

Post Exhibition - Planning Proposal - 580 George Street, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

File No: X124325

Summary

Central Sydney continues to be Australia's leading economic centre and a preferred centre for workers, residents and visitors. Maintaining Central Sydney's status as a global city with a strong economy and high quality of life is one of the City of Sydney's key strategic actions.

The Central Sydney Planning Strategy (the Strategy) prioritises growth opportunities through increased capacity in locations that can accommodate additional density. The Strategy protects Central Sydney's heritage and public places, encourages greater use of public transport, and steps towards delivering a more sustainable city.

This report recommends approving the recently exhibited planning proposal for 580 George Street, Sydney, which seeks to amend the floor space ratio control to facilitate 8,000 square metres of additional employment generating floor space in a new 10 storey office building on the northern western corner of the site. The new building will be integrated with the existing office tower on the site, as well as the lower ground retail arcade and pedestrian connection to Town Hall railway station.

The planning proposal was endorsed by Council and the Central Sydney Planning Committee (CSPC) in December 2025, and the NSW Government issued a gateway determination in March 2026.

This report details the public consultation outcomes of the planning proposal and draft development control plan (DCP) for the site, which were exhibited from 20 April 2026 to 18 May 2026. A total of 10 submissions were received: 3 were supportive, 5 opposed and 2 provided feedback without a position on the proposal. Submissions from 2 government agencies were also received. Key matters raised in submissions include concerns about view loss and amenity impacts, increased noise and prioritising new housing.

Located on the corner of George and Bathurst Streets in the 'midtown' precinct of Central Sydney, the proposal makes efficient use of recent capacity upgrades to public transport, including Sydney Metro, light rail and the pedestrianised George Street. The planning envelope is responsive to its prominent location, while protecting the amenity of adjoining residential apartments and will maintain good pedestrian wind and daylight conditions.

A summary of submissions and the City's response is provided at Attachment C, and key issues are discussed in this report. This report recommends Council approve the planning proposal and draft development control plan without substantive change following public exhibition.

Recommendation

It is resolved that:

- (A) Council note the submissions raised during the public exhibition of Planning Proposal - 580 George Street, Sydney and draft Sydney Development Control Plan 2012 - 580 George Street, Sydney, as shown in Attachment C to the subject report
- (B) Council approve Planning Proposal - 580 George Street, Sydney, as shown at Attachment A to the subject report to be made as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979
- (C) Council approve draft Sydney Development Control Plan 2012 - 580 George Street, Sydney, as shown at Attachment B to the subject report, noting the approved development control plan will come into effect on the date of publication of the subject local environmental plan
- (D) authority be delegated to the Chief Executive Officer to make any minor amendments to Planning Proposal - 580 George Street, Sydney and draft Sydney Development Control Plan 2012 - 580 George Street, Sydney, to correct any minor errors or omissions prior to finalisation.

Attachments

- Attachment A.** Planning Proposal - 580 George Street, Sydney
- Attachment B.** Draft Sydney Development Control Plan 2012 - 580 George Street, Sydney
- Attachment C.** Summary of submissions
- Attachment D.** Resolutions of Council and Central Sydney Planning Committee
- Attachment E.** Gateway determination - dated 23 March 2026

Background

1. A request to prepare a planning proposal was lodged for 580 George Street, Sydney (the site) in September 2025 through the NSW Planning Portal on behalf of the landowner, The GPT Group. The site is shown in Figure 1.



Figure 1: Land affected by this planning proposal

2. The site has an area of 3,567 square metres, with frontages to George Street, Bathurst Street and Wilmot Street to the south, and a shared a boundary with 2 adjacent properties to the east.
3. Existing development consists of a 37-storey office tower featuring a retail podium with food court, childcare centre and underground connection to Town Hall Station. The building was completed in 1988 and refurbished in 2014 with the addition of the distinct curved awning along George Street.
4. Further details of the site and existing planning controls is found in the planning proposal at Attachment A to this report. Photos of the site and existing development are at Figures 2, 3 and 4.



