Attachment A2

Urban design report – Part 1

LIFE SCIENCES HUB CAMPERDOWN

URBAN DESIGN REPORT

WENTWORTH CAPITAL

THE UNIVERSITY OF SYDNEY

HDR

MATTHEW PULLINGER ARCHITECT

Biointelect

Atlas Economics

Ethos Urban

Paddock

CURIO PROJECTS

ARUP

L2T

URBAN DESIGN REPORT
Revision: 5
Date: 17.07.2026
Prepared by: HDR
Approved by: Graeme Spencer

Nominated Architect
Huai Lim
NSW 16065
hdrinc.com/au
HDR Pty. Limited ABN 76 158 075 220 trading as HDR.
© 2025 HDR, Inc., all rights reserved

Sydney
Level 24, 25 Martin Place
Sydney, NSW 2000
T +61 2 9956 2666

COPYRIGHT: The concepts and information contained in this document are the property of © 2023 HDR, Inc., all rights reserved . Use or copying of this document in whole or in part without the written permission of HDR constitutes an infringement of copyright.
LIMITATION: This report has been prepared on behalf of and for the exclusive use of HDR's client, and is subject to and issued in connection with the provisions of the agreement between HDR and its client. HDR accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

Document history, status and distribution

Version	Date	Status	Prepared by	Reviewed By
1	31.07.25	Draft	HDR	GS
2	03.10.25	Draft	HDR	GS
3	11.02.26	Draft	HDR	GS
4	25.02.26	For Issue	HDR	GS
5	17.07.26	CoS Response	HDR	GS

TABLE OF CONTENTS

01 Project Vision

02 Strategic Planning Framework

03 Site and Context Analysis

04 Life Science Typology

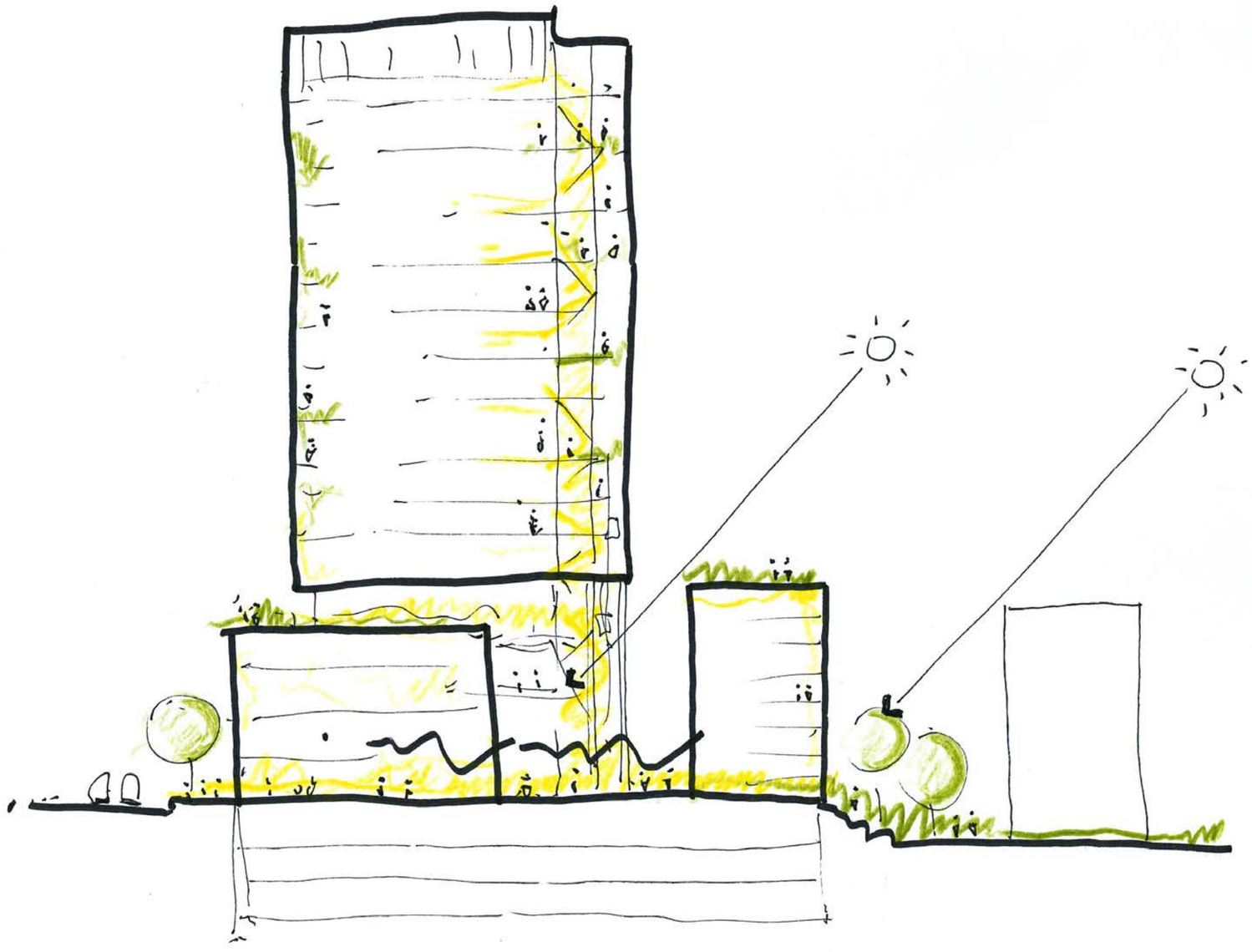
05 Design Principles

06 Planning Envelope Documents

07 Design Proposal / Reference Scheme

08 Reference Scheme Plans

09 Impacts Assessment



01

01 PROJECT VISION

Wentworth Capital, in partnership with University of Sydney, envisions creating a World-class Life Science and Mixed-use Campus at 84-94 Parramatta Road, Camperdown. The proposal aims to establish Camperdown as Sydney's premier biomedical hub, centered around top-tier life science facilities. The new facility is proposed to comprise ~27,000m² of science floor space to house over 800 researchers and 200 support staff supported by ~6,000m² life science office space, conference, retail and serviced apartments.

This new campus will be integrated and complement the larger University of Sydney life science and innovation ecosystem and will enhance the existing research facilities and strategic infrastructure presently being developed by the University, including the Sydney Biomedical Accelerator, as well as the Royal Prince Alfred Hospital (RPA) upgrades. This proposal provides critical space for the translation and commercialisation of biomedical and life sciences research.

The proposed life sciences hub will be a catalyst for the regeneration of Parramatta Road and designed to meet the specific needs of the science and innovation industry, leading to the creation of new life science jobs and wider economic benefits for the city.

Wentworth Capital has an agreement in place with the University of Sydney and the land holders of Veriu serviced apartments to develop the sites at 84-94 Parramatta Road, Camperdown with a vision to deliver a thriving life science campus. Under the agreed terms, Wentworth Capital will undertake a planning proposal for the site, seeking an increase to FSR and Height. Post planning approvals, Wentworth will commence the development of a world class life science campus.

Wentworth Capital recently announced a $1.5b life science real estate fund in Australia, in partnership with BlackRock, the world's biggest asset owner, seeking to support science and innovation with purpose-built infrastructure within key innovation clusters.



02

02 STRATEGIC PLANNING FRAMEWORK

Tech Central - Camperdown Activity Node

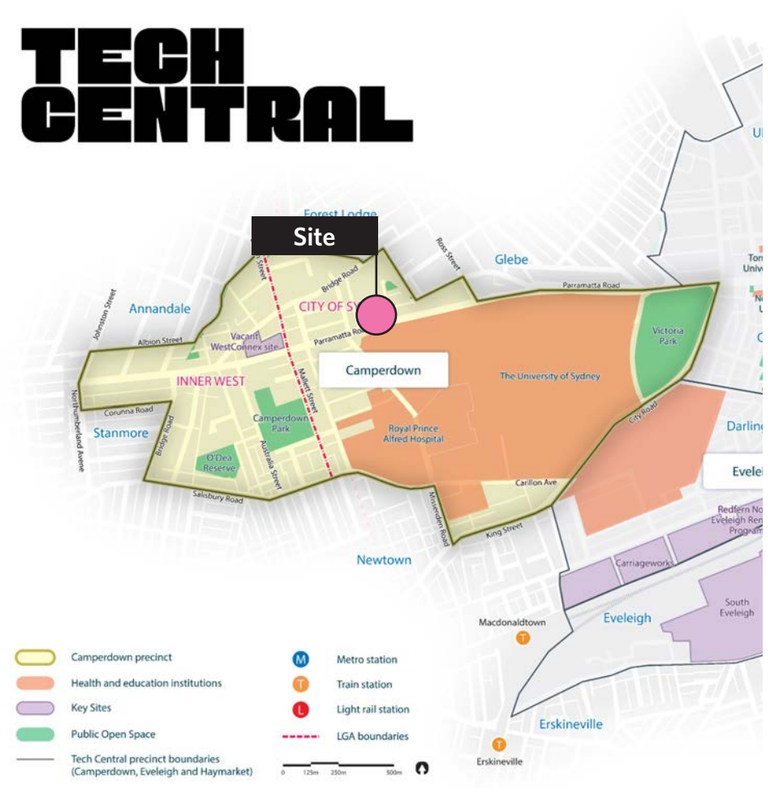
The key objective of the Camperdown activity node is to build upon the existing health, education and research strengths to create an area of international standing, with a diverse and engaging public realm. The two largest asset owners, RPA Hospital and University of Sydney, collaborate closely and are co-located with more than 35 medical research institutes and research centers. Together, these institutions form a unique cluster of health, innovation, research, academic and medical expertise within Tech Central. The co-location strategy is driven by a vision to provide world-class facilities in which the best and the brightest minds come together to collaborate and contribute to the future of health, education and research.

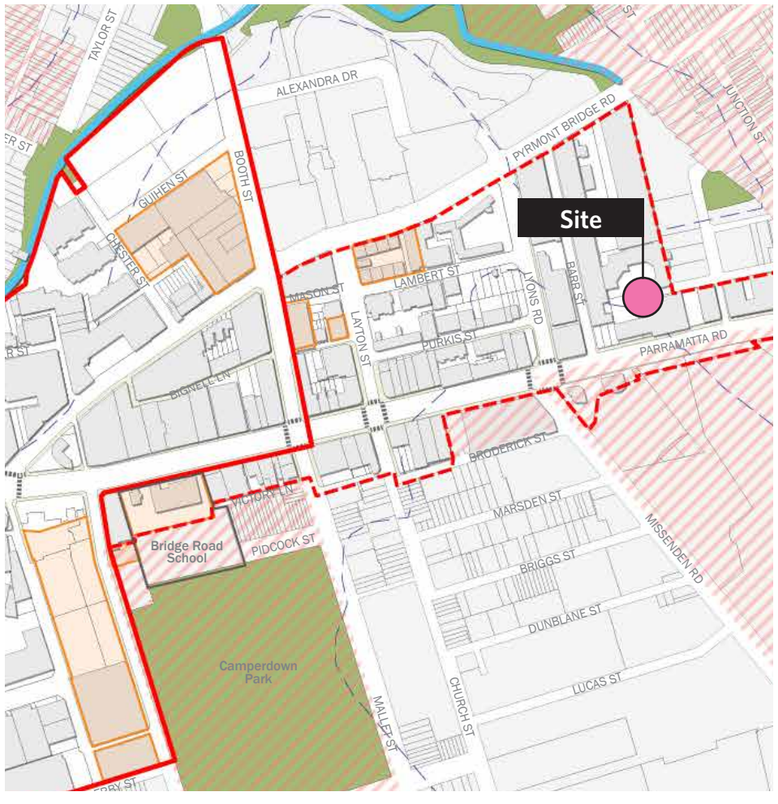
Parramatta Rd Corridor Urban Transformation Strategy

The Strategy sets out the vision and land use and transport principles to accommodate 27,000 new homes and 50,000 jobs in a range of industries across the Corridor over the next 30 years. It provides an integrated land use planning and transport framework to guide future land use change in a staged manner that will be coordinated with infrastructure delivery and funding, bringing new life to Parramatta Road and adjacent communities.

Sustainable Sydney 2030—2050 Continuing the Vision

City of Sydney envisage transforming and revitalising Broadway and Parramatta Rd, our city's western gateway, as a green link with more space for people to walk and ride bikes. This will support the area's evolution into Sydney's innovation and education precinct. The road space could be reduced to 2 lanes in each direction, allowing extra room for trees and people. It also provides more space for efficient and reliable public transport, linking activities on Broadway and Parramatta Road.







02 STRATEGIC PLANNING FRAMEWORK

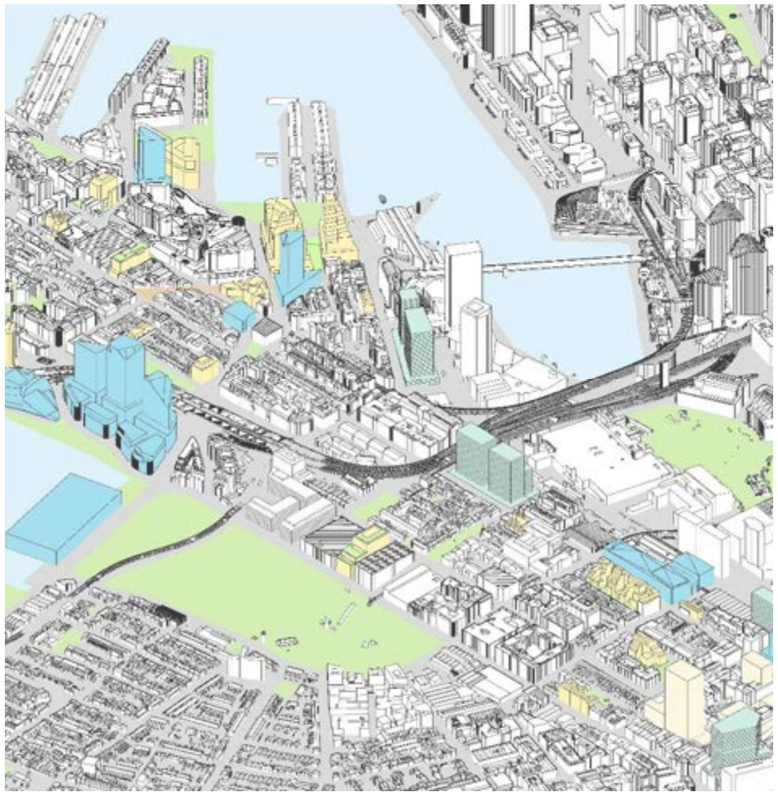
Draft Minimising Overshadowing of Neighbouring Apartments

The purpose of this guide is to describe the documentation required to be submitted in a Development Application to meet the requirements of State Environmental Planning Policy 65 (SEPP 65), the Apartment Design Guide (ADG) and associated regulations. Use this guide where a proposed building to which SEPP 65 applies overshadows an apartment building. The guide explains how the ADG solar access objectives, design criteria and design guidance are applied when documenting and assessing overshadowing of neighbouring apartments.



Pyrmont Peninsula Planning Strategy

The Ultimo Pyrmont Urban Design Study defines urban design principles in response to the Pyrmont Peninsula Place Strategy. These design principles are used as a framework to assess the development potential and inform site specific planning controls to identified key development sites.



Walanga Wingara Mura Design Principles University of Sydney

The purpose of the Walanga Design Principles is to provide guidance on how to weave Aboriginal and Torres Strait Islander cultures, world views and practices into the very fabric of our University and beyond. It will serve as a guide to those who are involved in realising the University's aspirations in physical design, including architects, engineers and landscapers, as well as in scholarship - curriculum developers, researchers, educators, and others.

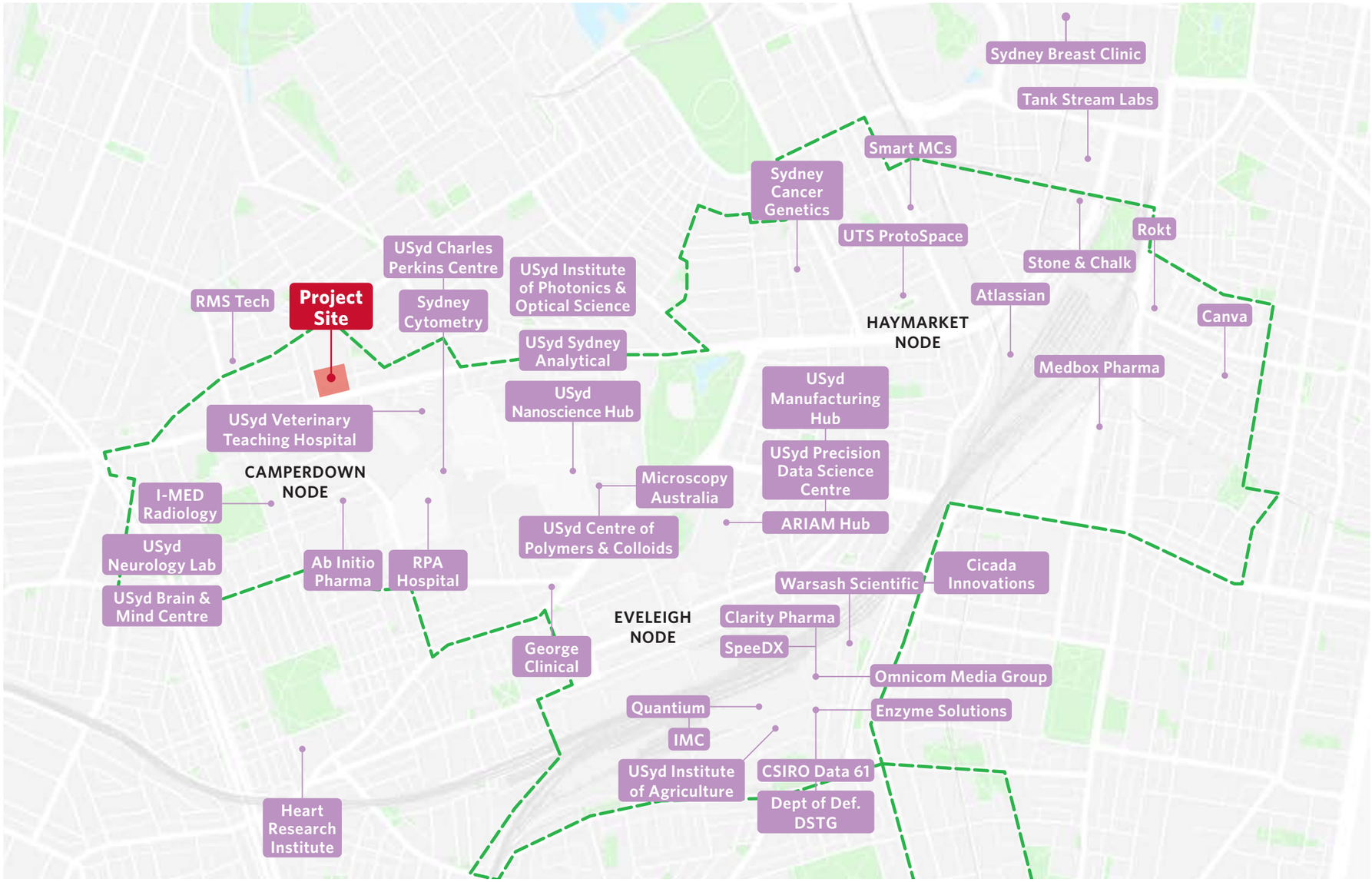


02 STRATEGIC PLANNING FRAMEWORK

University of Sydney Ecosystem

The proposed life sciences hub will be strategically integrated into the broader University of Sydney life sciences and innovation ecosystem, complementing and enhancing both existing research infrastructure and major developments currently underway, including the Sydney Biomedical Accelerator and the Royal Prince Alfred Hospital (RPA) upgrades.

Tech Central Innovation District



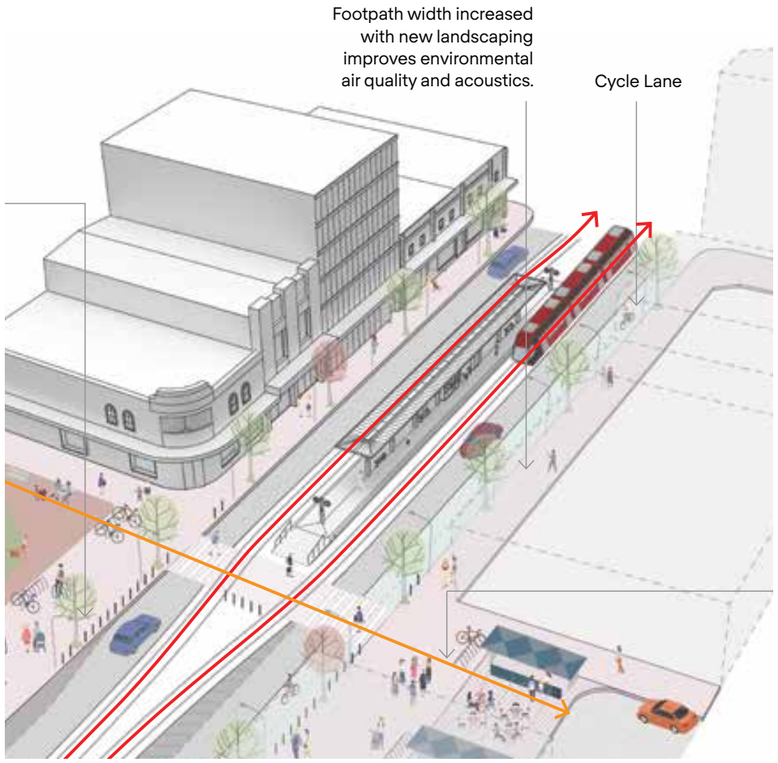
02 STRATEGIC PLANNING FRAMEWORK

Vision for Parramatta Rd

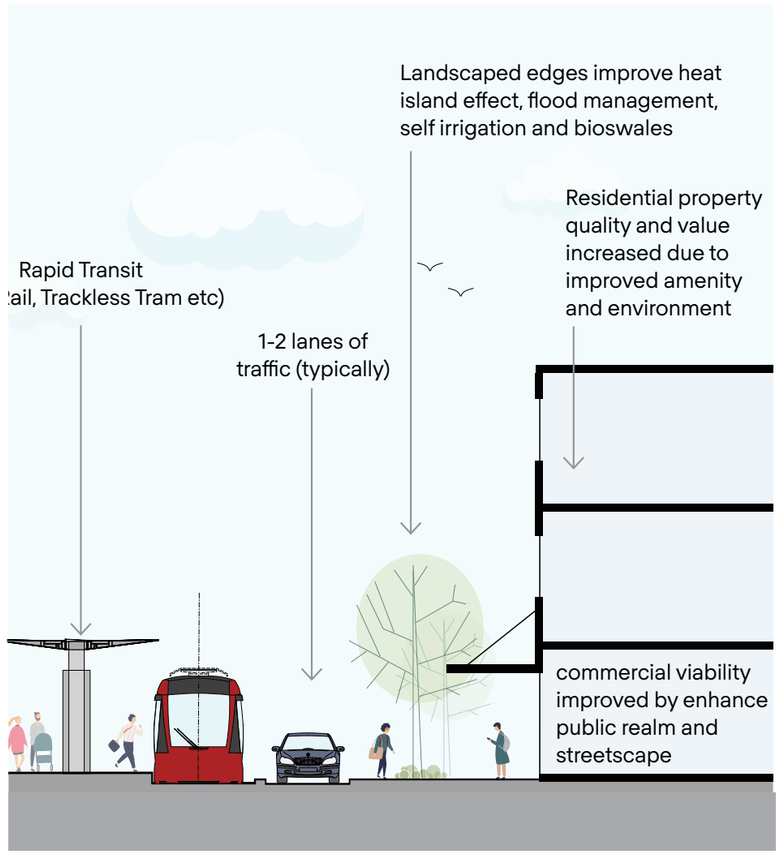
The proposal considers the future vision for the upgraded Parramatta Road corridor, recognising the transformative potential of this major urban renewal. It envisions a corridor of enhanced public transport, pedestrian-friendly spaces, and increased connectivity to maximise the benefits not only for the facility itself but also for the wider Camperdown Tech Central precinct.



