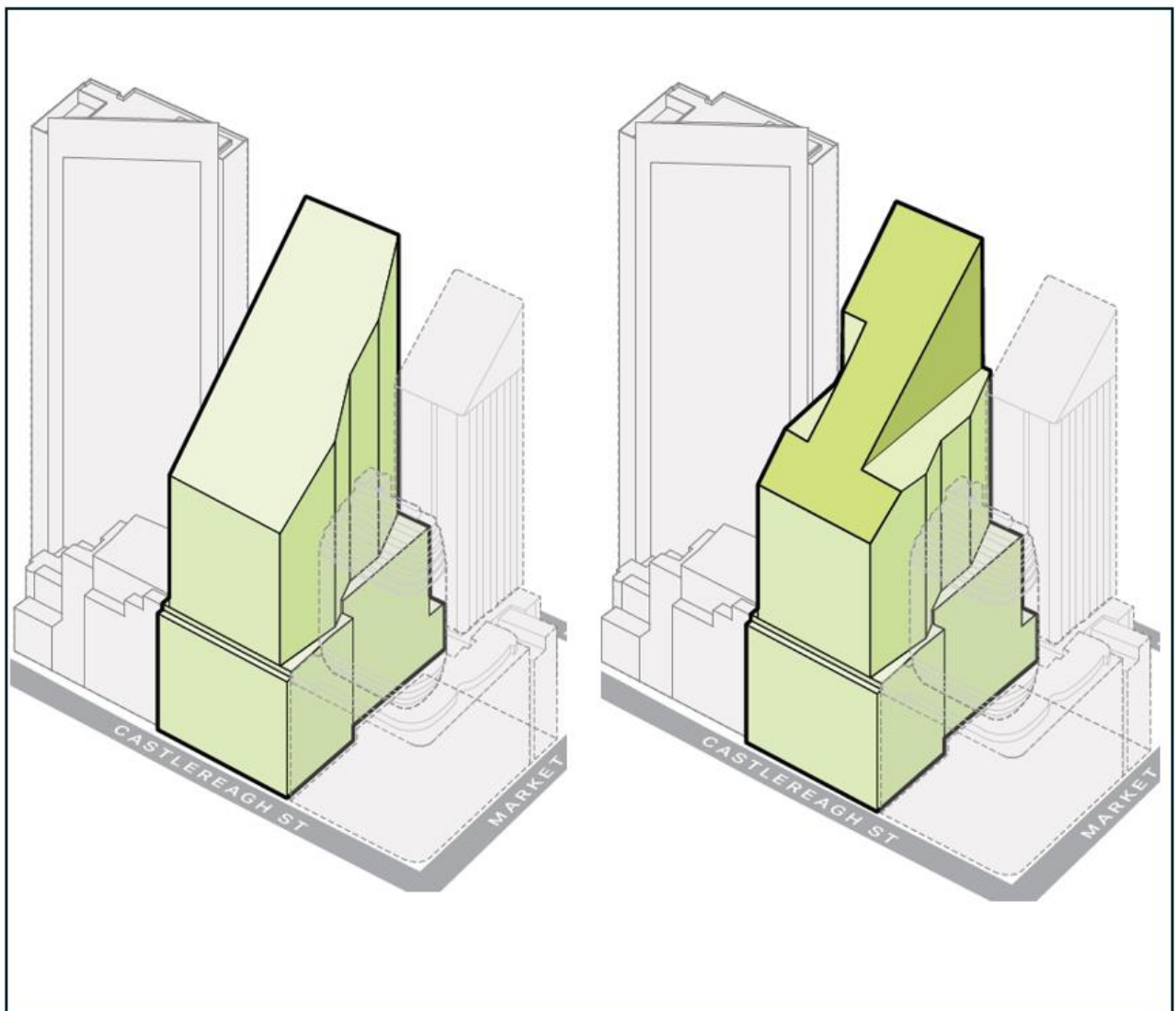


Attachment A

**Planning Proposal
133-145 Castlereagh Street, Sydney**

Planning Proposal: 133-145 Castlereagh Street, Sydney



Contents

1. Background	5
2. Current planning controls	11
3. Objectives and intended outcomes	16
4. Explanation of provisions	17
5. Justification	19
6. Mapping	41
7. Community consultation	42
8. Project timeline	43
Appendix 1	44

List of figures

Figure 1. Land affected by this planning proposal	5
Figure 2. Aerial photo of the site	6
Figure 3. View along Pitt Street, looking north	8
Figure 4. Detailed view of Pitt Street frontage, including skybridge	8
Figure 5. View along Castlereagh Street, looking south from Market Street	9
Figure 6. Detailed view of Castlereagh Street frontage, including skybridge	9
Figure 7. View along Castlereagh Street, looking north	10
Figure 8. Extract from Zoning Map in the Sydney Local Environmental Plan 2012	11
Figure 9. Extract from Height of Building Map in the Sydney Local Environmental Plan 2012	12
Figure 10. Extract of the Hyde Park sun access plane in the Central Sydney Planning Strategy	13
Figure 11. Extract from Floor Space Ratio Map in the Sydney Local Environmental Plan 2012	14

Planning Proposal:
133-145 Castlereagh Street, Sydney

Figure 12. Extract from Heritage Map in the Sydney Local Environmental Plan 2012	15
Figure 13. Artists impression of the commercial scheme, from Pitt Street	19
Figure 14. Artists impression of the development, from Pitt Street	20
Figure 15. Artists impression of the mixed use development scheme, looking north-west	20
Figure 16. Elevations of the indicative building envelope	34
Figure 17. Setbacks of the indicative building envelope	34
Figure 18. Change in overshadowing for the commercial only envelope (left) and mixed use envelope (right)	37
Table 3: Current vs proposed parking rates for 133-145 Castlereagh Street – commercial scheme	38
Table 4: Current vs proposed parking rates for 133-145 Castlereagh Street – mixed use scheme	38

List of tables

Table 1: Consistency with applicable SEPPs	26
Table 2: Consistency with Ministerial Directions	28
Table 3: Current vs proposed parking rates for 133-145 Castlereagh Street – commercial scheme	38
Table 4: Current vs proposed parking rates for 133-145 Castlereagh Street – mixed use scheme	38

Executive Summary

This planning proposal has been prepared by the City of Sydney (the City) for 133-145 Castlereagh Street, Sydney (the site), in response to a request from Stockland, the proponent, to amend the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and the Sydney Development Control Plan 2012 (Sydney DCP 2012) as they apply to the site.

This planning proposal has been prepared in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning, Housing and Infrastructure's (the Department) Local Environmental Plan Making Guideline dated August 2023.

The site

The site is located in Central Sydney and has an area of 4,800 square metres with frontages to Castlereagh Street and Pitt Street. There are 3 interconnected buildings on the site collectively known as the Piccadilly Centre Complex, comprising a 2-storey building with retail premises and part of the Uniting Church's Wesley Mission facilities, and two office towers 14 and 31-storeys in height.

Existing development controls

The site is zoned SP5 Metropolitan Centre in the Sydney LEP 2012 which permits a broad range of uses including office, retail, commercial and residential uses. The site has a maximum floor space ratio of 8:1, with additional floor space available, including where the development exhibits design excellence. The maximum building height is determined by the Hyde Park Sun Access Plane.

Intended outcome for development on the site

The proposed change to the planning controls will facilitate redevelopment of the site delivering the following key benefits:

- additional floor space to deliver either a fully commercial development, or mixed used development with limited residential use
- meeting the Hyde Park Sun Access Plane
- built form which retains the core structure of the Castlereagh Street tower and basement for embodied carbon benefits
- improved street activation and a pedestrian link through the site
- adequate provision of on-site loading to service the site
- improved public domain and public art
- ecologically sustainable development
- high quality residential amenity
- achieves design excellence.

The planning proposal – Sydney Local Environmental Plan 2012 controls

This planning proposal seeks to insert a new site-specific clause in Division 5 of the Sydney LEP 2012 to:

- increase the maximum floor space ratio to 21.85:1
 - a maximum floor space of 20.67:1 above ground
 - a maximum floor space of 1.18:1 below ground
- retain most of the existing Castlereagh Street tower and basement structure, with the exception of the Hyde Park Sun Access plane breach which will be removed
- allow for residential development on the site, up to 15% of the total floor area above ground

Planning Proposal:
133-145 Castlereagh Street, Sydney

- allow development consent to only be granted if a through-site link, specific public domain improvements, and adequate site servicing outcomes are achieved
- clarify that clause 6.9 Opportunity floor space does not apply
- not permit additional height or floor space as a result of competitive design process under clause 6.21 as the additional FSR is already included.
- continue to permit alternative development utilising the existing Sydney LEP 2012 controls
- add a site-specific clause under Schedule 6C for the calculation of affordable housing contributions based on the uplift floor space apportioned for 15% of the above ground floor space where residential uses are included in the development.

The City has prepared a draft site-specific amendment to the Sydney Development Control Plan 2012 (draft DCP) to help ensure the objectives and intended outcomes of this planning proposal are achieved. The draft DCP includes controls relating to the built form of the proposed development, active frontages, public domain, public art, design excellence and sustainability. The City intends to publicly exhibit the draft DCP with this planning proposal. This may need updating following the review of the Sydney DCP.

Draft site specific Development Control Plan

The City has prepared a draft site-specific amendment to the Sydney DCP 2012 to help ensure the objectives and intended outcomes of this planning proposal are delivered, including built form, pedestrian through site link, heritage, access and loading, sustainability and design excellence.

1. Background

1.1 Site identification

This planning proposal relates to the site known as 133-145 Castlereagh Street, Sydney (the site). The site is owned by The Uniting Church in Australia Property Trust (NSW) who have consented to the request for the planning proposal.

The site is known as Lot 10 DP 828419, and has dual frontages to Castlereagh Street to the east and Pitt Street to the west. A map of the site, outlined in red, is shown at Figure 1.



Figure 1. Land affected by this planning proposal

1.2 Site location

The site is located within Central Sydney, within the 'Midtown' precinct as identified by the Central Sydney Planning Strategy.

The site is within 250 metres of several transport connections including Town Hall and St James railway stations, Gadigal metro station, the QVB light rail stop, and bus stops. Dedicated cycle lanes are on the western side of Castlereagh Street, adjoining the site. Hyde Park is located around 100m to the east of the site.

An aerial image of the site and surrounding area is shown at Figure 2.

