Attachment A5

Site specific Development Control Plan as suggested by proponent

Site-specific Development Control Plan

84-94 Parramatta Road, Camperdown

Submitted to City of Sydney
on behalf of Wentworth Capital

Prepared by Colliers Urban Planning

17 February 2026 | 2240137



'Gura Bulga'

Liz Belanjee Cameron

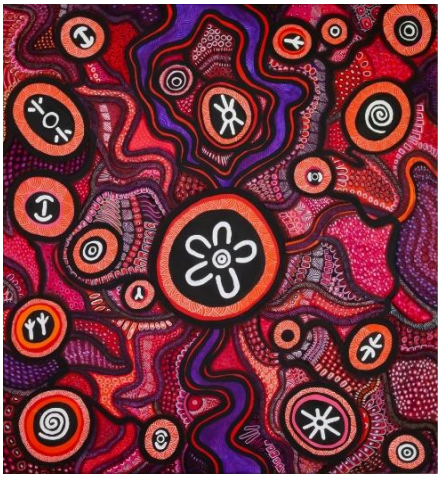
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Explanatory Note

The following objectives and provisions apply to the site at 84-94 Parramatta Road, Camperdown, being Lot 1 DP 1216911, Lot 1 DP 178634, Lot A DP 402925, and Lot 1 DP 965792. The site-specific provisions of the *Sydney Local Environmental Plan 2012 – 84-94 Parramatta Road, Camperdown* apply. All other relevant provisions of the Sydney DCP 2012 apply. The provisions of this section prevail in the event of any inconsistency.

1.0 Background

1.1 Land to which this chapter applies

This chapter of the Development Control Plan (**DCP**) applies to development within the boundaries of the Site as shown in **Figure 1** below.



Figure 1 Land application map

Source: Nearmaps

1.2 Relationship to other chapters of the DCP

All other relevant provisions of the Sydney DCP 2012 apply. The provisions of this section prevail in the event of any inconsistency.

2.0 Objectives

The following principles outline the desired future character for the Site:

- To transform the site into a high-quality life sciences facility to further advance and complement the uses within the Camperdown-Ultimo Health and Education Precinct
- To ensure that the building is of an appropriate bulk and scale for its Camperdown location.
- To create a high quality urban outcome that:
  - Maintains and protects sunlight to adjoining residents and public spaces so that they are safe and comfortable for people and residents.
  - Manages wind impacts of the future development on streets and other spaces so that they are safe and comfortable for people.
  - Ensures that the building podium responds appropriately to the existing streetscape, particularly the character of Parramatta Road.
  - Ensures the new development provides appropriate setbacks above the street frontage while responding to the surrounding context.
  - Ensures the historically significant portions of the warehouse at 88-90 Parramatta Road are retained, celebrated and sensitively integrated with a holistic redevelopment of the site.
  - Achieves unity in design though connecting the tower and podium as a single readable piece of architecture.
- To define a building massing envelope which will allow for a fit-for-purpose life sciences building with suitable floor plates that respond to the various specific needs of a high technology industry, whilst allowing sufficient flexibility within a building envelope to for diversity in an architectural design competition.
- To provide for predominantly commercial employment activities on site, supported by a range of complementary uses which activate the public domain and contribute to the changing character of Camperdown.
- To ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.
- To provide a process for achieving design excellence and establishment for targets which will contribute to delivering best practice sustainability.

3.0 Provisions

3.1 Land Uses

1) The land uses on the site are to include a mix of life sciences (high technology industry) and ancillary uses, such as retail.
2) Retail and science on display opportunities at the ground floor are to activate the Parramatta Road frontage.
3) Residential land uses are also permitted on 84-86 Parramatta Road.

