

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	19 December 2023
<b>DATE OF PANEL DECISION</b>	16 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>	None

Papers circulated electronically on 1 December 2023.

#### MATTER DETERMINED

PPSSCC-410 – City of Parramatta – DA/937/2022 - 81- 83 George Street and 1 Barrack Lane, Parramatta NSW 2150 - 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.

#### 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 reasons outlined in the council assessment report.

#### CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments.

- Deletion of **Condition 7 Curved Facades**
- Addition of a final bullet point to the **Advisory Notes** regarding the *Design Competition* as follows:
  - Curtilage of existing heritage fig tree to be recognised and articulated in design of the building podium.

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered one written submission made during public exhibition. The panel notes that primary issue of concern of the submitter was that:

- Demolition of the building at 1 Barrack Lane is regarded as inappropriate

The panel considers that this concern has been adequately addressed in the assessment report.

PANEL MEMBERS



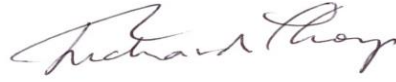
Abigail Goldberg (Chair)



David Ryan



Steve Murray



Richard Thorp

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-410 – City of Parramatta – DA/937/2022
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	81- 83 George Street and 1 Barrack Lane, Parramatta NSW 2150
4	APPLICANT/OWNER	Applicant/Owner: GPT RE LIMITED/Urbis SEE by: Urbis
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: Nil <ul style="list-style-type: none"> <li>(Then Draft) Parramatta Local Environmental Plan 2023</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Control Plan 2011</li> <li>(Then Draft) Parramatta Development Control Plan 2023</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> <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: 23 February 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>: Myfanwy McNally</li> <li><u>Applicant representatives</u>: Linda Hobson, Brett James, Mark Curzon, Murray Donaldson, Fiona Burns</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, Sophy Purton</li> </ul> </li> </ul>

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report