Sustainable Sydney 2030—2050



Committee for Sydney



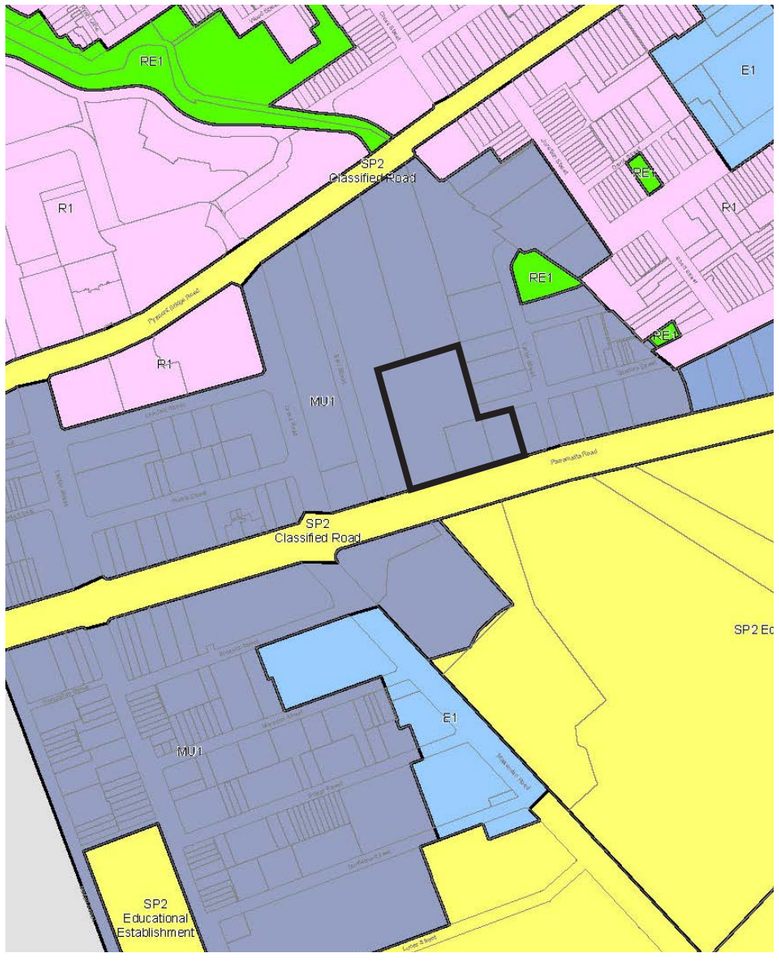
Committee for Sydney

02 STRATEGIC PLANNING FRAMEWORK

Existing Planning Controls

CoS LEP Land Use Zoning

- **MU1 - Mixed Use**



CoS LEP Height of Building

- **P - 18m**



CoS LEP Floor Space Ratio

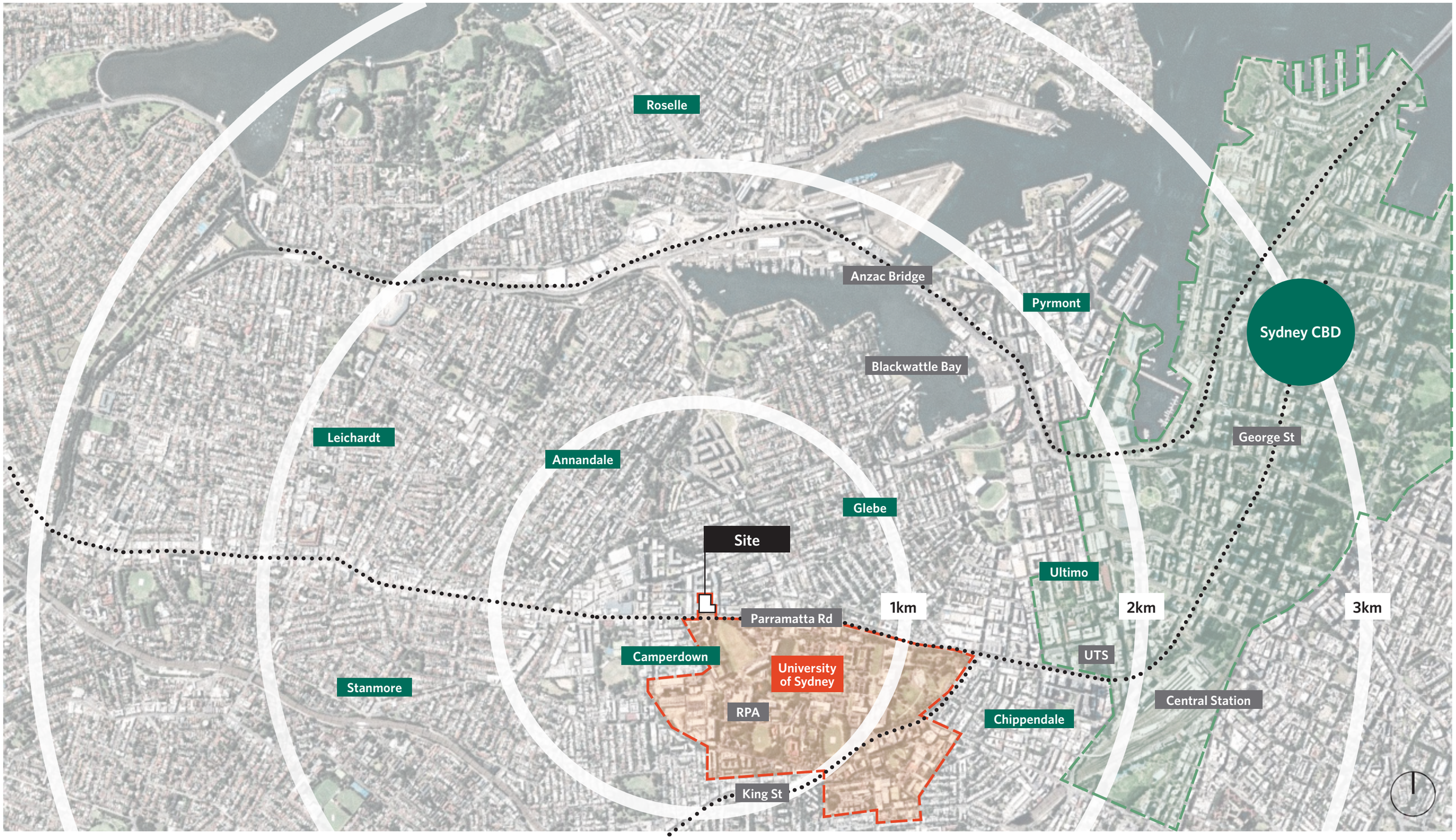
- **U1 - 2.5:1**



03

03 SITE & CONTEXT

Site Overview



03 SITE & CONTEXT

Site Summary

The proposed site consists of 3 separate properties.

- **92-94 Parramatta Rd.** Existing University of Sydney medical research building.
- **88-90 Parramatta Rd.** 3 storey brick warehouse building, currently vacant with identified heritage value.
- **84 Parramatta Rd.** Recently developed 6 Storey serviced apartment building.



92-94 Parramatta Road
Lot A DP 402925
Lot 1 DP965792
4382m²

88-90 Parramatta Road
Lot 1 DP178634
976m²

84 Parramatta Road
Lot 1 DP1216911
836m²

USYD

03 SITE & CONTEXT

92-94 Parramatta Rd

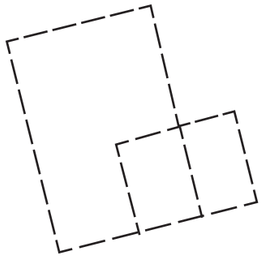
Existing Use: Medical Research Laboratories

Existing Height: 28m
(exceeding 18m control)

Existing GFA: 11,876 m²

Existing FSR: 2.7
(exceeding 2.5:1 control)







03 SITE & CONTEXT

88-90 Parramatta Rd

Existing Use: Vacant

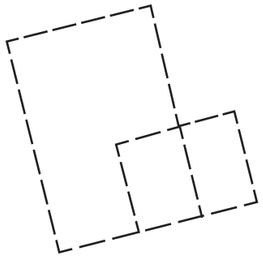
Existing Height: 14m

Existing GFA: 2,714 m²

Existing FSR: 2.8
(exceeding 2.5:1 control)







03 SITE & CONTEXT

84-86 Parramatta Rd

Existing Use: Serviced Apartments

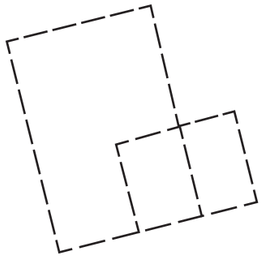
Existing Height: 19m
(exceeding 18m control)

Existing GFA: 2635 m^2

Existing FSR: 3.1
(exceeding 2.5:1 control)







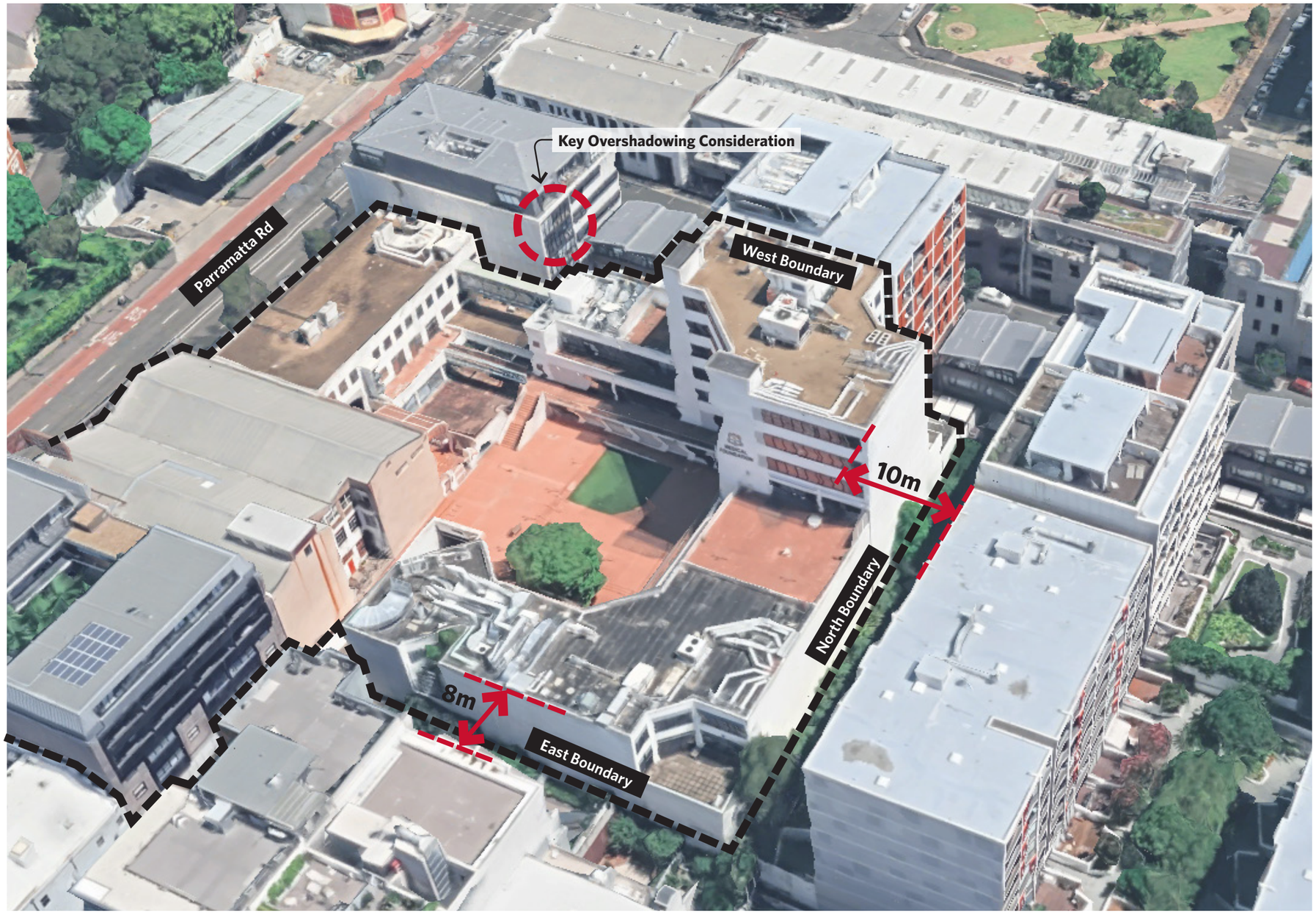
03 SITE & CONTEXT

Interface with Immediate Neighbours

The site shares its west, north and eastern boundaries with recently developed multi residential apartment buildings.

The western residential neighbour is built with zero setback and a blank boundary wall to the two apartment blocks. The apartment buildings to the north and east provide an appropriate boundary setback with landscaped private courtyards to the site boundary.

The existing medical research building is built to the boundary on the west, north and east boundaries presenting a blank wall to each side.



03 SITE & CONTEXT

Natural & Landscape Context

Natural & Landscape Features

Camperdown is an inner-city suburb with a highly urbanised character. The site is located on the watershed of the former Orphan School Creek, a tributary of Johnstons Creek which terminates at Roselle Bay.

The surrounding topography is gently undulating and sits adjacent to the landscaped ground of the University of Sydney campus.



Waterways

Former Creekline

1m Contours

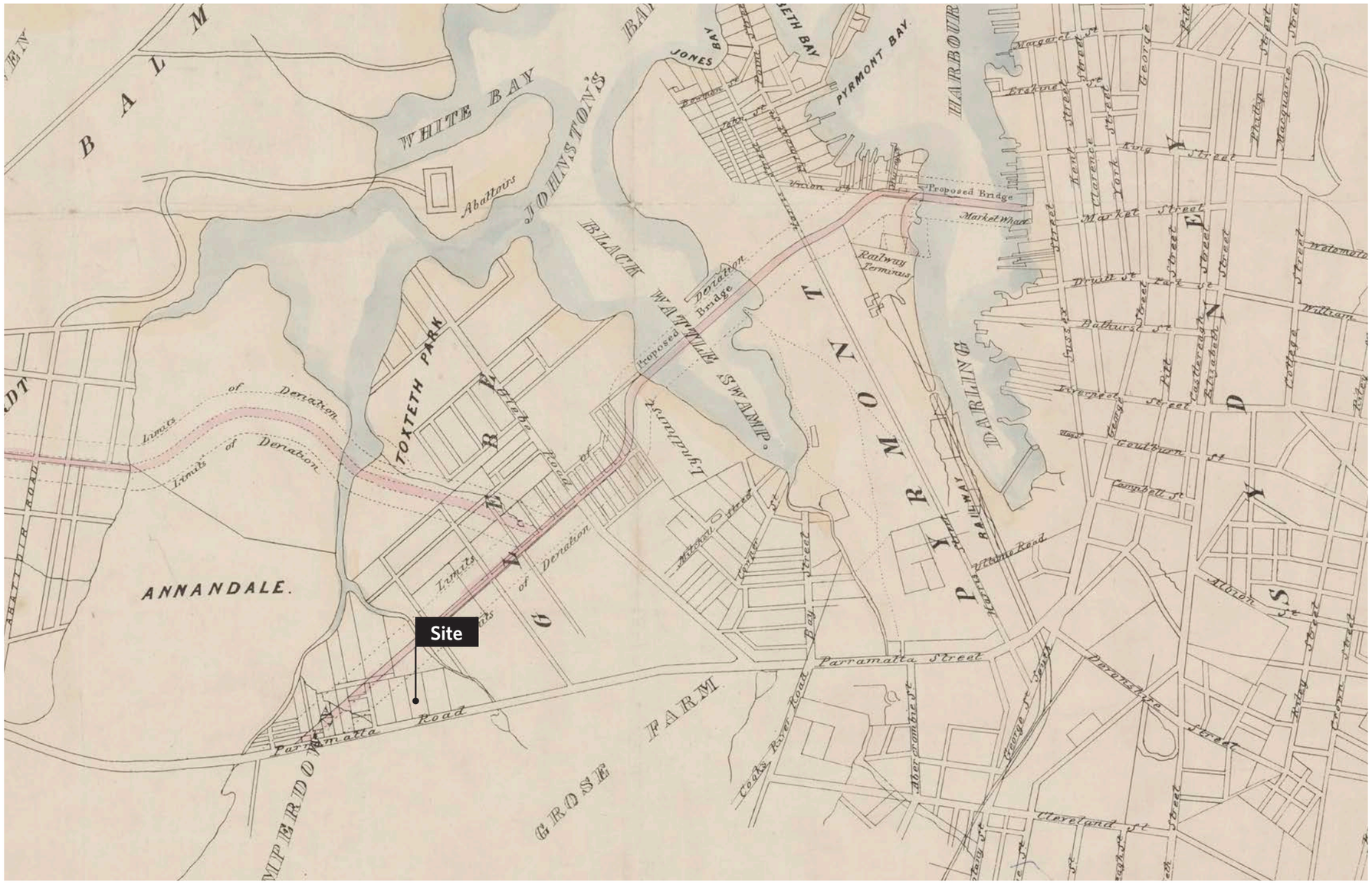
Open Space, Parks and Green Network

03 SITE & CONTEXT

Urban History

From the 1800s through the mid-20th century, Parramatta Road was a vital corridor reflecting Sydney's evolving transport and social landscape. Initially, it was lined with stables, carriage workshops, and horse-related businesses that catered to the era's reliance on horse-drawn vehicles—a key status symbol for residents.

As motor vehicles emerged in the early 20th century, Parramatta Road adapted rapidly, becoming the city's hub for car dealerships, mechanics, service stations, and related industries. This transformation mirrored the broader shift from horses to motor cars, with Parramatta Road playing a central role in supporting and shaping Sydney's transition into the motor age.

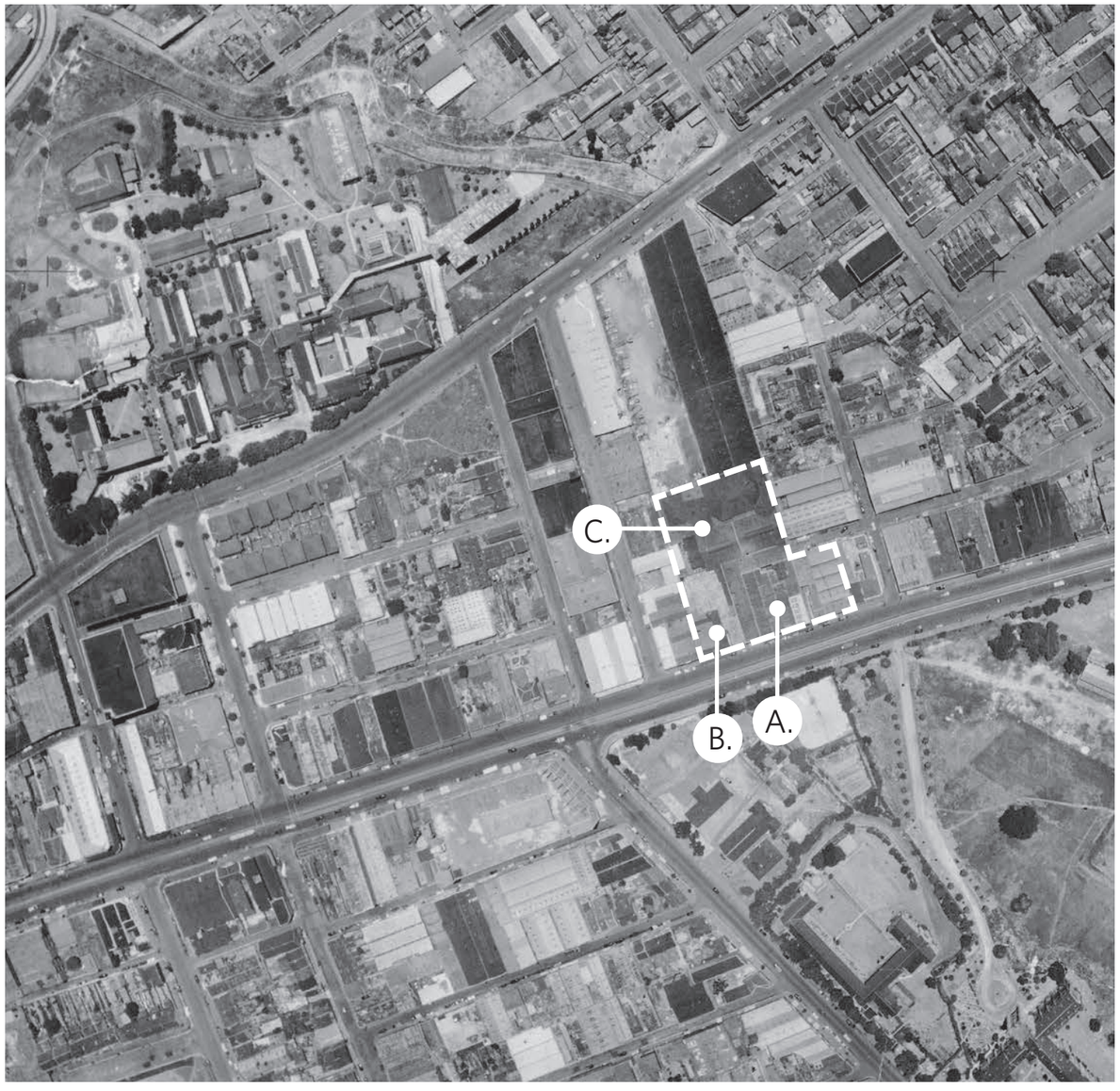


Map c.1859 - Parramatta Rd

03 SITE & CONTEXT

Urban History

Originally, the site was occupied solely by the Governor Bourke Hotel in its southwestern corner. Around 1913, a 'Horse Bazaar' was built on the remaining area for the sale of horses, buggies, and carriages. This structure was later occupied by various motor vehicle manufacturing and servicing businesses. The building at 88-90 Parramatta Road was constructed for motor vehicle sales & service and housed a series of motor vehicle-related businesses and now exists vacant on the site today.



