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**4.3.7.3 38 Cowper Street, Granville**

The subject site comprises part of a single land parcel, which is part of Lot 50 DP 1238546.

**Land to which this applies**

This site specific Development Control Plan applies to part of the site at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville, which is legally known as Lot 50 DP 1238546 within Granville as illustrated in Figure 4.3.7.3.1 below.

**Scope of this DCP**

This DCP sets relevant development controls for the form and character of tower Building C above the approved podium and adjacent to two approved towers on the site.



Figure 4.3.7.3.1 Land covered by this Part

## Relationship to other planning documents

This part of the DCP is to be read in conjunction with other parts of the Parramatta DCP and the Parramatta Local Environmental Plan 2011 (PLEP 2011).

If there is any inconsistency between this part of the DCP and other parts of the Parramatta DCP 2011, this part of the DCP will prevail.

This DCP establishes objectives and controls to be interpreted during preparation and assessment of development applications and supports the objectives of the LEP.

## Built Form

The residential tower (Building C) that is the subject of this DCP forms part of a large, long development (some 57m), in which two other towers (Buildings A and B) as well as an extensive podium have received development consent.

The objectives of the DCP are to inject a measure of variety and diversity in the built form and character of the project and at the same time to modulate and articulate the subject tower to mitigate its length. To this end, a Design Excellence competition is included in the process and the built form controls are formulated to achieve these objectives.

### Objectives

- O1. Achieve a variety and diversity in the built expression of the project.
- O2. Incorporate a range of difference heights to the local skyline.
- O3. Break down the perceived length of the tower into two nominally separate buildings.
- O4. Provide variation to what would otherwise be the symmetry and uniformity of height of Buildings A and C.

### Controls

- C1. Any future Development Application seeking to increase the height of Building C must not be approved unless it has been subject to a Design Excellence competition and has been granted Design Excellence in accordance with Clause 6.13 of the PLEP 2011.**
- C2. The envelope of Building C must be consistent with Figure 4.3.7.3.2, Figure 4.3.7.3.3 and Figure 4.3.7.3.4.**
- C3. Setbacks must be measured perpendicular to the street wall face to the outer faces of the building.**

