



2-22 William St, Granville

**Draft Site-Specific Development Control Plan
Amendment**

to

Parramatta Development Control Plan 2011

(For exhibition)

Note: The site- specific provisions listed below and on the following pages are in addition to those provisions included under existing section 4.1.6 - Granville Town Centre of the Parramatta DCP 2011 that is current and will continue to apply to this Site.

These additional site- specific provisions could also be made effective via a relevant part of adopted draft Cumberland DCP 2020 in future.

The proposed new DCP provisions would need to be read with the Granville Town Centre Precinct’s objectives and development controls whichever way the DCP amendment proceeds.

Background

The Cumberland Local Planning Panel recommended the following controls be considered for the 2-22 William Street, Granville Planning Proposal:

“Council prepare site specific development controls that prohibit rooftop communal open space, specify the maximum number of storeys, and ensures an appropriate transition in built form between the higher density development in the site and neighbouring low density dwellings”.

In response, Council has prepared the following site specific DCP controls to amend the Parramatta Development Control Plan 2011 and/or the adopted draft Cumberland DCP 2020 relevant part that captures similar controls.

Note: The newly drafted DCP provisions are shown in blue text:

1. Add the following new objectives to the existing section 4.1.6 Granville Town Centre of Parramatta DCP 2011.

O.6 To enhance residential amenity through provision of landscaping and communal open space at ground level.

O.7 To ensure an appropriate height transition of building heights to maintain amenity of adjacent development.

2. Add the following development control to existing section titled *Landscaping and Deep Soil*:

C.14 For Land at 2-22 William Street, communal open space and landscaping is to be provided at ground level where possible.

3. Add the following new section and development controls after existing section 'Development between Parramatta Road and Railway Line':

Development at 2- 22 William Street, Granville

- C.21 Storeys above the first four storeys of the proposed development shall have an additional 3.1m upper level rear setback and the proposed development's rear building setback (facing the low density residential area) is to be a minimum of 9m (without the rear existing laneway).
- C.22 The proposed development at 2-22 William Street, is to be not more than 5 storeys. (Note: This control is governed by the height of building controls in the LEP and NSW Apartment Design Guide floor to ceiling height requirements).