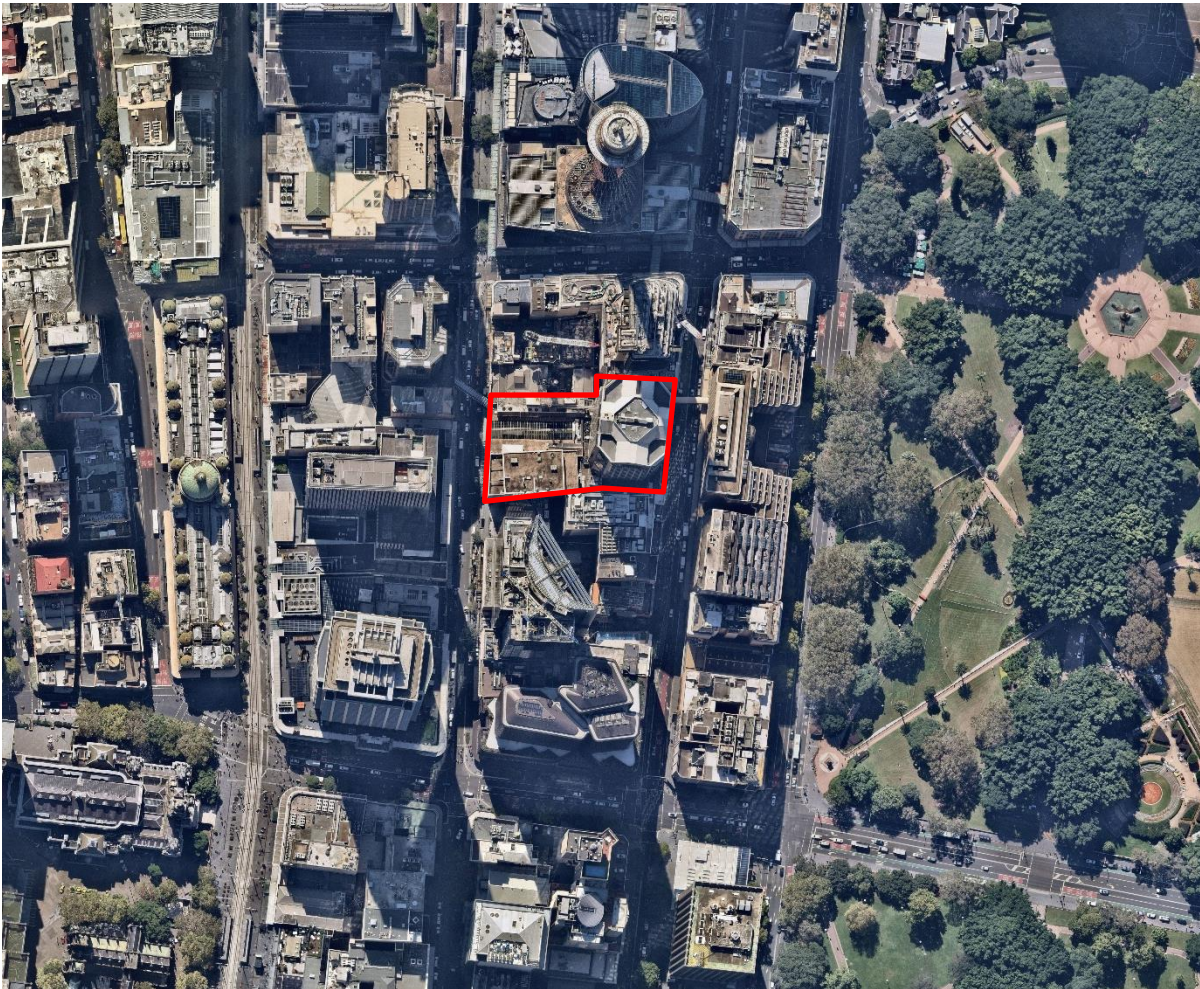


Figure 2. Aerial photo of the site

1.3 Site characteristics

The site has total area of 4,800m². The site is irregular in shape and has a fall of around 2 metres towards Pitt Street. It has a 55 metre frontage to Castlereagh Street and 54 metre frontage to Pitt Street. The northern boundary is approximately 93 metres, and the southern boundary is approximately 90 metres.

There are three interconnected buildings on the site collectively known as the Piccadilly Centre complex, comprising a 2 storey building with retail premises and Wesley Mission entry foyer, and two office towers 14 and 31-storeys in height. It has a total gross floor area of 56,890 square metres, including 4,450 square metres of gross floor area in the basement for Wesley Mission

Planning Proposal:
133-145 Castlereagh Street, Sydney

facilities. The 31-storey tower adjoining Castlereagh Street breaches the Hyde Park Sun Access Plane.

Retail premises are located throughout the ground floor of the site in a shopping arcade providing a private pedestrian connection between Castlereagh and Pitt Streets. Food premises and tower lobbies are located on the first floor. The Wesley Mission entry foyer is located at ground level, with the facilities including the lyceum, theatre, church (used for Uniting Church services), and other related services located below ground.

Vehicle access to the basement is via a ramp parallel to Castlereagh Street, which is a dedicated public road. The basement exit is via a driveway perpendicular to Castlereagh Street. The existing basement contains 4 to 5 levels, with the Wesley Mission facilities on the upper two levels, and car parking on the levels below. The existing basement contains a total of 274 parking spaces, with many used as a casual, paid publicly accessible car park, and 35 permanent spaces allocated for use by the Wesley Mission.

Two end-of-life pedestrian skybridges connect to this site, one over Castlereagh Street to the Sheraton on the Park Hotel, and one over Pitt Street to the building at 55 Market Street which provide rent to the City of Sydney.

Surrounding development comprises a mixture of retail, commercial, residential, and tourist accommodation uses, these being:

- North: Two properties adjoin the northern boundary of the site. The building known as the David Jones Market Street store is a local heritage item (I1888). A 22-storey residential tower above the existing 10 storey building is under construction. The City Tattersalls Club comprising several buildings 4-8 storeys in height including three local heritage items (I1929, I1928 and I1927). A new 50 storey mixed-use development accommodating hotel, residential and club uses is under construction.
- South: Two sites adjoin the southern boundary of the site. 'Banking House' is a local heritage item (I1930) fronting Pitt Street and is six storeys in height. The building at 147-153 Castlereagh Street fronts Castlereagh Street and is 43 storeys in height. Both buildings contain a mix of retail on the lower levels, and a commercial tower above.
- East: The Sheraton on the Park Hotel, comprising 24 levels, is opposite the site. A skybridge connects this building to the subject site. Other buildings in the vicinity of the site are largely commercial with retail at ground floor.
- West: Properties opposite the site in Pitt Street includes the Hilton hotel at 259 Pitt Street with a 46-storey podium and tower, and is a local heritage item (I1934). Next to this is 253 Pitt Street, a 3-storey commercial building with retail on the ground floor and offices above. Further north is 249-241 Pitt Street which is an 8-storey commercial building with ground floor retailing and offices above, and is a local heritage item (I1932). On the corner of Pitt and Market Street is 55 Market Street, a 20-storey commercial building with a retail podium. This site is connected to the site by a skybridge over Pitt Street.

Figures 3 to 7 show existing development on the site and adjoining land.

Planning Proposal:
133-145 Castlereagh Street, Sydney

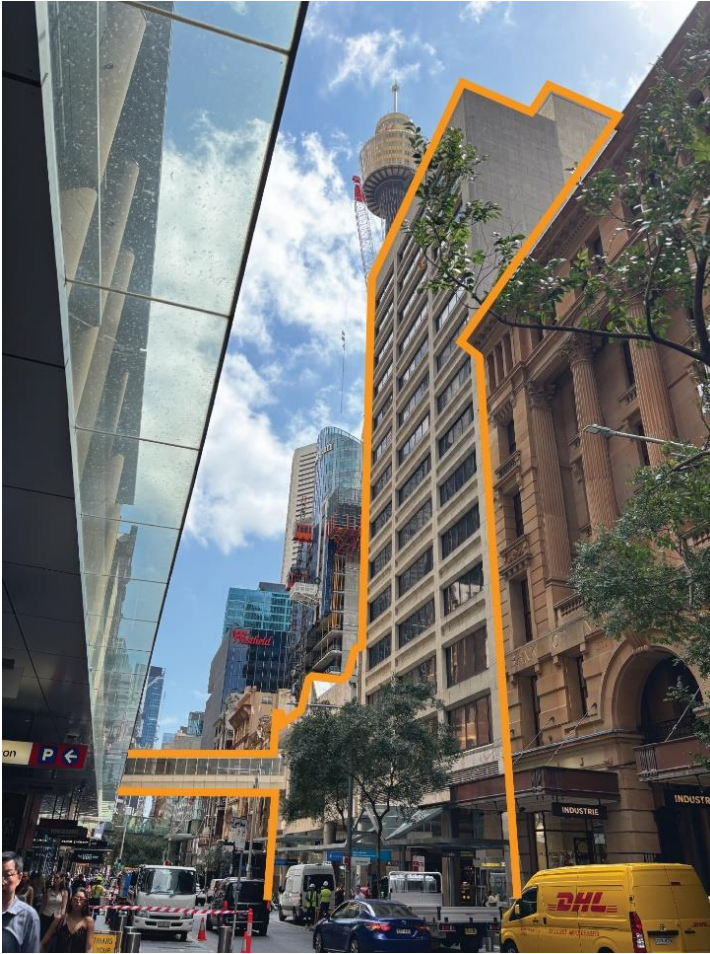


Figure 3. View along Pitt Street, looking north



Figure 4. Detailed view of Pitt Street frontage, including skybridge

Planning Proposal:
133-145 Castlereagh Street, Sydney



Figure 5. View along Castlereagh Street, looking south from Market Street



Figure 6. Detailed view of Castlereagh Street frontage, including skybridge

Planning Proposal:
133-145 Castlereagh Street, Sydney



Figure 7. View along Castlereagh Street, looking north

2. Current planning controls

2.1 Zoning

The site is zoned SP5 Metropolitan Centre in the Sydney LEP 2012, as shown in Figure 8. The zone objectives provide for the pre-eminent role of business, retail, entertainment and tourist premises, and opportunities for an intensity of land uses commensurate with Sydney's global status.

The zone permits a broad range of uses, including commercial premises, community facilities, food and drink premises, as well as residential accommodation and tourist and visitor accommodation.

