

## Record of Preliminary Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-563 – City of Parramatta – DA/327/2024 - 110 George Street, Parramatta
<b>APPLICANT / OWNER</b>	Applicant: RF CorVal/The Trustee for 110 George Street Unit Trust Owner: 110 George Street Unit Trust
<b>APPLICATION TYPE</b>	47-storey mixed-use building fronting Phillip Street comprising retail premises, office premises and 397 shop-top housing units (Build-to-Rent); 30-storey mixed-use building fronting George Street comprising retail premises, office premises and centre-based childcare facility; 252 basement car parking spaces, public through-site links; landscaping; following demolition of existing 'Octagon' office building, earthworks, tree removal; and Torrens subdivision.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>ESTIMATED DEVELOPMENT COST</b>	\$ 543,925,025 (excluding GST)
<b>BRIEFING DATE</b>	18 July 2024

### ATTENDEES

<b>APPLICANT</b>	Gary Bowtell, Tony Grist, Jordan Lattouf, Cristoph Kaufmann, Matthew Di Maggio, Matthew Thrum, Arcangelo Antoniazzi, Andrew Duggan
<b>PANEL</b>	Abigail Goldberg (Chair), Steve Murray, Richard Thorp
<b>COUNCIL OFFICER</b>	Alex McDougall, Myfanwy McNally
<b>PLANNING PANELS CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS TEAM</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 14 June 2024 (34 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant provided description of planning history of site/development, details of proposed development, site context, urban design and landscaping schemes and proposed materials and finishes.

### **Council**

- Council advised the applicant has been very engaged at early planning/pre lodgement stage.
- Council noted issues that have arisen to date include:
  - Dwelling mix – Council note the low ratio of 3 bedroom dwellings proposed within BTR component.
  - Flooding – Council policy allows for ground level transition with expectation that step up within site to safe flood level will occur. This has not been identified within the current design.
  - Public domain – information on alignment and interface with adjoining sites is not currently clear.
  - Substation location - Awaiting agreement from energy supplier re support for proposed off street substation location.
  - Childcare centre – concerns with indicative layout of simulated outdoor play areas.
  - Concept Plan – Council advise that existing concept plan for the site is required to be surrendered prior to approval of subject DA.
- Internal and external referrals underway, RFI to be provided (including above mentioned issues) upon completion of referrals.

### **Panel**

- The chair noted that matters raised to date can likely be resolved through the Council assessment process and does not foresee a requirement for a further briefing at this stage. The applicant is encouraged to undertake efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

### **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.