

DATE OF DETERMINATION	16 February 2024
DATE OF PANEL DECISION	9 February 2024
DATE OF PANEL BRIEFING	8 February 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp
APOLOGIES	None
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

Papers circulated electronically on 1 February 2024.

MATTER DETERMINED

PPSSCC-389 – City of Parramatta – DA/662/2022 - 89-91 George Street, Parramatta (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.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:

- (i) The proposed development is generally consistent with the statutory policy framework applicable to the site and development.
- (ii) The development is well designed and appropriately responds to its context.

CONDITIONS

The development application was approved subject to the without prejudice conditions in the addendum to the council assessment report with the following amendment:

- Deletion of **Condition 21 – Drawing Modification – Verandah** as the panel considered the verandah to be a significant design element of the proposed building.



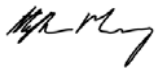

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Green wall scale
- Dilapidation Report required
- Traffic and Construction Management Plan required

- Dust Management Plan required

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

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.
3	STREET ADDRESS	89-91 George Street, Parramatta (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"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Parramatta Local Environmental Plan 2011 Draft environmental planning instruments: (Then Draft) Parramatta Local Environmental Plan 2023 Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 30 November 2023 Council addendum assessment report: 31 January 2024 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 22 September 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair) <u>Council assessment staff</u>: Myfanwy McNally <u>Applicant representatives</u>: Andrew Lee, Brett James, Mac Clayton, Murray Donaldson, Sophy Purton, Lachlan Clancy, Philip Vivian, Mo Rengaswamy Council/Applicant Briefing: 27 April 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp <u>Council assessment staff</u>: Alex McDougall, Myfanwy McNally

		<ul style="list-style-type: none"> ○ <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 • Final briefing to discuss council's recommendation: 7 December 2023 <ul style="list-style-type: none"> ○ <u>Panel members:</u> Abigail Goldberg (Chair), David Ryan, Steve Murray, Richard Thorp ○ <u>Council assessment staff:</u> Alex McDougall, Myfanwy McNally ○ <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
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Without Prejudice Conditions attached to Councils addendum assessment report