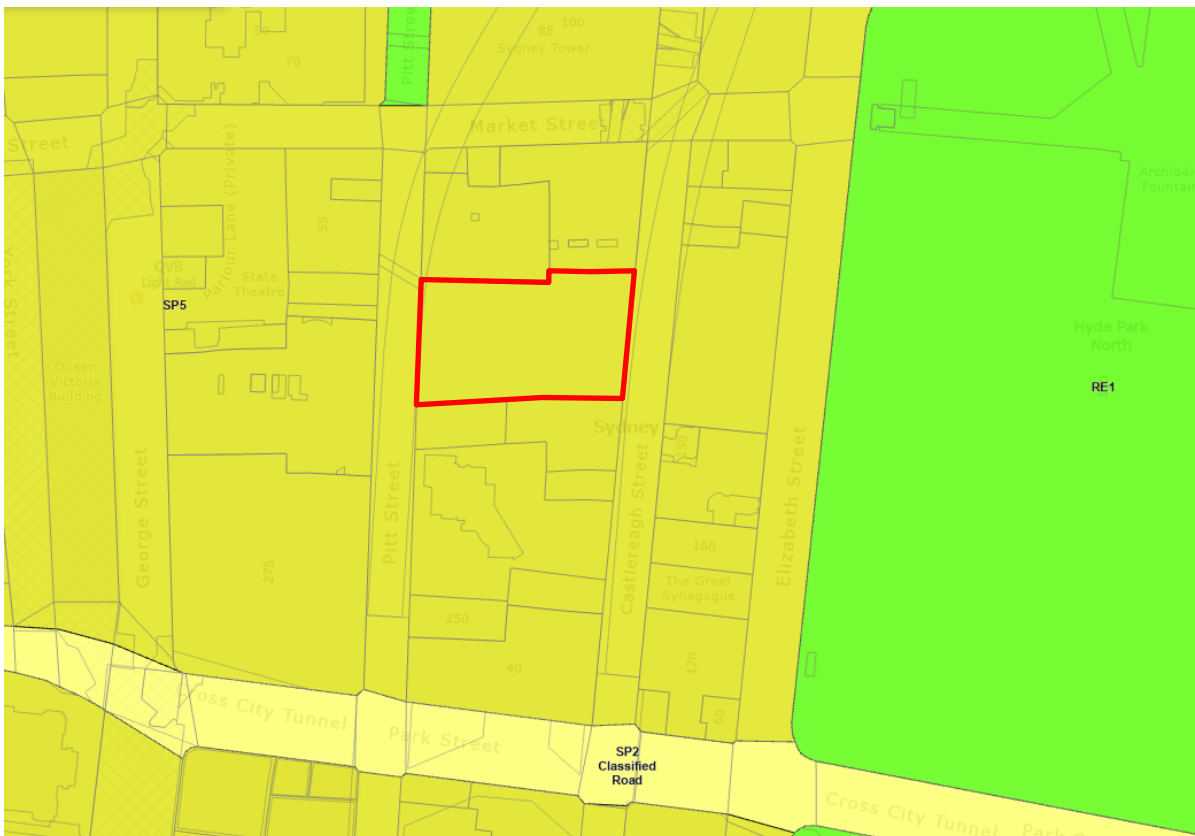


Figure 8. Extract from Zoning Map in the Sydney Local Environmental Plan 2012

2.2 Building height

The site is located within Area 3 on the Height of Building Map in the Sydney LEP 2012 as shown in Figure 9. The maximum height is determined by the sun access plane extending over this land, as detailed in Clause 6.17 - Sun Access Planes of the Sydney LEP 2012.

Clause 6.17 of the Sydney LEP 2012 states there shall be no additional overshadowing of identified public spaces in Central Sydney during specified times. One of these public spaces is Hyde Park, and mapped in the Central Sydney Planning Strategy. This is shown in Figure 10.

Planning Proposal:
133-145 Castlereagh Street, Sydney

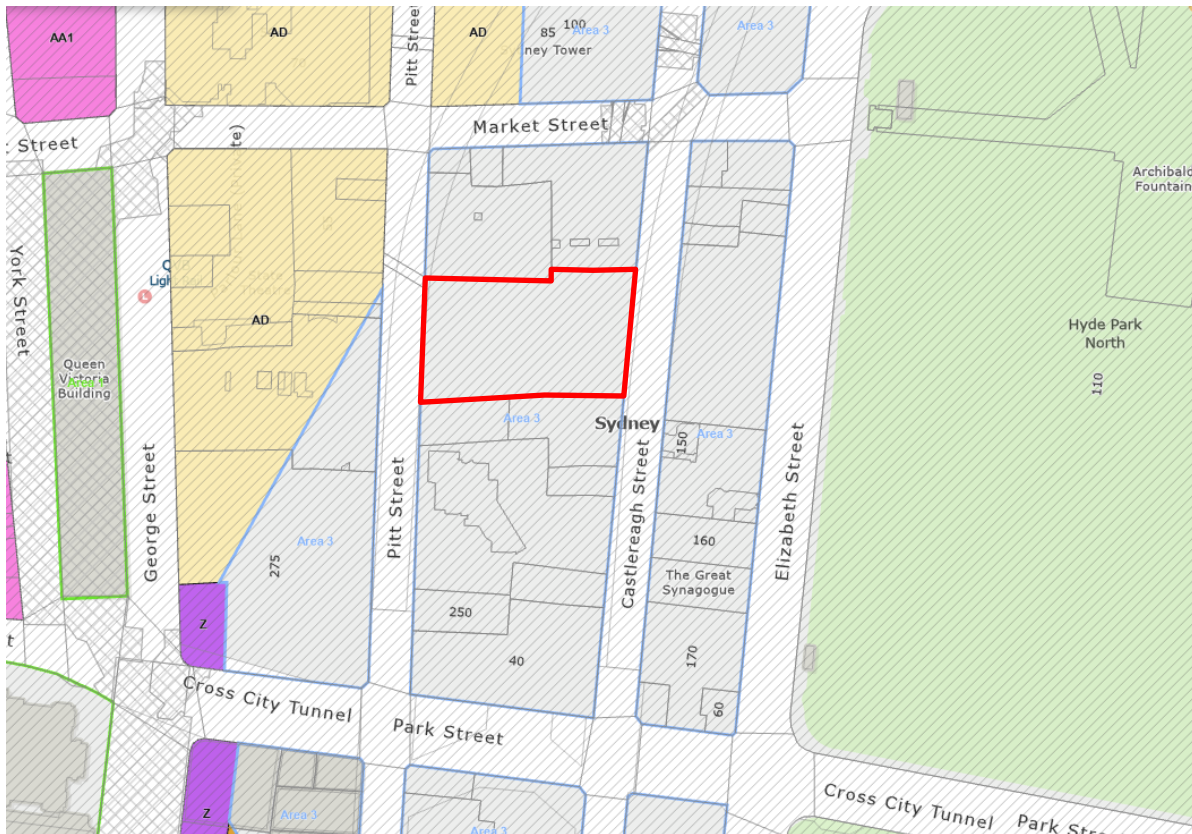


Figure 9. Extract from Height of Building Map in the Sydney Local Environmental Plan 2012

Planning Proposal:
133-145 Castlereagh Street, Sydney



Figure 10. Extract of the Hyde Park sun access plane in the Central Sydney Planning Strategy

2.3 Floor space ratio

The site is subject to a maximum mapped floor space ratio control of 8:1, shown as 'AC1' in Figure 11. The site is also located in Area 2 which, under Clause 6.4 of the Sydney LEP 2012, means the site is eligible for accommodation floor space of up to 4.5:1 for certain uses including business office or retail premises, and up to 6:1 for certain uses including community facilities, hotel or motel accommodation and build-to-rent housing.

Up to 10 per cent additional floor space may be granted under clause 6.21D of the Sydney LEP 2012 if a competitive design process has been undertaken and design excellence achieved. It is noted that the amendments to the Sydney LEP 2012 adopted by Council on 23 June 2025 will enable 10 per cent additional floor space of both height and floor space ratio if a competitive design process is undertaken and design excellence achieved.

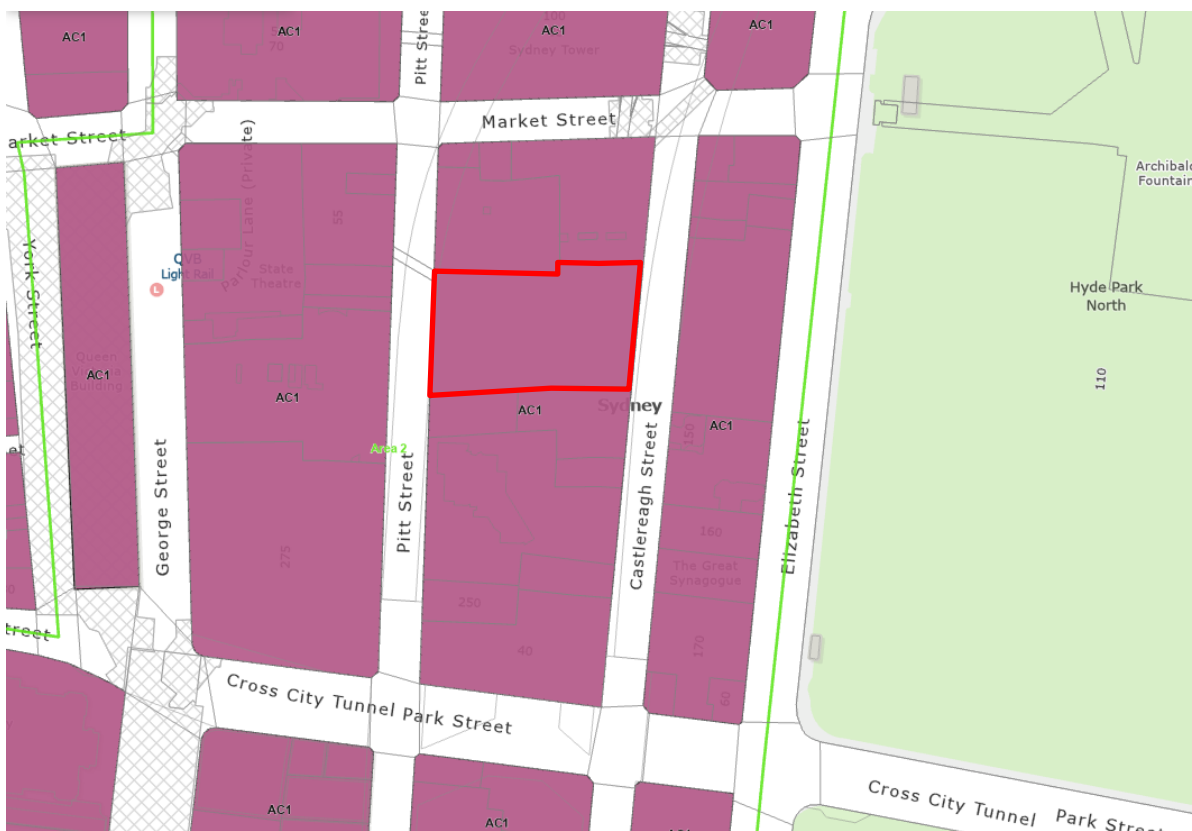


Figure 11. Extract from Floor Space Ratio Map in the Sydney Local Environmental Plan 2012

2.4 Heritage

The subject site does not contain any heritage items and is not located within a heritage consideration area. There are several heritage items within the site's vicinity as shown in Figure 12:

- I1888 - David Jones Department Store Market Street building on the northern boundary
- I1928 and I1929 - City Tattersalls Club buildings to the north of the site
- I1930 - "Banking House" building adjoining the southern boundary fronting Pitt Street.
- I1930 – Simpson House opposite the site in Pitt Street
- I1934 – Marble Bar (interior only) opposite the site in Pitt Street

Planning Proposal:
133-145 Castlereagh Street, Sydney

I1698 – Former Legion House further south of the site at 161-163 Castlereagh Street

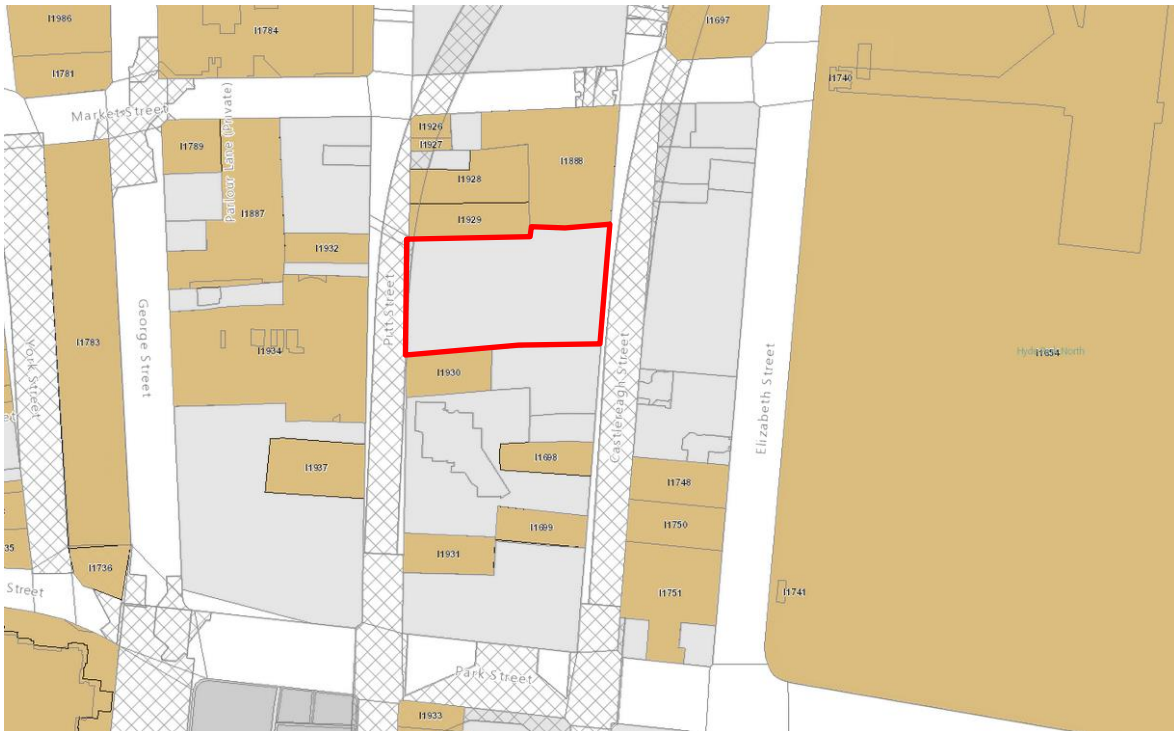


Figure 12. Extract from Heritage Map in the Sydney Local Environmental Plan 2012

3. Objectives and intended outcomes

The objective of this planning proposal is to amend the Sydney LEP 2012 to insert new site specific provisions that permit an increased maximum floor space ratio for the subject site to accommodate a development on the site that will be for either all commercial development and Wesley Mission services, or a mixed use scheme providing for both commercial uses and residential uses.

Specifically, the objectives and intended outcomes of this planning proposal are to:

- facilitate additional floor space in a strategic location to support one of two development outcomes, either for:
 - retail, commercial and other non-residential uses; or
 - retail, commercial uses with limited residential uses
- support additional employment growth to further strengthen Central Sydney's economy
- facilitate a building that is responsive to the character of the surrounding area and respects adjacent heritage buildings
- retain most of the existing Castlereagh Street tower and basement structure while improving solar access to Hyde Park
- improve pedestrian permeability through the site by delivering a through site link with a location for public art
- improve amenity and pedestrian conditions in the public domain
- achieve appropriate wind and daylight conditions at ground level;
- achieve ecologically sustainable development including embodied carbon benefits
- ensure the development provides adequate on-site loading to service the site, and
- ensures a built form that delivers design excellence.

Draft site-specific amendments to the Sydney DCP 2012 accompanying this planning proposal provide detailed guidance for the future redevelopment of the site.

A planning agreement (VPA) will be exhibited to secure the delivery of:

- pedestrian through-site link with easement for 24/7 public access
- removal of the parallel Castlereagh Street vehicle ramp and reinstatement of footpath.
- environmental performance where these exceed those required by the Sydney DCP 2012.

4. Explanation of provisions

4.1 Sydney Local Environmental Plan 2012

To achieve the objectives and intended outcomes, this planning proposal seeks to amend the Sydney LEP 2012 by inserting a new site-specific provisions for the subject site under Part 6, Division 5 as follows:

- permit a maximum floor space ratio to 21.85:1 on the site, inclusive of the following:
 - a maximum floor space ratio of 20.67:1 above ground that could be accommodated within the planning envelope of the site, comprising:
 - the mapped floor space ratio (in accordance with clause 4.4);
 - accommodation floor space (clause 6.4)
 - end of journey floor space (clause 6.6)
 - additional site specific floor space dependant on use after the accommodation floor space (clause 6.4) is used
 - where the building demonstrates design excellence through a competitive design process, additional design excellence floor space of up to 10% of the sum of the above listed floor space.
 - a maximum floor space ratio of 1.18:1 below ground subject to no environmental constraints being demonstrated.
- prevent development consent being granted under this clause unless the consent authority is satisfied that the building:
 - retains the existing majority of the existing Castlereagh Street tower and basement structure
 - is under the Hyde Park Sun Access Plane
 - includes a pedestrian through-site link connecting Castlereagh Street to Pitt Street with retail premises fronting this link
 - removes the vehicle entry ramp parallel to Castlereagh Street and realignment of the footpath
 - removes the sky bridges over Pitt Street and Castlereagh Street
 - provides adequate on-site loading facilities including waste collection
 - is not used for a commercial car park
 - does not include more than 15% of above ground floor space as residential uses
- clarify that no additional building height is available under clause 6.21D(3)
- clarify that clause 6.9 Opportunity sites does not apply to this site

These controls should not prevent alternative development on the site taking place under the existing Sydney LEP 2012 controls.

For the residential component, it is proposed to insert a new provision under Schedule 6C to capture 10% floor area affordable housing contributions on the 15% of the additional residential floor space delivered by this planning proposal.

Appendix 1 of this planning proposal provides some example clauses of the proposed controls. The final version of the clauses to be inserted into the Sydney LEP 2012 would be subject to drafting and agreement with the NSW Parliamentary Counsel's Office.

4.2 Sydney Development Control Plan 2012

To ensure future development is consistent with the objectives of the planning proposal, site specific provisions for the DCP will accompany to ensure a high-quality built form and public domain outcome is achieved. This may have to be updated after the review of the Sydney DCP.

The DCP provisions describe and outline the desired future development and include the following key design considerations:

- maximum building envelope dimensions, including setbacks and heights, for a commercial-only scheme, and mixed use development scheme with residential
- ground floor including active frontages
- through-site link
- heritage
- access, loading and servicing
- design excellence
- sustainability
- flooding

A draft of the new site specific provisions for the Sydney DCP 2012, is also to be placed on public exhibition.

5. Justification

This planning proposal amends the floor space ratio controls to facilitate redevelopment for either a commercial only building, or mixed use scheme including residential uses. No change to the land use zoning is proposed.

The following section provides justification for the planning proposal, outlining strategic and site specific merit, outcomes and process for implementation.

5.1 Landowner request

In November 2025, Stockland, the proponent, supported by Urbis, lodged a planning proposal requesting the insertion of request site specific controls into Part 6, Division 5 of the Sydney LEP 2012.

The proposal is to enable the redevelopment of the site for either a commercial only development with Wesley Mission facilities, or a mixed used scheme comprising commercial and limited residential development. Both development outcomes are to feature a podium across the site with a single tower above, with a height up to the Hyde Park Sun Access Plane.

Indicative designs of both development options have been prepared by the proponent and are at Figure 13 to 15.



Figure 13. Artists impression of the commercial scheme, from Pitt Street

Planning Proposal:
133-145 Castlereagh Street, Sydney



Figure 14. Artists impression of the development, from Pitt Street



Figure 15. Artists impression of the mixed use development scheme, looking north-west

5.2 Need for the planning proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal is a result of a request from the landowner to change the planning controls that relate to the subject site.

The planning proposal responds to, and is consistent with, the Central Sydney Planning Strategy. The Strategy describes objectives and a framework to ensure future growth is employment focused, occurs where it respects our special places and spaces, and is highly sustainable, resilient and responsive to climate change. A detailed review of the consistency of the proposal with the strategic planning framework is provided at section 5.4 below.

The landowner has undertaken a number of studies in support of the request, including an Urban Design Study prepared by 3XN. The study describes how the proposal is consistent with the City's vision for Central Sydney to remain economically competitive and capable of accommodating growth in employment generating floor space through additional building height and floor space in selected locations that do not result in unacceptable impacts on public domain amenity.

Documentation submitted by the proponent in support of their request are as follows:

- Attachment A1 – Request for Planning Proposal
- Attachment A2 – Urban Design Report
- Attachment A3 – Site Survey
- Attachment A4 – Quantity Surveyor Letters
- Attachment A5 – Draft Design Excellence Strategy
- Attachment A6 – Statement of Intent – Public Benefits Letter of Offer
- Attachment A7 – Heritage Impact Statement
- Attachment A8 – Pedestrian Footpath Analysis – Commercial Scheme
- Attachment A9 – Pedestrian Footpath Analysis – Mixed Use Scheme
- Attachment A10 – Desktop Geotechnical Assessment
- Attachment A11 – Building Services Report
- Attachment A12 – Structural Design Description
- Attachment A13 – Stakeholder Engagement Plan
- Attachment A14 – Rail Corridor Impact Report – Commercial Scheme
- Attachment A15 – Rail Corridor Impact Report – Mixed Use Scheme
- Attachment A16 – Pedestrian Wind Assessment
- Attachment A17 – Skyview Factor Report
- Attachment A18 – Transport Impact Assessment – Commercial Scheme
- Attachment A19 – Transport Impact Assessment – Mixed Use Scheme
- Attachment A20 – Acoustic Impact Assessment – Commercial Scheme
- Attachment A21 – Acoustic Impact Assessment – Mixed Use Scheme
- Attachment A22 – Sustainable Design Strategy Report – Commercial Scheme
- Attachment A23 – Sustainable Design Strategy Report – Mixed Use Scheme
- Attachment A24 – Flood Assessment – Commercial Scheme
- Attachment A25 – Flood Assessment – Mixed Use Scheme
- Attachment A26 – Utility Services Infrastructure Report – Commercial Scheme
- Attachment A27 – Utility Services Infrastructure Report – Mixed Use Scheme
- Attachment A28 – Preliminary Waste Management Plan – Commercial Scheme
- Attachment A29 – Preliminary Waste Management Plan – Mixed Use Scheme
- Attachment A30 – Preliminary Public Art Strategy
- Attachment A31 – Preliminary Site Contamination Investigation

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

This planning proposal seeks to insert new site-specific provisions into Division 5 and Schedule 6 of the Sydney LEP 2012 for the subject site. The proposed envelope has been assessed to ensure that future built form is appropriate and does not result in any unacceptable impacts on adjoining properties or the public domain. The amended controls facilitate the delivery of additional employment generating floor space, and potentially additional residential floor space consistent with the vision of the Central Sydney Planning Strategy and Local Strategic Planning Statement.

5.3 Relationship to strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy, or draft strategy?

This planning proposal is consistent with the relevant actions and objectives of the applicable regional and district plans, as summarised below.

A Metropolis of Three Cities – The Greater Sydney Region Plan

The Greater Sydney Region Plan is the NSW Government's overarching strategic plan for growth and change in Sydney.

