

Relevant Information for Council

FILE: X124325 **DATE:** 11 December 2025

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning, Development & Transport

SUBJECT: Information Relevant To Item 9.4 - Public Exhibition - Planning Proposal - 580 George Street, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

For Noting

This memo is for the information of the Lord Mayor and Councillors

Purpose

To provide Council with additional information regarding increasing affordable housing contributions relating to the subject planning proposal.

Background

At the meeting of the Transport, Heritage and Planning Committee held on Monday 8 December 2025, Councillors expressed general support for the project, but an amendment was foreshadowed to impose a higher affordable housing contribution equivalent to the level of the recently exhibited draft affordable housing program (draft program).

The draft program proposes additional affordable housing contribution (rezoning contribution) on the uplift of non-residential floor space being generated by a planning proposal.

The current affordable housing program and s7.13 of Sydney LEP 2012 requires non-residential development to contribute 1% of floor space to affordable housing. This is imposed on a development application (DA) consent and is typically paid as a monetary contribution. The current program does not include a rezoning contribution on non-residential floor space being generated through a planning proposal.

The subject planning proposal at 580 George Street is for an uplift of commercial (non-residential) floor space.

The draft affordable housing program and associated planning proposal was endorsed by the Central Sydney Planning Committee (CSPC) and Council for public exhibition in December 2024. The exhibition took place between 25 August and 7 October 2025. A number of submissions were received and are being reviewed. It is anticipated to be reported back to Council and CSPC in Q1 of 2026.

Staff advised the proponent of the draft affordable housing program when it was on public exhibition. The proponent made a submission on the draft affordable housing program. The submission refers to their site at 580 George Street and noted the impact of the contribution on feasibility.

At the Transport, Heritage and Planning Committee, staff advised that unlike draft amenity controls, draft or proposed changes to monetary contributions, such as increased developer contributions, are not typically a matter for consideration in making a decision about a planning proposal. There is no precedent for the City imposing an additional contribution prior to it coming into force. The December 2024 report to Council and CSPC on the draft affordable housing program stated the proposed rezoning contribution would come into effect upon adoption of the Program.

At the Transport, Heritage and Planning Committee meeting the applicant was asked about submitting additional information to support their position.

Additional information is provided by the proponent at Attachment A. The submission advises that:

...conditioning the PP with the proposed draft voluntary affordable housing policy would render the project unviable as returns would fall short of investor requirements. Consequently, the project may not be able to proceed and other substantial public and economic benefits would not be realised.

Under the City of Sydney Act 1988, Council cannot prepare a planning proposal unless the CSPC has approved the planning proposal.

At the 11 December 2025 CSPC meeting, the planning proposal was unanimously endorsed without amendment.

Memo from Graham Jahn AM, Chief Planner / Executive Director City Planning Development and Transport

Prepared by: Sally Peters, Manager Central Sydney Planning

Attachments

Attachment A. Correspondence from GPT Group - Affordable Housing Contribution

Approved

A handwritten signature in black ink, appearing to be 'GJAHN', written over a horizontal line.

GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport