

INNOVATIVE

ITEM NUMBER	18.3
SUBJECT	FOR APPROVAL: Draft DCP for 38 Cowper Street, Granville
REFERENCE	RZ/15/2017 - D06958991
REPORT OF	Project Officer Land Use
APPLICANT	Beijing Shokai Develotek Sydney Granville Pty Ltd
LANDOWNER	Think Planners

PURPOSE:

The purpose of this report is to seek Council's endorsement of a draft site specific Development Control Plan at 38 Cowper Street, Granville to be publicly exhibited concurrently with the associated Planning Proposal.

RECOMMENDATION

- That** Council endorse the draft site specific Development Control Plan (DCP) at **Attachment 1** for public exhibition.
- That** the draft site specific DCP be placed on public exhibition concurrently with the associated Planning Proposal.
- That** the outcomes of the public exhibition be reported back to Council prior to the finalisation of the plan amendments associated with the Planning Proposal and site specific DCP.
- Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the draft site specific DCP prior to exhibition.

Planning Proposal Timeline



BACKGROUND

1. The draft site specific DCP is associated with a Planning Proposal at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville. The land already has development approval (DA/961/2015) for a mixed use development comprising three residential towers above a podium. The Planning Proposal seeks an increase in height from 52m to part 92m for the western portion of the land containing Building C only and retains the existing 52m height limit across the remainder of the site. Therefore, the western portion of the site known as 38 Cowper Street, Granville, and more specifically the tower element (i.e. Building C), is the subject of the draft site specific DCP (see **Figure 1**).
2. There is no VPA associated with the Planning Proposal as it is not seeking a density increase over and above what would have been achieved under the existing controls as applied to the site.