The Plan outlines how Greater Sydney will manage and deliver growth and guide infrastructure delivery. This planning proposal gives effect to the Plan, as follows:

- **Infrastructure** – Future development on the site will support the investment in new transport infrastructure, and benefit from additional passenger capacity, especially the new Gadigal Metro Station close to the site on Pitt Street.
- **Liveability** – The proposal will deliver retail activation at ground level fronting Castlereagh and Pitt Streets. The publicly accessible through site link will improve connectivity to Pitt and Castlereagh Street and be activated with retail uses and will feature natural daylight. The proposal will facilitate public domain works to improve pedestrian movement and increase the permeability of Central Sydney. Future development in a mixed-use scheme would also contribute to greater housing supply and choice through the provision of residential apartments with adequate dwelling mix.
- **Productivity** – The proposal will deliver additional commercial floor space for both potential development outcomes, close to existing and future transport infrastructure contributing to the growth of Central Sydney's economy.
- **Sustainability** – Delivery of a new building with improved sustainability outcomes than the current building stock is a key priority of the proposed development concept. Retaining significant components of the existing structure improves sustainability by the retention of embodied carbon.

Eastern City District Plan

The Eastern City District Plan sets out the vision, priorities and actions for the Eastern District of the Greater Sydney area, which includes the City of Sydney.

This planning proposal is consistent with the following priorities from the Plan:

- **Planning Priority E1 – Planning for a city supported by infrastructure** – To refresh and renew the offering of commercial floor space in this area of Central Sydney, this planning proposal seeks to expand and enhance commercial uses on the subject site by facilitating the delivery of new office space on a site located close to existing and planned transport infrastructure to maximise the efficient use of the existing and future new capacity.

Planning Proposal:
133-145 Castlereagh Street, Sydney

- **Planning Priority E5 – Providing housing supply, choice and affordability with access to jobs, services and public transport** – If a mixed-use development scenario is pursued, this planning proposal will allow for additional limited housing supply to balance the need for planning for long term jobs supply, in a well-serviced location close to existing and forecast jobs, retail, community facilities, key services and public transport options.
- **Planning Priority E6 – Creating and renewing great places and local centres and respecting the District's heritage** – The planning proposal will improve the public domain around the site and improve amenity and accessibility for pedestrians, while also being sympathetic to adjoining heritage buildings.
- **Planning Priority E7 – Growing a stronger and more competitive Harbour CBD** – Central Sydney lies at the core of the Harbour CBD, within the Eastern Economic Corridor. This Planning Proposal will help facilitate new commercial office space within Central Sydney to maximise the competitive advantage of this part of Sydney.
- **Planning Priority E10 – Delivering integrated land use and transport planning for a 30 minute city** – The future development concept satisfies the 30 minute city objective as it will increase employment opportunities, and housing supply in a mixed-use scheme, close to existing and future public transport connections across may part of Greater Sydney within a 30 minute travel time.
- **Planning Priority E11 – Growing investment, business opportunities and jobs in strategic centres** – This planning proposal will facilitate the delivery of new commercial and retail development on the subject site delivering additional office space in Central Sydney, which will add to the viability of the Harbour CBD economy.
- **Planning Priority E13 – Supporting growth of targeted industry sectors** – This planning proposal will deliver additional retail and commercial floor space which will be available for investment from targeted industry sectors including retail, visitor economy and knowledge-intensive businesses.
- **Planning Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiently** – The planning proposal will deliver a development with significantly improved sustainability outcomes than the current built form on site. Embodied carbon will be achieved by retaining the key structural components of the existing Castlereagh Street tower, and basement. Future development on the site is to achieve the sustainability targets in the amendments to Sydney DCP 2012 as adopted by Council on 23 June 2025.

The Sydney Plan (Draft)

The draft Sydney Plan sets out how growth is to be addressed in Sydney over the next 20 years. The planning proposal is consistent with the following priority responses of the draft plan:

This planning proposal gives effect to the following priorities of the Plan:

- **Housed** – If a mixed-use scheme is pursued, this planning proposal will enable greater housing supply and dwelling choice. Future mixed-use development would ensure additional housing is well-located close to existing jobs, services and amenities.
- **Prosperous** – Future redevelopment on site will facilitate additional commercial floor space in Central Sydney, strengthening the economy of a key commercial centre for the City.
- **Connected** – The planning proposal will deliver additional commercial floor space in a central location within walking distance of existing and future public transport connections and cycleways. The inclusion of residential in a mixed-use scheme will similarly achieve this, by increasing commercial floor area with a limited quantity of market residential floor space provision in a well-serviced location.
- **Resilient** – Future development on site will result in better sustainability outcomes than the current building stock and will achieve sustainability targets that align with the City of Sydney's net zero targets.
- **Liveable** – Future development will result in an enhanced public domain by including retail activation on ground level, a through site link as well as public domain improvements to support

pedestrian movement. The planning proposal will also enable more workers, and residents in a mixed-used scheme, to be located close to key infrastructure and essential services.

- **Coordinated** – The site is well positioned to capitalise on existing transport infrastructure including light rail, heavy rail, metro and bus connections as well as nearby cycleways and pedestrian links.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement – City Plan 2036

The City's local strategic planning statement (LSPS) sets the land use planning context, vision and planning priorities to positively guide future development in the City. This planning proposal aligns with the following priorities of the LSPS:

Infrastructure

- **I1. Movement for walkable neighbourhoods and a connected city** – The future development concept for the subject includes a through-site link that will improve connections between Castlereagh and Pitt Streets, providing increased accessibility and activation to encourage a permeable pedestrian network. This planning proposal also facilitates additional retail and commercial floor space in a well-located area within walking distance to key destinations for working, shopping, socialising, exercising and essential services. A mixed-use development scheme would additionally provide residential floor space, in conjunction with retail and commercial floor space, in a well-served location.
- **I2. Align development and growth with supporting infrastructure** – The subject site is well located to take advantage of nearby existing and future transport infrastructure, including heavy rail, light rail and metro connections, as well as bus services and cycleways.

Liveability

- **L2. Creating great places** – This planning proposal will deliver improved street life and activation by reinstating the footpath design along Castlereagh Street and new fine-grain retail premises, where new food and drink premises will be encouraged.
- **Priority L3 – New homes for a diverse community** – If a mixed-use development scenario is pursued, increased housing supply would be achieved through the provision of residential apartments with appropriate dwelling mix.

Productivity

- **P1. Growing a stronger, more competitive Central Sydney** – This planning proposal supports growth in Central Sydney by facilitating future development that will deliver additional capacity for economic and employment growth and provide premium office floor space to attract globally competitive business.

Sustainability

- **S2. Creating better buildings and places to reduce emissions and waste and use water efficiently** – Future development facilitated through this planning proposal will be required to meet ambitious sustainability benchmarks ensuring the new buildings will be more sustainable than the existing building stock.

Sustainable Sydney 2030-2050: Continuing the vision

Sustainable Sydney 2030-2050 provides a vision for a green, global and connected city and includes directions for sustainable growth, creativity and innovation. This planning proposal gives effect to the following strategic directions:

Planning Proposal:
133-145 Castlereagh Street, Sydney

- **Direction 2 – A leading environmental performer** – This planning proposal will retain the Castlereagh Street tower, and most of the basement structure, for embodied carbon savings. Future development on the site is to achieve the sustainability targets in the amendments to Sydney DCP 2012 as adopted by Council on 23 June 2025.
- **Direction 3 – Public places for all** – Future redevelopment on site would enhance the ground plane through improved footpath design along Castlereagh Street and new fine-grain retail premises, where new food and drink premises will be encouraged.
- **Direction 4 – Design excellence and sustainable development** – Future development on site would be subject to a competitive design process to ensure built form achieves design excellence.
- **Direction 5 – A city for walking, cycling and public transport** – The site is within walking distance of key destinations, and is well positioned to take advantage of existing transport infrastructure, including heavy rail, light rail, metro and bus connections as well as nearby cycleways.
- **Direction 6 – An equitable and inclusive city** – Future development facilitated by the planning proposal will deliver a positive contribution to Central Sydney through greater opportunities for business and new retail activation for local workers, residents and visitors.
- **Direction 9 – A transformed and innovative economy** – This planning proposal provides additional employment floor space, strengthening the city's position as a destination for business, investment and talent.
- **Direction 10 – Housing for all** – Future development may include a portion of residential accommodation, should a mixed-use development scheme be chosen, helping to meet the diverse housing needs of our community.

Central Sydney Planning Strategy

The Central Sydney Planning Strategy is a 20-year growth strategy that revises previous planning controls and delivers on the City's Sustainable Sydney 2030-2050 program. As the economic heart of Australia's global city, Central Sydney plays a critical role in the continued growth and economic success of Greater Sydney and the national economy.

The Strategy includes opportunities for additional height and density in the right locations balanced with environmental sustainability and sets criteria for excellence in urban design. This planning proposal is aligned with the following relevant key moves of the Strategy:

- **1. Prioritise employment growth and increase capacity** – This planning proposal will facilitate the delivery of additional employment generating floor space, in the form of office and retail uses, increasing the employment capacity and growth within Central Sydney.
- **2. Ensure development responds to context** – The draft site-specific DCP that accompanies this planning proposal includes provisions to ensure future development responds to its context with a built form that includes sufficient tower setbacks, and does not result in adverse wind and daylight impacts in the public domain.
- **5. Ensure infrastructure keeps pace with growth** – Development facilitated by this planning proposal is subject to the Central Sydney Development Contributions Plan 2020, and the City of Sydney Affordable Housing Program in place at the time the planning proposal was lodged.
- **6. Move towards a more sustainable city** – This planning proposal retains the existing building, helping to reduce greenhouse gas emissions by preserving the embodied carbon within the existing structure. Future development is also to achieve the ambitious sustainability targets as set out in the draft site specific DCP, consistent with the Strategy.
- **7. Protect, enhance and expand Central Sydney's heritage and public space** – This planning proposal delivers additional floor space while lowering the existing Castlereagh St tower building height and offering a sympathetic design treatment to the adjoining heritage buildings.
- **8. Move people more easily** – The site is within easy walking distance of key destinations and is well located to capitalise on existing public transport connections including heavy rail, light rail, metro and bus services as well as cycleways.

- **9. Reaffirm commitment to design excellence** – Future development on site will be subject to a full competitive design competition with the draft DCP to include design excellence provisions to ensure a high quality built form.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

City of Sydney Economic Development Strategy 2025-2035

This planning proposal gives effect to the outcomes of the City's Economic Development Strategy in the following ways:

- Establishing ambitious sustainability benchmarks to support Sydney's transition to net zero
- Increasing employment floor space to attract talent and investment, and strengthen the productivity of Sydney's economy. Accommodation of new jobs on site will also assist the City in achieving its 2036 jobs target
- Enhancing the public domain and upgrading the through-site link to improve connectivity and ground plane experience.

Is the planning proposal consistent with applicable SEPPs?

The following table (Table 1) outlines the consistency of this planning proposal with applicable SEPPs.