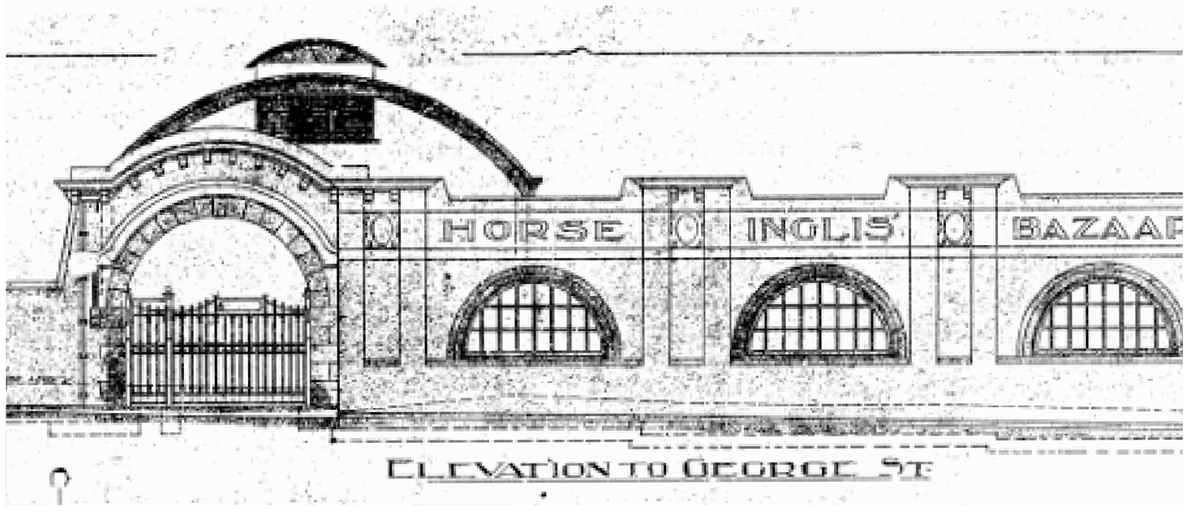
Aerial Photo c.1942



A. Parramatta Rd 1931 - Note existing 88-90 Parramatta Rd warehouse highlighted.



B. Former Governor Bourke Hotel. 94 Parramatta Rd c.1950



C. Inglis Horse Bazaar - Used for the sale of horses, buggies and carriages.

03 SITE & CONTEXT

88-90 Parramatta Rd Heritage Assessment

Assessment of Significance

An Assessment of Heritage Significance has been prepared to investigate the heritage significance of the existing structures, particularly the warehouse building at 88-90 Parramatta Road, to determine its heritage value within its context and the proposed development.

The assessment has identified that the warehouse building is of heritage significance as a surviving example of an Inter-war motor-car warehouse and showroom. The building type once made up a significant part of this area of Parramatta Road during the early to mid twentieth century but most have since been demolished or significantly altered.

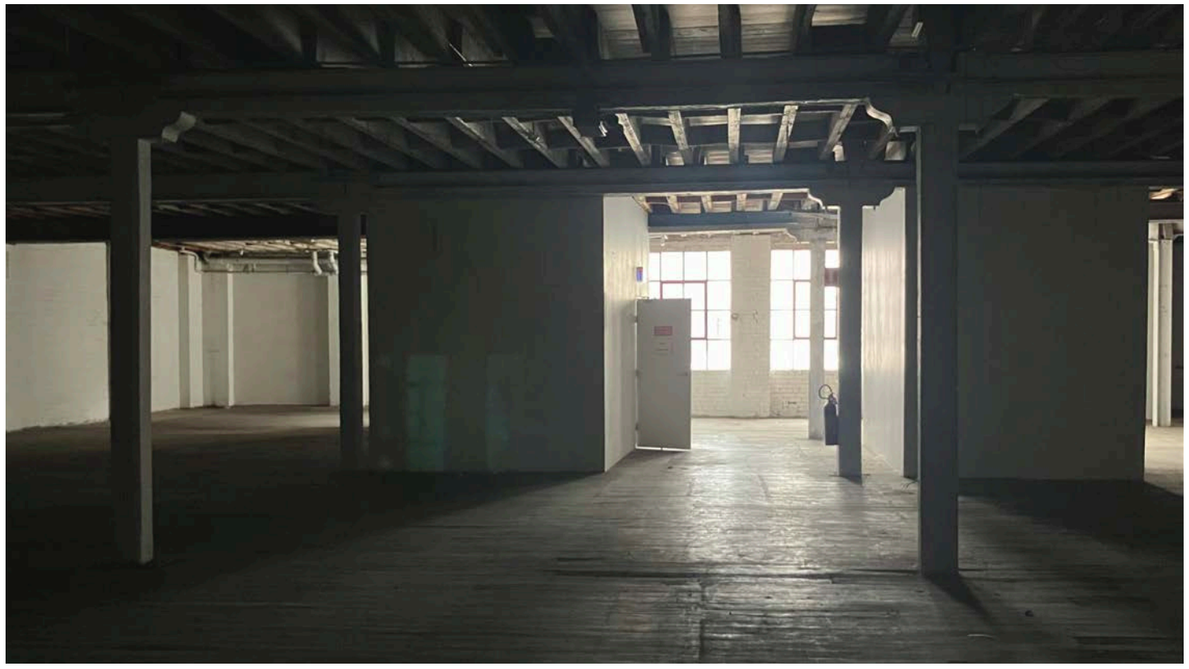
The identified significance of 88-90 Parramatta Rd should be considered within the future architectural design of the Life Science Hub Redevelopment. Retention of heritage fabric is to be assessed against achieving the requirements for a best in class life sciences facility.

Heritage Impact Statement

A heritage Impact Statement has been prepared by Curio Projects, to accompany this submission, to assess any potential impacts the planning proposal may have on the heritage values and fabric of 88-90 Parramatta Rd and provide recommendations for future design considerations.



88-90 Parramatta Rd warehouse facade.



88-90 Parramatta Rd warehouse interior.

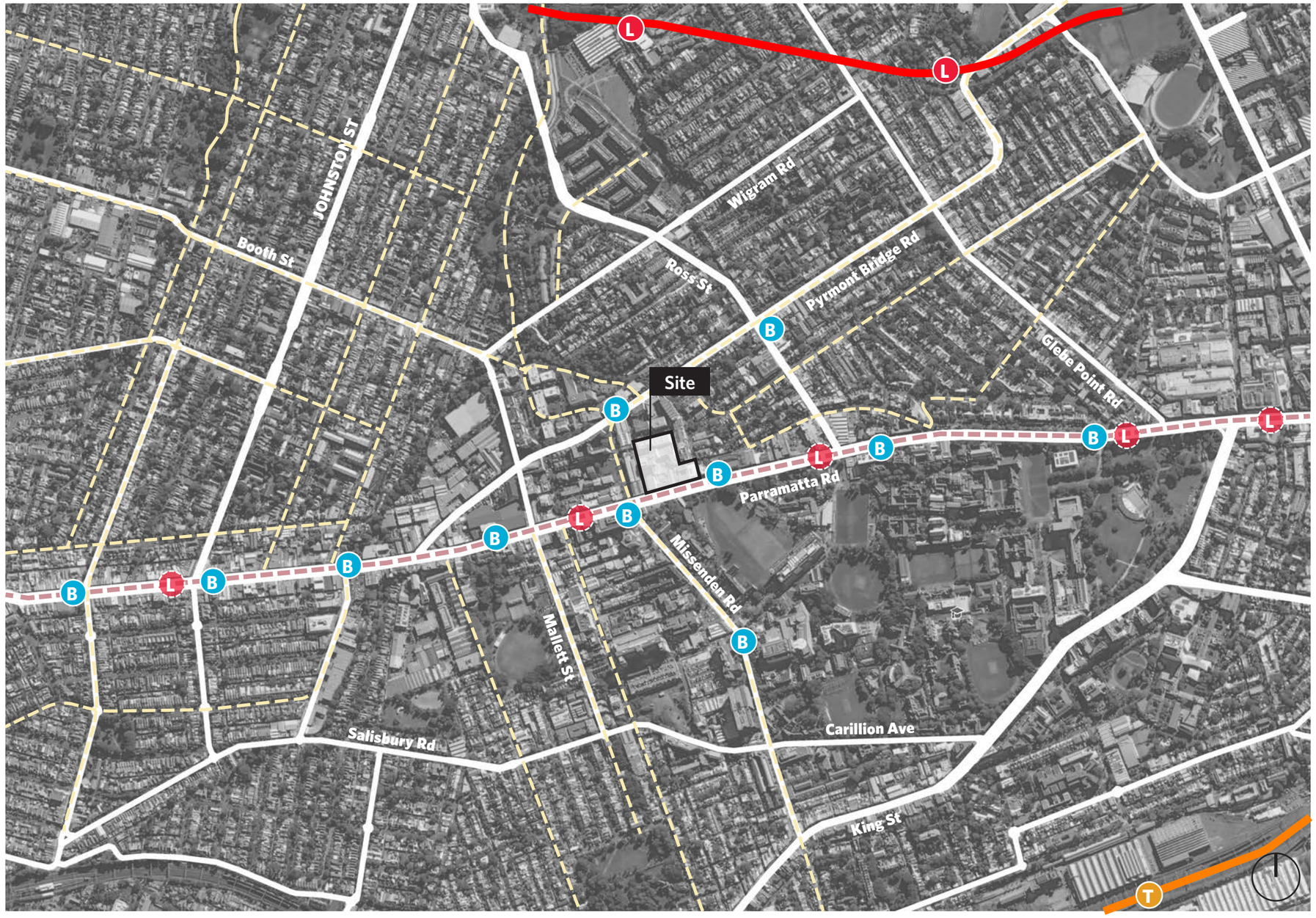
03 SITE & CONTEXT

Transport Network

The site is well connected to both metropolitan and Greater Sydney via an extensive public transport network. The City of Sydney has classified the site's public transport accessibility as Category D, indicating the highest level of accessibility.

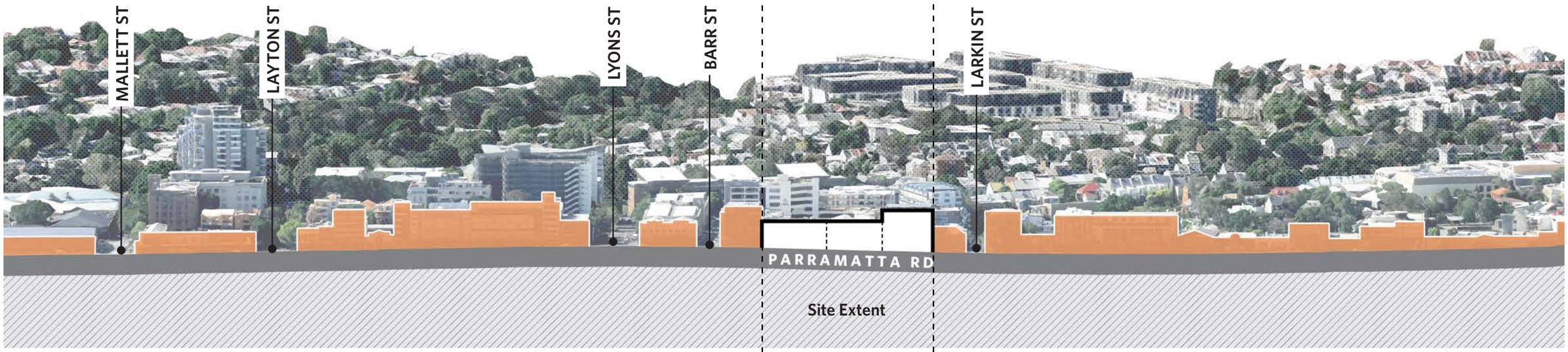
Frequent bus services operate along Parramatta Road and King Street, linking the site with other key inner-city areas.

The Site benefits from strong pedestrian accessibility due to its inner-urban location near the Sydney CBD. The surrounding street network includes footpaths on both sides of most roads. Cycling access is also favourable, supported by a network of separated and shared-use paths in the area. While Parramatta Road itself lacks dedicated cycling infrastructure, Bridge Street to the north features a separated off-road cycleway that connects into a broader network of shared paths, offering safe and efficient cycling routes to and from the Site.



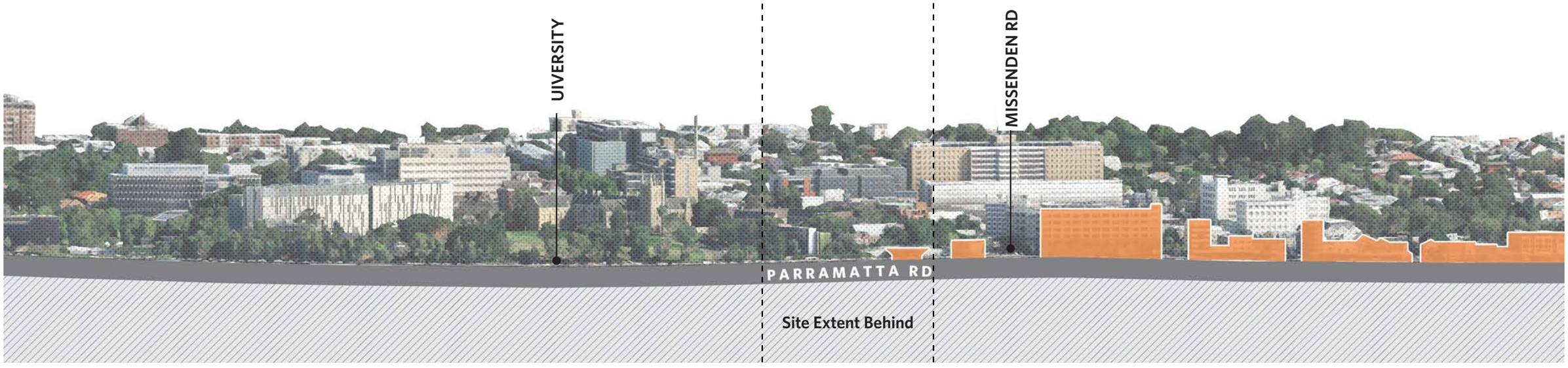
03 SITE & CONTEXT

Street Elevations



208

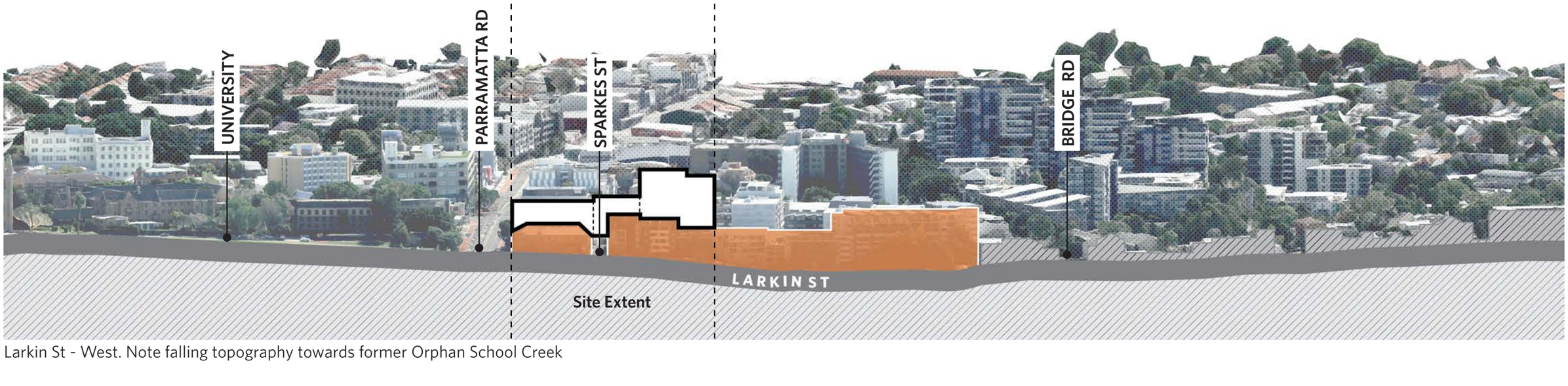
Parramatta Rd - North. Note grain and scale of street wall.



Parramatta Rd - South. Note open landscape character presented by the University.

03 SITE & CONTEXT

Street Elevations



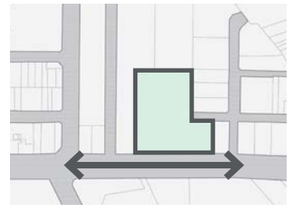
Larkin St - West. Note falling topography towards former Orphan School Creek



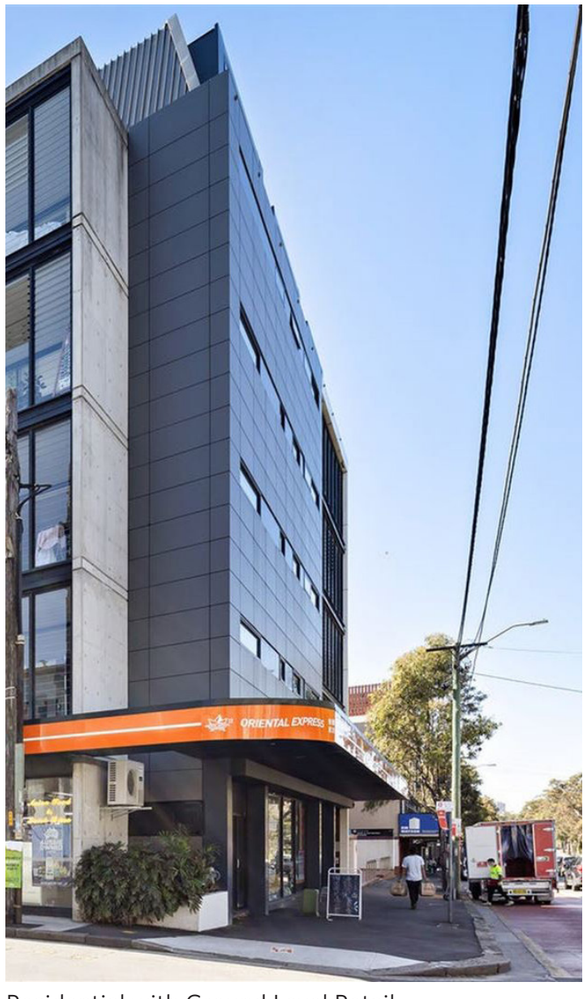
Larkin St - East. Note falling topography towards former Orphan School Creek

03 SITE & CONTEXT

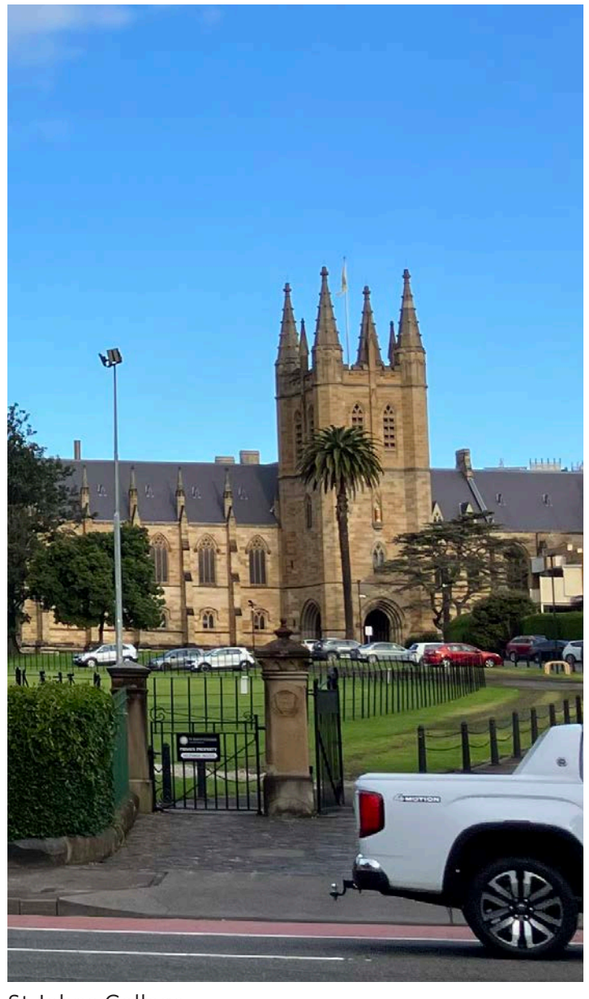
Street Character



Parramatta Rd



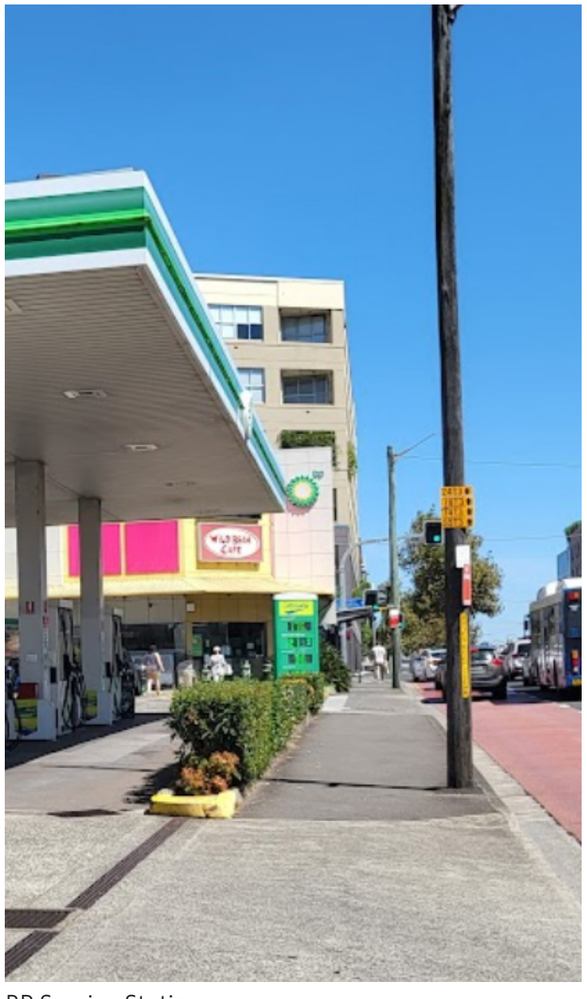
Residential with Ground Level Retail



St Johns College



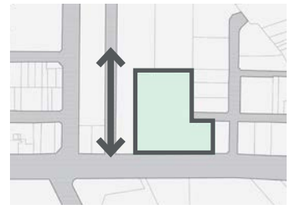
Veriu Serviced Apartments



BP Service Station

03 SITE & CONTEXT

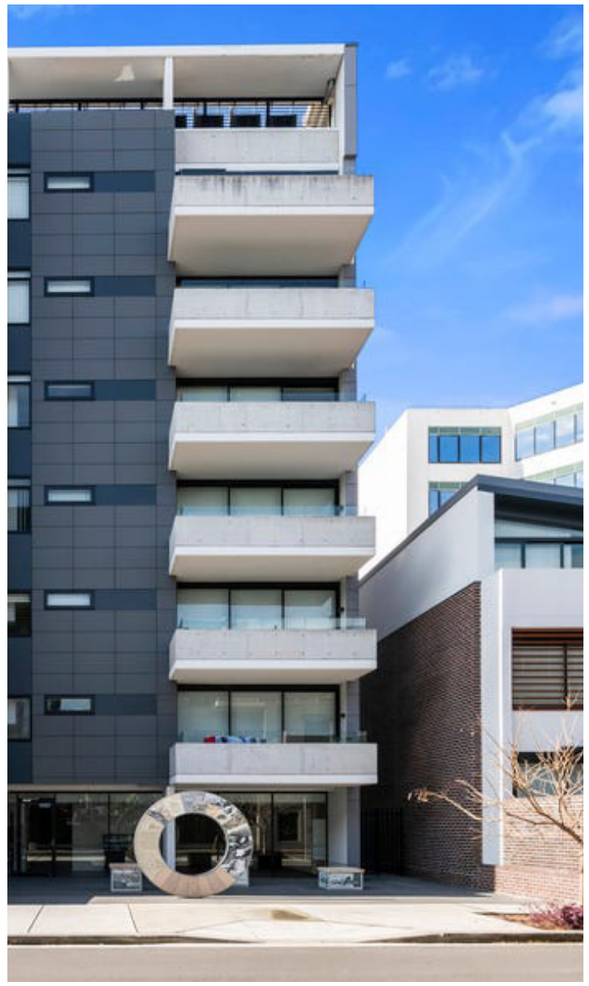
Street Character



Barr St



Residential Apartment Buildings



Residential Apartment Buildings



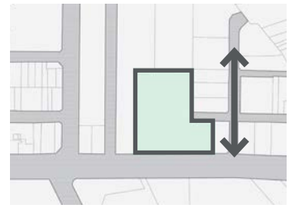
Adaptive Reuse Retail



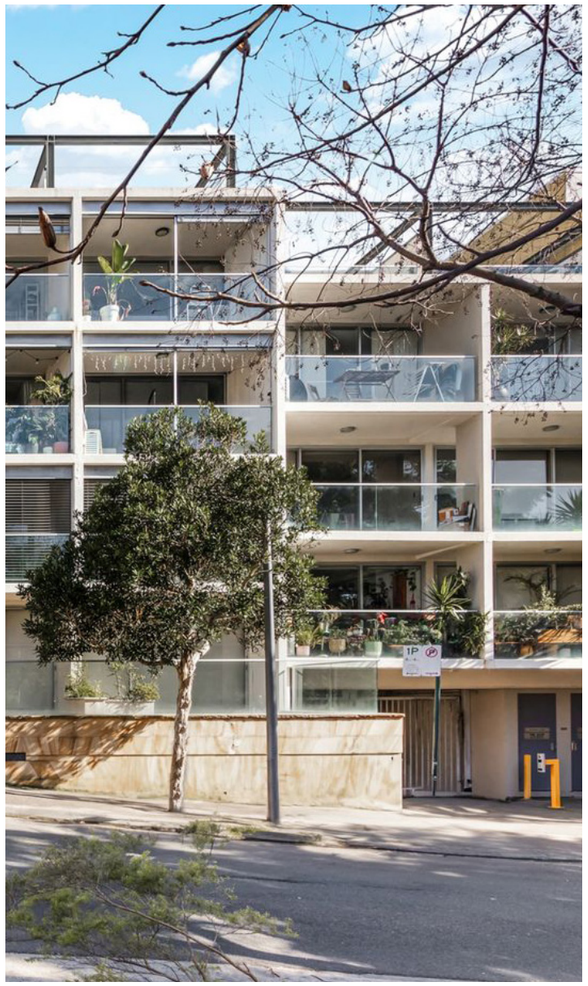
Adaptive Reuse Residential

03 SITE & CONTEXT

Street Character



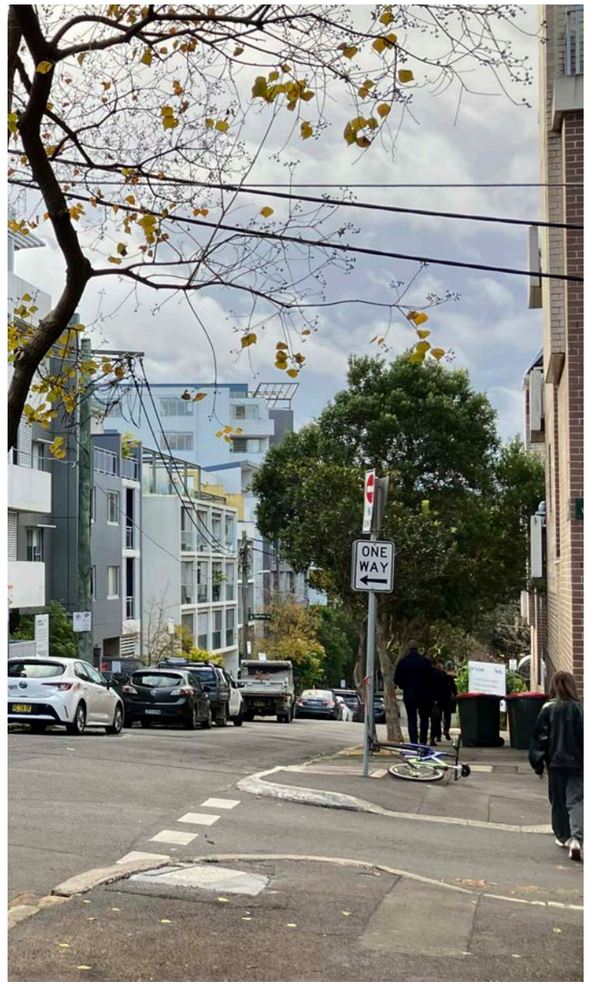
Larkin St



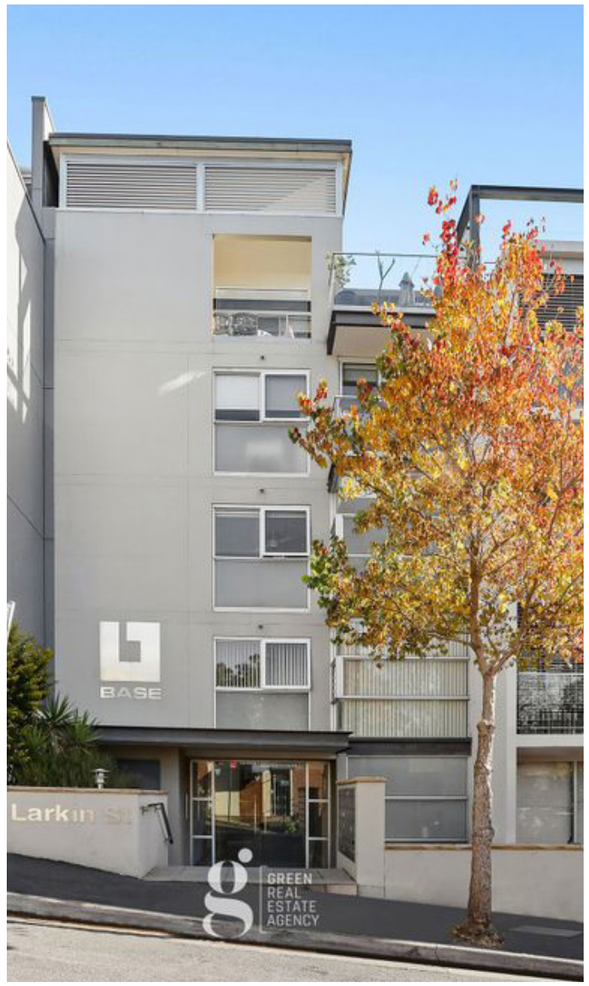
Residential Apartment Building



View to University



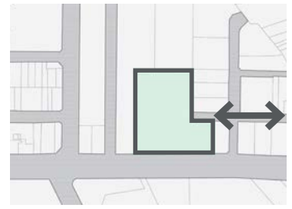
Residential Streetscape



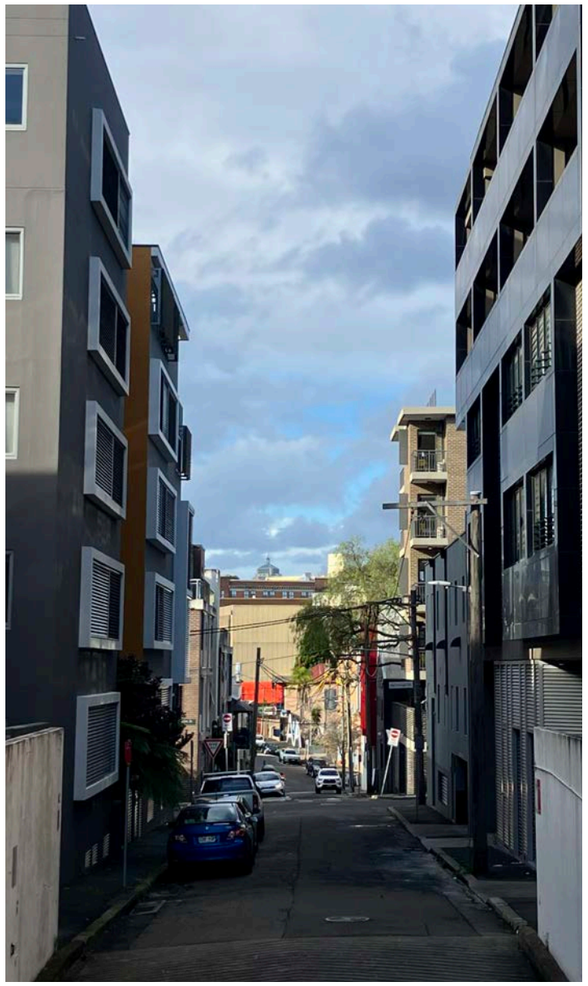
Residential Apartment Building

03 SITE & CONTEXT

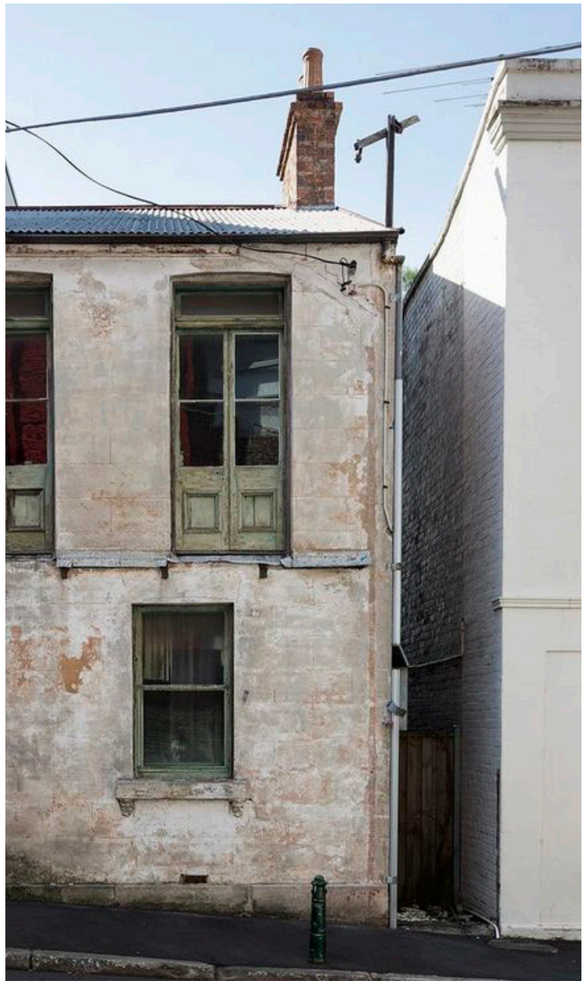
Street Character



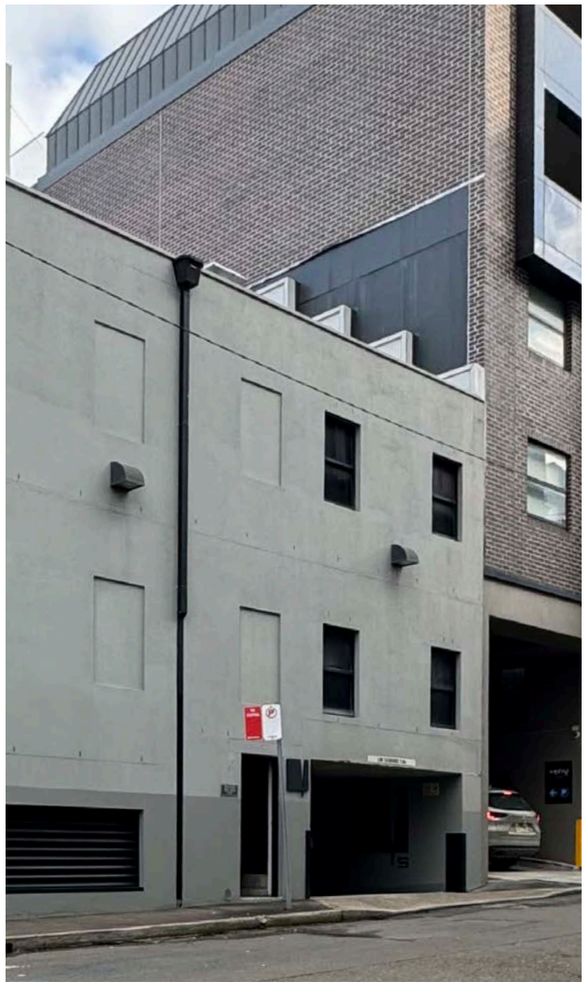
Sparkes St



View East along Sparkes St



Fine Grain Residential



Rear vehicle access



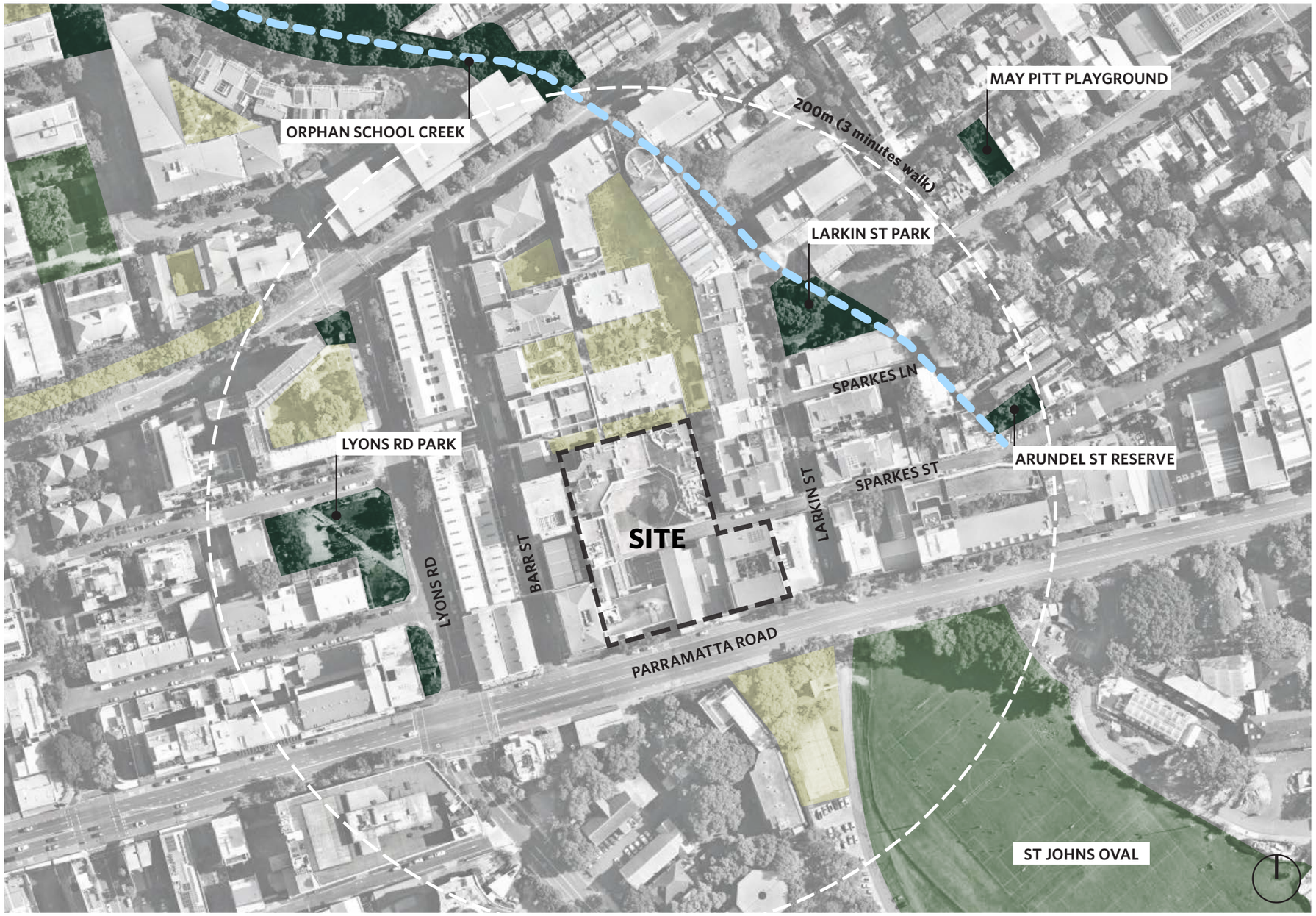
View West to Termination of Sparkes St

03 SITE & CONTEXT

Open Space

Green Spaces

The dense urban context contains a series of small scale neighbourhood parks and reserves. A larger reserve exists along Orphan School Creek to the north which is subject to naturalisation and restoration efforts to return a natural ecosystem to this urban area. To the south of the site, the grounds of the University of Sydney dominate the natural context with mature tree canopy and the open space of St Johns Oval.



Orphan School Creek

Public Green Space

University Green Space (Publicly Accesible)

Private Green Space

03 SITE & CONTEXT

Green Analysis

Canopy Coverage

Tree coverage in urban areas is essential in providing a liveable city, providing shade cover, reducing urban heat island effect and provide habitat for native fauna. An analysis of canopy coverage has been undertaken to seek opportunity to increase cover in alignment with the City of Sydney Urban Forest Strategy.



Orphan School Creek

Existing Canopy Coverage

Site

Canopy coverage in site: 2.6%

Canopy coverage within 200m: 14.1%

Canopy coverage of map extent: 15.5%

CoS Canopy target 2030: 23%

CoS Canopy target 2050: 27%

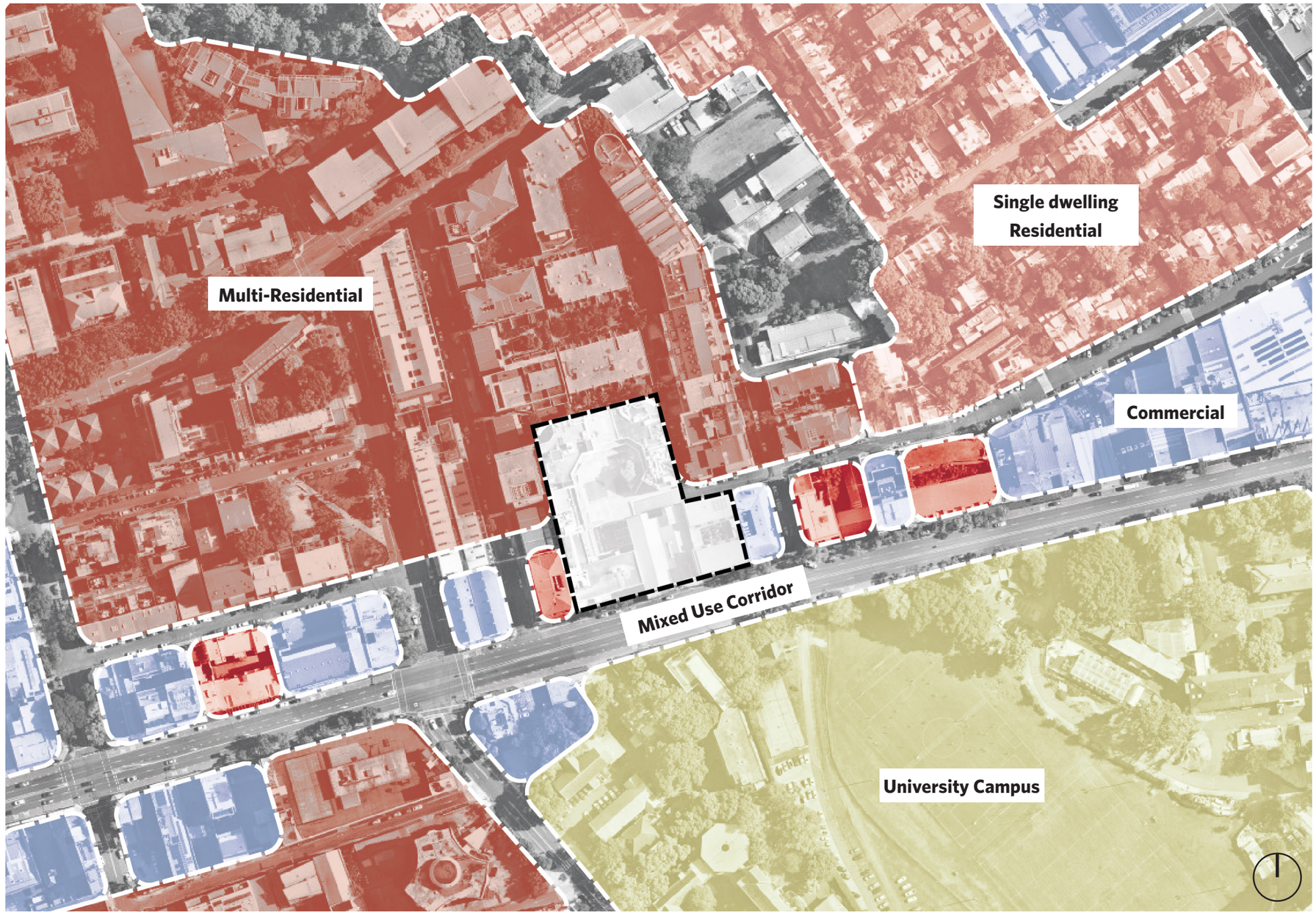
03 SITE & CONTEXT

Building Uses

Neighbourhood Building Use Zones

The surrounding building uses are characterised by a distinct mixed use zone following Parramatta Rd. North of Parramatta Rd, there exists a distinct zone of multi residential apartments and a zone of dense single residential dwellings. The south side of Parramatta Rd is dominated by the University of Sydney campus.

