

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-410 – DA/937/2022 – 81 & 83 George Street & 1 Barrack Street, Parramatta
APPLICANT / OWNER	GPT RE LIMITED
APPLICATION TYPE	40 storey building envelope for commercial office premises. This application is a concept application pursuant to section 4.22(1) of the Environmental Planning and Assessment Act 1979.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General Development of \$30 Million
KEY SEPP/LEP	SEPP (Transport and Infrastructure) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Planning Systems) 2021 Parramatta Local Environmental Plan 2011 (PLEP) Parramatta Local Environmental Plan 2011 (PLEP)
CIV	\$359,841,000 (excluding GST)
BRIEFING DATE	23 February 2023

ATTENDEES

APPLICANT	Linda Hobson and Mo Rengaswamy – Developer Brett James and Katrine Lam – Project Management Mark Curzon – Director / Architect Murray Donaldson, Sophy Purton, Andrew Lee – Planners Fiona Binns – Heritage
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Myfanwy McNally
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson

DA LODGED: 28 November 2023

TENTATIVE PANEL BRIEFING DATE: To be determined following site visit

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- Outlined proposal for Concept Approval including metrics of proposed envelope and site and planning context
- Advised that the proposed height has been capped to allow for solar access to Lancer Barracks
- Explained relationship and design response (setbacks) to existing heritage listed fig tree
- Described the heritage context and items on and adjoining the site. Outlined the design response to adjoining state significant heritage items
- Provided overview of the way in which proposed setbacks to streets and heritage items have been addressed.
- Directed the Panels attention to a comprehensive Urban Design Report provided as part of the application and would like to note the potential for the application's positive impact upon the precinct

Council

- Key issue involves inconsistency with DCP – non-compliance with setbacks in particular
- Exhibition complete and no submissions received

Chair

- Noted that setbacks are considered important not only to the site but for a consistent approach across the CBD.
- Advised that Panel will be undertaking a site visit to understand the site and proposed development more fully
- Acknowledged that the proposal is for an important site and development, Panel will likely seek a further briefing prior to determination

Note:

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.