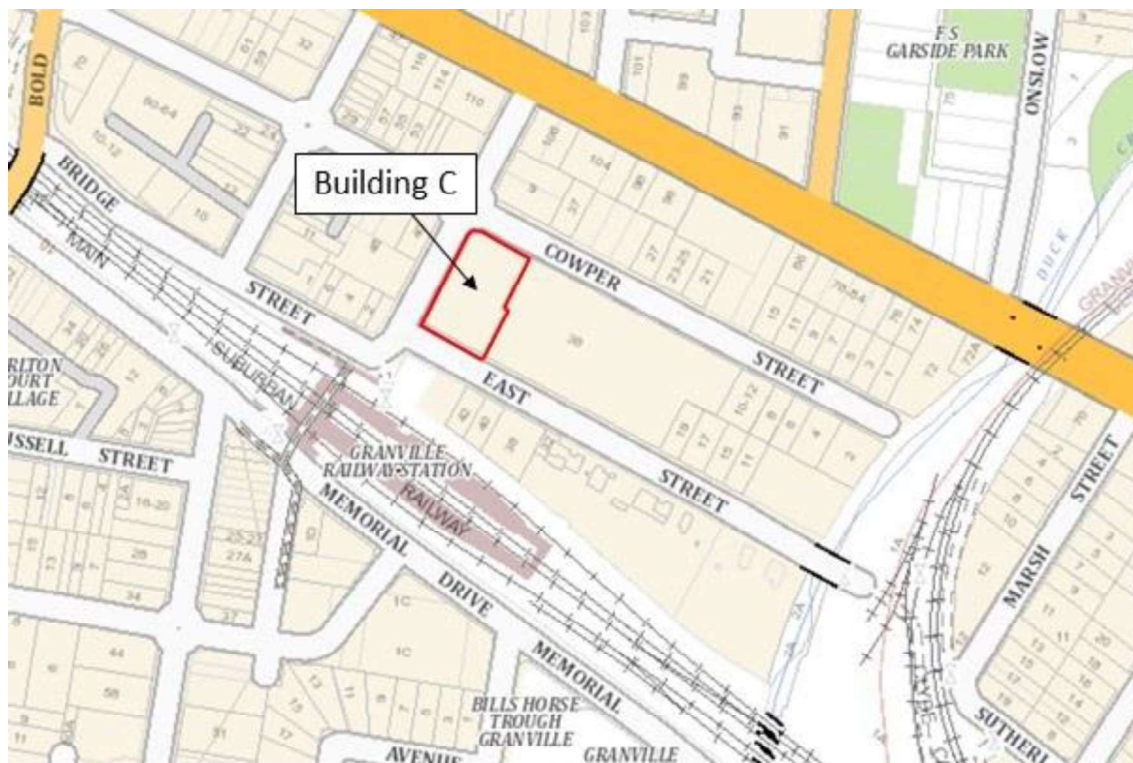


Figure 1: Site Location Map of site specific DCP

3. On 17 December 2018, Council resolved to forward the associated Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination. At the same meeting, Council resolved that a site specific DCP be prepared and reported to Council prior to formal exhibition of the Planning Proposal to enable both the Planning Proposal and site specific DCP to be exhibited concurrently.
4. A Gateway Determination was received by the DPIE on 15 April 2019. Conditions of the Gateway Determination requires Council to amend the Planning Proposal to include details of any public benefits that were identified

under the *Parramatta Road Corridor Urban Transformation Planning Strategy* (PRCUTS) that are to be delivered on the site, including:

- Retail and mixed use activity including a supermarket, medical centre, and child care that will be centred around Good Street, Cowper Street and Rowell Street;
 - Provision of new through site links between Cowper Street and East Street;
 - Retention of the heritage item on the land at the eastern end of the broader site and adaptive re-use to a community facility.
5. The Planning Proposal has been amended to reflect these public benefits that will be delivered on the site.

ISSUES/OPTIONS/CONSEQUENCES

6. A draft site specific DCP has been prepared by the applicant and lodged with Council on 8 July 2019. As mentioned above, only the tower element on the western portion of the broader site is subject to the draft Planning Proposal and DCP which focuses on the Building C tower element and not the broader site. The broader site is currently under construction and is subject to an existing DA approval.
7. The draft DCP therefore seeks to guide the detailed development of the tower element (i.e. Building C) in accordance with the Planning Proposal to deliver appropriate building and urban design outcomes.
8. The draft DCP has been reviewed by Council officers and is included at **Attachment 1**.
9. The final endorsed site specific DCP will become a key consideration for the preparation of any future development application for the western tower (Building C) on the site, in conjunction with the broader controls in the Parramatta DCP 2011, provisions of the PLEP 2011 and any other relevant legislation and guidelines.

Urban Design

10. The Planning Proposal seeks an increase to the permissible height control from 52m to 92m for this portion of the site to enable a variation in height on a single tower (Building C). The varied height on the single tower allows for an alternative to the current symmetry of the approved DA on the site that includes 3 towers (Building A – 17 storeys, Building B – 10 storeys and Building C – 17 storeys). Such a variation to the uniformity of height and built form across the broader site provides for a significantly improved built form outcome.
11. The draft DCP refers to building heights identified in the Council endorsed Planning Proposal and specific setback controls to inform future development (refer to **Figure 2** and **Figure 3**). These controls ensure an appropriate relationship to the approved development within the broader site.