- Multi-Residential
- Single Residential
- Commercial
- University

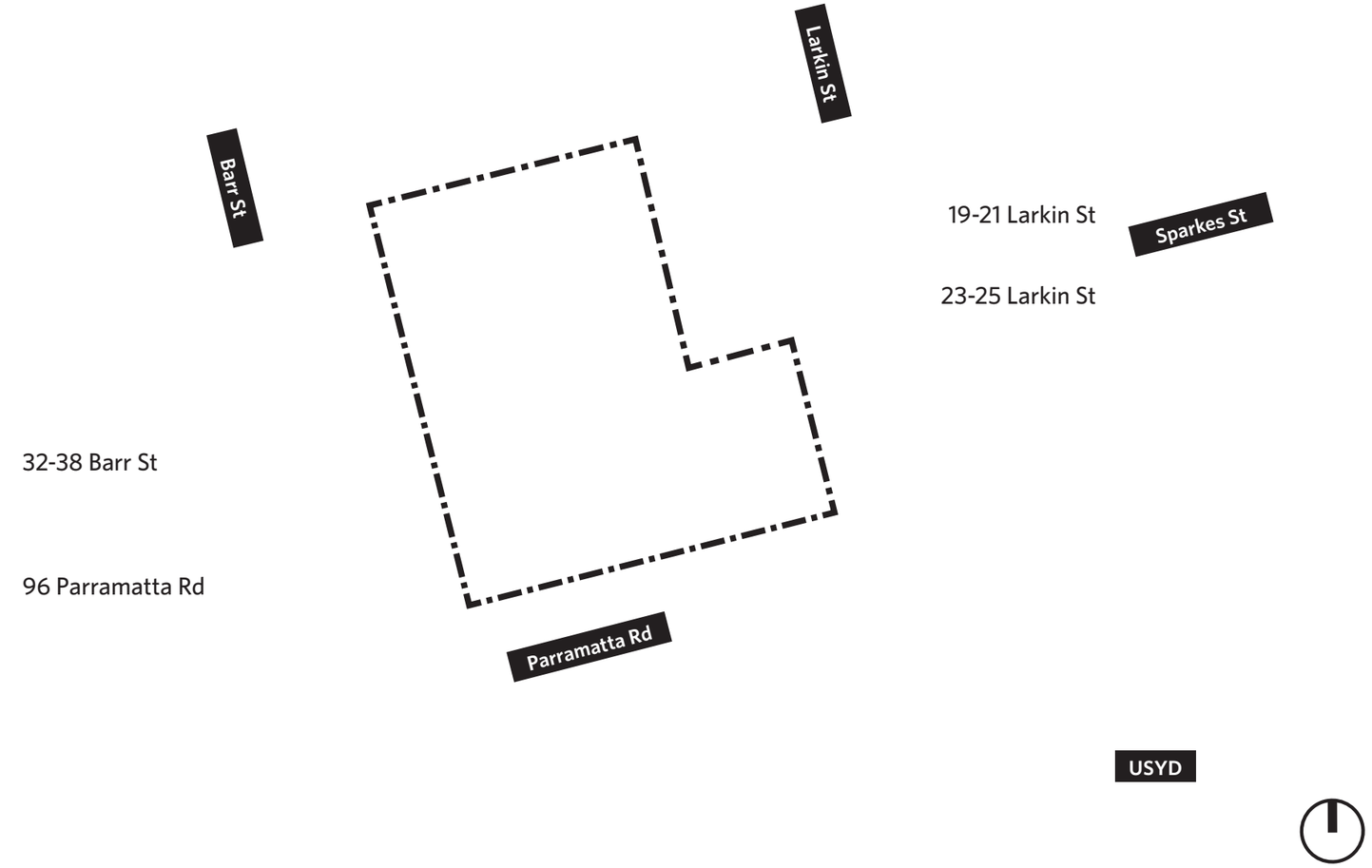


03 SITE & CONTEXT

Overshadowing Neighbouring Properties

An overshadowing analysis has been undertaken to determine an appropriate building envelope that ensures adequate solar access to neighbouring residential apartment buildings to the east and west. This analysis is informed by the City of Sydney's guidelines on Minimising Overshadowing of Neighbouring Apartments.

This following analysis evaluates direct sunlight reaching the living room windows. Since the living rooms in neighboring apartments are generally set back behind balconies, we have assessed solar access at the window level. If the living room windows receive compliant levels of sunlight, it can be concluded that the balconies in front of them will also meet solar access requirements.



03 SITE & CONTEXT

Solar Analysis

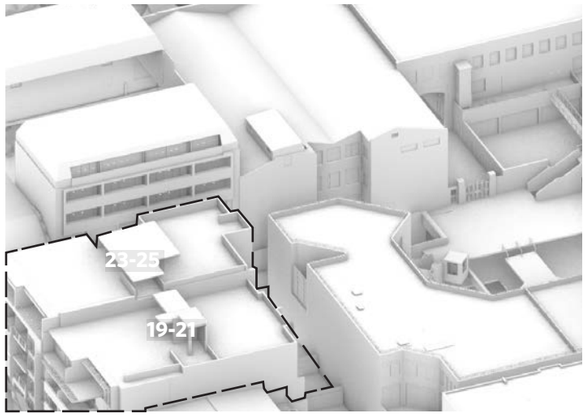
19-21 and 23-25 Larkin St

19-21 and 23-25 Larkin St are apartment buildings to the East of the proposal. The typical floor plate of these apartments contains single frontage apartments, with 2 apartments facing east to Larkin St and 2 apartments facing west toward the proposed development. The west facing apartments have glazing to living rooms off deep recessed balconies. The existing buildings on the proposal site are built with no setback to the east boundary meaning any proposal with setbacks will greatly improve amenity to these properties. The following analysis of existing solar access conditions has been undertaken.

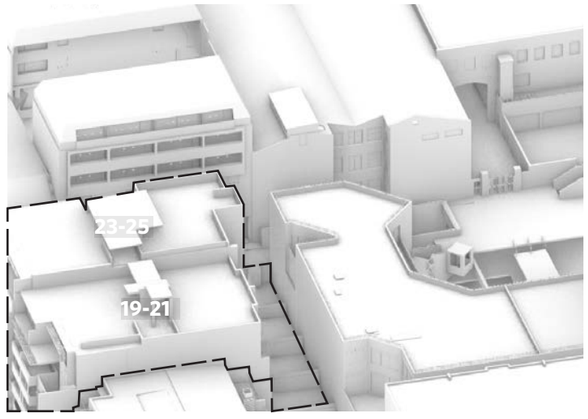
- Apartments of 23-25 Larkin St recieve zero hours of sunlight to the living rooms between 9am and 3pm.
- There are only 2 apartments of 19-21 Larkin St which receive, at most, 1 hour of sunlight to the living rooms been 9am and 3pm. Important to note is that these 2 apartments are located at the northern extremity of the site where they will not be impacted by overshadowing from the proposal site.

4 Hours +
3 Hours
2 Hours
1 Hours
0 Hours

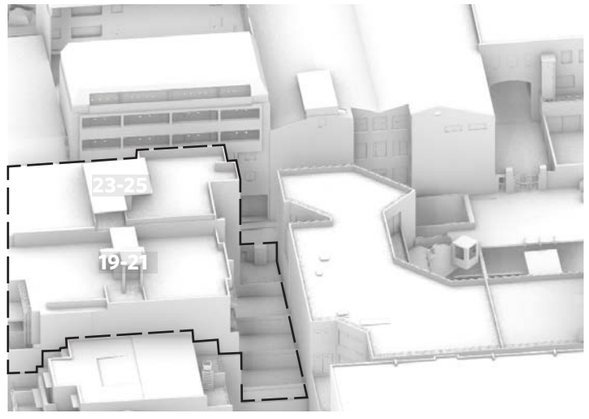
Hours of sunlight to living room windows between 9am and 3pm. (Colours are applied to visible windows)



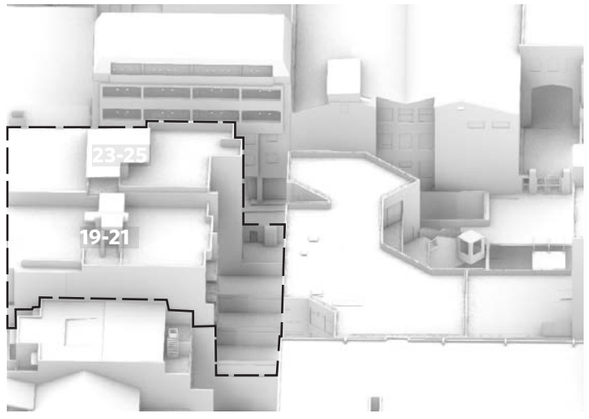
11:30am - June 21



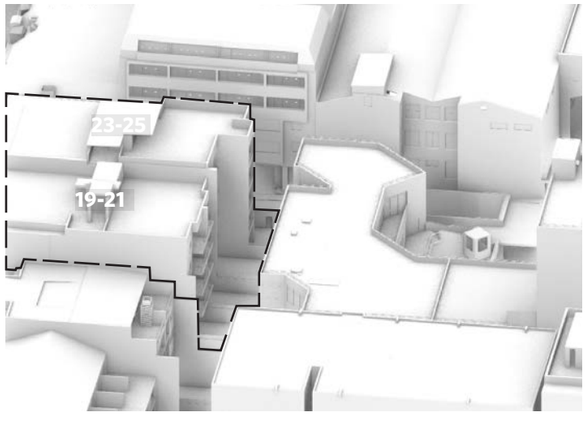
12pm - June 21



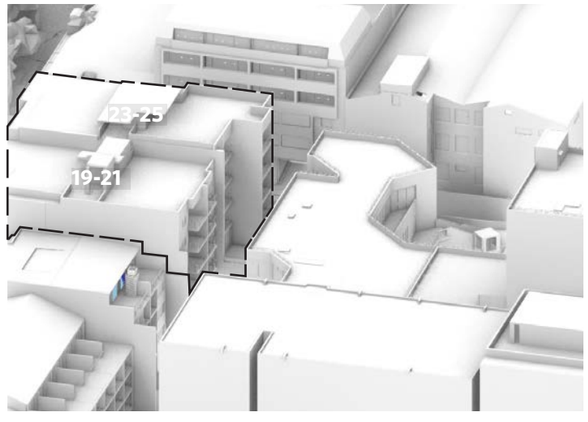
12:30pm - June 21



1pm - June 21



1:30pm - June 21



2pm - June 21



2:30pm - June 21



3pm - June 21

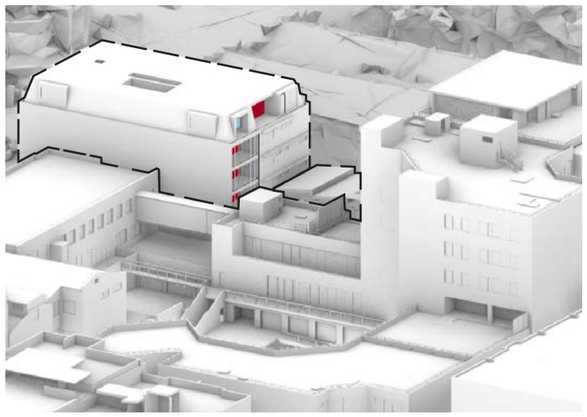
03 SITE & CONTEXT

Solar Analysis

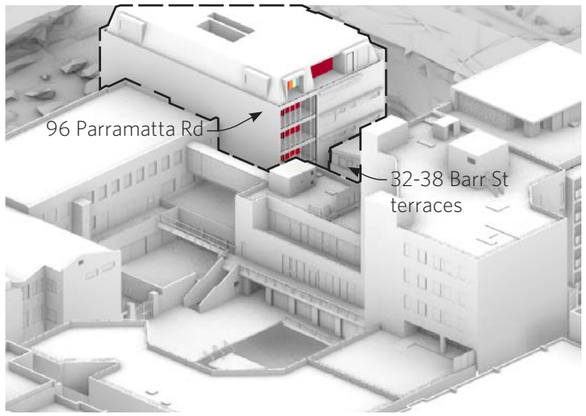
96 Parramatta Rd & 32-38 Barr St

96 Parramatta Rd is an apartment building on the western boundary of the proposal site. An analysis of the ADG solar compliance of the building as a whole identifies that less than 70% of apartments currently receive 2 hours of sunlight. The row of north facing apartments on levels 2-5 individually receive in excess of 2 hours of sunlight between 9am and 5pm under the current site conditions. The proposal will seek to retain a mimimum of 2 hours of sunlight to these apartments.

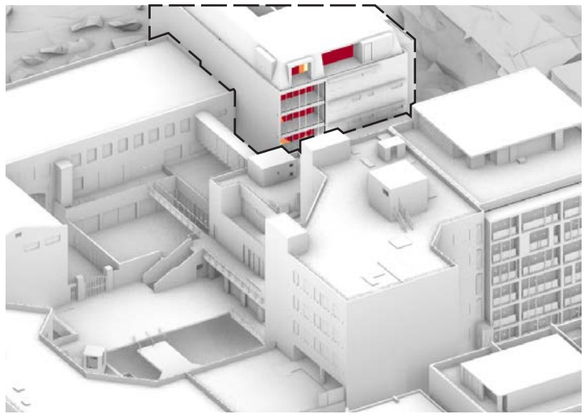
32-38 Barr St are a row of 3 storey terraces, each with living spaces at ground level opening to a front courtyard facing Barr St and a rear courtyard facing east adjoining the proposal site. These rear courtyards currently receive no direct sunlight.



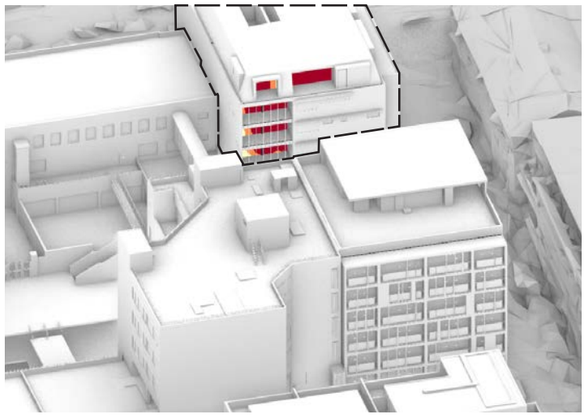
9am - June 21



10am - June 21



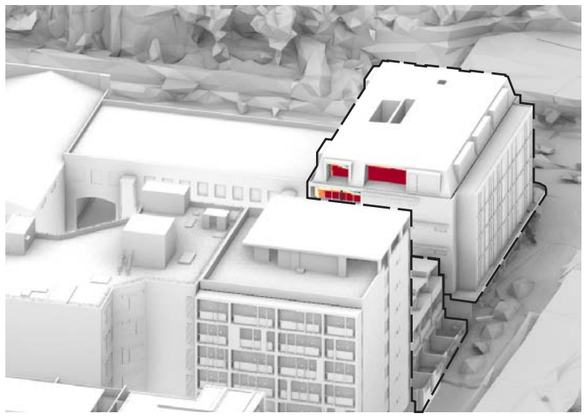
11am - June 21



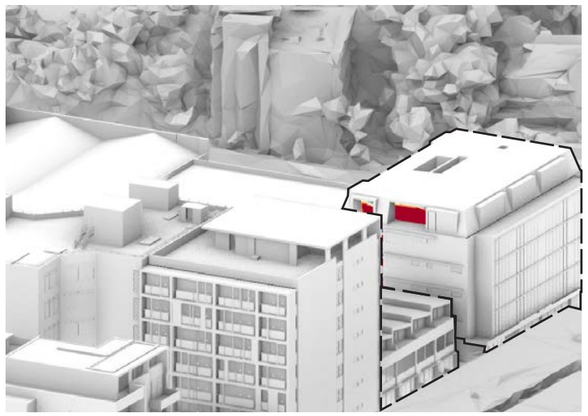
12pm - June 21



1pm - June 21



2pm - June 21



3pm - June 21



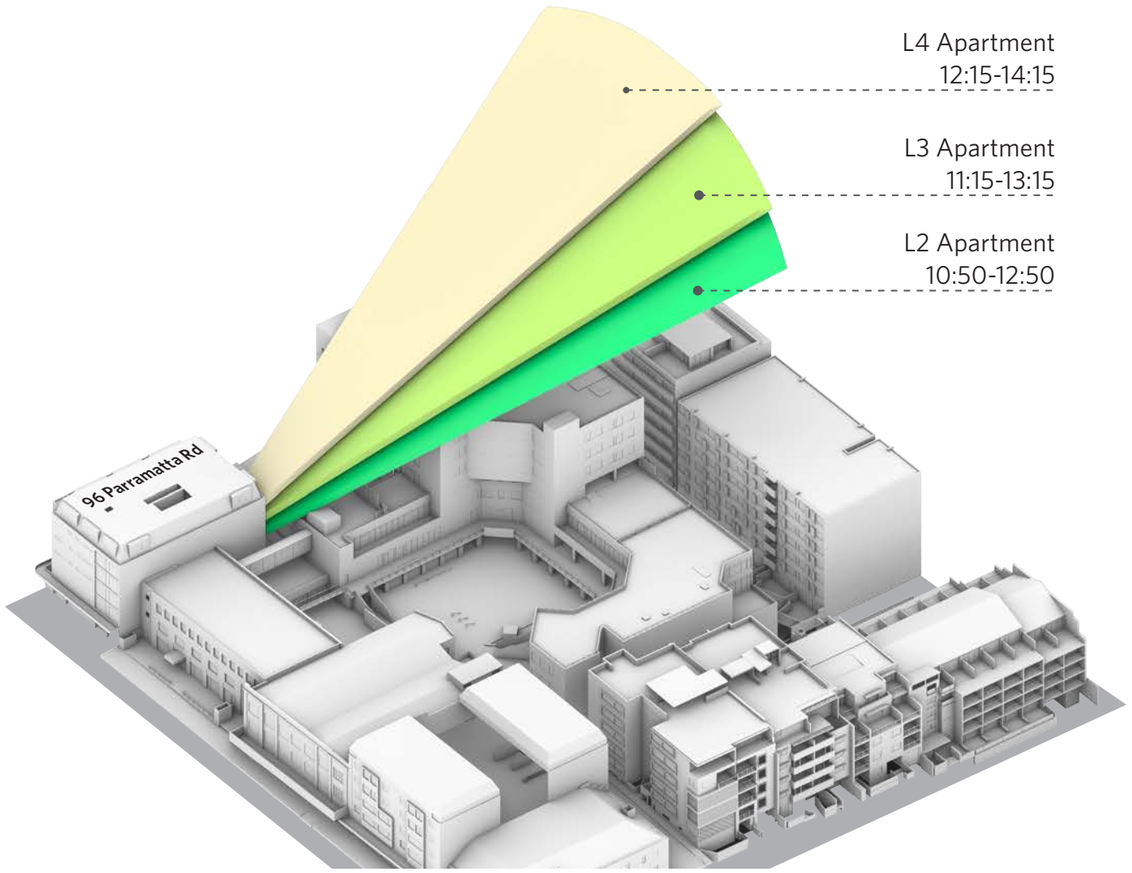
Hours of sunlight to living room windows between 9am and 3pm. (Colours are applied to visible windows)

03 SITE & CONTEXT

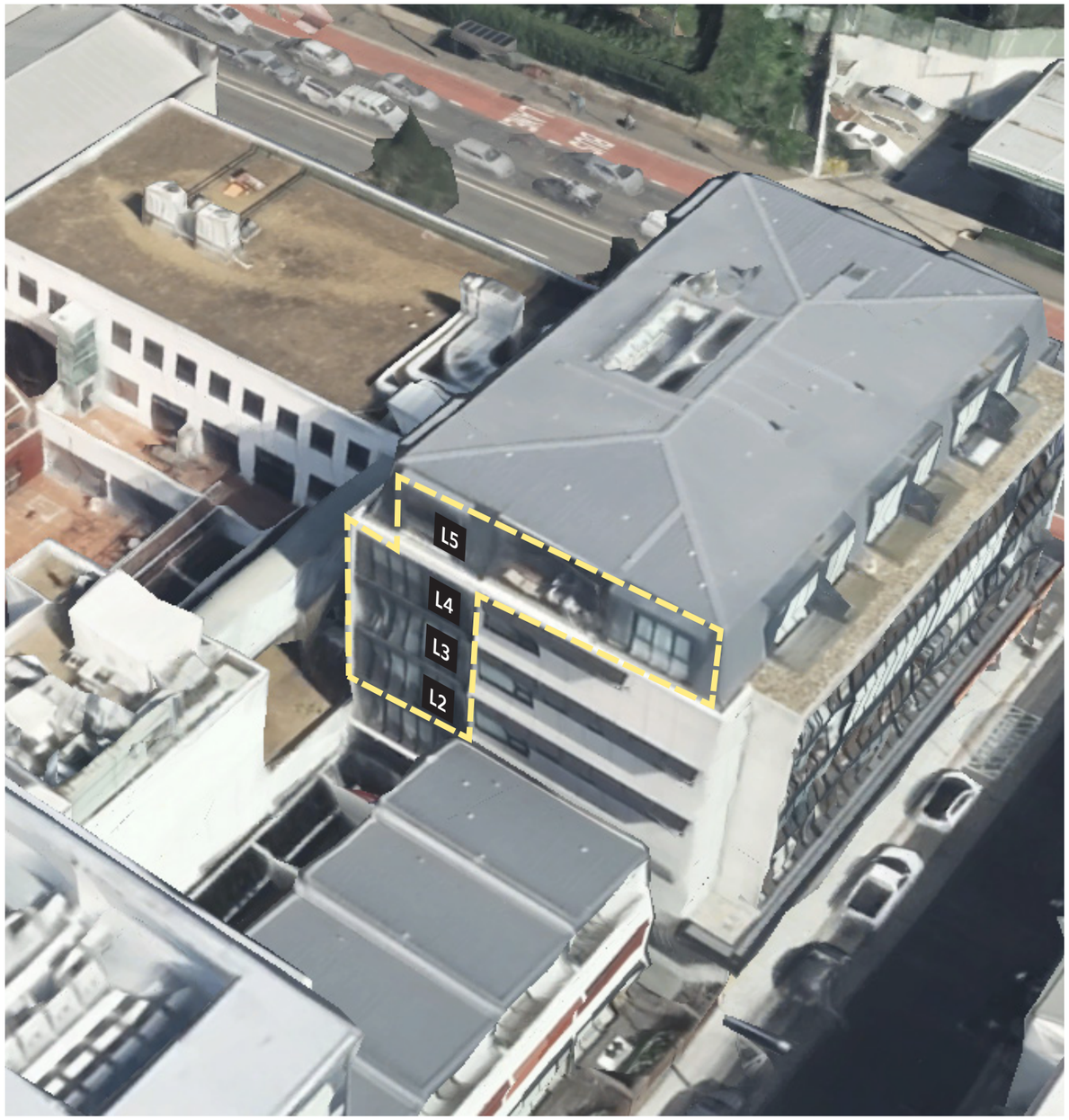
Solar Analysis

96 Parramatta Rd Sun Protection Planes

From the analysis of existing solar access to all residential neighbours, it has been identified that there are only 4 apartments in 96 Parramatta Rd that currently receive in excess of 2 hours of direct sunlight to living room windows between 9am and 3pm. Following the City of Sydney overshadowing guidelines, the proposal will seek to retain a minimum of 2 hours of solar access to these apartments. To achieve this, a sun protection plane has been developed which will inform the massing of the proposal.



Sun protection planes required to 96 Parramatta Rd.



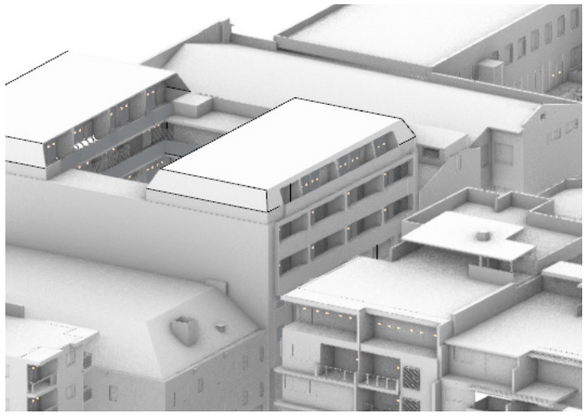
Apartments with currently compliant solar access.