Table 1: Consistency with applicable SEPPs

SEPP	Comment
SEPP (Biodiversity and Conservation) 2021	This planning proposal is consistent. As the site is located within Central Sydney there is no vegetation to be cleared and the planning proposal does not change the existing site coverage. The site is located in the Sydney Harbour Catchment but is not located within the Foreshores and Waterways Area. The existing structure is being retained and limited excavation is proposed. There is no change to current site coverage and no change to current drainage infrastructure is proposed. Therefore, it is considered unlikely that the proposal will have any adverse impacts on water quality, aquatic ecology, recreation and public access, or flooding beyond the boundaries of the site.
SEPP (Exempt and Complying Development Codes) 2008	This planning proposal is consistent.
SEPP (Housing) 2021	This planning proposal is consistent. Should a mixed-use scheme be pursued, new residential apartments with appropriate dwelling mix would be delivered in a central location well serviced by existing transport infrastructure, jobs, essential services and community facilities. The apartments would be concentrated to the upper tower levels with greater setback than a commercial-only scheme, helping to maximise amenity for future

Planning Proposal:
133-145 Castlereagh Street, Sydney

SEPP	Comment
	residents including solar access. The planning proposal is accompanied by a draft development control plan which provides site-specific controls to ensure any dwellings provided on site are designed to reflect the locality and be well integrated into the surrounding area.
SEPP (Industry and Employment) 2021	This planning proposal is consistent.
SEPP (Planning Systems) 2021	This planning proposal is consistent.
SEPP (Precincts – Eastern Harbour City) 2021	This planning proposal is consistent.
SEPP (Resilience and Hazards) 2021	This planning proposal is consistent. The site is not located in a coastal environment area or a coastal use area. This planning proposal request was accompanied by a Geotechnical Report detailing the site's expected ground conditions, groundwater and vibration, as well as initial design parameters for foundations and shoring walls. Further detailed investigation will be required as part of any future development application process.
SEPP (Resources and Energy) 2021	This planning proposal is consistent.
SEPP (Sustainable Buildings) 2022	This planning proposal is consistent. Future development will be consistent with the standards for non-residential development as articulated in Chapter 3 of the SEPP, as well as Chapter 2 if residential development is provided in a mixed-use development scenario.
SEPP (Transport and Infrastructure) 2021	This planning proposal is consistent. As any future development on the site will be considered a 'traffic generating development' for the purposes of the SEPP as over 10,000m² of commercial floor space is proposed, any future development application will be referred to Transport for NSW for concurrence prior to determination. This site is close to Sydney Metro tunnels under Castlereagh St and Pitt St. Given this close proximity, any future application must consider potential impacts of the proposal on the corridors and will require consultation with Transport for NSW.

The following SEPPs are not applicable to this planning proposal:

- SEPP (Precincts – Central River City) 2021, SEPP (Precincts – Regional) 2021, SEPP (Precincts – Western Parkland City) 2021, SEPP (Primary Production) 2021

Is the planning proposal consistent with applicable Ministerial Directions?

The following table (Table 2) outlines the consistency of this planning proposal with applicable Ministerial Directions.

Table 2: Consistency with Ministerial Directions

Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Region Plans	This planning proposal is consistent, as demonstrated in section 5.4 of this document.
1.3 Approval and Referral Requirements	This planning proposal is consistent. No provisions are being proposed that would require the concurrence, consultation or referral of development applications to a Minister or public authority, nor identify the development as designated development.
1.4 Site Specific Provisions	This planning proposal is consistent. The planning proposal does not restrict the permitted uses on the land. This planning proposal provides an uplift for commercial floorspace, and residential development in a mixed-use scheme, consistent with strategic priorities established in the relevant regional and district plan, and LSPS. Development that does not make use of the uplift provided by the planning proposal can continue to make use of the full range of uses permitted in the SP5 Zone.
1.4A Exclusion of Development Standards from Variation	This planning proposal is consistent. The planning proposal does not propose to exclude a development standard from variation under Clause 4.6.
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zone	This planning proposal is consistent. The site is not located within an environmentally sensitive area, a conservation zone nor land otherwise identified for environment conservation or protection purposes.
3.2 Heritage Conservation	This planning proposal is consistent. There are no heritage-listed items on the site, and the site's proximity to heritage items is appropriately considered by the planning proposal. A Heritage Impact Statement, provided by the proponent, accompanies this document.

Ministerial Direction	Comment
3.5 Recreation Vehicle Areas	The planning proposal is consistent. The site is not being developed for the purpose of a recreation vehicle area.
3.7 Public Bushland	The planning proposal is consistent. The site does not contain any urban bushland.
3.9 Sydney Harbour Foreshores and Waterways Areas	This planning proposal is consistent. The site is not located within the Foreshores and Waterways Area.
3.10 Water Catchment Protection	This planning proposal is consistent. The site is located within the Sydney Harbour Catchment but outside the Foreshores and Waterways Area boundary. The planning proposal does not conflict with the objectives of the Direction.

Focus area 4: Resilience and Hazards

4.1 Flooding	This planning proposal is consistent. Pitt St fronting site to the west is impacted by high hazard flooding in a PMF event, and Castlereagh St fronting site to the east is impacted by low hazard flooding in a PMF event. Two Flood Impact Assessments accompany this planning proposal, one for a mixed-use scheme and one for a commercial-only development. Table 5 of the reports demonstrate non-compliance with the City's flood planning level (FPL) criteria. The report proposes the adoption of the PMF level as the applicable FPL for certain uses. It identifies this as relatively low risk on the site due to its location near the top of the catchment, away from any significant trapped sag locations and the site's low sensitivity of peak flood levels to changes in the hydrological assumptions. The proposed FPL would provide flood immunity without the use of flood gates. Following review by the City's water engineers, a response was provided by the proponent's engineer, which is considered to satisfactorily demonstrate that a future development is capable of meeting relevant flood planning requirements. A detailed Flood Impact and Risk Assessment (FIRA), and Flood Emergency Response Plan, along with other supporting studies is required at the DA stage to confirm the management of flooding risk.
4.2 Coastal Management	This planning proposal is consistent. The site is not located within the coastal environment area or coastal use area.

Ministerial Direction	Comment
4.4 Remediation of Contaminated Land	This planning proposal is consistent. This site is currently used for commercial purposes and the proposed future use will either remain all-commercial, or majority commercial with some residential. The site, and adjoining, are used for commercial uses. Excavation proposed is to RL 14m in the southwestern Piccadilly Court basement area, down to existing basement level at approximately RL 14m. A preliminary site (contamination) investigation was prepared by Douglas Partners to support the planning proposal request for the site lodged in 2020, though subsequently withdrawn. Although a different reference scheme was proposed which included no further excavation of the basement, the report found that there is low risk that the site is impacted by significant contamination, though may be subject to potential contamination sources. It was considered that the site can be made suitable for redevelopment following further investigations, should any contamination be identified.
4.5 Acid Sulfate Soils	This planning proposal is consistent. The site is classified as Class 5 Acid Sulfate Soils as per the Sydney LEP 2012. Retention of the existing building is proposed, and excavation will be limited to the southwestern Piccadilly Court basement area, down to the existing basement level. Further investigation and the need for an Acid Sulfate Soils Management Plan will be addressed in any future development application.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	This planning proposal is consistent. The site is well-located close to key public transport connections in Central Sydney.
5.2 Reserving Land for Public Purpose	This planning proposal is consistent. No changes to existing zonings or reservations of land for public purposes are facilitated by this planning proposal. The site is within close proximity to land that was acquired for the rail corridor for construction of the Sydney Metro. Consultation with Transport NSW and Sydney Metro will be undertaken as part of the public consultation process due to this issue.
5.3 Development near Regulated Airports and Defence Airfields	This planning proposal is not consistent.

Ministerial Direction	Comment
	In an all-commercial building envelope, the proposed maximum height is RL 187.46m (around 168.05m). In a mixed-use building envelope, the proposed maximum height is RL 187.29m (around 167.88m). In both instances the development exceeds the Obstacle Limitations Surfaces (OLS) of 156m AHD for this site for Sydney Airport. This will be addressed through consultation with the relevant agencies as part of the public exhibition process for this project. This includes consultation with the Sydney Airport Corporation, Airservices Australia and the Civil Aviation Safety Authority. Following consultation with the relevant public agencies, the planning proposal will be amended where necessary and reported back to Council and the Central Sydney Planning Committee for final approval prior to the drafting of the relevant amendments to the Sydney LEP 2012.

Focus area 6: Housing

6.1 Residential Zones

This planning proposal is consistent, should a mixed-use development scheme be pursued. The provision of residential development will be enabled by a mixed-use development scheme under this planning proposal, with additional standards to ensure commercial floor space will be a significant proportion of the total gross floor area of the site. Controls in the Sydney LEP 2012 and Sydney DCP 2012 to ensure that if residential uses are proposed, the site can be adequately serviced.

6.2 Caravan Parks and Manufactured Home Estates

This planning proposal is consistent. It provides an alternative set of planning controls for commercial or mixed use of the site. It is not a suitable zone or location for the provision of a caravan park.

Focus area 7: Industry and Employment

7.1 Employment Zones

This planning proposal is consistent. It will encourage employment growth in a suitable location, as well as protect and support the viability of an area identified in the relevant regional and district plans and LSPS for commercial uses.

The following Ministerial Directions are not applicable to this planning proposal:

- 1.2 Development of Aboriginal Land Council Land, 1.5 Parramatta Road 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 the 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 Pyrmont Peninsula Place Strategy, 1.16 North West Rail Link Corridor Strategy, 1.17 Implementation of the Bays West Place Strategy, 1.18 Implementation of the Macquarie Park Innovation Precinct, 1.19 Implementation of the Westmead Place Strategy, 1.20 Implementation of the Camellia-Rosehill Place Strategy, 1.21 Implementation of the South West Growth Area Structure Plan, 1.22 Implementation of the Cherrybrook Station Place Strategy, 3.3 Sydney Drinking Water Catchments, 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs, 3.6 Strategic Conservation Planning, 3.8 Willandra Lakes Region, 4.3 Planning for Bushfire Protection, 4.6 Mine Subsidence and Unstable Land, 5.4 Shooting Ranges, 5.5 High Pressure Dangerous Goods Pipelines, 7.2 Reduction in non-hosted short-term 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 Regional Significance on the NSW Far North Coast.

5.4 Environmental, social and economic impact

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

The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats. The subject site is located in Central Sydney, which does not contain any critical habitats or threatened species, populations or ecological communities.

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

Planning Envelope Testing for Future Built Form

The two planning envelopes informing the planning proposal have been rigorously tested against public domain amenity criteria, including Sky View Factor and Pedestrian Wind Impacts which are an improved outcome to that of a building envelope that is consistent with the requirements of the Central Sydney Planning Framework.

The planning envelopes have demonstrated that they are capable of comfortably accommodating the built form of the proposed indicative concept designs with sufficient flexibility and provide for architectural articulation without resulting in adverse conditions at ground level.

The site is subject to the Hyde Park Sun Access Plane, and the planning envelope has been designed to comply with this requirement through a sloping form at the top of the envelope.

The podium envelope provides for a future development to respond to the built form of adjoining buildings, including heritage items. Appropriate tower setbacks have been incorporated into the proposed building envelope along with controls in the draft site specific DCP.

