

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-389 – City of Parramatta – DA/662/2022
APPLICANT / OWNER	Applicant: Urbis/The Trustee for New Property Investment Trust No.1 Owner: The GPT Group, The Trustee for New Property Investment Trust No.1
APPLICATION TYPE	Demolition of all buildings onsite and removal of 10 trees and construction of a 59 storey commercial tower with a total GFA of 84,829sq.m. The tower includes a two level lobby with retail spaces on the ground floor and two levels of basement carparking
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$480,511,605.00 (excluding GST)
BRIEFING DATE	22 September 2022

ATTENDEES

APPLICANT	Andrew Lee, Brett James, Mac Clayton, Murray Donaldson, Sophy Purton, Lachlan Clancy, Philip Vivian, Mo Rengaswamy
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Myfanwy McNally
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED: 24 August 2022

TENTATIVE PANEL BRIEFING DATE: 3 November 2022

TENTATIVE PANEL DETERMINATION DATE: February 2023

DISCUSSION

- Applicant
 - Presented overview of the site and history, including, the design competition and Council pre-lodgement meeting.
 - Design of the proposal was discussed, in relation to building configuration and adjacent heritage item integration.
 - Ground floor activation and typical floor plan layout.
 - The site is affected by the 1:100 flooding level, and that the building design responds to that affectation.
 - Parramatta CBD LEP amendment addressed, anticipated to be in effect from 14 October 2022.
- Council
 - It was noted that the CBD LEP amendment would remove the unlimited floor space provision, however, the final wording remains unclear. Council is waiting for the Department to release the amended wording soon.
 - Assessment against Council's DCP controls and building design to be considered.
 - The building podium design and heritage response review are underway.
 - The new Satisfactory Arrangements under the amended CBD LEP to be resolved and complied with.
- Chair
 - Enquired whether replacement trees are proposed, as a number of trees are to be removed. The Applicant confirmed that they have proposed replacement trees in the 12m setback.
 - Commended the design competition and that the design outcome as well resolved, however, notes that further design provisions are to be assessed against controls.
 - Stated that the Panel's responsibility is to balance the proposed design response with the recommendations of Council and the Design Excellence Advisory Panel. The Panel focuses on design merit and the best case outcome, but is cognisant that each Panel determination sets a precedent. As such, variations to controls, if supported, need to be very well considered.
 - The final CBD LEP amendment is to be considered, and noted that it is challenging at this stage to comment when those final provisions are yet to be released.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

REFERRALS OUTSTANDING

Internal:

- Development/Catchment Engineer
- Trees and Landscaping
- Assets – Waste, Alignments and Stormwater
- Heritage
- Heritage Committee
- Public Art

External:

- Sydney Metro Airports, Civil Aviation Safety Authority, Air Services Australia
- TfNSW (RMS)
- Sydney Water