

## OVERVIEW

Planning Proposal  
for Land at 38  
Cowper Street,  
Granville

Engaged by  
Ausboa to  
undertake Pre DA  
services,  
preparation of the  
Statement of  
Environmental  
Effects and  
facilitation of the  
approval.

## PROPERTY

38 Cowper Street,  
Granville

## CATEGORY

Planning services

## CLIENT

Ausboa

## OUR INVOLVEMENT

This project has been operational since 2015 and to date comprises 6 separate development applications all managed by Think Planners and specifically involved:

- Provide planning advice on development options and relevant planning controls.
- Consultation with the City of Parramatta
- Collaboration with architect urban designer, stormwater engineer, traffic consultant and landscape consultant.
- Presentation to Pre DA Panel, Urban Design Review Panels and Sydney Central Planning Panel.
- Preparation of Statement of Environmental Effects addressing all relevant strategies and planning controls.
- Negotiations with external stakeholders including Transport for NSW for acceptable “General Terms of Approval”.
- Preparation of a Planning Proposal to reconcile maximum building height permitted with the current permitted floor space ratio – Gateway issued.



Image 5: 3D Perspective taken from the Corner of Rowell and East Street Granville