

## RECORD OF DEFERRAL

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DEFERRAL</b>	12 December 2023
<b>DATE OF PANEL BRIEFING</b>	12 December 2023
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Clr Sameer Pandey, Clr Dan Siviero, Jane Fielding – all have been involved with the site or applicant or applicant's consultants in other capacities

Papers circulated electronically on 30 November 2023.

#### MATTER DEFERRED

PPSSCC-389 – City of Parramatta – DA/662/2022 – 89-91 George Street, Parramatta NSW 2150 (Lot 1 DP 505486 & Lot 1 DP 1050741) - 58 storey commercial office tower, ground level retail and 2 storey basement with 51 car parking spaces and 8 service bays; demolition of existing buildings; tree removal; landscaping; signage zones; and public domain works. This application will be determined by the Sydney Central City Planning Panel and is also nominated integrated development under section 90 of the Water Management Act 2000.

#### REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 15 February 2024. The matter was deferred to allow Council to prepare without prejudice conditions and provide them to the applicant for review, prior to provision of these conditions to the Panel for their consideration.

The deferral is also to enable the applicant to proceed with haste to resolve issues with Sydney Metro and obtain the concurrence necessary for approval.



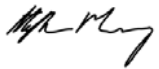

The decision to defer the matter was unanimous.

#### ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall provide the concurrence from Sydney Metro to Council and upload all documentation to the Planning Portal by 15 February 2024
2. Council is requested to prepare without prejudice conditions and provide these to the applicant for review, prior to submission of these conditions to the Panel for their consideration by way of uploading to the planning portal by 15 February 2024.
3. When the required information is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 15 February 2024 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Richard Thorp 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-389 – City of Parramatta – DA/662/2022
2	PROPOSED DEVELOPMENT	58 storey commercial office tower, ground level retail and 2 storey basement with 51 car parking spaces and 8 service bays; demolition of existing buildings; tree removal; landscaping; signage zones; and public domain works. This application will be determined by the Sydney Central City Planning Panel and is also nominated integrated development under section 90 of the Water Management Act 2000.
3	STREET ADDRESS	89-91 George Street, Parramatta NSW 2150 (Lot 1 DP 505486 & Lot 1 DP 1050741)
4	APPLICANT/OWNER	Applicant: Urbis/The Trustee for New Property Investment Trust No.1 Owner: The GPT Group
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: (Then Draft) Parramatta Local Environmental Plan 2023</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 30 November 2023</li> <li>Written submissions during public exhibition: 1</li> </ul>

		<ul style="list-style-type: none"> <li>• Total number of unique submissions received by way of objection: 1</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Kick Off Briefing: 22 September 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair)</li> <li>○ <u>Council assessment staff</u>: Myfanwy McNally</li> <li>○ <u>Applicant representatives</u>: Andrew Lee, Brett James, Mac Clayton, Murray Donaldson, Sophy Purton, Lachlan Clancy, Philip Vivian, Mo Rengaswamy</li> </ul> </li> <li>• Council/Applicant Briefing: 27 April 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Alex McDougall, Myfanwy McNally</li> <li>○ <u>Applicant representatives</u>: Andrew Lee, Brett James, Mac Clayton, Murray Donaldson, Sophy Purton, Lachlan Clancy, Philip Vivian, Mo Rengaswamy, Linda Hobson, Alex Dirks, Mathieu Le Sueur, Katrina Lam, Andrew Lee</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 12 December 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Alex McDougall, Myfanwy McNally</li> <li>○ <u>Applicant representatives</u>: Mo Rengaswamy, Murray Donaldson, Andrew Lee, Philip Vivian and consultants</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable