Attachment B

Draft Sydney Development Control Plan 2012 – 84-86 and 88-94 Parramatta Road, Camperdown

CITY OF SYDNEY

Sydney Development Control Plan – 84-86 & 88-94 Parramatta Road, Camperdown



Sydney DCP 2012 – 84-86 & 88-94 Parramatta Road, Camperdown
October 2026

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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The purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides objectives and provisions to inform future development at 84-86 & 88-94 Parramatta Road, Camperdown.

This plan is to be read in conjunction with Planning Proposal – 84-86 & 88-94 Parramatta Road, Camperdown.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 84-86 & 88-94 Parramatta Road, Camperdown*.

Land covered by this plan

This plan applies to the land identified as 84-86 & 88-94 Parramatta Road, Camperdown, which is:

– 84-86 Parramatta Road, Camperdown – Lot 1 DP 1216911

– 88-90 Parramatta Road, Camperdown – Lot 1 DP 178634

– 92-94 Parramatta Road, Camperdown – Lot A DP 402925 & Lot 1 DP 965792

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out below.

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites map to include 84-86 & 88-94 Parramatta Road, Camperdown.
2. Inserting a new section 6.3.X 84-86 & 88-94 Parramatta Road, Camperdown, as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 84-86 & 88-94 Parramatta Road, Camperdown

The following objectives and provisions apply to 84-86 & 88-94 Parramatta Road, Camperdown, as shown in 'Figure 6.1 Specific sites map', where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.XX of the Sydney LEP 2012 enables development to exceed the height and floor space ratio shown in the height of buildings and floor space ratio maps up to a prescribed amount, providing 84-86 Parramatta Road is developed for ~~serviced apartments~~ **tourist and visitor accommodation** only, and 88-94 Parramatta Road is developed for health or medical related high technology industry uses. Ancillary uses including education is permitted.

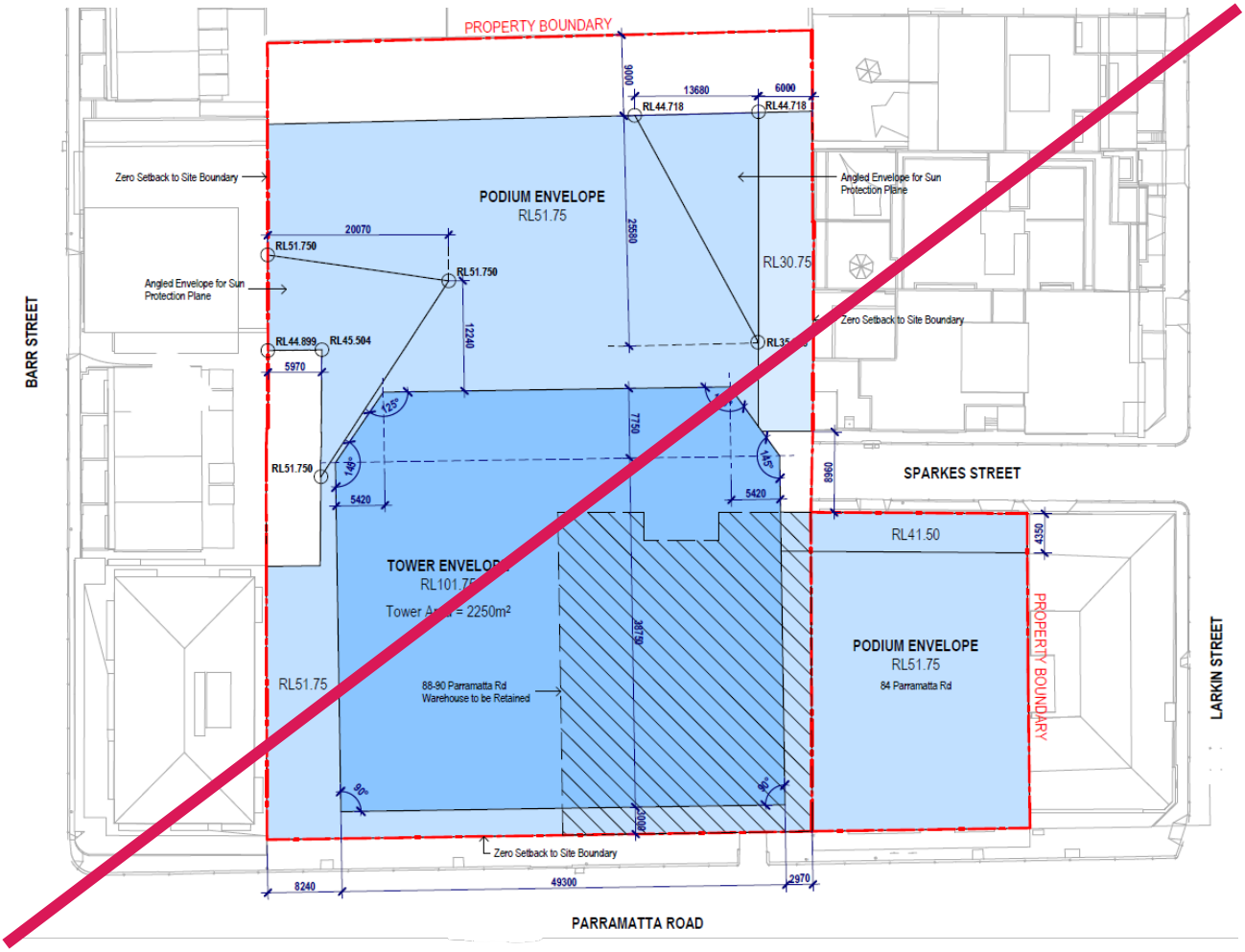
If a development at 84-86 & 88-94 Parramatta Road, Camperdown, seeks to utilise additional height and/or floor space permitted by clause 6.XX, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in this DCP where there is an inconsistency.

Objectives

a. Deliver a biomedical and life sciences research facility at 88-94 Parramatta Road featuring a high-quality built form which:
   i. is of appropriate bulk and scale for its location;
   ii. maintains and protects sun access to neighbouring residents;
   iii. ensures the development results in a comfortable and safe wind environment in adjacent public places;
   iv. ensures the building podium responds appropriately to the existing streetscape of Parramatta Road; and
   v. maximises opportunities to retain significant portions of the warehouse building at 88-90 Parramatta Road, including façade, columns, roof form and wooden floors, beams and trusses.
b. Deliver a serviced apartment development at 84-86 Parramatta Road which:
   i. is of appropriate bulk and scale for its location; and
   ii. maintains and protects amenity for existing residents including sun access.
c. Define a maximum building envelope in which all future development is to be comfortably contained.
d. Ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.
e. Ensure development can accommodate all servicing, loading and delivery requirements.

f. Improve the Parramatta Road streetscape through active frontages and the incorporation of high quality public art.

Figure 6.X - Building envelope - plan



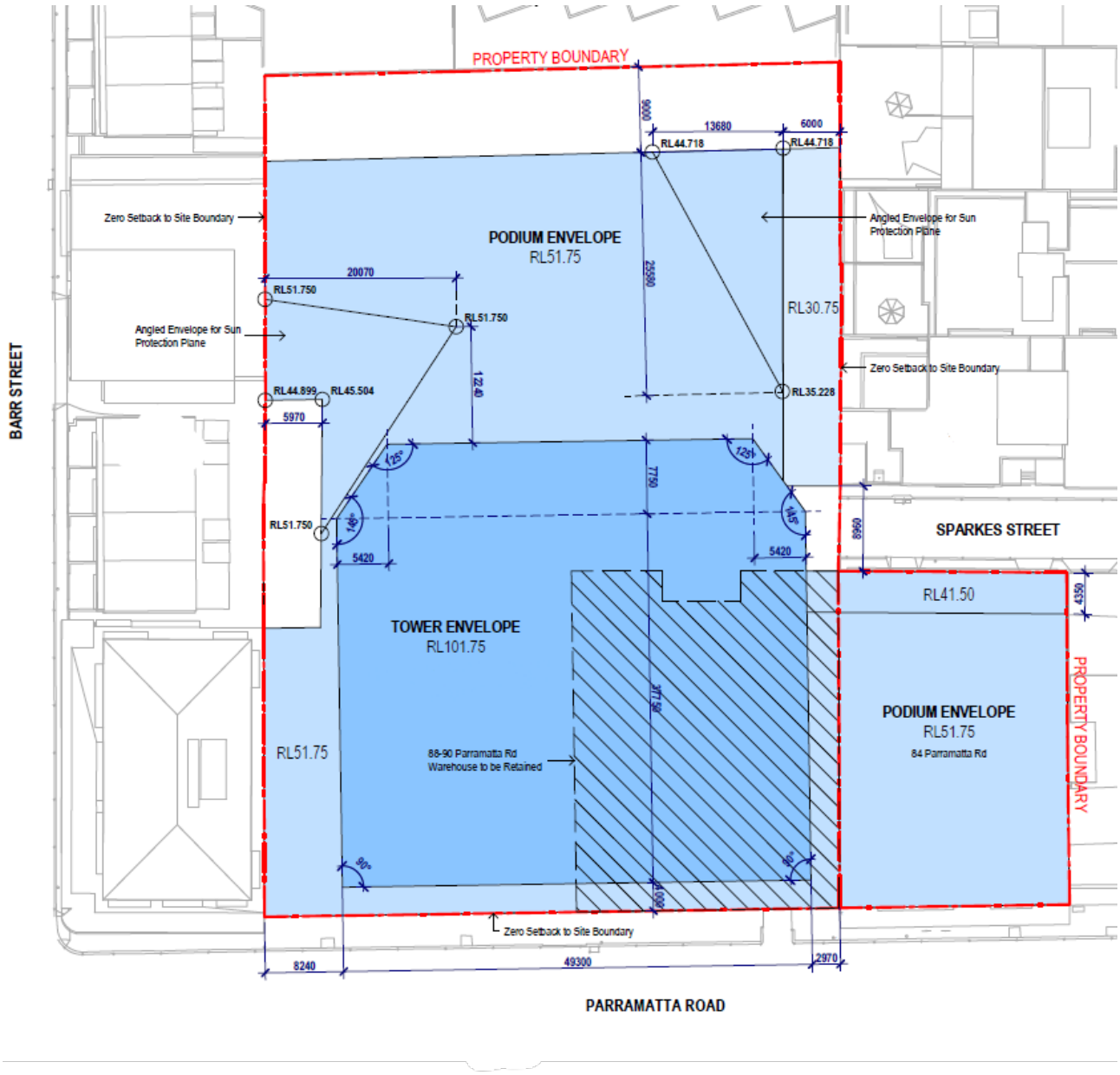

PROPERTY BOUNDARY
9000
13680
6000
RL44.718
RL44.718
Zero Setback to Site Boundary
PODIUM ENVELOPE
RL51.75
Angled Envelope for Sun Protection Plane
20070
RL51.750
RL51.750
25590
RL30.75
Angled Envelope for Sun Protection Plane
Zero Setback to Site Boundary
RL44.899
RL45.504
RL35.228
5970
12340
BARR STREET
125°
125°
7750
RL51.750
140°
145°
5420
5420
SPARKES STREET
6660
RL41.50
1550
TOWER ENVELOPE
RL101.75
37736
PODIUM ENVELOPE
RL51.75
84 Parramatta Rd
PROPERTY BOUNDARY
RL51.75
88-90 Parramatta Rd
Warehouse to be Retained
80°
80°
41000
Zero Setback to Site Boundary
8240
49300
2970
PARRAMATTA ROAD