3.2 Built form

1) The building heights are to be consistent with **Figure 2 Building Envelope Massing** for 84-94 Parramatta Road Camperdown.
2) The building setbacks are to be consistent with **Figure 3 Building Envelope Setbacks** for 84-94 Parramatta Road Camperdown.
3) The floor-to-floor heights of laboratory spaces at any life sciences (high technology industry) use on the site are required to be at least 4.5m to accommodate for the required mechanical plant to support the use.
4) The envelope identified in **Figure 2 Building Envelope Massing** is the maximum permissible extent of the built form, and the final building design must be appropriately massed within that envelope, inclusive of the following key components:
    a. Building chamfering to accommodate for the sun plane protection panel to ensure solar access is available to the neighbouring residential dwellings
    b. Retention of the warehouse at 88-90 Parramatta Road.

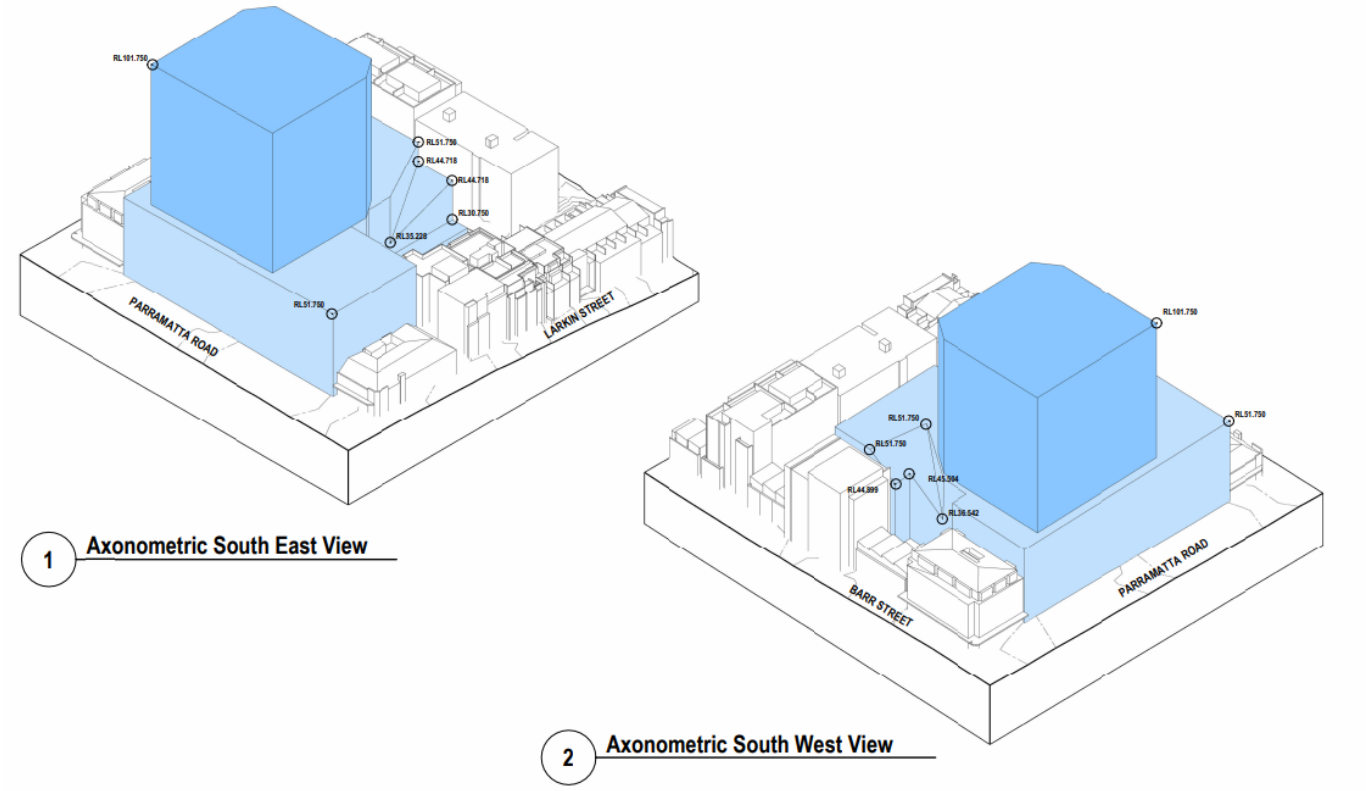


Figure 2 Building Envelope Massing

Source: HDR Architects

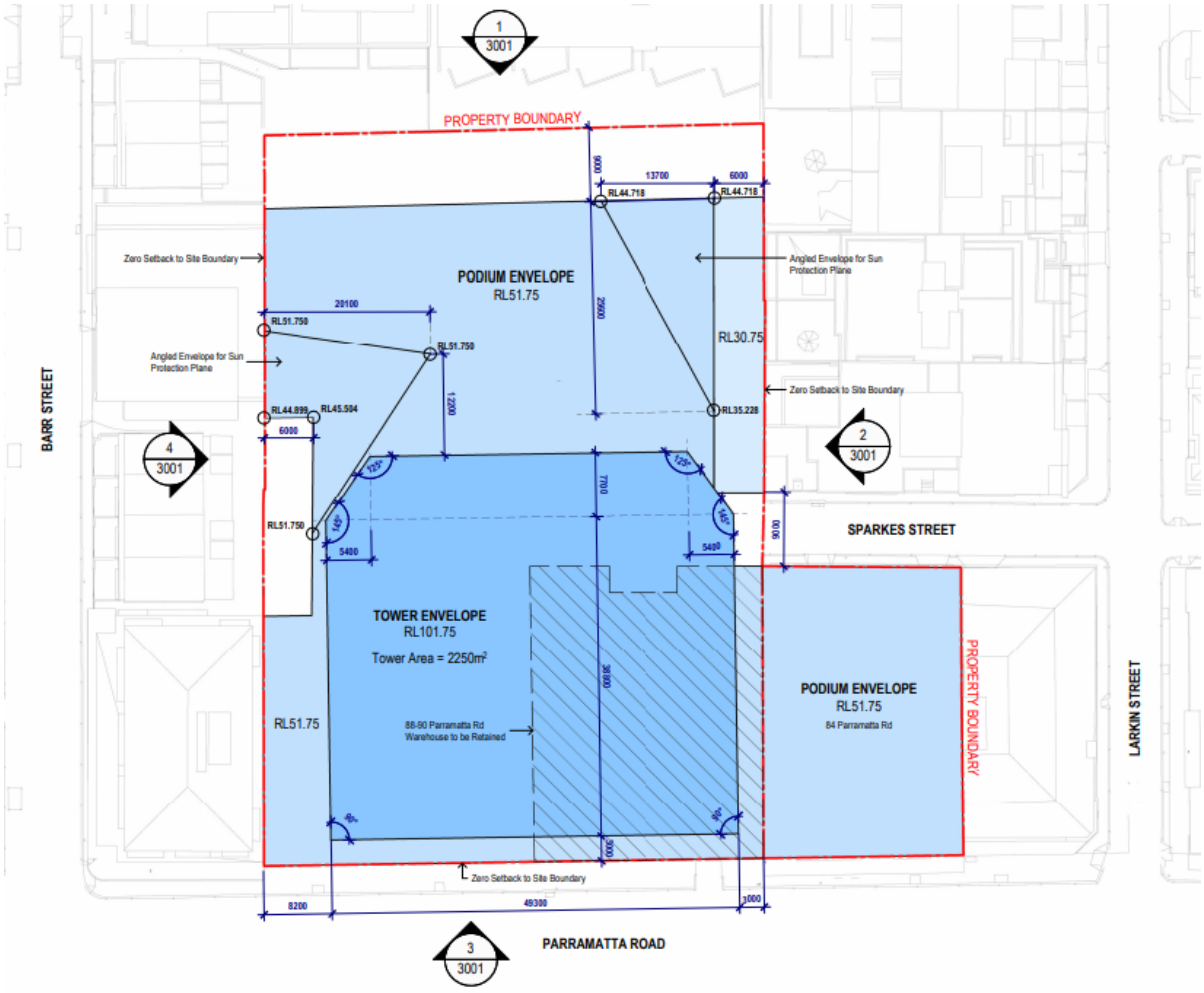


Figure 3 Building Envelope Setbacks

Source: HDR Architects

3.3 Warehouse Retention

1) Investigation into the retention of the warehouse at 88-90 Parramatta Road is to be undertaken, and as much of the building, façade and structure as possible is to be retained, subject to consideration of structural requirements, building condition and constructability.
2) The warehouse should be integrated into the building fabric of the research facility.
3) The podium should form an appropriate and respectful architectural relationship with the warehouse.
4) Activation of the warehouse building at 88-90 Parramatta Road should be explored, including potential opportunities for 'science on display' uses.
5) Set back any new tower elements to conserve the roof form and maintain legibility of the Inter-war building from Parramatta Road and key view corridors, where possible.