03 SITE & CONTEXT

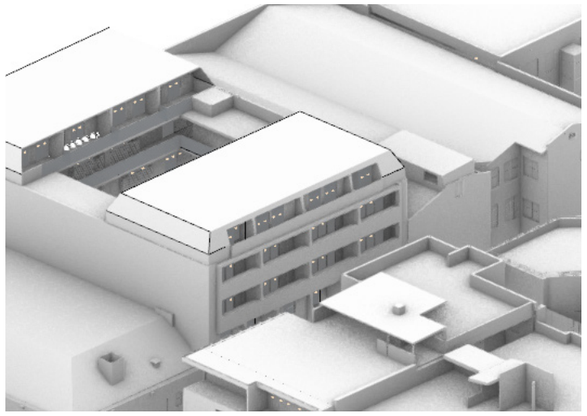
Solar Analysis

84 Parramatta Rd - Veriu Serviced Apartments

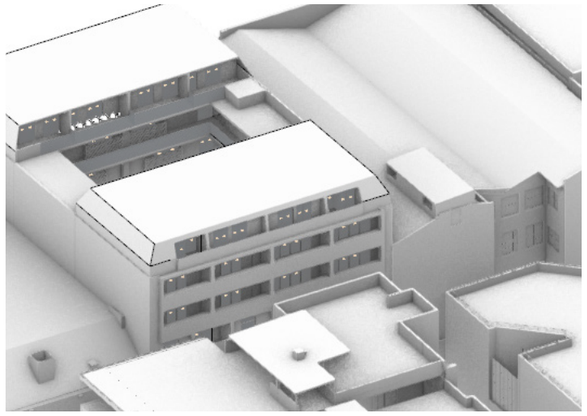
The existing Veriu Serviced Apartments are located at 84 Parramatta Rd and are intended to be retained with an additional 3 floors provided as part of this proposal. The proposal seeks to retain all existing solar compliance of these apartments. Solar analysis of this building identifies that 9 of the 28 apartments (32%) achieve ADG solar compliance due to the limited northern aspect and overshadowing of adjacent buildings.



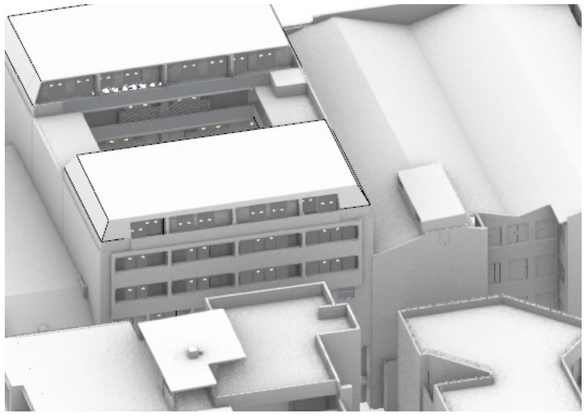
9am - June 21



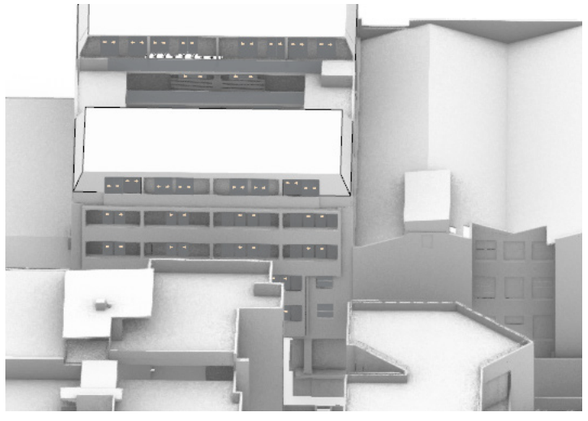
10am - June 21



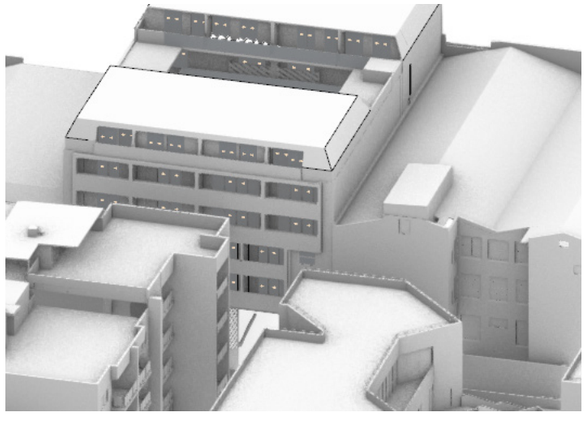
11am - June 21



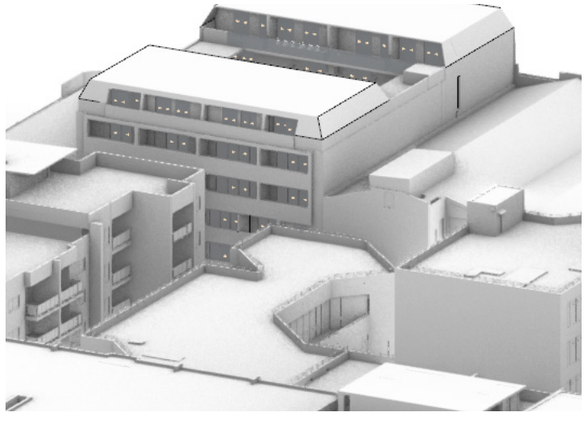
12pm - June 21



1pm - June 21



2pm - June 21



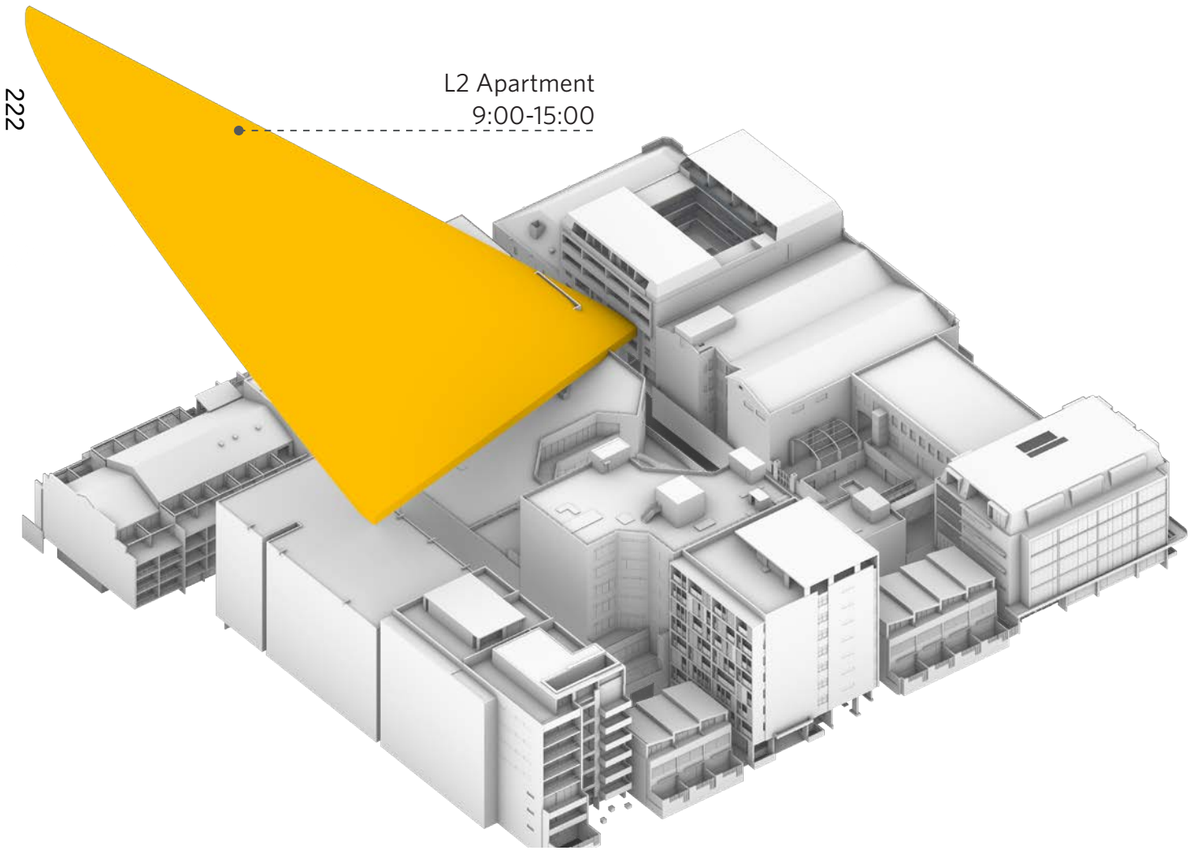
3pm - June 21

03 SITE & CONTEXT

Solar Analysis

84 Parramatta Rd Sun Protection Planes

The solar analysis identifies that the north facing apartments on levels 3 and 4, plus a single apartment on level 2 currently receive in excess of 2 hours solar access. The level 2 compliant apartment is reliant upon afternoon sun for its compliance which could be obscured by a new building form on the northern end of the proposed development site. To ensure solar access is maintained, a sun protection plane has been identified to retain solar access to this apartment and inform the massing of the new proposed development.



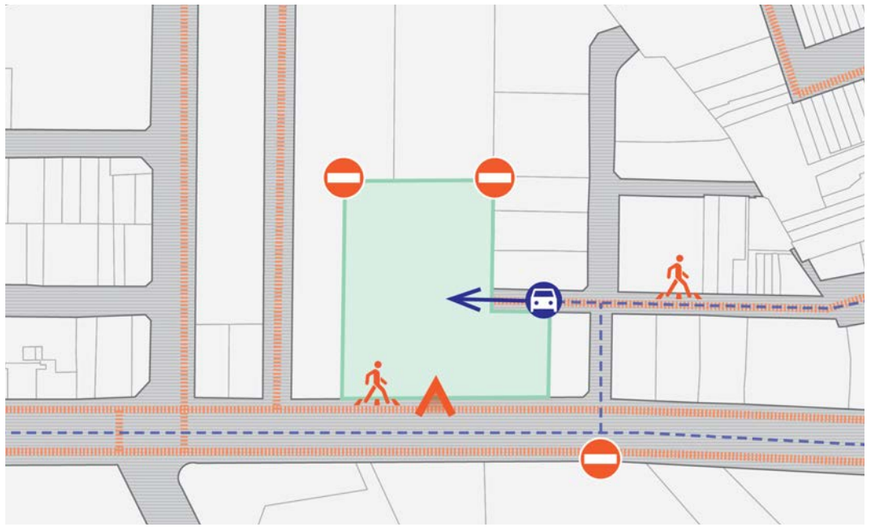
Sun protection planes required to 84 Parramatta Rd.



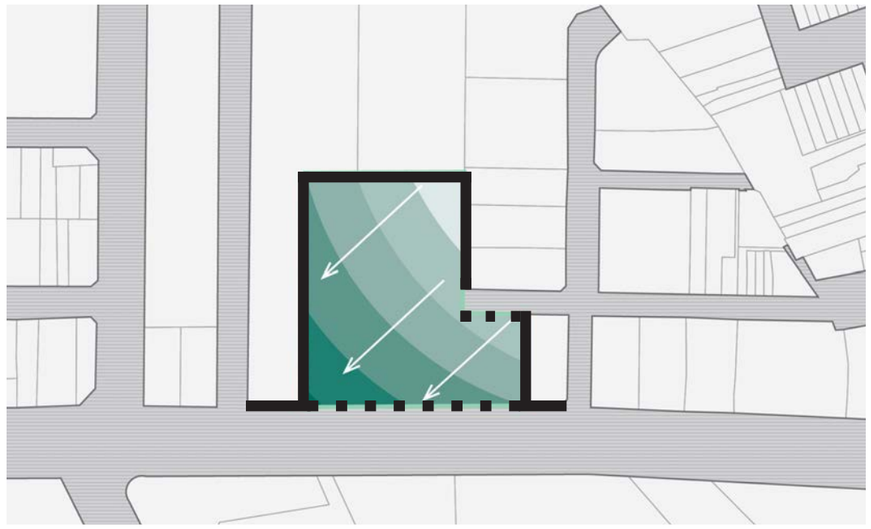
Apartments with currently compliant solar access.

03 SITE & CONTEXT

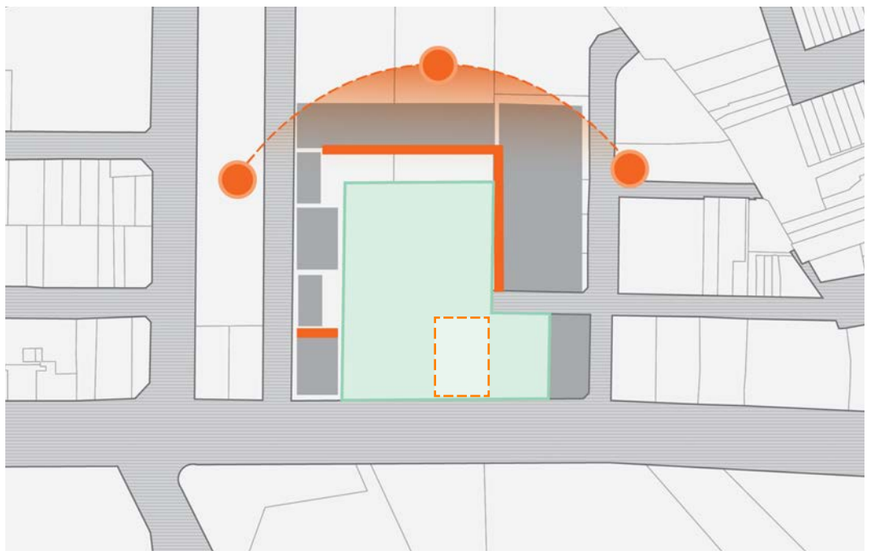
Summary of Existing Site Conditions



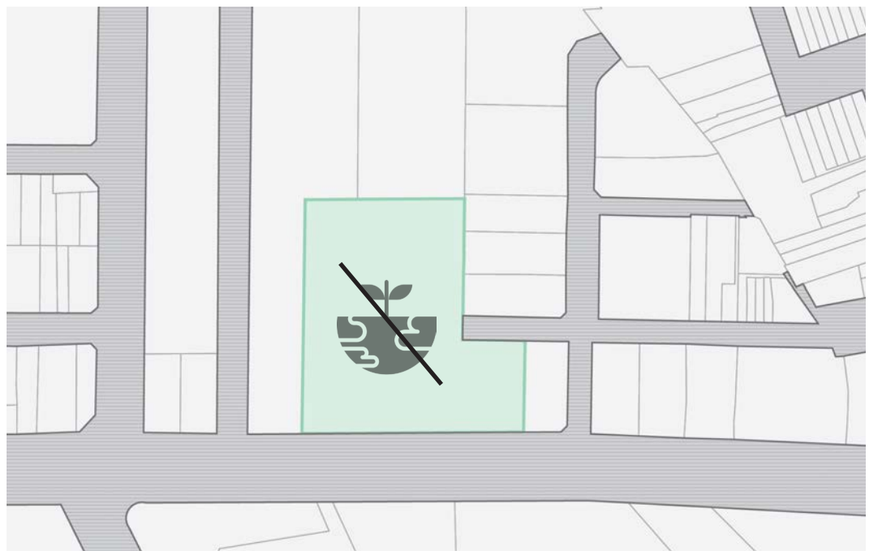
1. Traffic noise/pollution from Parramatta Rd with limited pedestrian and service access.



2. Limited site porosity and falling topography



3. Sensitive adjacencies and characterful warehouse building.



4. Low landscape values and limited ecological function.

224

04

04 LIFE SCIENCES

Elements of an Innovative Life Science Precinct

Mix of Uses

Connectivity

Building Chassis

Floorplate Functionality



Canary Wharf Life Sciences Tower , London, UK, by KPF

04 LIFE SCIENCES

Elements of an Innovative Life Science Precinct

Mix of Uses

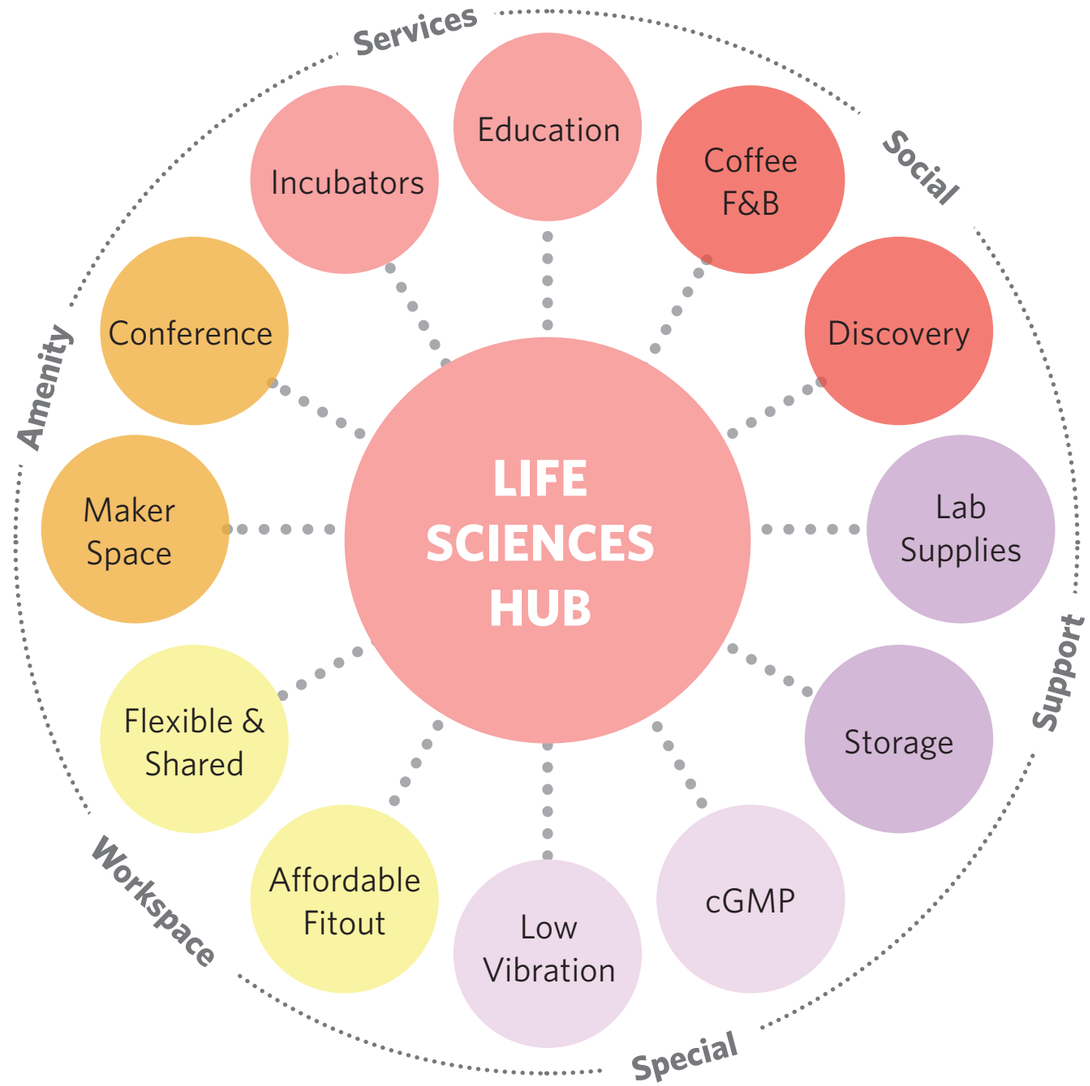
A mix of building uses supports an innovative life science precinct by fostering collaboration. Integrating laboratories, offices, education, retail, hospitality, and public spaces encourages interaction between researchers, entrepreneurs, and the broader community. This diversity activates the precinct throughout the day, supports talent attraction and retention, and creates a dynamic environment

Tenant Diversity

Small to large, start-up to established Institutional, academic, government, private industry, health clinic / diagnostics.

Supporting Uses

- All day activation
- Food and Beverage
- Bar - Gathering a university crowd
- Seminar / conference facilities
- Large event space / town hall
- Coworking
- Education
- Network Space
- Kids play area
- Roof top amenities - Sky lounge
- Life style terrace - fitness and wellbeing
- End of Trip facilities
- Serviced Apartments









04 LIFE SCIENCES

Elements of an Innovative Life Science Precinct

Connectivity

The Right Connections

Translation happens when connections are made among the right people. Precinct spaces that are designed to be destinations—to attract people from their clinical and research workplaces—foster unplanned interaction that can lead to new partnerships, and, ultimately, to new ideas.

Proximity Matters

Research has shown that proximity is important not only to the quantity of collaborations, but also to the quality of collaborations, even in today's world of technology and virtual engagement.

Drive Moment

Proximity matters, but simply locating a basic science lab next to a clinic does not guarantee that researchers will interact with clinicians. Innovation occurs when incentives, spatial and otherwise, drive not only interaction, but transfer of ideas and knowledge between groups.

Vertical Integration

Both outside of and within buildings, vertical integration and visibility creates physical awareness. Tom Allen of MIT has noted that, without such integration, "being on a different floor is like being in a different world."

Horizontal Integration

Across a precinct, creating a strong horizontal link and strategically locating destination points and gatherings areas - such as retail outlets, dining venues, libraries and outdoor plazas - along paths of circulation promotes interaction among people and helps create a transdisciplinary base.

Transform Workplace

Finding the right balance between group/interactive places and individual/restorative places is crucial. Providing people with the time and space to think is essential, but so is exploring ideas with others. Knowledge transfer must occur to develop good ideas and to translate them to real-life solutions.