Figure 2: Looking south-east toward the subject site (in red)

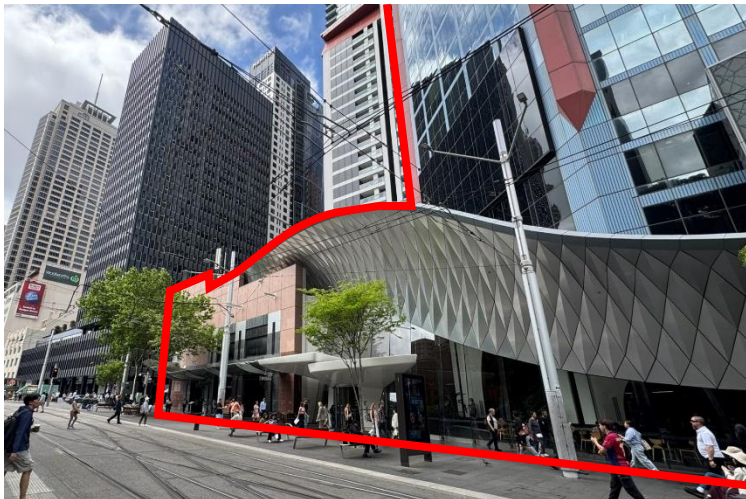


Figure 3: Looking north-east towards the subject site (in red) from George Street



Figure 4: View of the Greenland Centre building adjoining the subject site (in red)

The proponent has requested a change to the floor space ratio control to facilitate construction of a new 10-storey building on a portion of the site

5. The proponent requested a planning proposal to facilitate the partial redevelopment as follows:
 - (a) a new 10-storey office building to a maximum height of RL 62.22 metres (approximately 38 metres above street level)
 - (b) deliver approximately 8,000 square metres of new premium-grade office space, to a maximum floor space ratio of 15.1:1
 - (c) ensure the planning proposal floor space remains consistent with the assessment and not used for residential accommodation or serviced apartments purposes, and
 - (d) ensure the new building includes end of journey facilities
6. Photomontages of the indicative scheme are provided at Figures 5 and 6.

Changes to the Development Control Plan will ensure the delivery of a high-quality built form that respects adjacent heritage buildings

7. A draft site-specific Development Control Plan (draft DCP) is at Attachment B and provides further guidance for development facilitated by this planning proposal. The draft DCP provisions include:
 - (a) building envelope dimensions, including maximum height, as shown at Figure 6
 - (b) built form requirements, including facade articulation and horizontal recess zones and integration of the existing curved feature awning and
 - (c) additional provisions addressing heritage, sustainability, public art and design excellence.



Figure 5: Photomontage of the concept development facilitated by this planning proposal



Figure 6: Photomontage of the planning proposal concept development

The planning proposal received gateway determination and was placed on public exhibition

8. The planning proposal was approved to be submitted for gateway determination by the Central Sydney Planning Committee on 11 December 2025 and by Council on 15 December 2025. The Council also approved the draft DCP for public exhibition with the planning proposal.
9. The planning proposal was sent to the Department of Planning, Housing and Infrastructure (the Department) for gateway determination on 19 December 2025. A response was received on 23 March 2025, approving the planning proposal for public exhibition and public agency consultation. The gateway determination is at Attachment E.
10. The planning proposal and draft DCP were on public exhibition from 20 April 2026 to 18 May 2026.

Key implications

We received 10 responses to the public exhibition of the Planning Proposal

11. The following activities were undertaken to support the public exhibition:
 - (a) a webpage and survey were created for people to review the planning proposal and supporting documentation, and provide their feedback
 - (b) 1,167 notification letters were sent to property owners and occupiers within a 50-metre radius of the site boundary and
 - (c) the planning proposal was referred to Transport for NSW, Sydney Water and Ausgrid.

12. Ten submissions were received in response to the exhibition. Three submissions were supportive, 5 opposed and 2 provided feedback without a position. Transport for NSW and Sydney Water provided comment but did not object to the proposal.
13. The City's response to the issues raised in submissions are broadly discussed below and in more detail in the summary of submissions at Attachment C. No changes have been made to the planning proposal or draft DCP in response to submissions.

