

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 27 April 2023, 10:30am to 11:30am
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSCC-389 – City of Parramatta – DA/662/2022 - 91 George Street, Parramatta - 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

Applicant: Urbis/The Trustee for New Property Investment Trust No.1

Owner: The GPT Group, The Trustee for New Property Investment Trust No.1

SEE by: Urbis

Architect: Bates Smart

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp
APOLOGIES	NIL
DECLARATIONS OF INTEREST	Clr Sameer Pandey, Clr Dan Siviero, Jane Fielding – all have been involved with the site or applicant or applicant's consultants in other capacities

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex McDougall, Myfanwy McNally
APPLICANT	Mo Rengaswamy, Project Director / Developer, GPT Philip Vivian, Director / Architect, Bates Smart <i>Others per list of attendees provided by applicant on 27 April 2023</i>
RSDA	Kate McKinnon, Sharon Edwards

KEY ISSUES DISCUSSED

- Council advised of:
 - Key changes to the application including:
 - Reduction in height
 - Reduction in overall GFA
 - Increase in eastern tower and podium setback as well as rear podium setback
 - Southern podium setback now allows for retention of adjacent heritage convict wall.
 - Assessment ongoing regarding minor issues including podium activation, green wall and creation of an easement for access to the adjoining allotment.
 - Applicant to provide further information regarding substation location, TfNSW Metro requirements.

- Applicant provided a briefing including:
 - Design vision, including precinct approach (albeit that the precinct is not wholly owned by GPT) and heritage integration
 - Planning history, including prior approval and massing options
 - Response to Council RFI, noting that Sydney Metro response is underway, some tower setbacks have been revised and justification provided for others.
 - Heritage archaeology requirements noted as onerous and time consuming with the potential to prolong determination. *Council to follow-up with Heritage.*
- Panel observed that the key matter where resolution between Council and the applicant has not been achieved relates to the western boundary setback.
- Panel queried viability issues related to the net leasable area. Applicant presented a table (NLA comparison against minimum 1,500m² target in DEC Brief) in their response. The table is included in their presentation.
- The Panel raised no further issues but looks forward to achieving determination within or as close as possible to the 250 day target for RSDA submission.

DETERMINATION DATE SUBJECT TO ONGOING SUBMISSION AND ASSESSMENT OF MATERIAL. THE APPLICATION IS AT 246 DAYS IN THE SYSTEM AS AT THE DATE OF THIS BRIEFING; PANEL STRIVES TO ACHIEVE DETERMINATION WITHIN 250 DAYS.