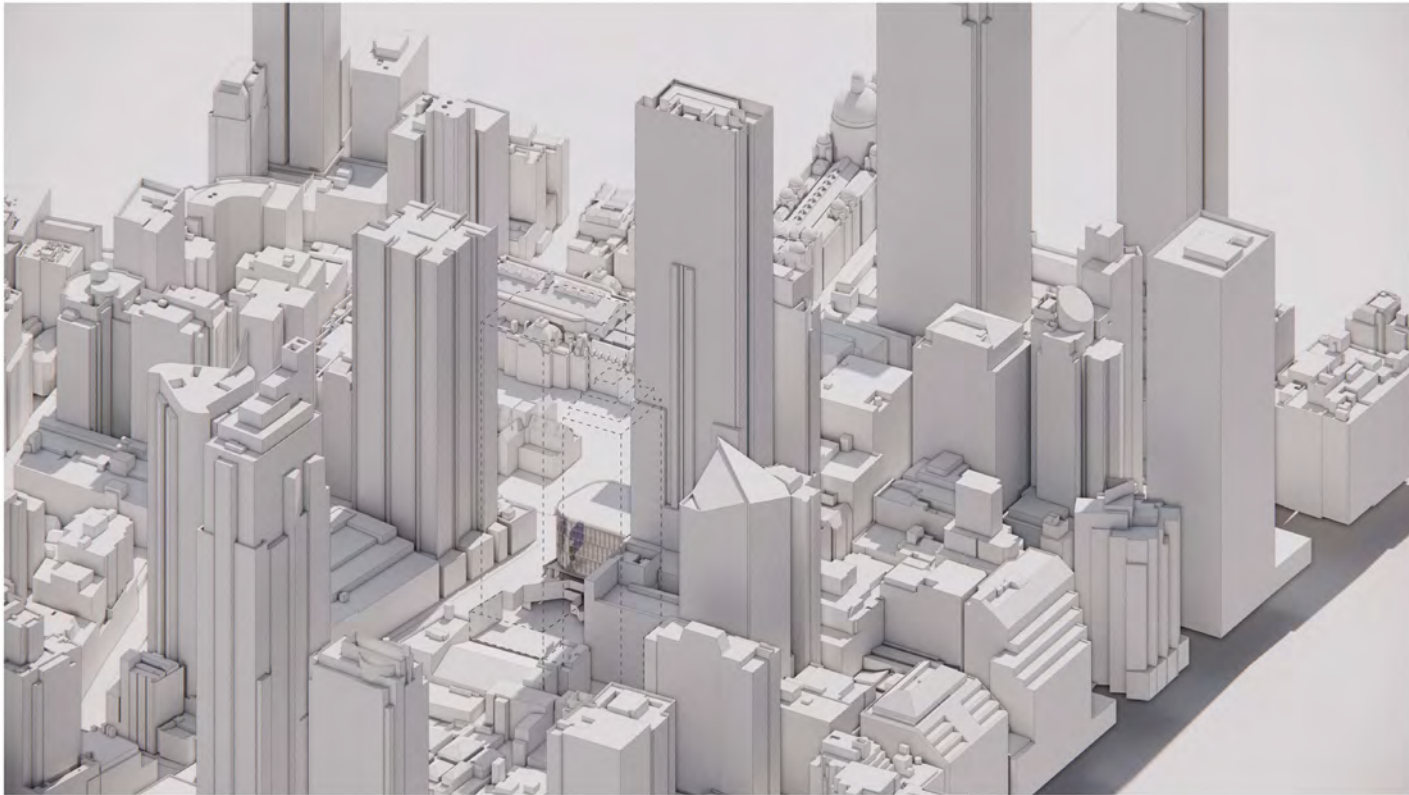


View Analysis

Regional Views



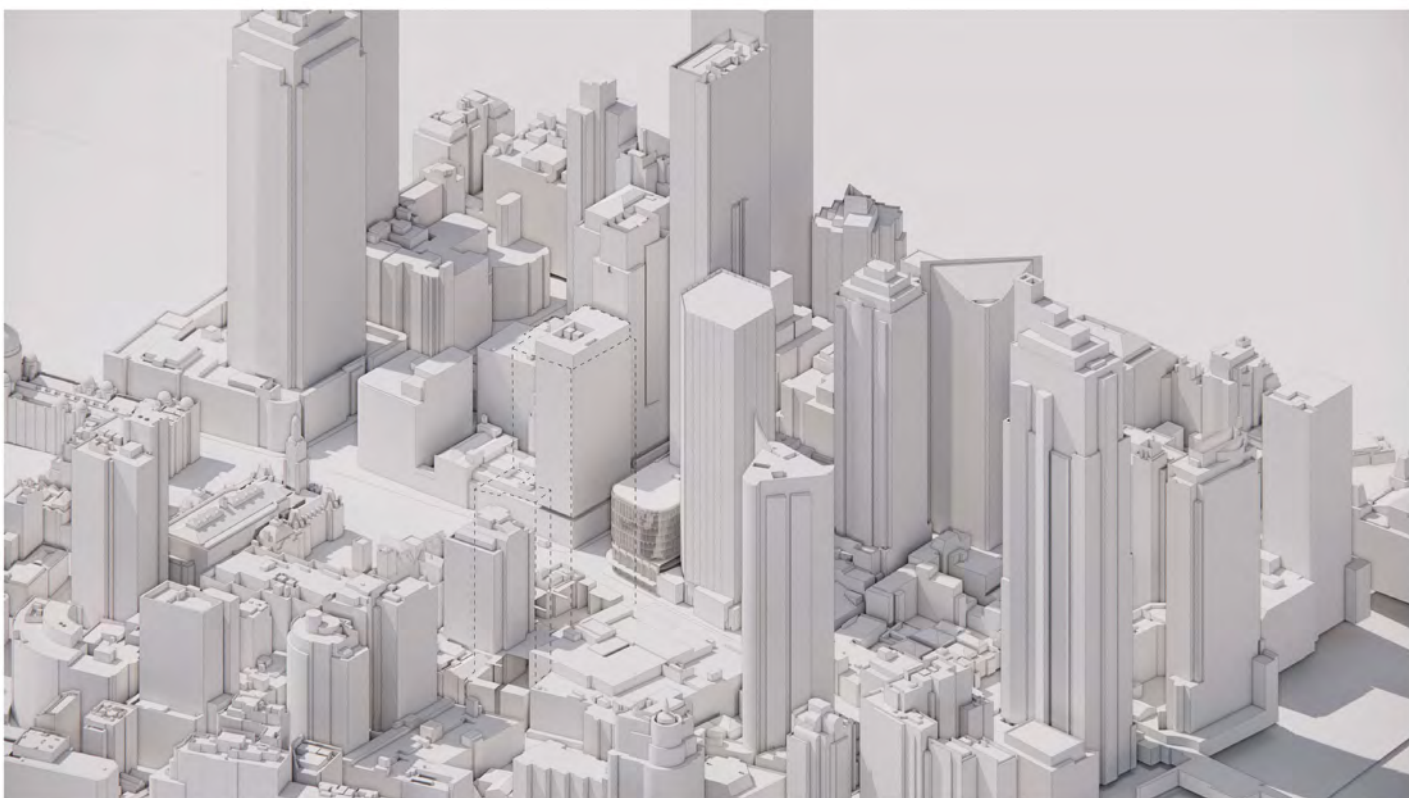
212
NE



SE



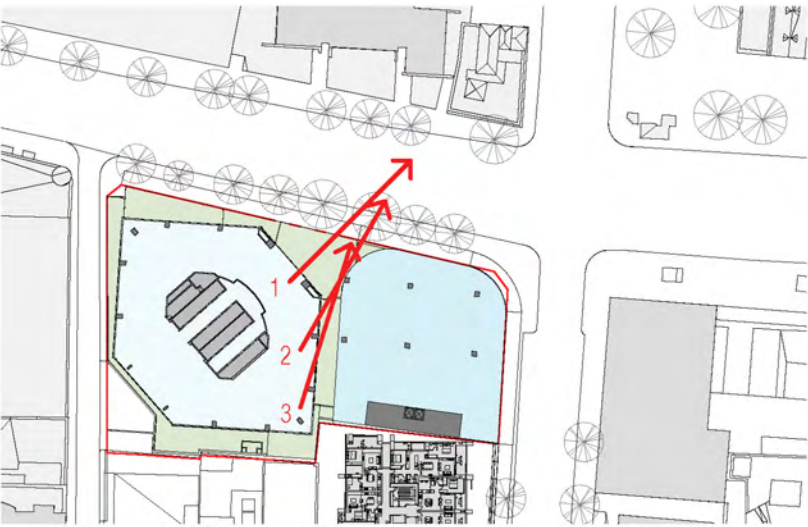
NW



SW

View Analysis

Sight Lines Analysis



1 - EXISTING VIEW 1 ON L2 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L2 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L2 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L2 580 GEORGE STREET