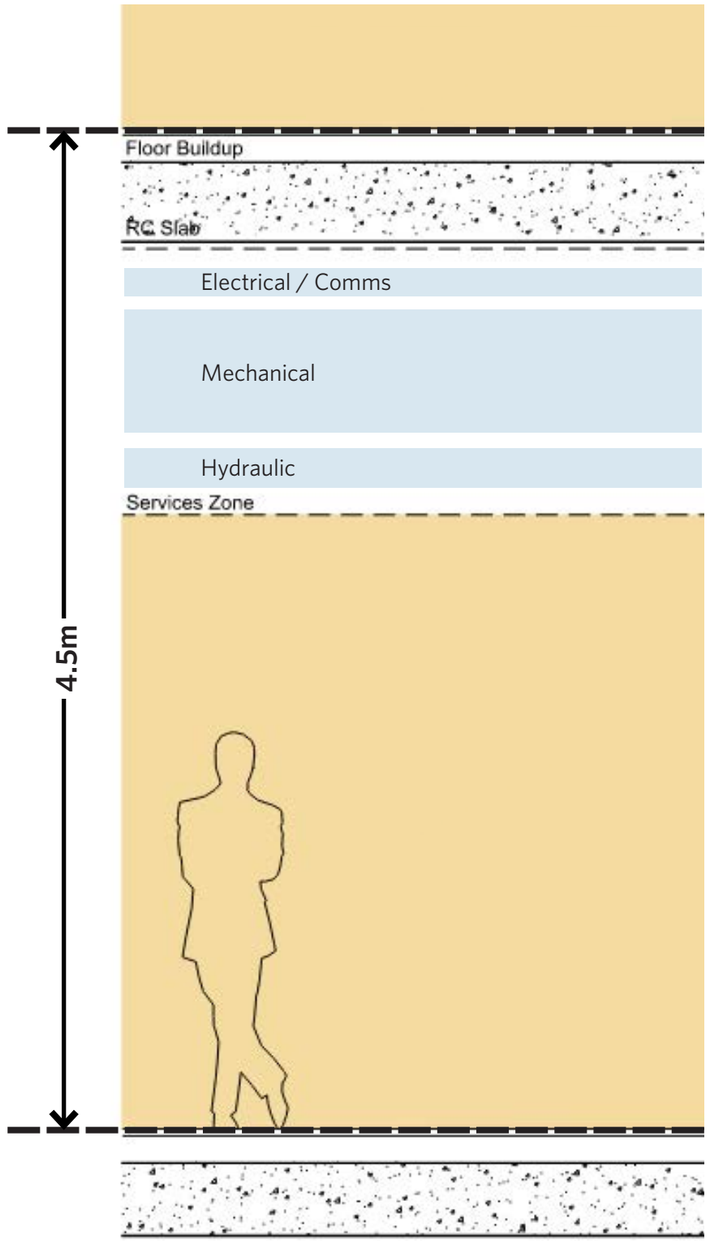




Elements of an Innovative Life Science Precinct

Increased Floor to Floor Heights

Laboratory buildings require higher floor-to-floor heights to accommodate extensive mechanical services, specialised ventilation systems, and large ductwork. Additional height also allows for structural vibration control, flexible service distribution, and the integration of specialised equipment



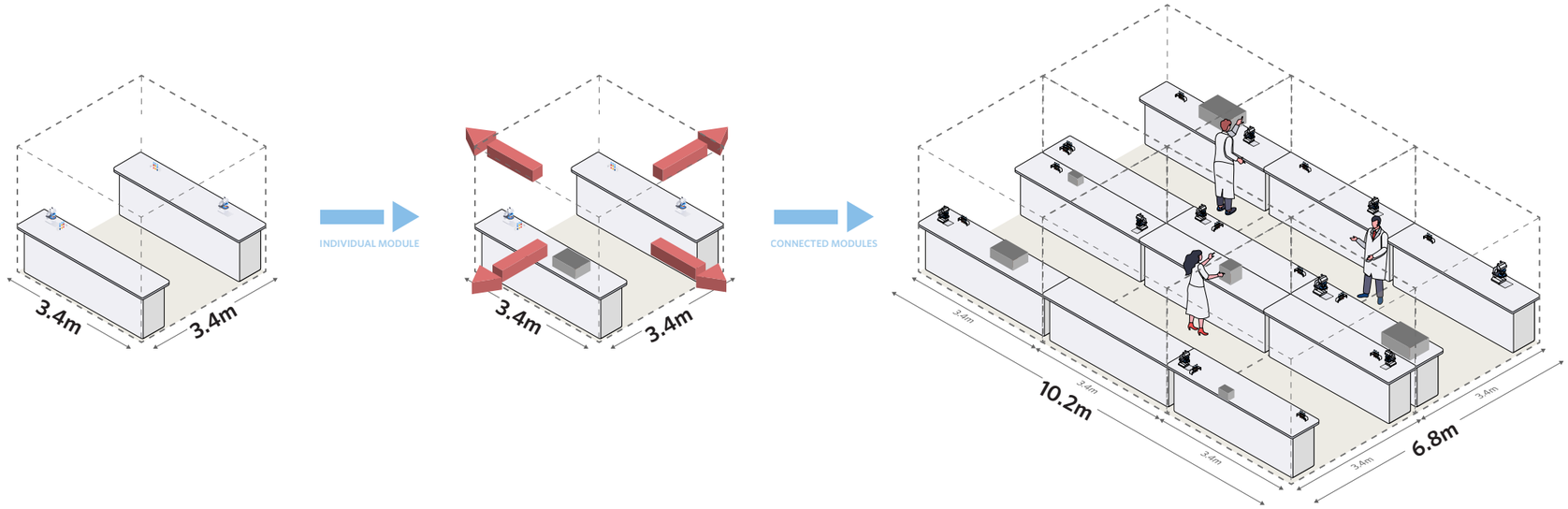


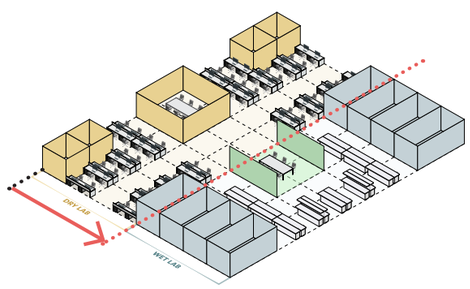
04 LIFE SCIENCES

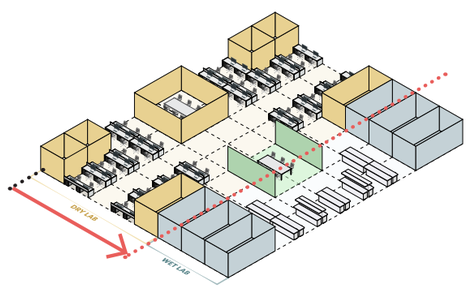
Elements of an Innovative Life Science Precinct

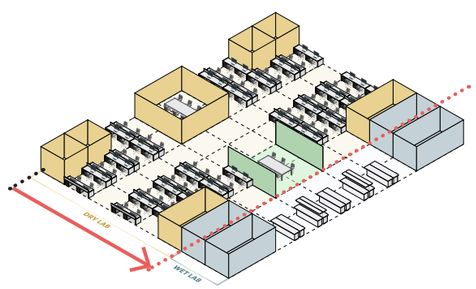
Planning Modules

A modular planning strategy for the design of the life sciences floorplate ensures long-term flexibility by balancing standardised grids with adaptable spaces. A 10.2 x 10.2m structural framework with 3.4 x 3.4m lab modules allows for specialised closed or open laboratory configurations, supporting evolving research needs while minimising disruptions and extending the facility's lifespan.









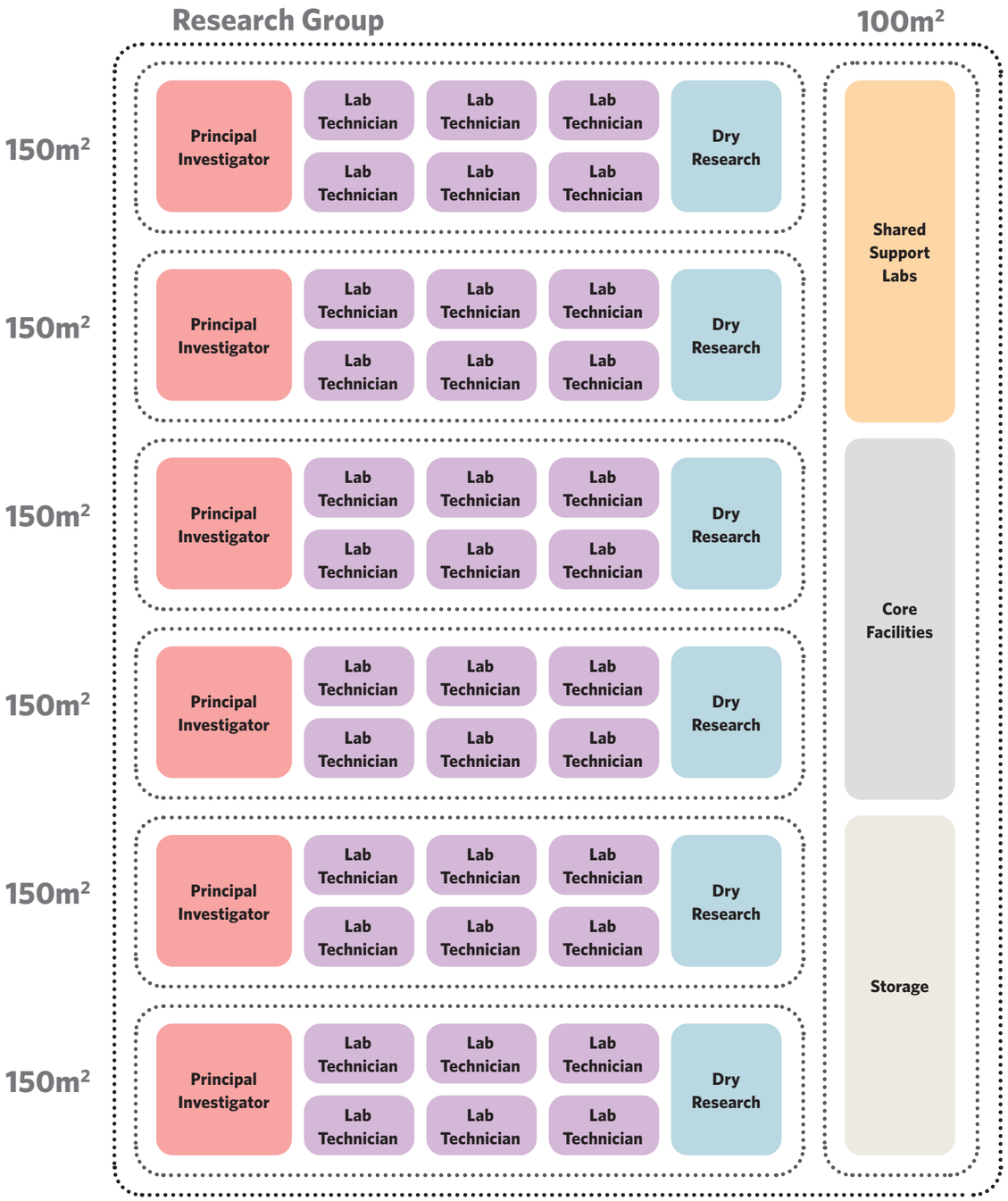
04 LIFE SCIENCES

Elements of an Innovative Life Science Precinct

Typical Research Floorplate Size

- A typical Research Group structure consists of 1 x Principal Investigator + 6 lab technicians requiring approximately 120m² lab space plus 30m² dry research space.
- An average research group consists of 6 PI's per floor including shared support labs, core facilities & storage.
- 42 researchers per 1000m² floorplate.

This structure of research groups is used to inform the floor plate size, proportions and arrangement of cores of the proposed scheme.

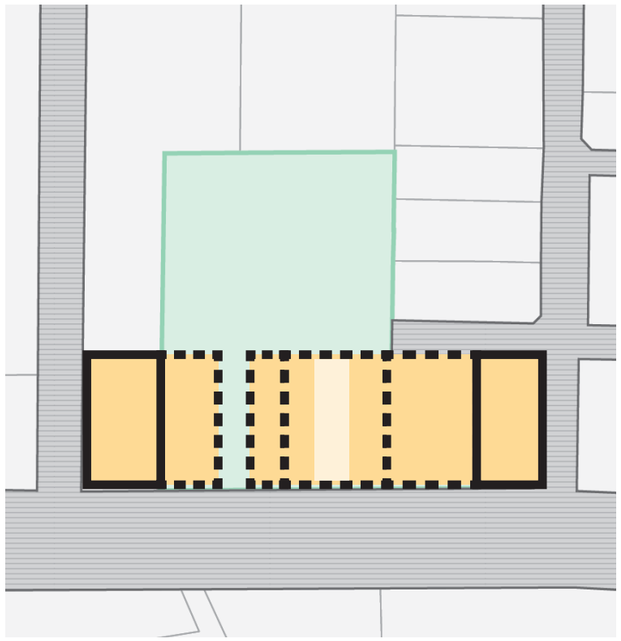






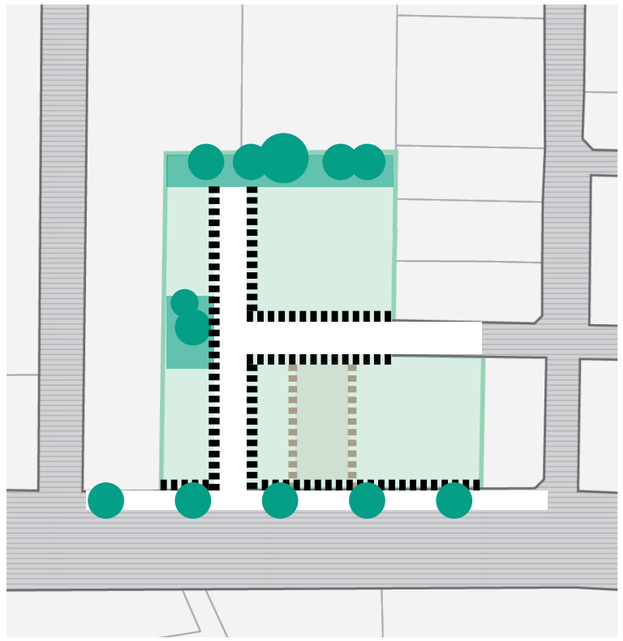


05



Positively Address Parramatta Road

- Respond to grain and scale of Parramatta Rd street wall.
- Acknowledge, adapt and reuse existing warehouse.
- Present science and learning to wider public.



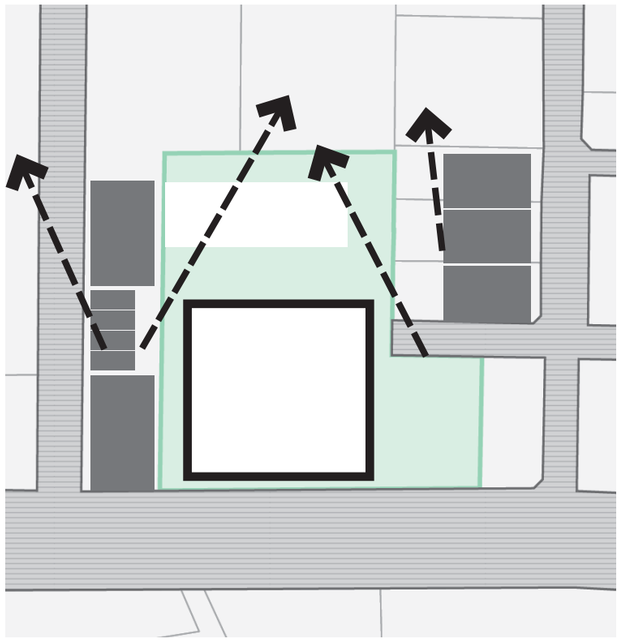
Create Open Spaces, New Arcade and Laneway Network

- Improve site porosity.
- Provide deep soil and building separation to northern boundary.
- Introduce planting and landscape.
- Support the transformation of Parramatta Rd boulevard.



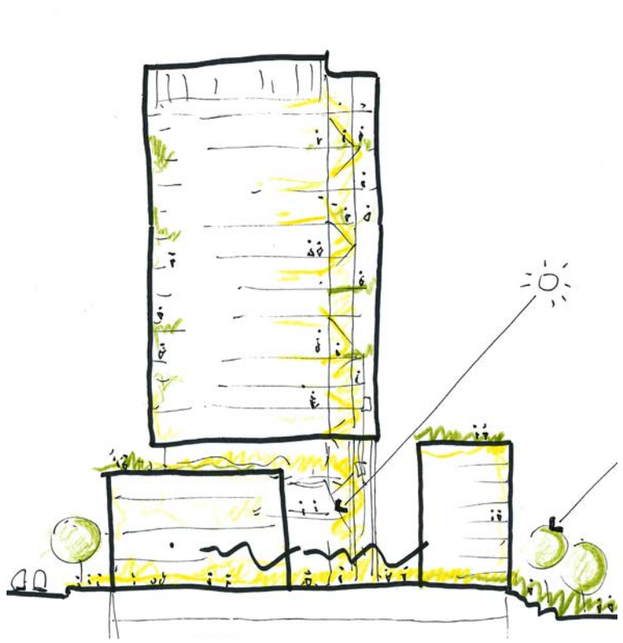
Diversity of Use

- Introduce activating uses.
- Support a mix of site users.
- Extend hours of utilisation and activation.



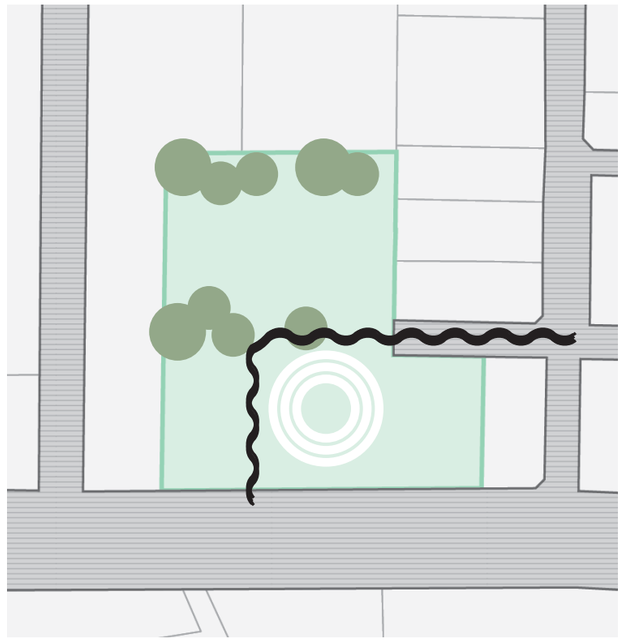
Be a Responsible Neighbour

- Minimise shadowing impacts upon neighbouring apartments.
- Provide improved building separations to the north.
- Provide deep soil along northern boundary.



Life Science Precinct Excellence

- Create Vertical Integration
- Create Horizontal Integration
- Provide Spaces for Exchange



Strategies for Connecting with Country

- Celebrate the site as a place of knowledge and learning.
- Interpret the original walking track between Sydney and Parramatta.
- Improve ecological function, deep soil, tree canopy and water cycle management.

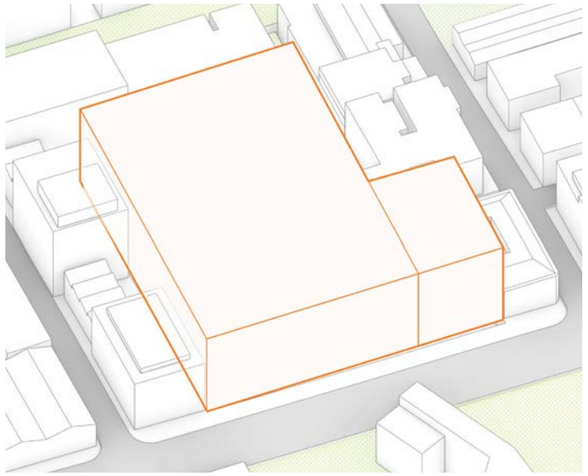
06

07 PLANNING ENVELOPE

Defining the Envelope

The planning envelope proposed embeds the fundamental urban design responses identified in the design response to ensure that any future development will be bound by these considered massing limitations. The key issues of sensitive placement of building mass, overshadowing of neighbouring properties, and appropriate boundary setbacks are all embedded into the proposed envelope.

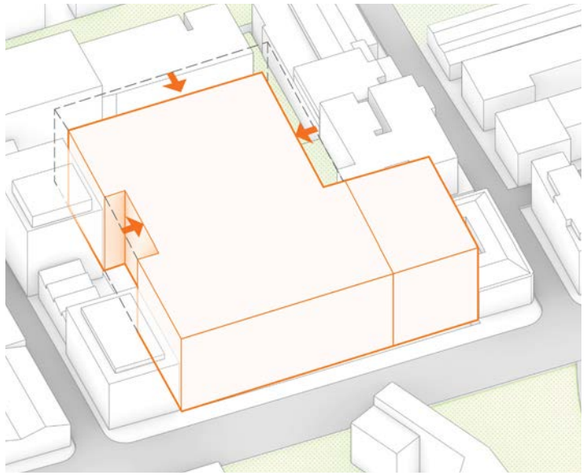
30m Podium Limit



The northern building is proposed to be 8 storeys and matching the height with the abutting building to the west and is consistent with the character of neighbouring properties. The uppermost level provides setback from the building edges, minimising bulk & allowing opportunity for rooftop communal living spaces.

Taking reference from the existing street character, the proposal seeks to continue the rhythm of the street wall grain expressing the frontage as a series of 3 distinct forms each with varying heights.

Define Deep Soil and Required Setbacks

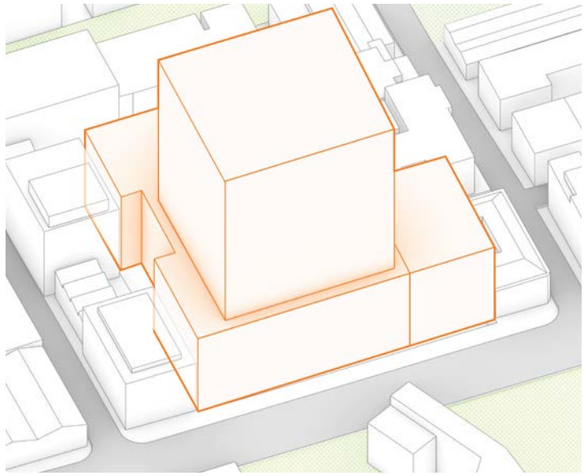


Setbacks to the north, east and west boundaries are provided as a response to the adjoining residential properties.

A 9m setback is proposed to the north establishing a minimum 18m ADG building separation for the frontage addressing the neighbouring apartments. To the east a 6m setback is implemented to achieve a 12m habitable to non-habitable separation.

On the west boundary a localised setback is provided in response the terraces whose rear courtyard abuts the proposal site.

80m Tower Limit

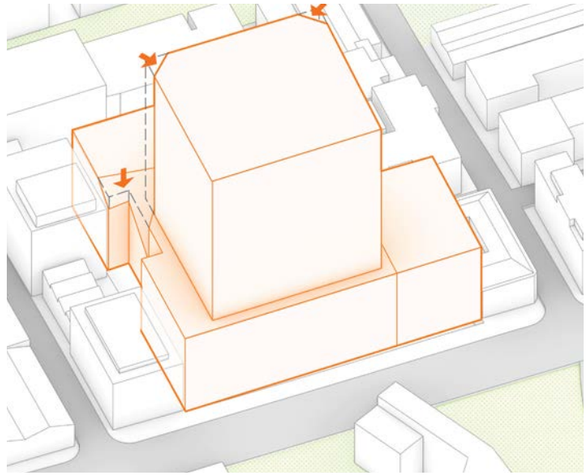


The massing of the tower element is located towards the south of the site to avoid overshadowing impacts to the neighbouring properties.