Submissions supported the new building and additional employment floor space

14. The City received 3 submissions which were supportive of the proposal. Noting the planning proposal would facilitate a better urban outcome and deliver much needed commercial space close to public transport.

Submissions raised concerns regarding the impact of the proposal on residential amenity, views and outlook

15. Four submissions raised concerns that the future development would result in view loss and amenity impacts. The adjacent apartments that overlook the site would be impacted by the taller building, resulting in the loss of sunlight and fresh air, further contributing to existing feelings of being "boxed in" from nearby towers.

Response

16. The planning envelope is designed to minimise view loss and amenity impacts, particularly for residents in the lower level apartments in the Greenland Centre building. This has been achieved by ensuring the new office building sits below the height of where the adjoining apartments overlook the site, as shown in Figure 7. The addition responds to the context and is a transition between adjacent towers and lower-scale heritage items.
17. At a maximum height of RL 62.22 metres, the new building planning envelope must accommodate all built form elements, including lift and service equipment to ensure views from all the apartments in the Greenland Centre building are not adversely obstructed. Further, the proposed controls are clear that the new building is not eligible for additional height from an architectural design competition to provide greater certainty.
18. The planning proposal is supported by a detailed Urban Design Report that included a view retention/loss and amenity analysis to these adjacent apartments. As shown in Figure 8, most of the view loss will be toward the street level on George and Bathurst Streets and Sydney Square. District and open sky views will be maintained and protected by this planning proposal. As the new building sits below these west facing apartments, existing solar access will be maintained with no additional overshadowing to apartments.
19. The planning proposal and site-specific DCP provisions ensure all built elements including parapet, lift overrun and plant will not exceed this height. Given its context, the planning envelope is considered acceptable as residential amenity, views and daylight access are not detrimentally impacted.

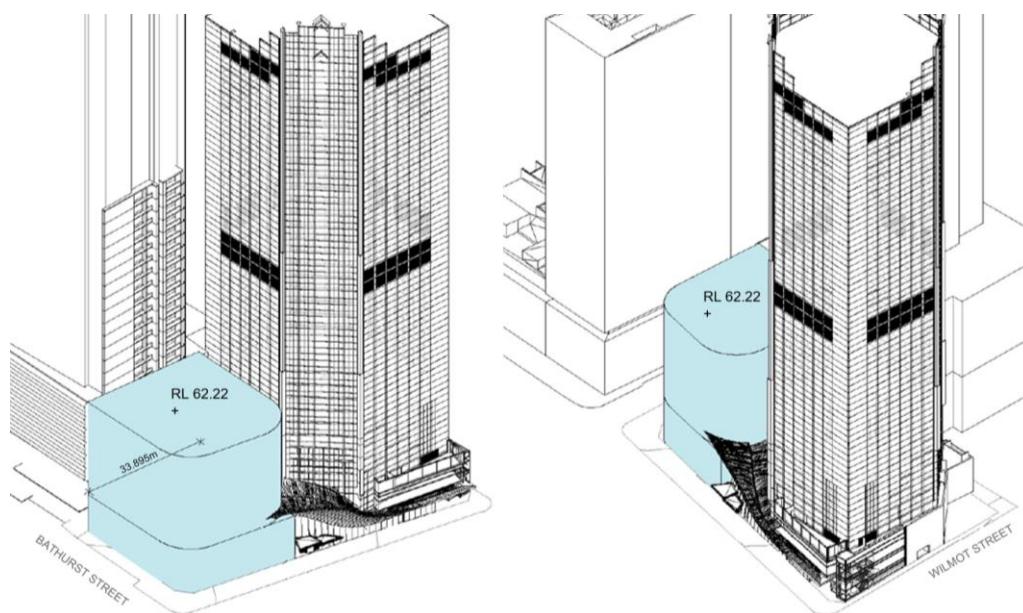


Figure 7: Planning envelope diagrams for the new building (in blue) in relation to the apartments of the Greenland Centre building