5 - PROPOSED VIEW 2 ON L2 580 GEORGE STREET

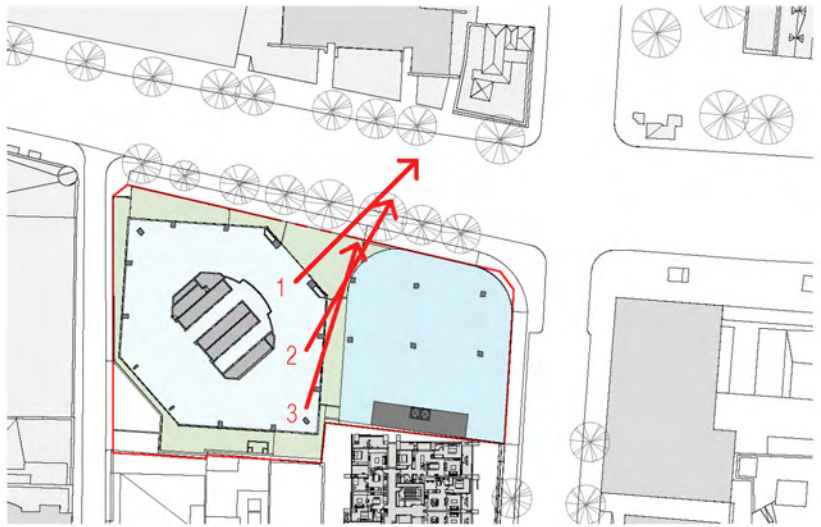


6 - PROPOSED VIEW 3 ON L2 580 GEORGE STREET

View Analysis

Sight Lines Analysis

213



1 - EXISTING VIEW 1 ON L4 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L4 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L4 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L4 580 GEORGE STREET



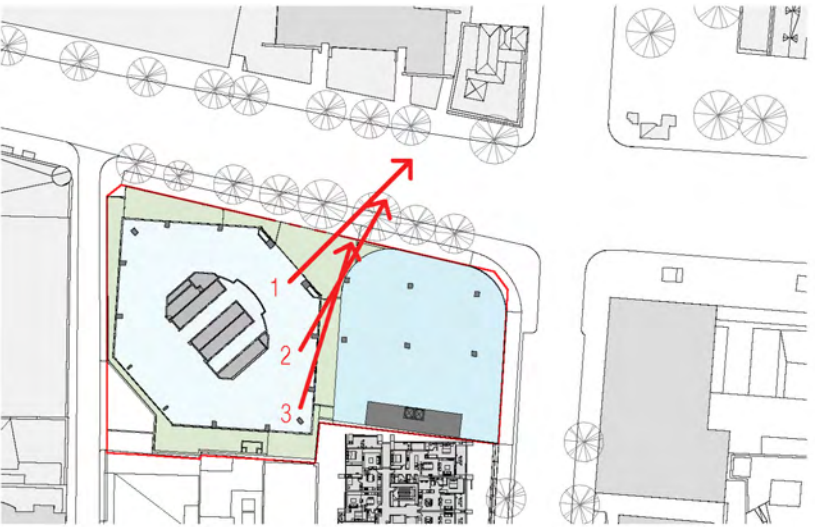
5 - PROPOSED VIEW 2 ON L4 580 GEORGE STREET



6 - PROPOSED VIEW 3 ON L4 580 GEORGE STREET

View Analysis

Sight Lines Analysis



1 - EXISTING VIEW 1 ON L9 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L9 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L9 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L9 580 GEORGE STREET