6) Locate structural supports in the eastern and western zones of the warehouse at 88-90 Parramatta Road to avoid impact to significant interiors, and concrete demolition/adaptive reuse in key existing modified areas for services and access, where possible.
7) Retain original northern and southern windows at upper levels of the warehouse to support both the historic values of the warehouse, as well as environmental performance objectives.

3.4 Public Domain

1) Landscape and public domain should consider the opportunities to incorporate Connecting with Country
2) Landscaped open space with adequate deep soil is to be provided at the rear of the site (northern boundary).
3) Sparks Street is to be interpreted through the site as a visual and internal pedestrian connection.
4) Landscaping on the site is to utilise a species mix of environmentally and culturally significant plants that reflect the surrounding wetlands, grasslands, scrub, and forests.
5) Any landscaping on the site is to support the precinct's educational and science focus by raising awareness among employees, students, and residents of culturally significant edible and medicinal plants used by Indigenous Australians, and their relevance to contemporary practices in education, food, and medicine.
6) The landscaping of the site is to establish a clear and legible pedestrian network throughout the campus and to building entries.
7) Thoughtful landscape material selection to facilitate intuitive and safe way-finding across the external spaces of the site.
8) A diverse range of landscape spaces are to be provided that support active recreation in addition to quiet, passive engagement.

3.5 Access and parking

1) Vehicular access, basement parking and service entry points are to be provided from the Sparkes Street entrance to the site.
2) A Traffic Management Plan is to accompany any future Development Application and must include an assessment of potential traffic and safety measures, service vehicle movements to the site and timing of deliveries. This plan must include detail on:
