



# FOR SALE

## POTENTIAL DEVELOPMENT SITE

### PARRAMATTA ROAD GRANVILLE NSW 2141

- Raw Site: 3,140sqm of consolidated land across three titles
- Zoned B4 Mixed Use & B6 Enterprise Corridor
- Unrestricted northern views of Parramatta CBD & Sydney CBD

# EXECUTIVE SUMMARY

ADDRESS	90-92 Parramatta Road Granville NSW 2142 21 Cowper Street Granville NSW 2142 23-25 Cowper Street Granville NSW 2142
LOT/PLAN	LOTS 1 &2, DP589857, Lot 1 DP734130 Lot 100 DP785101
SITE AREA	3,140 SQM (approx. total)
LOCAL GOVERNMENT AUTHORITY	City of Parramatta Council
LOCAL DEVELOPMENT PLAN (LEP)	Parramatta Local Environment Plan 2011
ZONING	B6 Enterprise Corridor PLEP 2011 & Zoned B4 Mixed Use PLEP 2011
FLOOR SPACE RATIO	3:1 & 6:1
BUILDING HEIGHT LIMIT	21m & 52m
STREET FRONTAGES	Parramatta Road & Cowper Street
METHOD OF SALE	Expression of Interest





## GRANVILLE

Granville is a suburb in western Sydney, in the state of New South Wales, Australia, located 22 kilometres west of the Sydney central business district, split between the local government areas of Cumberland Council and the City of Parramatta.

Granville has been described by many as **the best value suburb to live in within the Sydney metropolitan area**. This does not come as a surprise at all. Granville has a very well connected train station that often boasts express trains. It is a major station on the Inner West & Leppington Line and Western Line of the Sydney Trains network. The station is wheelchair accessible. Granville railway station is located on the Main Suburban line. It is served by Sydney Trains T1 Northern and Western Lines and T2 Inner West & Leppington Line services. Granville's newly built bus interchange, as well as a car park, are located adjacent to its train station. Bike racks and lockers are located nearby. Taxi ranks can be found just south of the train station.

Parramatta Road has always been an important thoroughfare for Sydney from its earliest days. From Parramatta the major western road for the state is the Great Western Highway. The M4 Western Motorway, running parallel to the Great Western Highway has taken much of the traffic away from these roads, with entrance and exit ramps close to Parramatta.



# The SITE

This potential site of consolidated land across 3 titles, comprising of 90-29 Parramatta Road, 21 Cowper Street and 23-25 Cowper Street in Granville provides a total land area of approximately 3,140 m2 for development.

Zoned B4 Mixed Use & B6 Enterprise Corridor in the Parramatta Local Environmental Plan 2011 (PLEP 2011), the site offers excellent commercial & residential development opportunities. The Urban Growth Strategy nominates the site for up to 25 storeys with unrestricted Northern views of Parramatta CBD & Eastern views of Sydney CBD.

It is located about 200 metres to Granville Train Station, approximately 1.8 kilometres to Parramatta CBD and with excellent access to West Connex & M4.



## **Disclaimer:**

*This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.*

*Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.*



EMAIL: [admin@massivelink.com.au](mailto:admin@massivelink.com.au)

Web Site: [www.massivelink.com.au](http://www.massivelink.com.au)

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