Notwithstanding the variations to tower setbacks, the proposed maximum planning envelope is consistent with the objectives of the Central Sydney Planning Strategy in that the planning proposal will facilitate additional employment generating floor space through additional building height and floor space without detrimentally impacting pedestrian amenity, solar access and wind conditions in the public domain.

Controls in both the Sydney LEP 2012 and Sydney DCP 2012 are to achieve the desired built form outcome.

The draft DCP, which accompanies the planning proposal, includes detailed site-specific provisions to describe and outline the desired future development on site to ensure a high quality built form and public outcome is delivered.

Floor Space Ratio Changes

Informed by the above impact assessment, the planning proposal will insert site-specific floor space ratio (FSR) controls in the Sydney LEP 2012 for the subject site.

The planning proposal provides for site specific provisions to achieve a maximum floor space ratio of 21.85:1, with a maximum above ground floor space ratio of 20.67:1 and maximum below ground floor space ratio of 1.18:1.

Envelope testing has been carried out for this planning proposal. While not complying with the Guideline's standard engineering and mechanical servicing methods, supporting document from the proponent demonstrates that engineering and mechanical servicing methods can be used to achieve the proposed floor space yield. This includes using double height lifts for the main tower core. If these methods are not incorporated in the detailed design stage, a lower FSR is likely to result for the site.

Although the maximum floor space ratio is the same for either development scheme permitted by the planning proposal, there are variations in the planning envelope for the two different development schemes. The variances are largely at the upper part of the tower. The mixed-use residential scheme envelope has greater setbacks above RL135.37 to be capable of meeting the NSW Apartment Design Guide, but includes an extra two floors compared to the commercial scheme. This is due to the lower floor to floor heights required for residential development. However, both schemes conform to the height control of the sun access plane.

The proposed maximum planning envelopes are consistent with the objectives of the Central Sydney Planning Framework in that the planning proposal will facilitate additional employment generating floor space in a building that provides for positive outcomes for pedestrian amenity, solar access and wind conditions in the public domain.

Controls in both the Sydney LEP 2012 and Sydney DCP 2012 are to achieve the desired built form outcome.

The draft DCP, which accompanies the planning proposal, includes detailed site-specific provisions to describe and outline the desired future development on site to ensure a high quality built form and public outcome is delivered.

Planning Proposal: 133-145 Castlereagh Street, Sydney

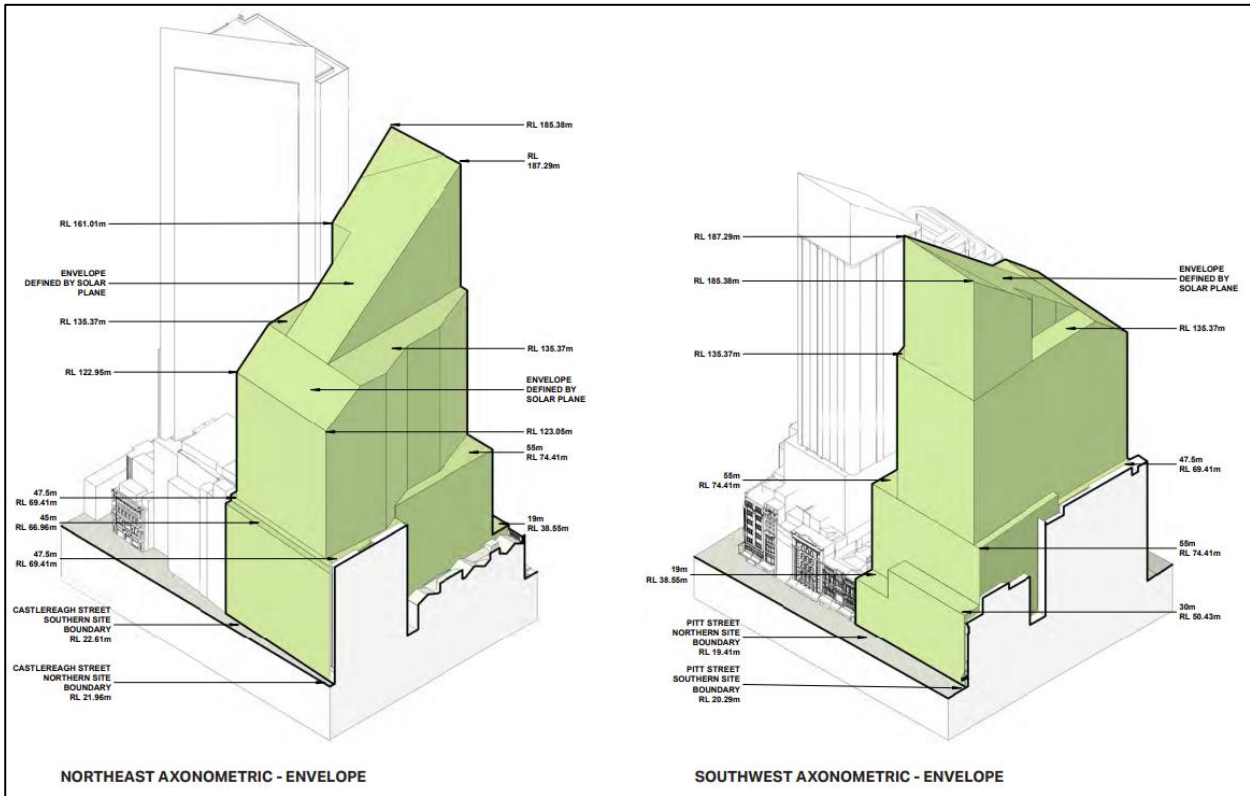


Figure 16. Elevations of the indicative building envelope



Figure 17. Setbacks of the indicative building envelope

Residential Use

The Guideline for Site Specific Planning Proposals in Central Sydney details the planning pathways to access additional height and density through site specific planning proposals in Central Sydney. This Guideline identifies Strategic Opportunity Sites which are different to other sites because they are capable of delivering significant public benefits, allowing for uses other than commercial. The subject site is identified as a Strategic Opportunity Site, and the planning proposal request facilitates a reduction in existing overshadowing to a protected space to comply with the sun access provisions of the Sydney LEP 2012.

The planning proposal requires the reduction in the height of the Castlereagh Street tower, removing the height breach to fully comply with the Hyde Park Sun Access Plane, resulting in improved solar access to this protected public space.

One of the two development outcomes available under the planning proposal is to allow for limited residential development, with the request for residential floor space be limited to 15% of the total floor space for the site. The reference scheme submitted with the request shows 14,752 square metres of residential floor space, which is 14.87% of the proposed maximum above ground floor space of 20.67:1. Therefore it is recommended that the gross floor area of residential use in a future building be capped at 15% of the maximum available above ground gross floor area.

The mixed use scheme also increases the commercial GFA of the site by around 30,000 square metres, consistent with the objectives of the Central Sydney Planning Framework in that the planning proposal will facilitate additional employment generating floor space.

Affordable housing requirements

It's proposed to add the site to Schedule 6C contribution requirements, to specify the affordable housing contributions for development on the site as a result of the planning proposal. The contribution requirements will require the application of the affordable housing program in place at the time of lodgement.

The program set out a contribution of an additional a10% for residential uplift accessed through a planning proposal.

Where residential floor space is utilising the additional floor space enabled through the planning proposal, Schedule 6C would require the contribution of the uplift at the 10% rate, in addition to the standard contributions under clause 7.13 of the LEP. It is proposed that the contribution on the additional floor space the result of the planning proposal would be apportioned noting the proposed maximum of 15% of the floor space for residential use.

Daylight access/Sky view factor

The Central Sydney Planning Strategy seeks to unlock additional employment generating floor space in Central Sydney through opportunities for additional height and density that will not result in adverse impacts to public domain amenity including daylight access.

The Strategy provides for a base case building envelope to establish the minimum performance benchmarks for daylight levels in public places adjacent to the site. Planning proposals may vary the building envelope set by the Strategy subject to equivalent or improved daylight access to the surrounding public domain.

A Sky View Factor Report accompanying the planning proposal request to demonstrate daylight in the vicinity. A sky view factor test calculates the proportion of sky visible when viewed from the ground up. The testing analysed of the extent of sky visible above various points in proximity to the site as a proportion of the total possible sky hemisphere above the point, comparing the base case envelope with the proposed building envelope. The results found that the proposed building envelopes, which require the removal of the two sky bridges, increase the amount of sky visible compared to the DCP base case envelope. The proposed average sky view factor (SVF) score for the commercial-only scheme envelope is 11.418312%, and the score for the mixed use scheme

Planning Proposal:
133-145 Castlereagh Street, Sydney

envelope is 11.448052%, which are higher than the DCP base case envelope score of 10.991138%. Therefore this planning proposal satisfies the requirements of Schedule 12 of the Sydney DCP 2012 in this regard.

Wind Assessment

The planning proposal was accompanied by a Pedestrian Wind Environment Study prepared by CPP which assessed pedestrian wind comfort levels as a result of future development on the subject site.

The Central Sydney Planning Framework provides for a base case building envelope to establish the minimum performance benchmarks for wind impacts in public places adjacent to the site. The wind impacts have been assessed to the safety standard as well as the walking, standing, and sitting comfort standards. The wind testing compared the base case envelope to the proposed building envelope.

The wind assessment found that the proposed envelopes result in improved overall wind conditions as compared to the base case envelope. Three locations see a comfort rating change from pedestrian sitting to pedestrian standing, however the overall wind conditions remained generally within the comfort range, suitable for pedestrian standing. All locations, for all envelopes, meet the wind safety criteria.

Solar Access and Overshadowing

Clause 6.19 of the Sydney LEP 2012 prevents new buildings from creating additional overshadowing to certain public places, which includes Hyde Park. The proposal does not include changes to the Hyde Park sun access plane, with the proposed concept design fully compliant with this height control. This would result in an improved outcome for Hyde Park compared to the existing buildings on the site, with the 31-storey tower currently exceeding the sun access plane. Both proposed envelopes achieve the same outcomes, as shown in Figure 18.

The Urban Design Study that accompanies the planning proposal includes a solar and overshadowing analysis. The additional overshadowing generated by the proposal is located within the shadows generated by the street wall height, and is therefore considered satisfactory.

A detailed solar access and overshadowing analysis will be included as part of a detailed development application.



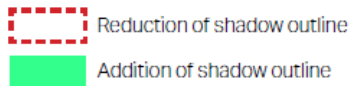


Figure 18. Change in overshadowing for the commercial only envelope (left) and mixed use envelope (right)

View analysis

The Urban Design Study accompanying the planning proposal provides a view analysis exploring the impact of the proposal from key viewpoints in the public domain in Central Sydney.

The Central Sydney Planning Framework includes controls for Views from Public Places that take in important buildings or urban landscapes that help define Central Sydney. One of the views identified that affects this proposal is a view along Pitt Street, from Park Street.

A view analysis was undertaken for each scheme as part of the Urban Design Study and found that there were no significant impacts to views, and existing and proposed towers to the north and south of the site will obscure views to a future tower on the site. The removal of the sky bridges to facilitate the proposed future development will improve the quality of views and outlook looking north along Pitt Street.