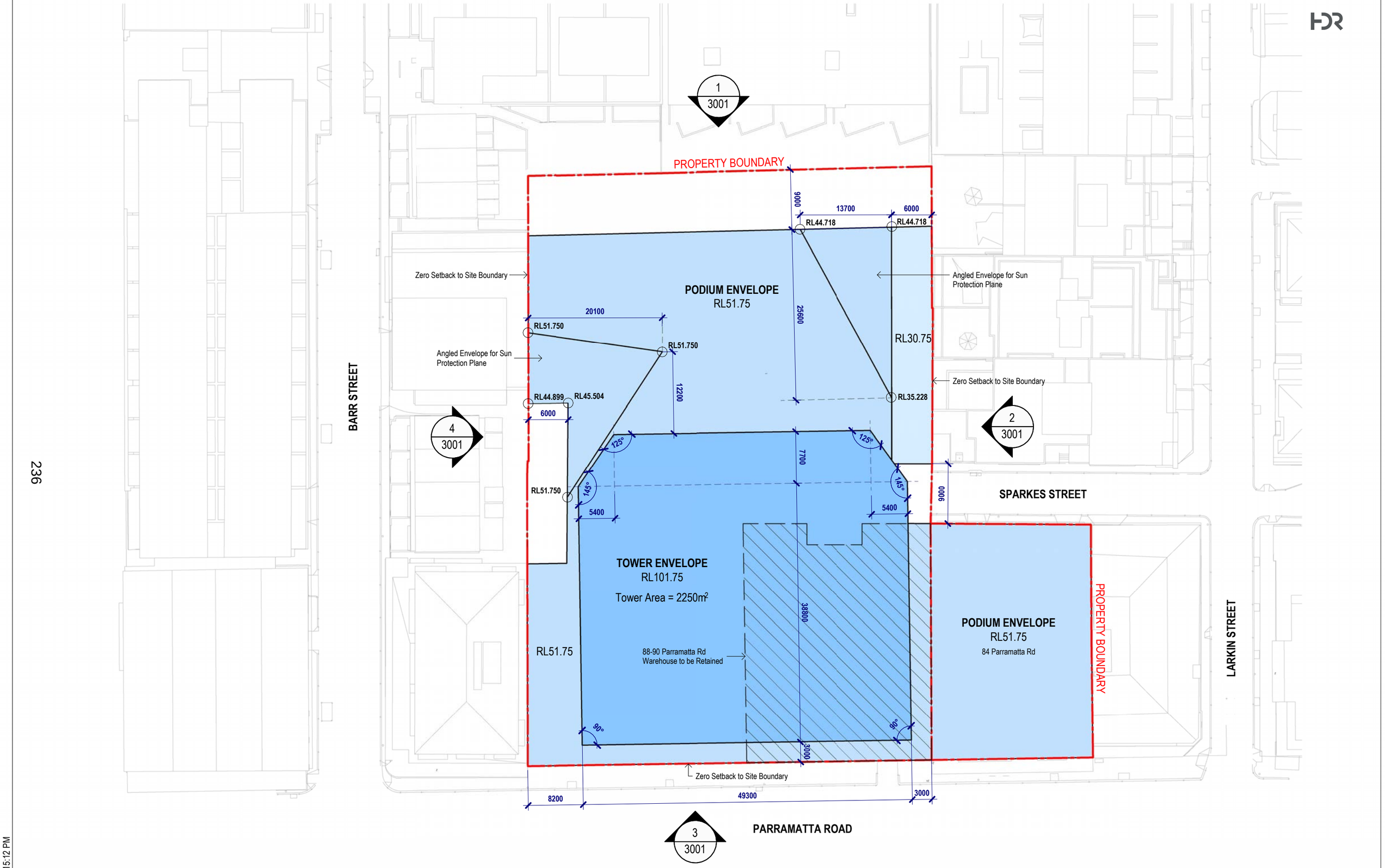
A setback from the podium form is provided at the Parramatta Rd frontage to allow a clear expression of the street wall and to provide an appropriate curtilage to the retained warehouse building below.

The 80m height requirement is informed the specific floor to floor height requirements of a life sciences laboratory building typology.

Refine to Maintain Solar Access



Refinement of the envelope massing is provided with a chamfer to the tower corner and shaping of the podium to maintain solar access compliance to the western residential neighbours.



NORTH

0 1m 5m

ARCHITECTS

HDR

Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
+61 2 9956 2666 | hdrinc.com
HDR Pty. Limited ABN 76 158 075 220 trading as HDR

PROJECT
LIFE SCIENCES HUB CAMPERDOWN

DRAWING TITLE
BUILDING ENVELOPE - PLAN

SCALE
1 : 500 @ A3

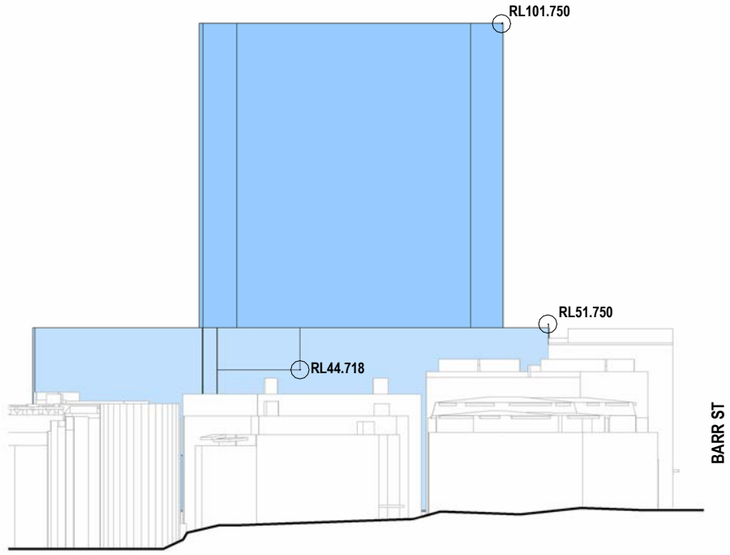
ISSUE

DATE

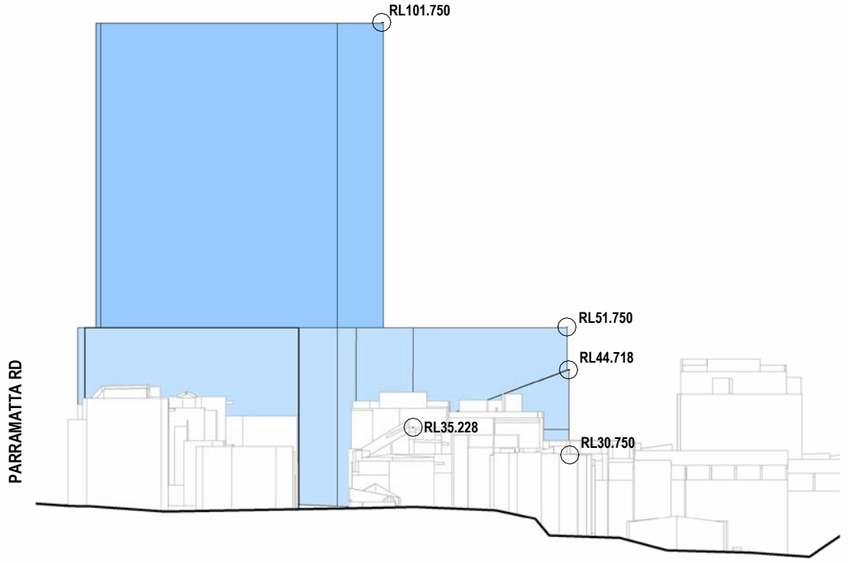
DRAWING NUMBER
HDR-AR-1000

15/01/2026 12:15:12 PM

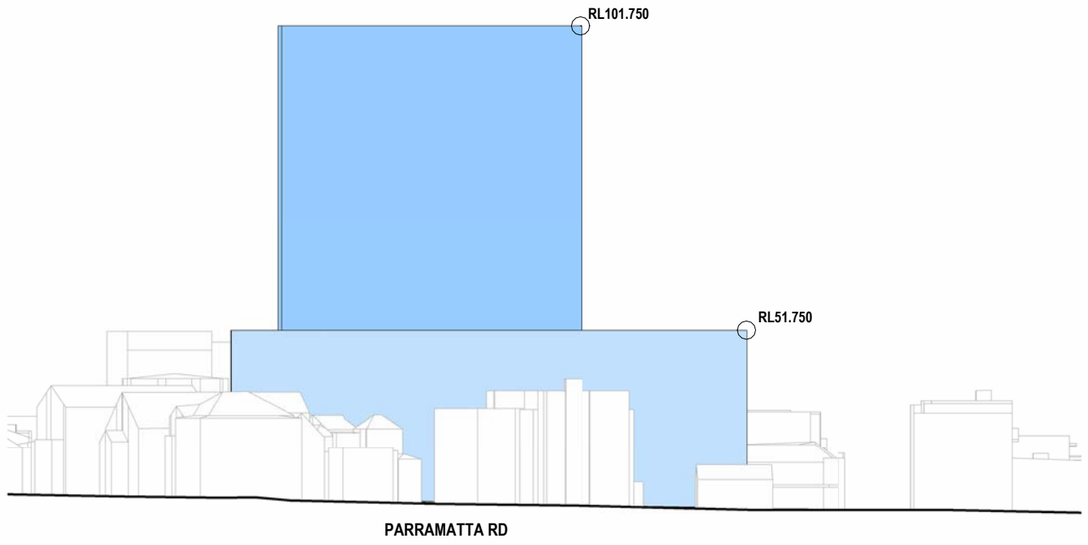
Autodesk Docs://10412728_Life Science/LSC-HDR-AR-R25-BLD.rvt



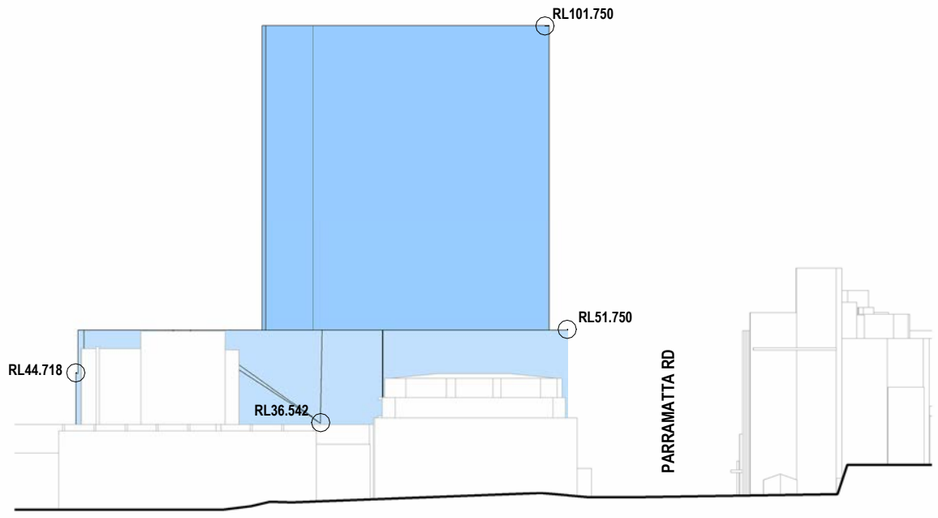
1 North Elevation
1 : 1000



2 East Elevation
1 : 1000



3 South Elevation
1 : 1000



4 West Elevation
1 : 1000

237

15/01/2026 12:15:19 PM

NORTH

0 1m 5m

ARCHITECTS
Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
+61 2 9956 2666 | hdrinc.com
HDR Pty. Limited ABN 76 158 075 220 trading as HDR

PROJECT
LIFE SCIENCES HUB CAMPERDOWN

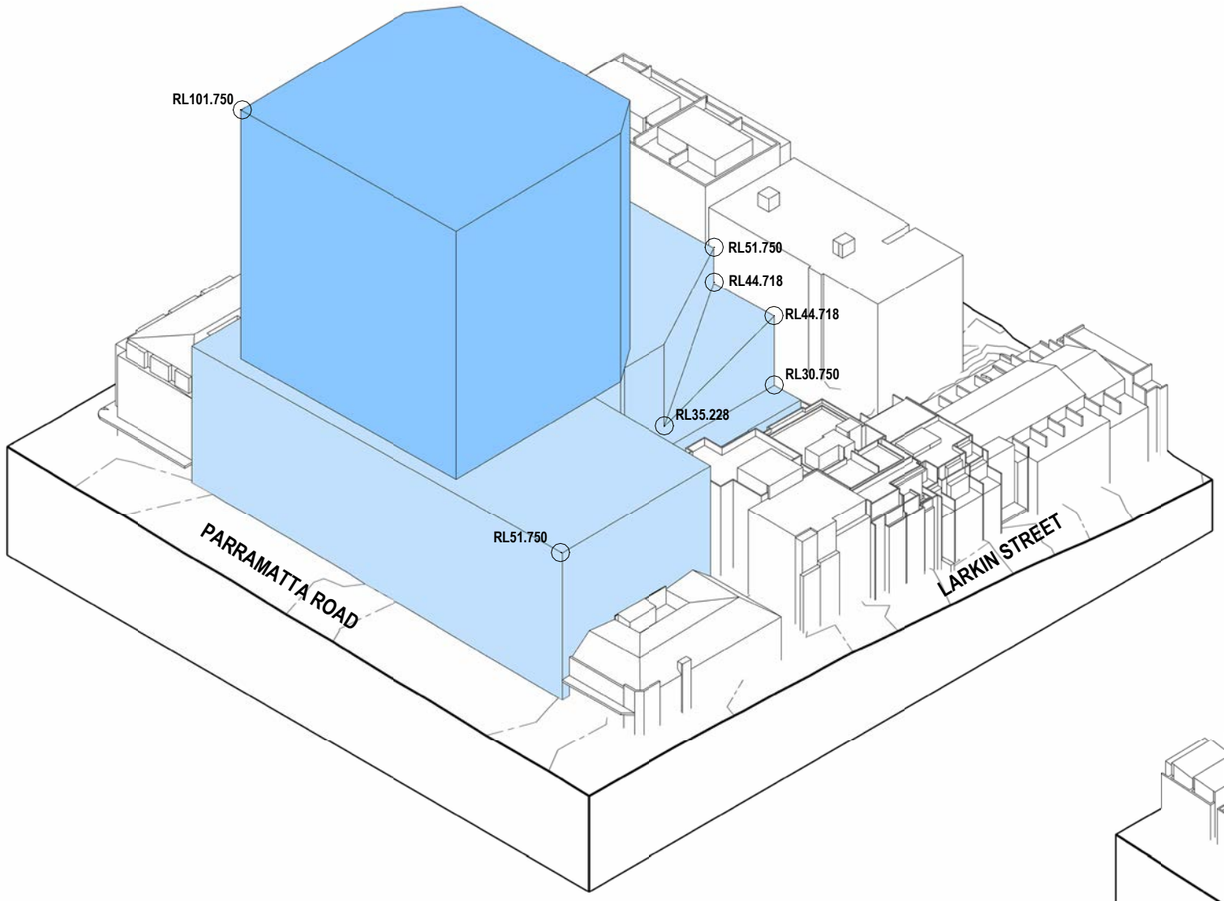
DRAWING TITLE
BUILDING ENVELOPE - ELEVATIONS

SCALE
1 : 1000 @ A3

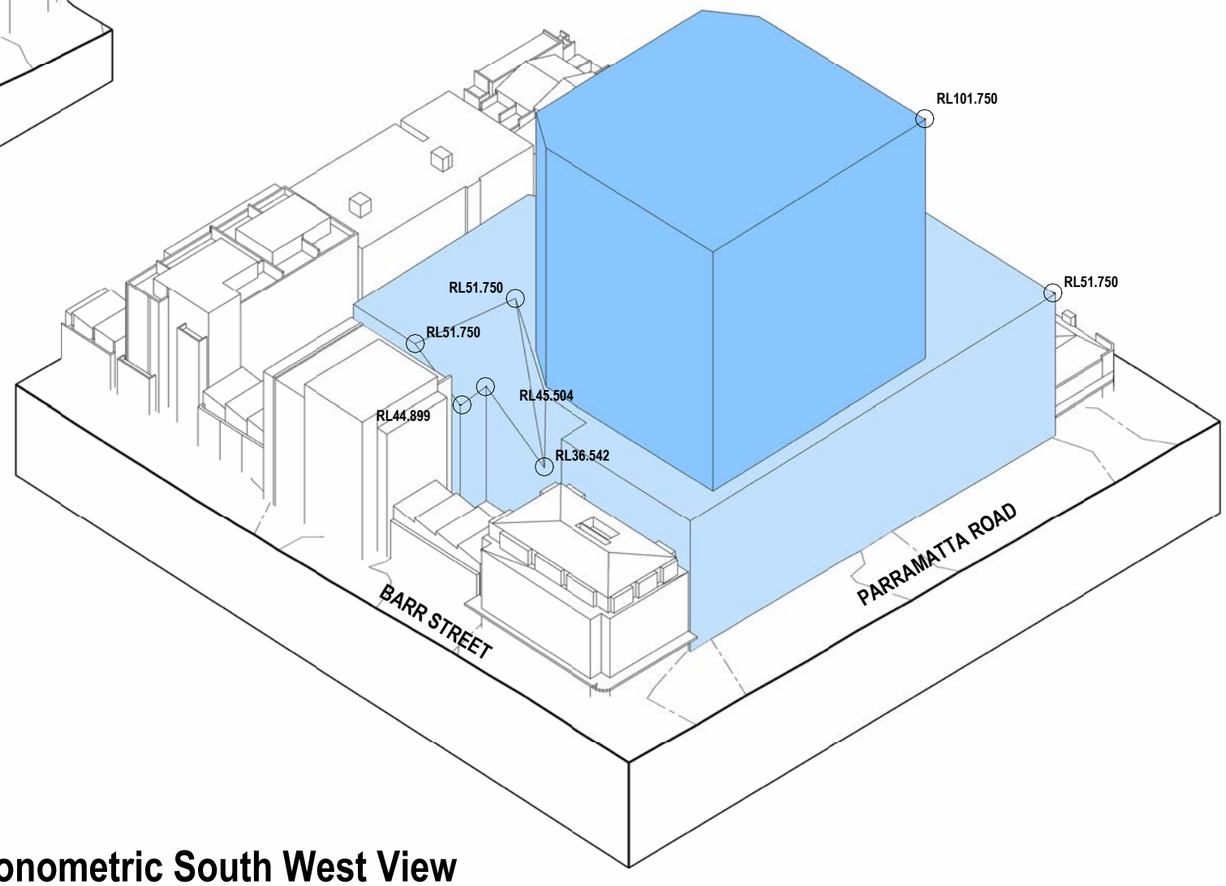
ISSUE

DATE

DRAWING NUMBER
HDR-AR-3001



1 Axonometric South East View



2 Axonometric South West View

238

15/01/2026 12:15:25 PM

NORTH

ARCHITECTS

Level 24, 25 Martin Place, Sydney NSW, 2000, Australia
+61 2 9956 2666 | hdrinc.com
HDR Pty. Limited ABN 76 158 075 220 trading as HDR

PROJECT
LIFE SCIENCES HUB CAMPERDOWN

DRAWING TITLE
BUILDING ENVELOPE - MASSING

DATE

DRAWING NUMBER
HDR-AR-4001

Autodesk Docs://10412728_Life Science/LSC-HDR-AR-R25-BLD.rvt

07 PLANNING ENVELOPE

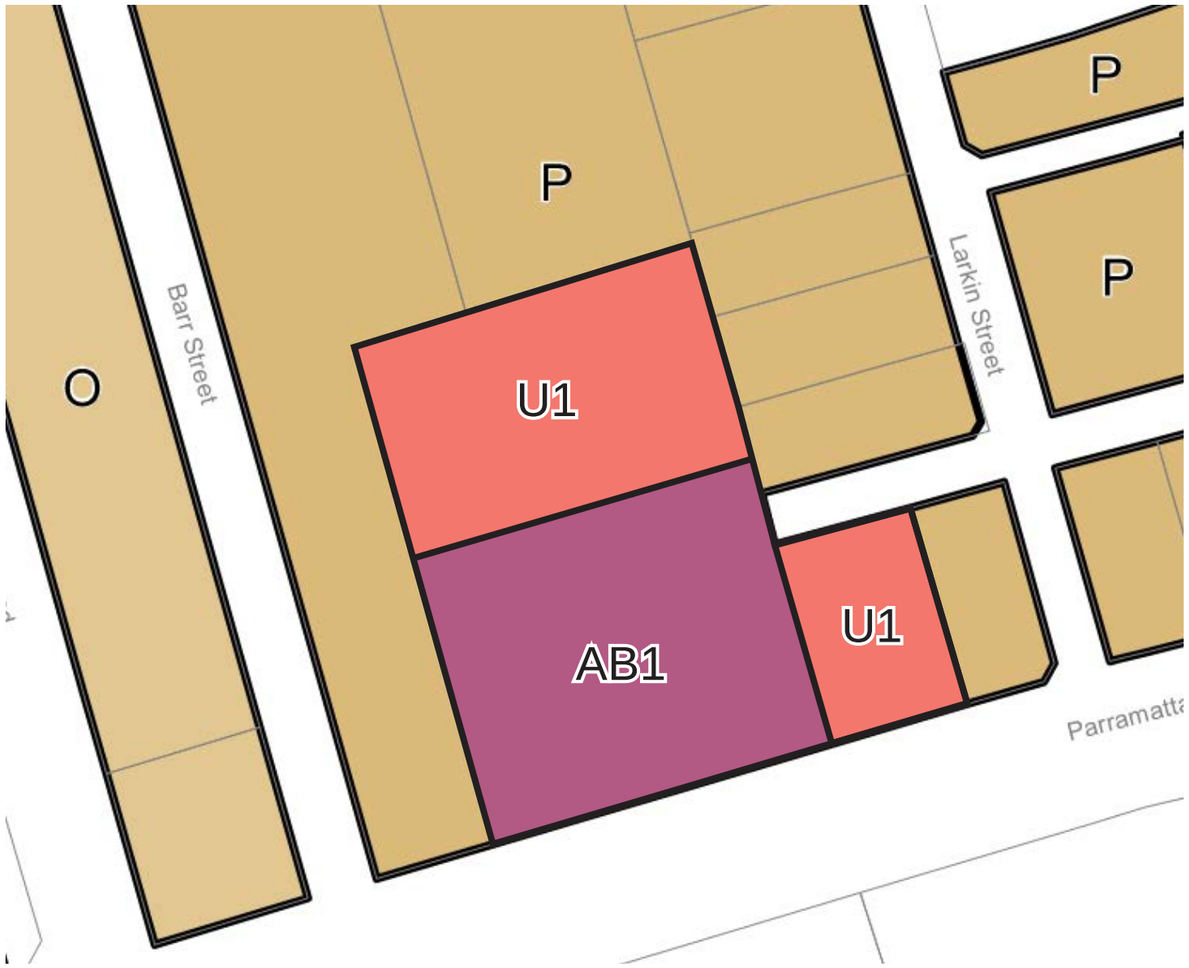
LEP Maps Amendments



Existing LEP 2012 Height of Building Map



Proposed



07 PLANNING ENVELOPE

LEP Maps Amendments

Maximum Floor Space Ratio (n:1)

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	Z	5
N	1	AA1	6
P	1.25	AA2	6.5
S1	1.5	AB1	7
S2	1.75	AB2	7.5
T	2	AC	8
U1	2.5	AD	9
U2	2.75	AE	10
V	3	AF	11
W1	3.5	Refer to clause 6.14	
W2	3.75	Refer to clause 6.4	

Existing LEP 2012 FSR Map



Proposed



240