

10 October 2022

Lord Mayor and Councillors  
City of Parramatta Council  
By email to [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)

Dear Lord Mayor and Councillors,

I am writing to convey feedback provided by Property Council of Australia members on proposed amendments to the Parramatta City Centre Development Control Plan (DCP) under consideration at Monday night's council meeting.

Council should be applauded for its mature approach to progressing the Parramatta SEPP - this course of action has helped restore the investor confidence and certainty following the NSW Government's gazettal of the CBD Planning Proposal. We note these DCP changes necessarily flow from the introduction of the new SEPP.

The Department of Planning and Environment has provided non-binding feedback to Council seeking changes to building envelope controls.

Large building envelopes are a critical part of attracting market interest in high-quality A-Grade office buildings, particularly from tenants seeking to relocate large workforces over an efficient number of building levels. This position is supported by Council's own A-Grade Commercial Economic Study referred to in the staff report.

As a result, we support the position put forward by council officers to not proceed with suggestions to reduce the maximum floor plate size (from 2,500sqm to 1,200sqm) or reduce building lengths (from 60m to 45m).

Additionally, we do not support the Department's suggestion to increase building separation controls (for towers) from 12 metres to 18 metres. This proposed control has the potential to reduce the number of sites where A-Grade office space is commercially viable.

We ask that when finalising the Development Control Plan, the recommended building setback controls be amended to reflect the previous setback of 12 metres provided for in Council's exhibition draft.

The capacity of the Parramatta CBD to deliver commercial office jobs is critical to the economic and social wellbeing of Western Sydney as a whole. If you would like to discuss the matter further please feel free to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'R. Grove', with a stylized, cursive script.

Ross Grove  
Western Sydney Regional Director  
Property Council of Australia