Heritage

The subject site is not identified as a heritage item, nor is it located in a special character area. The proposed redevelopment facilitated by this planning proposal will not include the demolition of any heritage item.

There are three heritage items adjoining the site including the David Jones Market Street building and City Tattersalls Club to the north, and Banking House building to the south. Both the David Jones and Tattersalls Club sites are undergoing redevelopment, including new towers.

The planning proposal is accompanied by a Heritage Impact Statement which advised that the proposal will have limited impact to the significance of nearby items, especially due to the approvals for substantial development above the heritage listed David Jones Market Street building, and Tattersalls Club buildings.

The proposed reference scheme offers a design that is able to respond sympathetically to the heritage items in the vicinity, due to the proposed podium and tower setbacks, and proposed podium heights and tower setbacks to Pitt Street. Existing views towards heritage items will be retained in their existing urban setting. Hyde Park, a state and local heritage item will also benefit due to the improved solar access that would result from new development subject to the proposed controls.

The planning proposal is accompanied by draft site-specific provisions for the DCP to ensure future development on site relates sympathetically to adjacent heritage items in terms of, façade treatments, massing and materials.

Access and loading

The proponent has been able to demonstrate that the proposal is capable of meeting the approved Sydney DCP 2012 for the commercial scheme, with regards to loading access for vehicle access, loading and servicing, and bicycle parking, although this will need to be demonstrated at the detailed design stage.

Introducing a residential use on the site that seeks to retain the existing Castlereagh Street office tower creates challenges, including the need for on-site Council waste collection for the residential apartments.

The proponent has not demonstrated that the mixed-use scheme meets the existing or approved Sydney DCP 2012 controls for access, loading and servicing requirements. A mixed use scheme is considered to be able to meet the approved DCP requirements, but will require a different design

Planning Proposal:
133-145 Castlereagh Street, Sydney

approach than that detailed in the mixed use reference scheme. Specific controls for this site have been included to ensure future development on the site is capable of accommodating residential development on the site. This includes:

- a Council waste truck access to and from the site, manoeuvring space within the site, and infrastructure to support access and movement; and
- a maximum driveway width of 7.5m, rather than the 11m width shown on the mixed-use reference scheme.

Parking

The proponent requested that parking rates for each option be included in the site specific LEP controls. The proponent's proposed parking rate for each development option, compared to the current and approved Sydney LEP 2012 provisions, are in Table 3 and Table 4 below.

Table 3: Current vs proposed parking rates for 133-145 Castlereagh Street – commercial scheme

	Proponent Proposed	Current LEP	Approved LEP
Commercial	185	91	45
Retail	-	1	1
Place of public worship	35	176	176
Total	220	268	222

Allocation for Monday to Saturday, all spaces to be made available for Wesley public worship services on Sundays.

Table 4: Current vs proposed parking rates for 133-145 Castlereagh Street – mixed use scheme

	Proponent Proposed	Current LEP	Approved LEP
Commercial	110	79	40
Retail	-	4	3
Residential	75	74	66
Total	185	157	109

The rates proposed for commercial car parking on the site are significantly higher than both the existing Sydney LEP 2012 and approved Sydney LEP 2012 controls. However as the outcome for the site is still unknown, including which option is likely to proceed, it is considered premature to lock in a maximum parking scheme.

The planning proposal request did propose the removal of the commercial car park, which is supported.

Pedestrian Activity and comfort

Pedestrian assessments were prepared to assess impacts of both schemes on adjacent footpaths and pedestrian links. The additional pedestrian volume associated with the development is considered to be negligible in this central Sydney context.

The report notes that removal of the parallel basement entry ramp from Castlereagh Street and reinstatement of the footpath alignment and proposed signalised perpendicular driveway would improve pedestrian experience especially for those with disabilities.

Design excellence

Future development on site will be subject to an architectural design competition consistent with the requirements of clause 6.21 of the Sydney LEP 2012.

A Design Excellence Strategy accompanied the planning proposal, which has been refined to be consistent with the Central Sydney Planning Framework. The competition requirements will require an invited architectural design competition consisting of a minimum of five competitors ranging from emerging and established local and national architectural firms and a competition jury that will comprise of representatives nominated by the City and the proponent. The accompanying draft DCP for this planning proposal details the design excellence provisions for an architectural design competition.

Draft site specific Development Control Plan

A draft Development Control Plan has been prepared and will be exhibited alongside this planning proposal and provides site specific controls to be inserted into Section 6 of the Sydney DCP 2012. It includes objectives and provisions to ensure a high quality built form is delivered.

The draft DCP amendment includes provisions to ensure the delivery of future development is undertaken in a manner that is consistent with the objectives and intended outcomes of this planning proposal. The draft DCP amendments address the following considerations:

- maximum building envelope for the commercial scheme and mixed-use scheme, including setbacks and street wall heights
- ground floor including active frontages
- through-site link
- heritage
- access, loading and servicing
- design excellence strategy
- sustainability
- flooding.

Has the planning proposal adequately assessed any social and economic effects?

This planning proposal provides an opportunity for the redevelopment of the subject site, subject to acceptable public domain amenity conditions. Redevelopment will provide positive social and economic effects including:

- providing additional employment generating floor space to contribute to and strengthen Central Sydney's role as a globally competitive city, with the commercial scheme providing for around 42,000 square metres of additional commercial floor space, and the mixed-use scheme providing for around 14,000 square metres of additional commercial floor space;
- increasing activation and accessibility of the surrounding public domain, delivering improved amenity and safety for the public.
- the commercial only scheme proposes the retention of the Wesley Church as associated services onsite, while the mixed-use scheme will provide residential development.

5.6 State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

As the subject site is in Central Sydney, it is well served by the full range of public utilities including electricity, telecommunications, water, sewer and stormwater. It is expected that these services would be upgraded where required by the developer.

The proposal will provide upgraded public domain and improved pedestrian accessibility through the site, capitalise on its location close to major retail, office, and other uses, close to existing and planned major transport nodes.

The detailed development application will be subject to the statutory development contributions, which will contribute to the provision of other community facilities, the demand for which will be generated by the development.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The gateway determination will advise of the public authorities to be consulted as part of this planning proposal process. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.

Clause 7.16 of the Sydney LEP 2012 requires concurrent approval from Sydney Airport for all works proposed to penetrate the OLS height, which is RL 156 metres in this location. The maximum height of the planning proposal, which is limited to the Hyde Park Sun Access Plane, exceeds RL 156m, with the commercial only scheme envelope, the tallest of the two envelopes, up to RL 187.46 metres in height. Therefore, future development would require approval under the Airports Act 1996 before the detailed development application can be approved by the City. It is proposed that the relevant public agencies are consulted on the height at the planning proposal stage.

6. Mapping

This planning proposal does not include any amendments to maps.

Instead, new site specific provisions relating to height and FSR will be inserted into Part 6, Division 5 of Sydney LEP 2012.

Updated maps and new figures to reflect the proposed future development concept as discussed in this planning proposal are detailed in the draft DCP, included as an appendix.

7. Community consultation

This planning proposal is to be exhibited in accordance with a Gateway Determination issued by the Department of Planning, Housing and Infrastructure.

Notification of the public exhibition will be consistent with the Gateway Determination and the City's Community Engagement Strategy and Participation Plan and include publication on the City of Sydney website and notification to surrounding owners and occupiers.

Consultation with relevant NSW agencies, authorities and other relevant organisations will be undertaken in accordance with the Gateway Determination.

8. Project timeline

This planning proposal is categorised as a Principal planning proposal as per the Local Environmental Plan Making Guidelines dated August 2023.

It is anticipated that the gateway determination will require public exhibition for a period of not less than 28 days in accordance with the Environmental Planning and Assessment Act 1979 and Local Environmental Plan Making Guideline dated August 2023.

Notification of the public exhibition will be consistent with the gateway determination and the City's Community Participation Plan.

Consultation with the necessary state agencies, authorities, other relevant organisations and stakeholders will be undertaken in accordance with the conditions contained in the gateway determination.

The anticipated timeframe for the completion of the planning proposal is as follows:

Stage	Timeframe
Commencement / Gateway Determination	September 2026
Government agency consultation	October 2026
Public exhibition	October 2026
Consideration of submissions	December 2026
Post exhibition consideration of proposal	February 2027
Draft and finalise LEP	March 2027
LEP made	April-May 2027
Plan forwarded to Department of Planning, Industry and Environment for notification	May 2027

Appendix 1

Example provisions

The final version of the site specific provisions to be inserted into the Sydney LEP 2012 are subject to drafting and agreement with NSW Parliamentary Counsel's Office, but may be as follows:

Part 6 Local provisions – height and floor space

Division 5 Site specific provisions

6.## 133-145 Castlereagh Street, Sydney

- (1) The objective of this clause are to provide additional floor space to encourage:
 - (a) Development of the site for one of two development outcomes, either for
 - i. Commercial and other non-residential uses; or
 - ii. Commercial uses with limited residential uses
 - (b) Respectful development adjacent heritage buildings
 - (c) improved pedestrian amenity and amenity of public places
 - (d) achieves embodied carbon benefits
 - (e) adequate servicing of the site
 - (f) delivers design excellence
- (2) This clause applies to 133-145 Castlereagh Street, Sydney, being Lot 10 DP 828419.
- (3) Despite any other provision of this Plan, a building on land to which this clause applies may have a maximum floor space ratio of 21.85:1 inclusive of the following:
 - (a) a maximum floor space ration of 20.67:1 above ground, comprising:
 - i. mapped floor space ratio under clause 4.4, and
 - ii. accommodation floor space ratio under clause 6.4, and
 - iii. end of journey floor space under clause 6.6, and
 - iv. an additional site-specific floor space ratio
 - v. an amount of additional floor space, to be determined by the consent authority, of up to 10% of the sum of the above list floor space if the building demonstrates design excellence within the meaning of clause 6.21(7)(b).
 - (b) A maximum floor space ratio of 1.18:1 below ground subject to no environmental constraints being demonstrated
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that the development:
 - (a) retains the existing majority of the existing Castlereagh Street tower and basement structure
 - (b) is under the Hyde Park Sun Access Plane
 - (c) includes a publicly accessible pedestrian through site link connecting Castlereagh Street to Pitt Street with retail premises fronting this link
 - (d) removes the vehicle entry ramp parallel to Castlereagh Street and realignment of the footpath
 - (e) removes the sky bridges over Pitt Street and Castlereagh Street
 - (f) provides adequate on-site loading facilities including waste collection to service the development
 - (g) is not used for a commercial car park
 - (h) does not include more than 15% of above ground floor space as residential uses
- (5) Clause 6.21D(3) does not apply to a building on the land to which this clause applies.
- (6) Clause 6.9 does not apply to this site.

Planning Proposal:
133-145 Castlereagh Street, Sydney

Schedule 6C Contribution requirement for certain development on Planning Proposal Land

Planning Proposal Land

Lot 10 DP 828419.

Contribution requirements:

The total amount of-

- (a) 1% of the non-residential gross floor area and 3% residential gross floor area of the total development; and
- (b) 10% of the residential additional site specific floor space, where the residential additional site specific floor space is no more than 15% of the total additional site specific floor space.

