

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	3 July 2025
DATE OF PANEL DECISION	2 July 2025
DATE OF PANEL BRIEFING	26 June 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Steve Murray, Natasha Harras
APOLOGIES	None
DECLARATIONS OF INTEREST	David Ryan declared a conflict of interest based on his involvement in providing planning advice previously to the owner of the subject site for its potential redevelopment, Clr Sameer Pandey and Clr Michael Ng declared a conflict of interest as they participated in the CBD Planning Proposal

Papers circulated electronically on 23 June 2025.

MATTER DETERMINED

PPSSCC-563 – City of Parramatta – DA/327/2024 - 110 George Street, Parramatta - 47-storey mixed-use building fronting Phillip Street comprising retail premises, office premises and shop-top housing units (Build-to-Rent); 30-storey mixed-use building fronting George Street comprising retail premises, office premises; basement car parking, public through-site links; landscaping; following demolition of existing ‘Octagon’ office building, earthworks, tree removal; and Stratum subdivision.

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 4.16 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.




- Remove the requirement for deferred commencement to increase the apartment mix to include more three-bedroom apartments.
Reason: based on the information submitted by the applicant the panel is satisfied that the unit mix reflects existing and future market needs.
- Amend draft condition 18 to split the payment of infrastructure payments to align with construction staging of the project.
Reason: the panel considers that it is appropriate to split the payment to reflect the construction stages as it will enable the early delivery of the build to rent apartments.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Traffic and congestion
- Creation of wind tunnels
- Construction impacts

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

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-563 – City of Parramatta – DA/327/2024
2	PROPOSED DEVELOPMENT	47-storey mixed-use building fronting Phillip Street comprising retail premises, office premises and shop-top housing units (Build-to-Rent); 30-storey mixed-use building fronting George Street comprising retail premises, office premises; basement car parking, public through-site links; landscaping; following demolition of existing ‘Octagon’ office building, earthworks, tree removal; and Stratum subdivision.
3	STREET ADDRESS	110 George Street, Parramatta
4	APPLICANT/OWNER	The Trustee for 110 George Street Unit Trust
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 (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Parramatta Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2023 • 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: 12 June 2025 • 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"> • Briefing: 18 July 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Richard Thorp ○ <u>Council assessment staff</u>: Alex McDougall, Myfanwy McNally ○ <u>Applicant representatives</u>: Gary Bowtell, Tony Grist, Jordan Lattouf, Cristoph Kaufmann, Matthew Di Maggio, Matthew Thrum, Arcangelo Antoniazzi, Andrew Duggan

		<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 26 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Natasha Harras ○ <u>Council assessment staff</u>: Douglas Bennett, Alex McDougall, Sarah Bolger ○ <u>Applicant representatives</u>: Gary Bowtell, Tony Grist, Jordan Lattouf, Matthew Di Maggio, Matthew Thrum, Andrew Duggans, Lee Cikuts.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report – Deferred Commencement