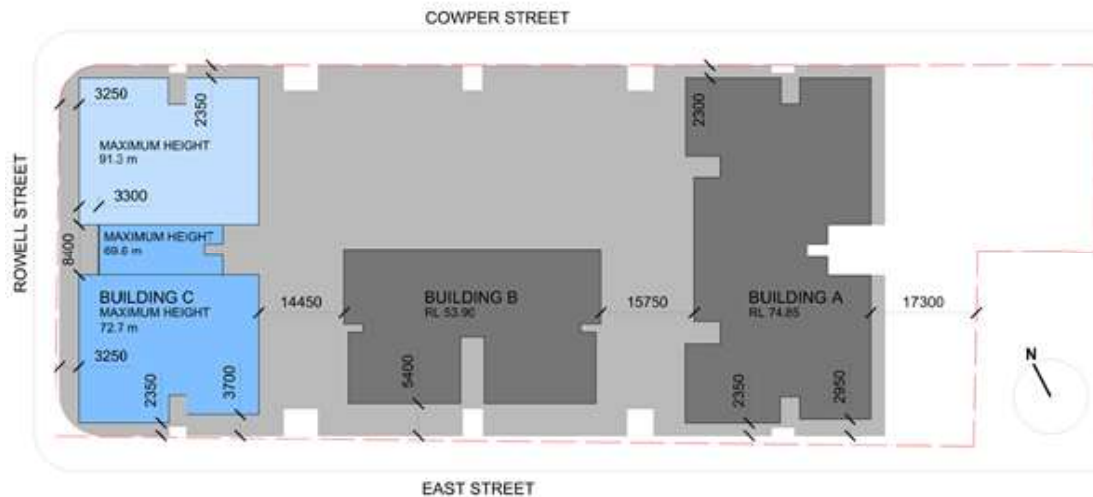


Figure 2: Draft DCP Building Envelope

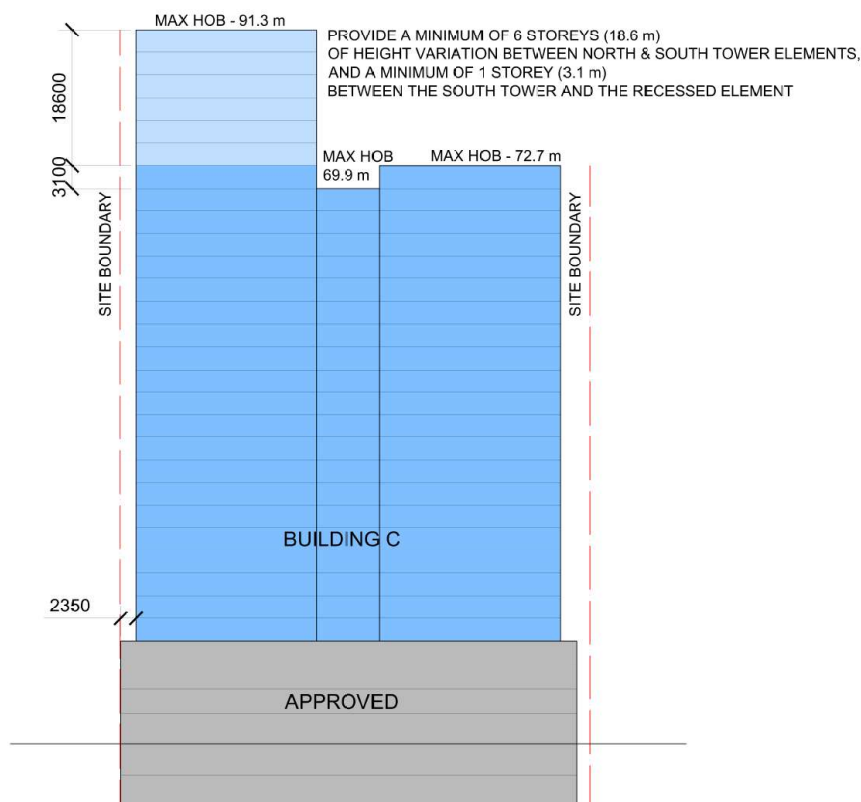


Figure 3: Draft DCP Rowell Street Elevation

12. The proposed controls in the draft DCP have been reviewed and are supported by Council officers.

Design Excellence Competition

13. Under Clause 6.13 of the PLEP 2011, the proposed tower will be required to achieve design excellence through an architectural design competition as resolved by Council at its meeting on 17 December 2018. A design competition will ensure a high quality built form outcome is delivered on the site.

14. The Design Competition brief will require compliance with the draft site specific DCP and the Apartment Design Guide (ADG). During the preparation of the brief, Council officers will also have the opportunity to propose any other additional design considerations required to be addressed in order to achieve design excellence.

CONSULTATION & TIMING

15. If the draft DCP is endorsed by Council, it will be publicly exhibited concurrently with the Planning Proposal for a period of 28 days, as per the Gateway Determination.
16. Adjoining and nearby property owners will be directly notified of the exhibition along with other relevant state agencies including RMS and TfNSW.

FINANCIAL IMPLICATION FOR COUNCIL

17. Costs associated with the exhibition and preparation of the DCP are covered within the City Strategy & Development budget.

CONCLUSION & NEXT STEPS

18. The draft site specific DCP has been prepared in association with a Planning Proposal at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville. The draft DCP is only applicable to the western portion of the site containing Building C.
19. Should Council endorse the draft DCP, it will be placed on public exhibition concurrently with the Planning Proposal. The matter will be reported back to Council following public exhibition to finalise both the Planning Proposal and DCP.

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ATTACHMENTS:

- 1 [1](#) Draft site specific DCP for 38 Cowper Street, Granville 4 Pages