Figure 6.X - Building envelope - massing - axonometric south east view

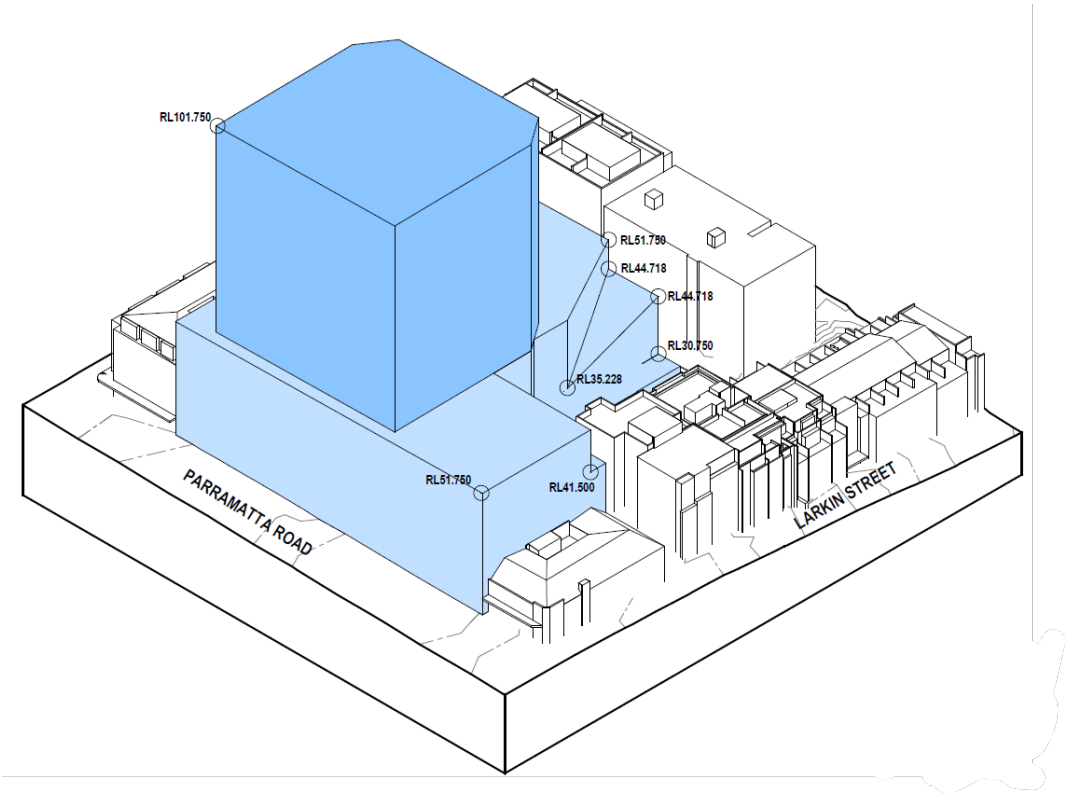


Figure 6.X - Building envelope - massing - axonometric south west view