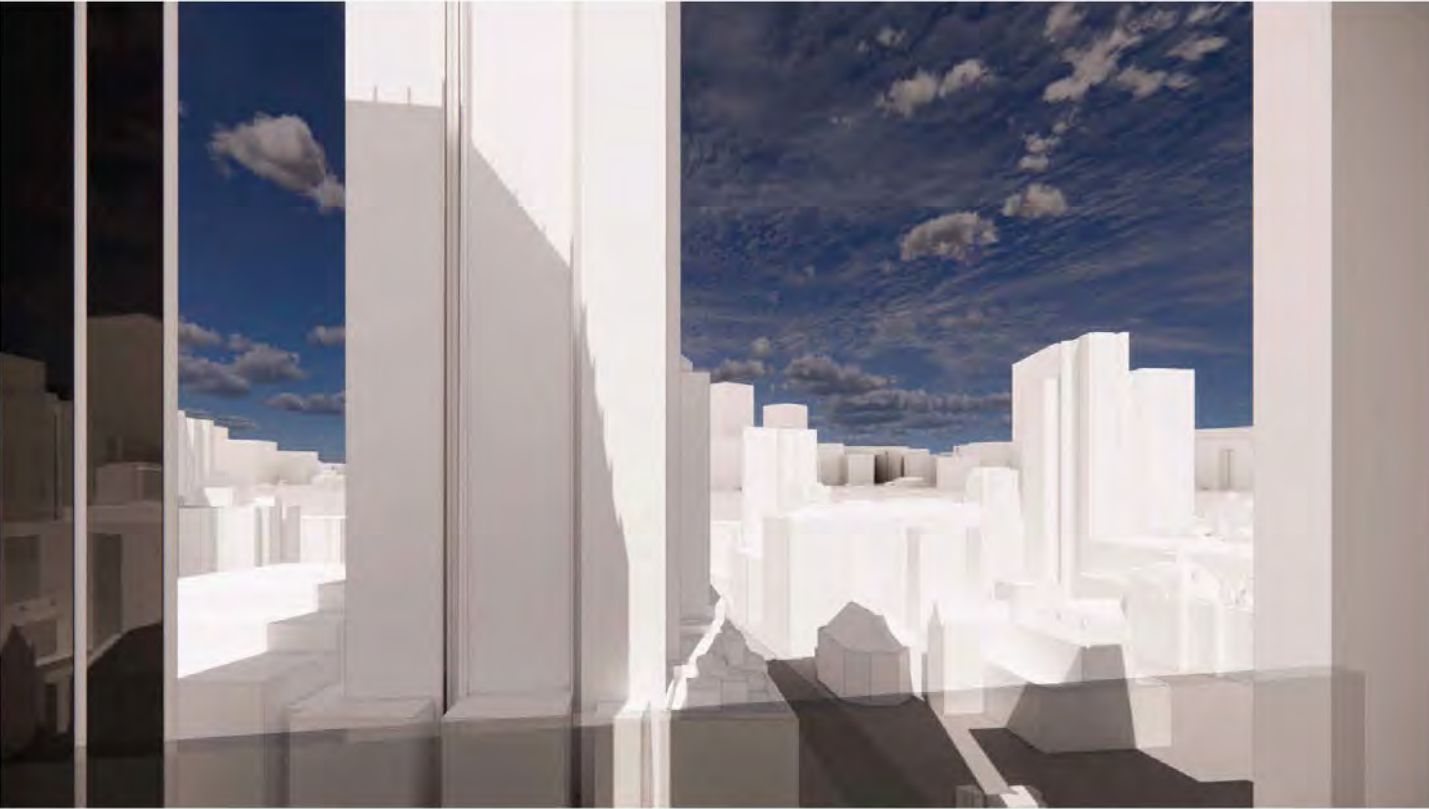
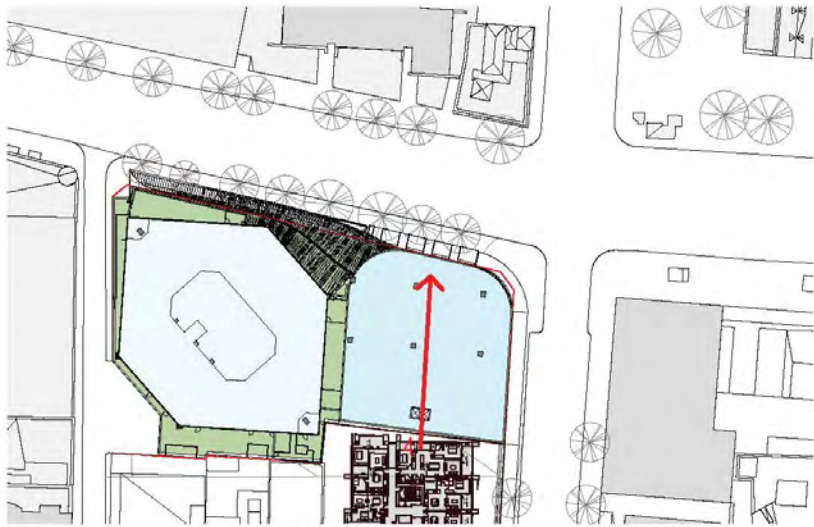
5 - PROPOSED VIEW 2 ON L9 580 GEORGE STREET