Greenland Building – L9 Apartment

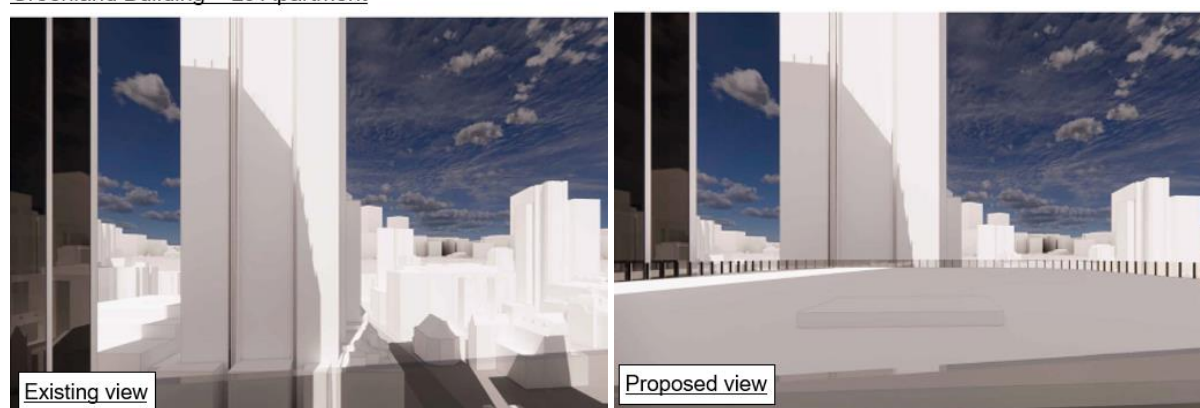


Figure 8: Proponent's view impact analysis from the apartment on level 9 of the Greenland Centre building

Submissions express concern regarding potential noise impacts from future development

20. Three submissions raised concerns over potential noise impacts of future development. Neighbouring residents note an audible noise from the rooftop plant equipment of the existing podium building, expressing concern that this already impacts their amenity, so the plant and air conditioning systems for a larger building would result in greater impacts, noise and disruption.

Response

21. The noise issues have been raised with the City and have been investigated. The source of the noise has been identified as the cooling tower for the retail fridges on the lower ground pedestrian connection to Town Hall station. The City's Compliance Unit notes that action has been taken to fix the cooling unit and that the excessive noise at night has ceased.
22. Resident's concern that a larger building would result in more noise impacts is noted, however the future development has been prepared to minimise adverse impacts, including ensuring all plant equipment is located in the building envelope and cannot exceed RL 62.22m, the lowest adjacent apartment floor.
23. The development application will assess any environmental noise considerations for the new office building in accordance with recently updated DCP provisions, that recommend noise generating equipment is located away from sensitive receivers, the use of noise attenuation measures and that a detailed noise impact assessment is supplied to ensure development is consistent with all relevant requirements.

One submission objected to the proposal, noting housing delivery should be a priority

24. One submission objected to the proposal, commenting that as there is currently a housing shortage and delivering more housing close to employment should instead be the priority.

Response

25. Concern regarding shortages in housing stock is acknowledged, however this planning proposal request was for an employment focused site. This planning proposal provides additional floor space for a new office building supporting economic and jobs growth. The site's location close to key transport connections will ensure there is a wide catchment for the new jobs within a short commute.
26. No change to the subject site's zoning is proposed, which will continue to support a wide range of uses including business uses, and retail and visitor accommodation. Residential and new housing remains permissible on the site. Any redevelopment for residential uses will however be subject to the current LEP floor space controls.
27. The City of Sydney takes an active approach in delivering new dwellings in the local area, prioritising approvals and streamlining processes for new affordable housing. The City is also exploring other opportunities for more housing, working with various private, not-for-profit and government stakeholders to encourage a diverse range of new dwellings.