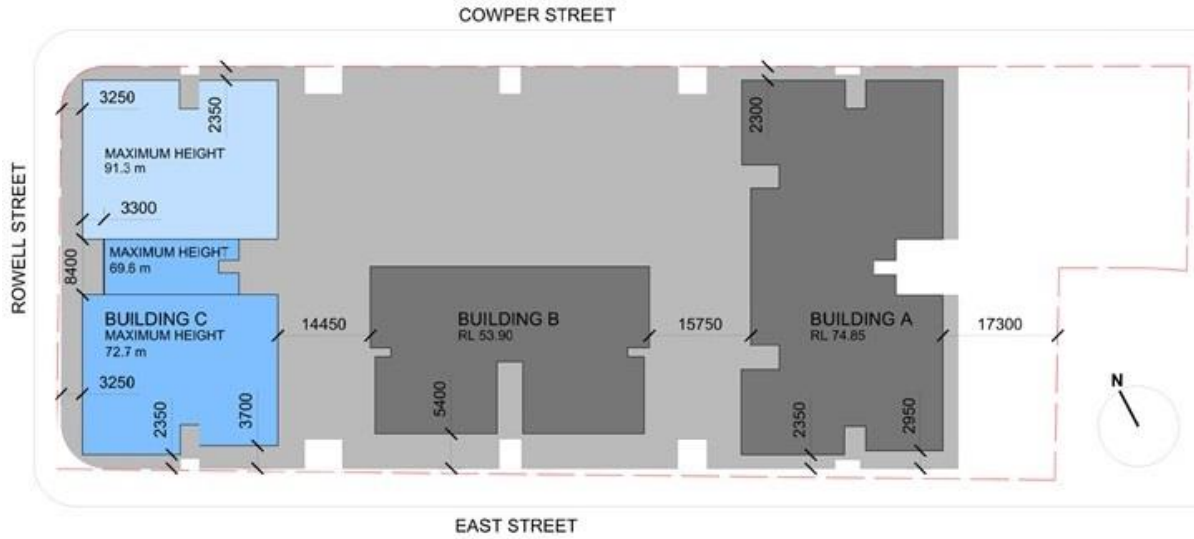


Figure 4.3.7.3.2 Building C Envelope, Heights and Setbacks

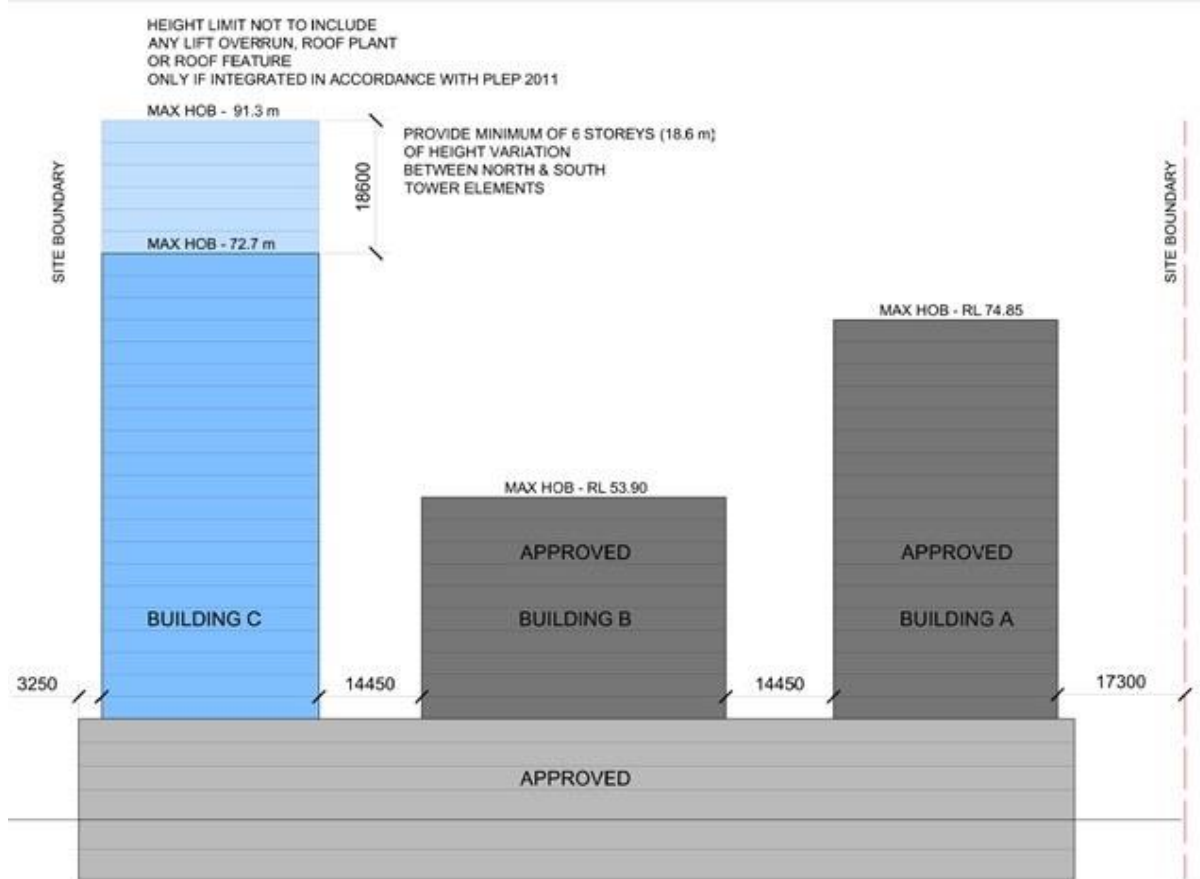


Figure 4.3.7.3.3 Elevation from East Street

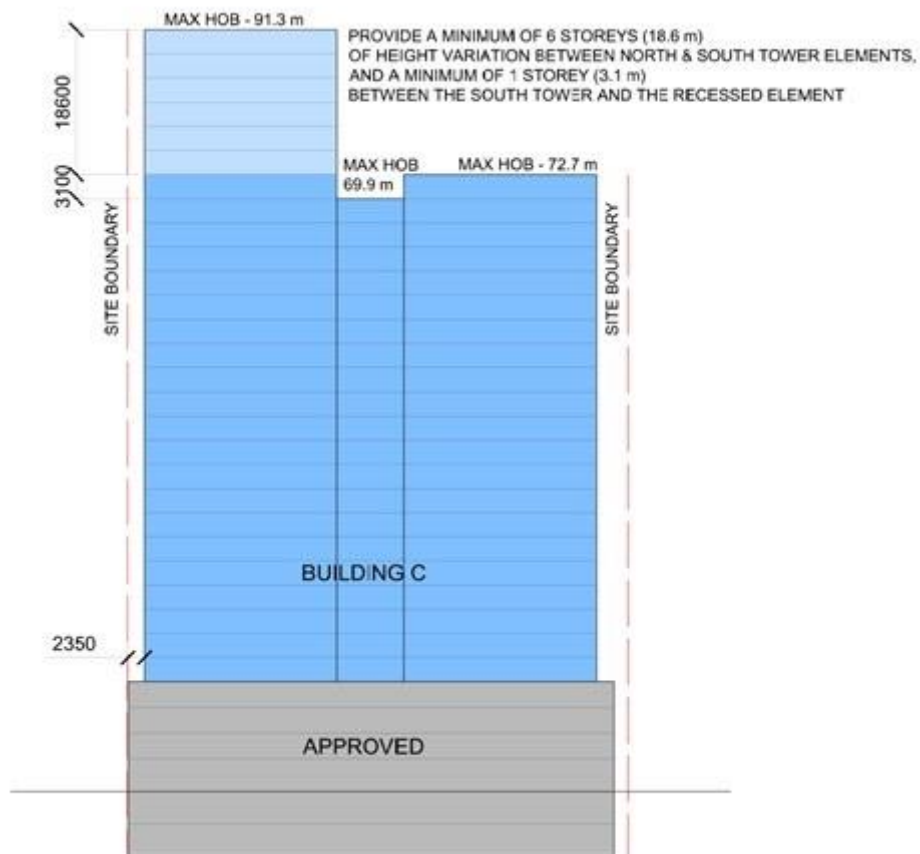


Figure 4.3.7.3.4 Elevation from Rowell Street