6 - PROPOSED VIEW 3 ON L9 580 GEORGE STREET

View Analysis

Sight Lines Analysis



4 - EXISTING VIEW 4 ON L9 GREENLAND TOWER APARTMENT

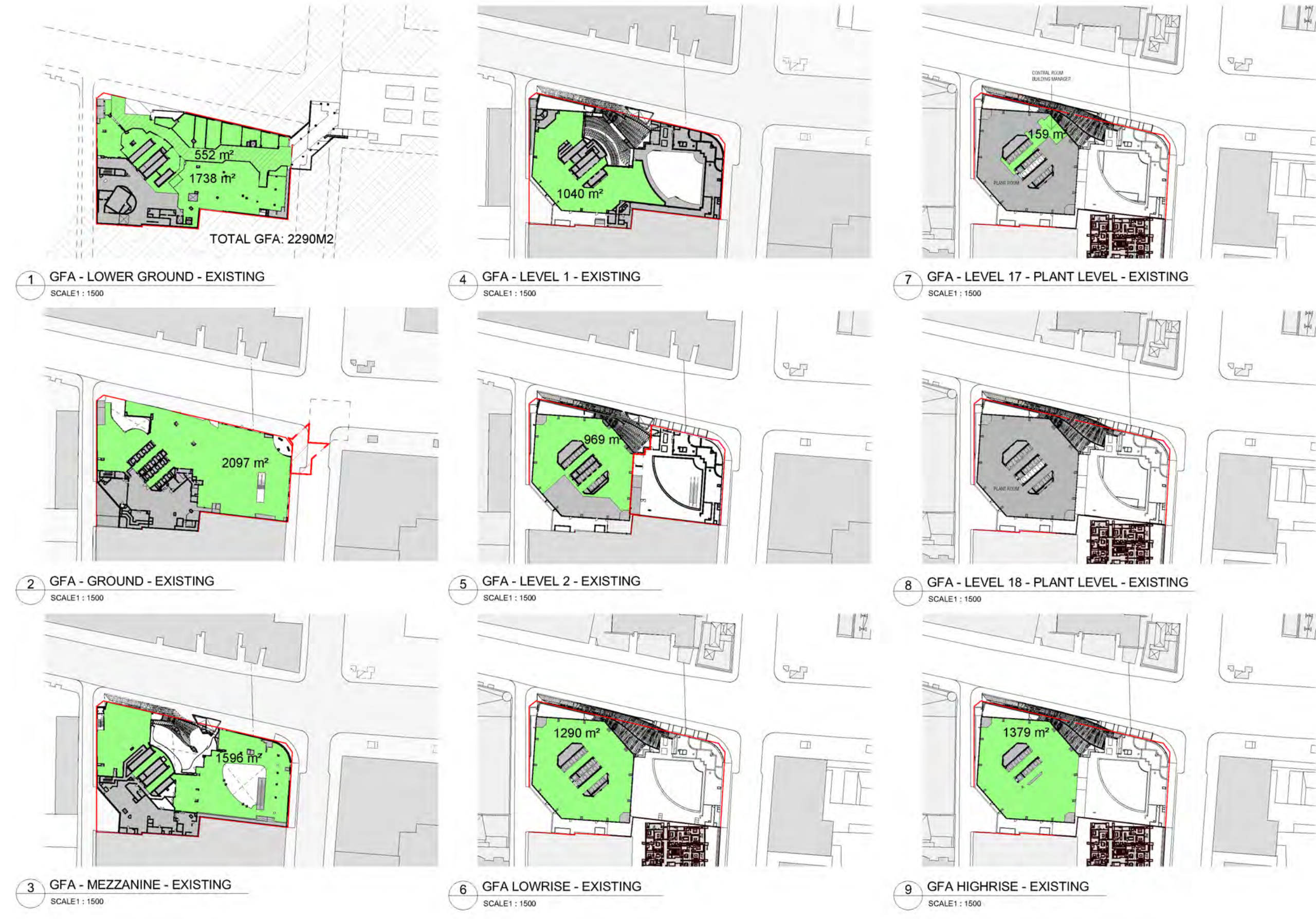


4 - PROPOSED VIEW 4 ON L9 GREENLAND TOWER APARTMENT

Existing GBA Diagrams



Existing GFA Diagrams and Area Schedule



Existing GBA Diagrams

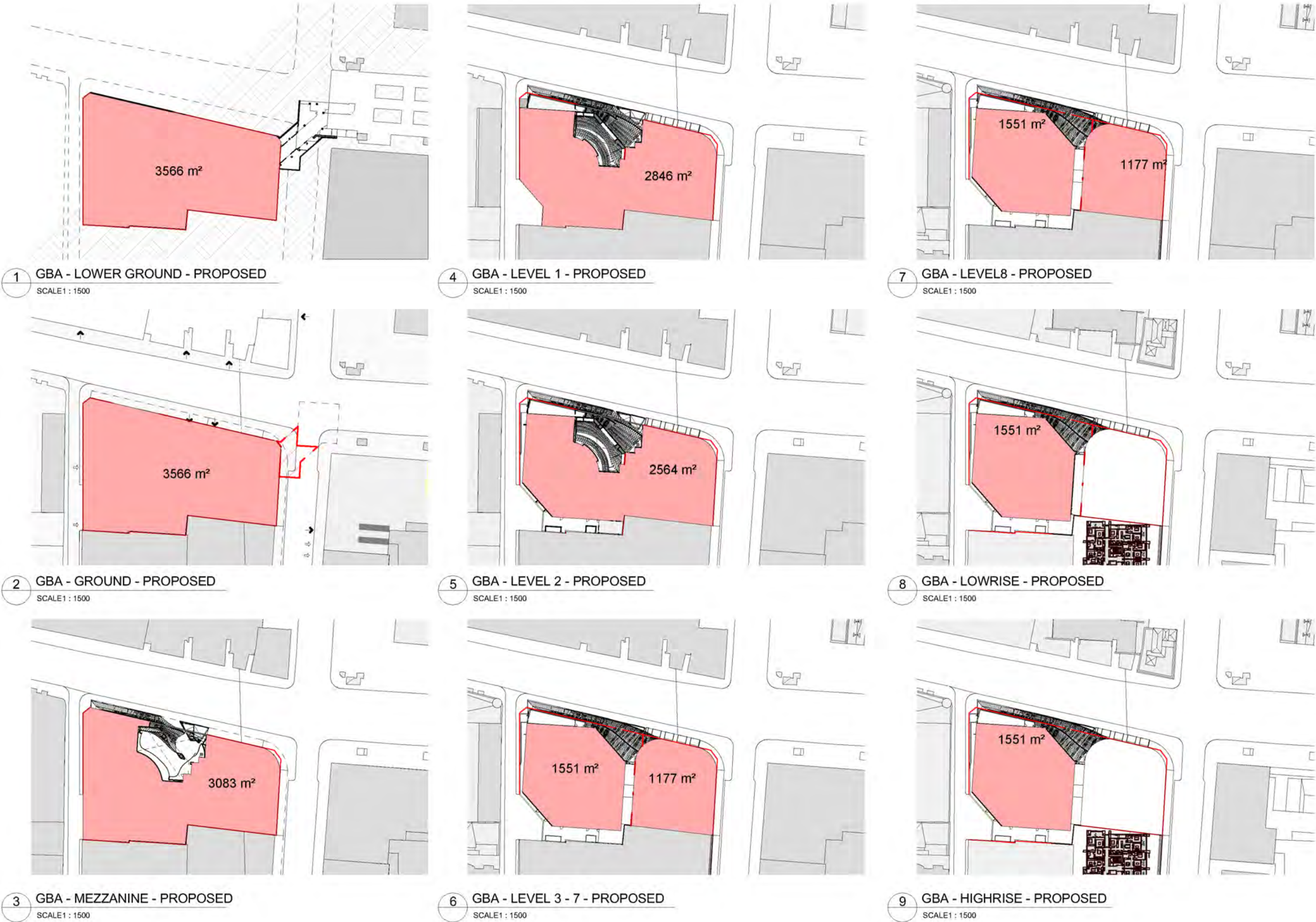
216



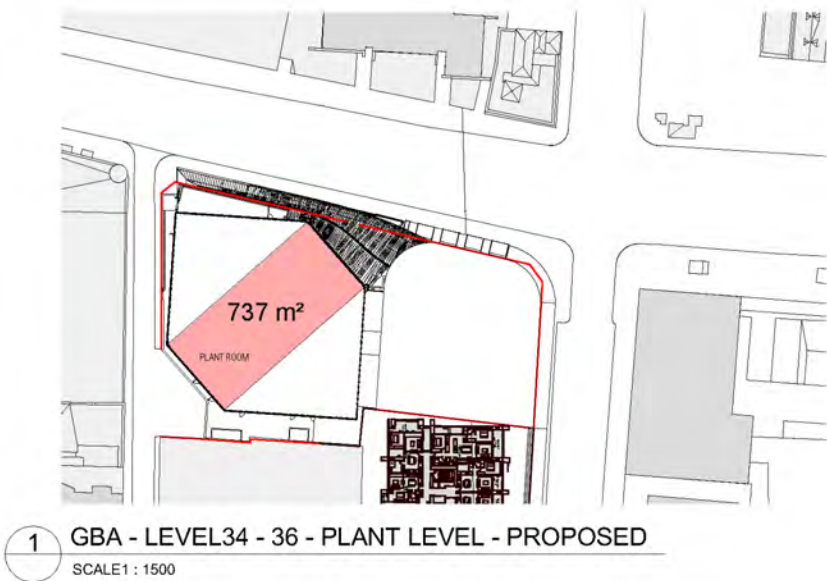
Existing GFA Diagrams and Area Schedule

Rev C							
Area Schedule - Existing Building							
Site Area (m²)		3567.00m²					
Allowable FSR (x:1)							
Allowable GFA (m2)							
Existing FSR (x:1)		12.9					
Existing GFA (m2)		45859m²					
Existing GFA (m2)		45859m²					
Existing GBA (m2)		64269m²					
Existing NLA (m2)		41706m²					
Building Height (m)		RL169.300					
Height AHD (m)		148.350					
Ground Floor RL		RL 23.15					