Government agencies provided in principle support

28. Transport for NSW and Sydney Water raised no objections to the planning proposal. Noting other planning considerations such as concurrence requirements and the location of critical assets. This information has been relayed to the landowner.

Minor amendments to clarify the City's design excellence processes

29. Minor amendments have been made to the Planning Proposal and draft DCP to clarify that no additional height can be awarded through design excellence and the nature of the competitive design process under clause 6.21D of the LEP. This clarification ensures the consistent application of the City's policies, including heritage floor space provisions.

The planning proposal is consistent with the City's Strategic vision

30. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the City to 2050. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is aligned with the following strategic directions and objectives:
- (a) Direction 2 - A leading environmental performer - this planning proposal enables future development that aligns with the City's Net Zero requirements.
 - (b) Direction 3 - Public places for all - future development includes improved retail activation, contributing towards pedestrianised George Street role as Central Sydney's civic spine.
 - (c) Direction 4 - Design excellence and sustainable development - the new building shall be guided by a competitive design process to achieve design excellence and will ensure the City's sustainability requirements are met.
 - (d) Direction 5 - A city for walking, cycling and public transport - the site is well positioned to capitalise from nearby transport and retaining the existing connection to Town Hall station, supporting pedestrian permeability of the CBD.
 - (e) Direction 8 - A thriving cultural life - public art delivered with the new building will provide creative and cultural experiences and opportunities for engagement with the public.
 - (f) Direction 9 - A transformed and innovative economy - this planning proposal helps support employment growth in Central Sydney, helping to maintain its position as a destination for business, investment and talent.
31. The City's local strategic planning statement, City Plan 2036 sets the land use context, vision and planning priorities to positively guide development and outlines how the City will plan for and manage change. This planning proposal gives effect to the City Plan by delivering additional floor space in a strategic location with direct access to public and active transport, supporting efficient use of this existing infrastructure.

32. The Central Sydney Planning Strategy is a 20-year growth strategy that facilitates opportunities for additional height and density for jobs growth where balanced with environmental sustainability initiatives and excellence in urban design. This planning proposal aligns with the Central Sydney Planning Strategy by:
- (a) prioritising employment growth and increasing capacity, facilitating a new office building, increasing employment capacity and growth within Central Sydney.
 - (b) ensures future development is responsive to Central Sydney's heritage and public places with a building envelope that responds to its context with a suitable building height and street interface that acknowledges adjacent heritage items.
 - (c) future development will achieve the City's 2026 performance standards for new zero energy buildings and ecological sustainable development targets.
 - (d) commitment to design excellence, future development will be subject to a competitive design process to ensure a high quality built form.

Risks

33. City staff have undertaken a thorough assessment of the planning proposal and found that it demonstrates strategic and site-specific merit in accordance with NSW Government guidelines. The NSW Government also assessed and issued a Gateway Determination. The planning proposal is consistent with Sustainable Sydney 2030-2050 Continuing the Vision.
34. Progressing the planning proposal is within the City's risk tolerance and appetite.
35. The planning proposal has demonstrated that development will be capable of complying with relevant environmental and planning laws, regulations and industry standards and is within the City's minimal appetite for non-compliance with environmental laws, regulations and industry standards.
36. Proceeding with the planning proposal will meet the City's minimal appetite for disruption to our regulatory functions as decisions will be within the timeframes set in the NSW Government's Statement of Expectations Order 2026.

Relevant legislation

37. Environmental Planning and Assessment Act 1979.
38. Environmental Planning and Assessment Regulation 2021.
39. Environmental Planning and Assessment (Statement of Expectations) Order 2026.

Critical dates / Time frames

40. The gateway determination requires the amendments to the Sydney LEP 2012 be completed by 28 December 2026.
41. If the planning proposal is approved by the Central Sydney Planning Committee and Council, the City will liaise with Parliamentary Counsel to draft and make the local environmental plan. Once the plan is made, the amendments to the Sydney LEP 2012 will come into effect when published on the NSW Legislation website.
42. If approved by Council, the draft DCP will come into effect on the same day as the amendment to the Sydney LEP 2012

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