    a. Laboratory gas delivery inclusive of cryogenic liquid, due to the truck length requirement and access limitations of Sparkes Street
3) Loading, storage, refuse areas and building services should be integrated into the building design to minimise the visual impact to public areas.

3.6 Design Excellence

1) An invited architectural design competition is to be undertaken in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012, Clause 3.3 of the Sydney DCP 2012 and the City of Sydney Competitive Design Policy.
2) The competition is to include a minimum of three (3) invited competitors that must satisfy the following eligibility requirements:
    a. A Competitor may be a single person or firm, or a number of firms working in partnership, constituted of a principal/lead architect supported by an executive architect(s).

b. Invited Competitors are to have demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects architecture award or commendation or, in the case of international competitors, the same with their equivalent association.
c. Each Competitor must be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
d. A minimum of 50% of invited Competitors must be Australian based architects.
e. The selection of Competitors should include a mix of emerging and established architectural practices.
f. Proven capability and experience in health-related and/or research facilities.

3) The jury is to comprise a total of three (3) members. In the following composition:
   a. One (1) member nominated by GANSW.
   b. One (1) member nominated by the City of Sydney.
   c. One (1) member nominated by the Proponent.
4) Further to the above the Jury is to have a gender representation target ratio of 40% male, 40% female and 20% any gender.
5) Any additional floor space pursued for the building demonstrating design excellence under Clause 6.21(D), is to be accommodated within the building envelope shown within **Figure 2 Building Envelope Massing**

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