Level	Lift Rise	Use	Height m	GBAm²	GFAm²	NLAm²	
Lower Ground	Basement	Basement Retail	3.90	3566	2290	1651	
Ground		Lobby/ Retail	4.950	3552	2097	1401	
Mezzanine	Podium	Commercial	4.300	2857	1596	1505	
Level 1	Low Rise	Commercial	3.7	2451	1040	990	
Level 2		Commercial	3.7	1551	969	846	
Level 3		Commercial	3.7	1551	1290	1216	
Level 4		Commercial	3.7	1551	1290	1217	
Level 5		Commercial	3.7	1551	1290	1149	
Level 6		Commercial	3.7	1551	1290	1178	
Level 7		Commercial	3.7	1551	1290	1233	
Level 8		Commercial	3.7	1551	1290	1233	
Level 9		Commercial	3.7	1551	1290	1167	
Level 10		Commercial	3.7	1551	1290	1224	
Level 11		Commercial	3.7	1551	1290	1233	
Level 12		Commercial	3.7	1551	1290	1233	
Level 13		Commercial	3.7	1551	1290	1227	
Level 14		Commercial	3.7	1551	1290	1228	
Level 15		Commercial	3.7	1551	1290	1228	
Level 16		Commercial	3.7	1551	1290	1165	
Level 17	Plant Room	Commercial	3.7	1551	159	97	
Level 18	Plant Room	Commercial	3.7	1551	0	0	
Level 19	High Rise	Commercial	3.7	1551	1379	1251	
Level 20		Commercial	3.7	1551	1379	1300	
Level 21		Commercial	3.7	1551	1379	1298	
Level 22		Commercial	3.7	1551	1379	1240	
Level 23		Commercial	3.7	1551	1379	1300	
Level 24		Commercial	3.7	1551	1379	1245	
Level 25		Commercial	3.7	1551	1379	1297	
Level 26		Commercial	3.7	1551	1379	1296	
Level 27		Commercial	3.7	1551	1379	1297	
Level 28		Commercial	3.7	1551	1379	1296	
Level 29		Commercial	3.7	1551	1379	1297	
Level 30		Commercial	3.7	1551	1379	1297	
Level 31		Commercial	3.7	1551	1379	1297	
Level 32		Commercial	3.7	1551	1379	1297	
Level 33		Commercial/Plant	3.7	1551	342	279	
Level 34	Plant	Plant	2.9	737	0	0	
Level 35		Plant	3.8	737	0	0	
Level 36		Plant	6.4	737	0	0	
Total			148	64269m²	45859m²	41706m²	

