

19 December 2012

Major Projects Assessment,
Department of Planning and Infrastructure,
GPO Box 39,
SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

Dear Sir/Madam,

Re: MP 09_0167 Mod 2 45 - 47 Macquarie Street & 134 - 140 Marsden Street, Parramatta

The Urban Taskforce represents Australia's most prominent property developers and equity financiers. We provide a forum for people involved in development and the planning of the urban environment to engage in constructive dialogue with government and the community.

The Urban Taskforce encourages state and local government to support development and investment into regionally significant cities such as Parramatta. In this regard we understand that Crown International Holdings Group is seeking a modification to their development consent for their proposal on the corner of Macquarie and Marsden Streets to permit:

- an increase in height;
- an increase to the number of apartments;
- an increase in the gross floor area; and,
- an alteration to the mix of retail and commercial uses and permitting the use of a portion of levels 3 to 11 for serviced apartments;

We believe that the urban centres of regional cities like Parramatta should be fully developed with buildings of significant height to ensure project feasibility. Hence, we urge the Department of Planning and Infrastructure to encourage the councils of the regional cities of Parramatta, Liverpool and Penrith to embark on a comprehensive review of their planning controls to support improved project feasibility along with better built form outcomes.

It is only through major projects, such as Crown's, that these cities will continue on a path towards becoming viable regional centres of commerce and in the case of Parramatta a second CBD for the Sydney region.

Should you have any further enquires in relation to this submission please feel free to contact me on telephone number 9238 3927.

Yours sincerely

Urban Taskforce Australia



Chris Johnson, AM
Chief Executive Officer