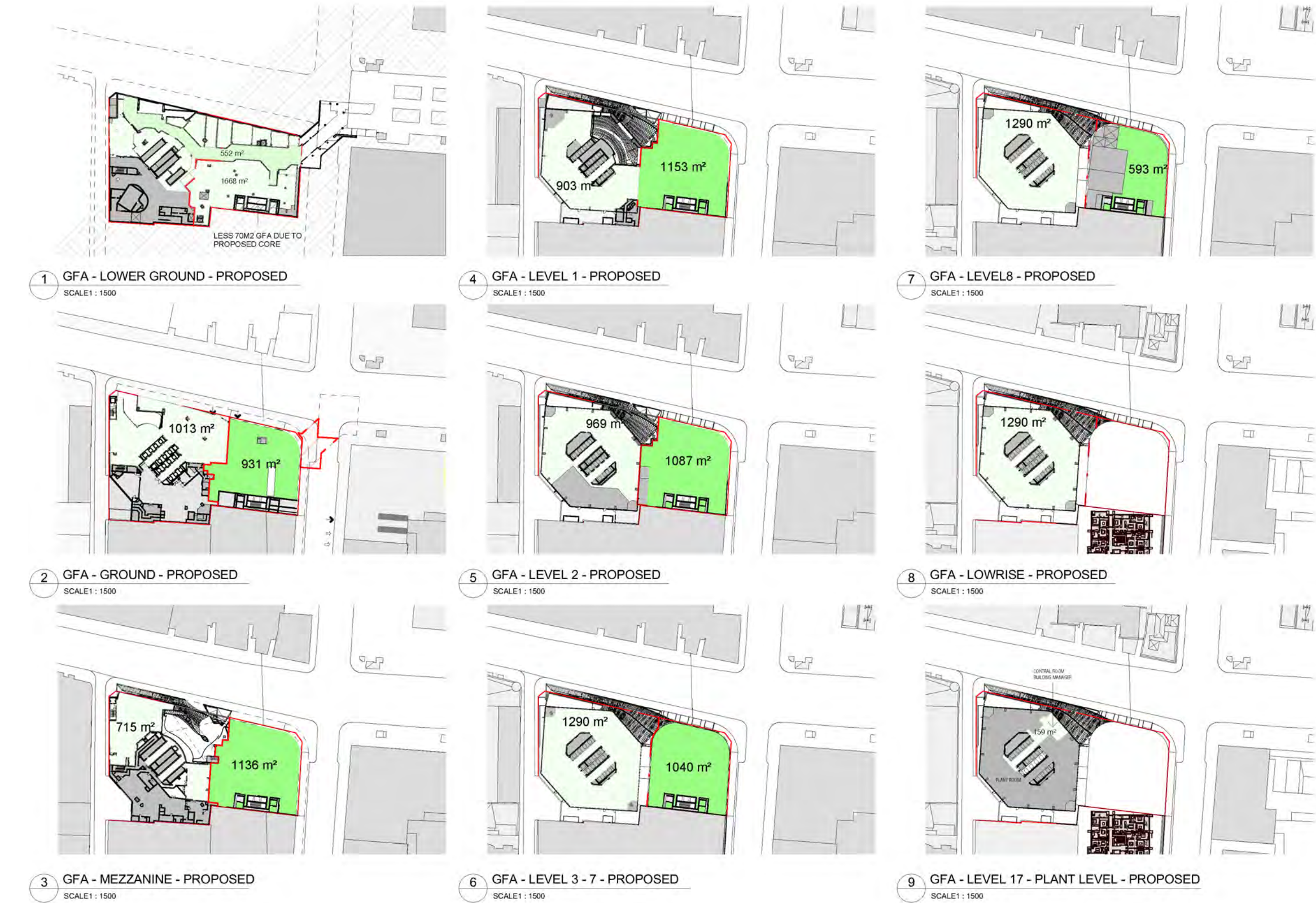
Proposed GBA Diagrams



Proposed GFA Diagrams and Area Schedule



Proposed GBA Diagrams



Proposed GFA Diagrams and Area Schedule



Proposed GBA Diagrams

219

Rev E

Area Schedule - Joint Precinct (Standalone Competition Area + Existing Tower Schedule)

Site Area (m²)

3567.00m²

Allowable FSR (x:1)

18.75

Allowable GFA (m2)

66881.3m²

Base FSR 8:1 + Area 2 Additional Accommodation 4.5:1 FSR = 12.5:1

RETAIL NLA

COMMERCIAL/OFFICE

NLA

Proposed FSR (x:1)

15.1

Existing Tower Only GFA

43757m²

Existing Precint GFA

48,719m2

New Podium GFA (m2)

10030m²

Existing Precint NLA

44,585m2

Proposed GFA (m2)

53787m²

Increased GFA = Existing Precint GFA 48,719m2 - Proposed Precint GFA 56,657m2

= Total GFA Increase 7,938m2

GFA Includes the existing lower ground through site link

Building Height (m)

37.745

Height AHD (m)

61.045

GF RL

23.3

Level	Lift Rise	Use	EXISTING TOWER Height m	PROPOSED PODIUM Height m	EXISTING TOWER GFAm²	PROPOSED PODIUM GFAm²	TOTAL PROPOSED GFAm²	TOTAL GBA
Lower Ground	Basement	Basement Retail	3.90	3.90	2290	-70	2220	3566
Ground		Lobby/ Retail	4.950	4.757	1013	931	1944	3566
Mezzanine		Commercial	3.7	3.525	715	1136	1851	3083
Level 1		Commercial	3.7	3.525	903	1153	2056	2846
Level 2		Commercial	3.7	3.525	969	1087	2056	2564
Level 3	Waistline	Commercial	3.7	3.525	1290	1040	2330	2728
Level 4		Commercial	3.7	3.700	1290	1040	2330	2728
Level 5		Commercial	3.7	3.700	1290	1040	2330	2728
Level 6		Commercial	3.7	3.700	1290	1040	2330	2728
Level 7		Commercial	3.7	3.700	1290	1040	2330	2728
Level 8		Commercial	3.7	4.088	1290	593	1883	2728
Level 9		Commercial	3.7		1290			1551
Level 10		Commercial	3.7		1290			1551
Level 11		Commercial	3.7		1290			1551
Level 12		Commercial	3.7		1290			1551
Level 13	Low Rise	Commercial	3.7		1290			1551
Level 14		Commercial	3.7		1290			1551
Level 15	Transfer Level	Commercial	3.7		1290			1551
Level 16		Commercial	3.7		1290			1551
Level 17		Commercial	3.7		159			1551
Level 18		Commercial	3.7		0			1551
Level 19		Commercial	3.7		1379			1551
Level 20		Commercial	3.7		1379			1551
Level 21		Commercial	3.7		1379			1551
Level 22		Commercial	3.7		1379			1551
Level 23		Commercial	3.7		1379			1551
Level 24	High Rise	Commercial	3.7		1379			1551
Level 25		Commercial	3.7		1379			1551
Level 26		Commercial	3.7		1379			1551
Level 27		Commercial	3.7		1379			1551
Level 28		Commercial	3.7		1379			1551
Level 29		Commercial	3.7		1379			1551
Level 30		Commercial	3.7		1379			1551
Level 31		Commercial	3.7		1379			1551
Level 32		Commercial	3.7		1379			1551
Level 33		Commercial/Plant	5		342			1551
Level 34	Plant	Plant	2.9		0			737
Level 35		Plant	3.8		0			737
Level 36		Plant	6.4		0			737
Grand Total			145.150	37.75	43757m²	10030m²	23660m²	72979m²