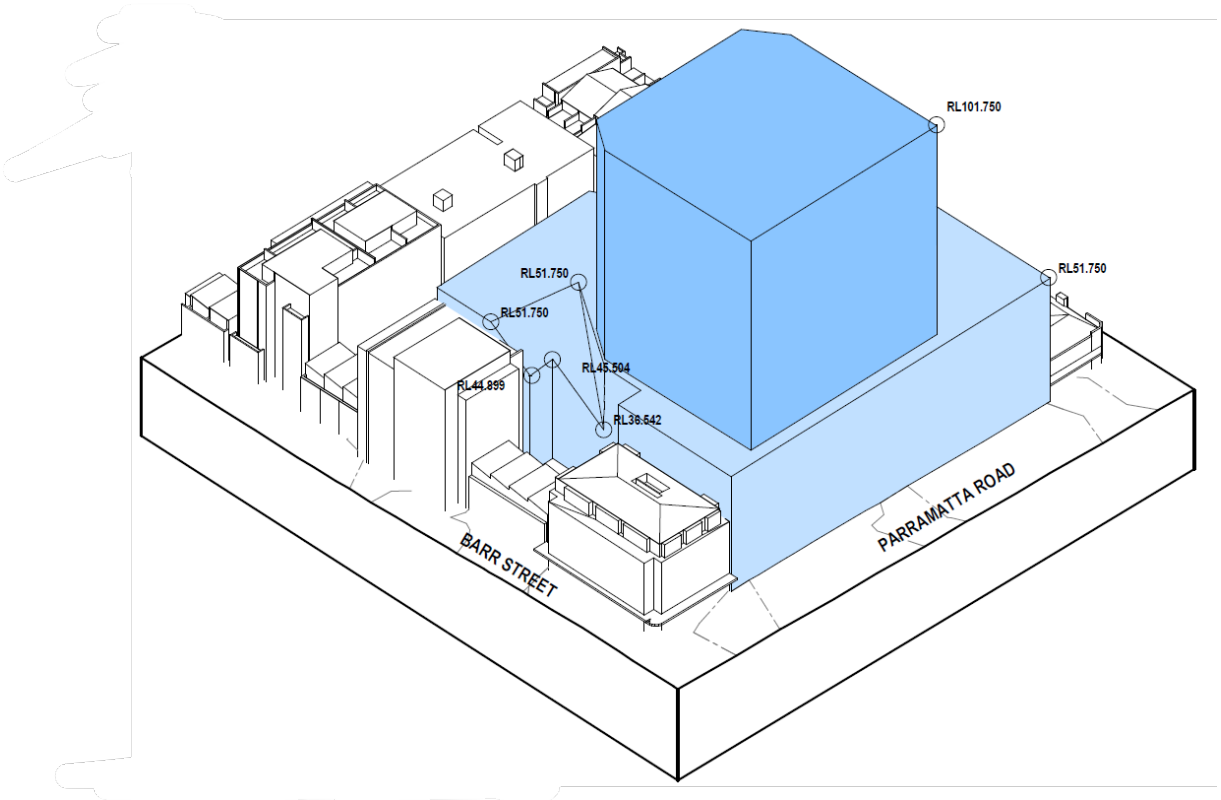


Figure 6.X - Building envelope - north elevation

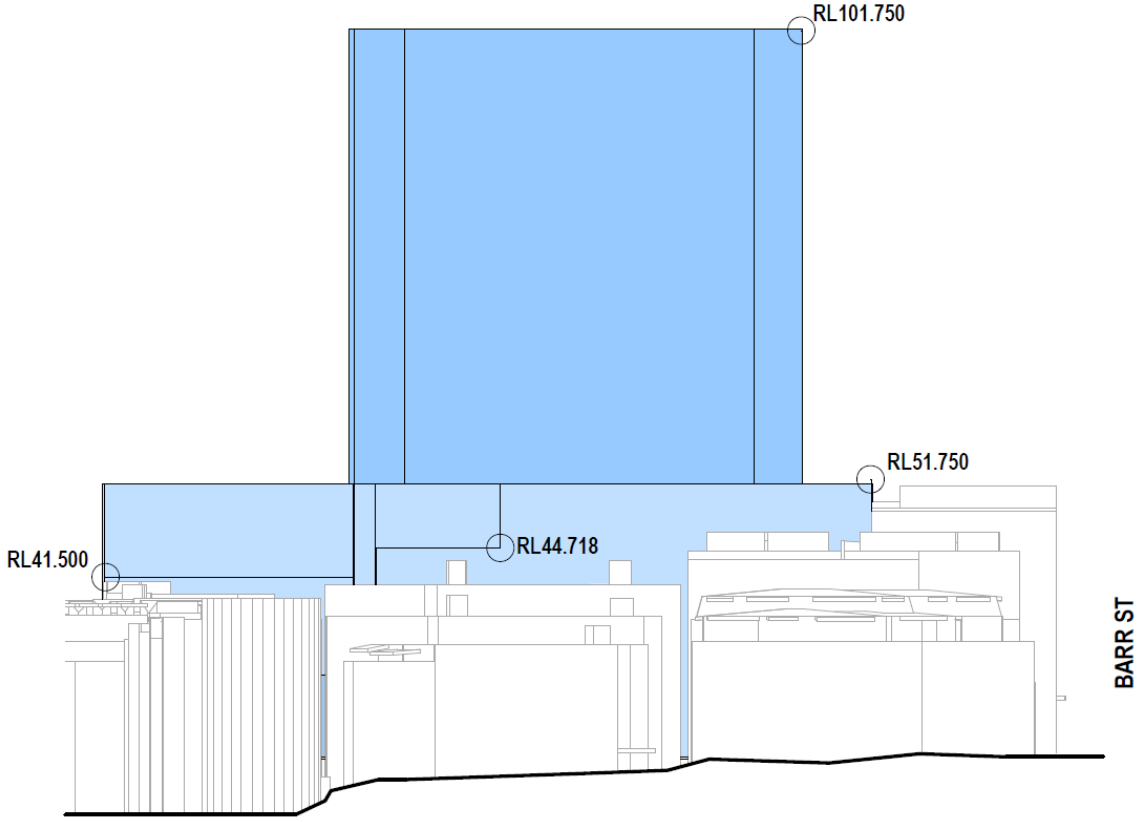


Figure 6.X - Building envelope - east elevation

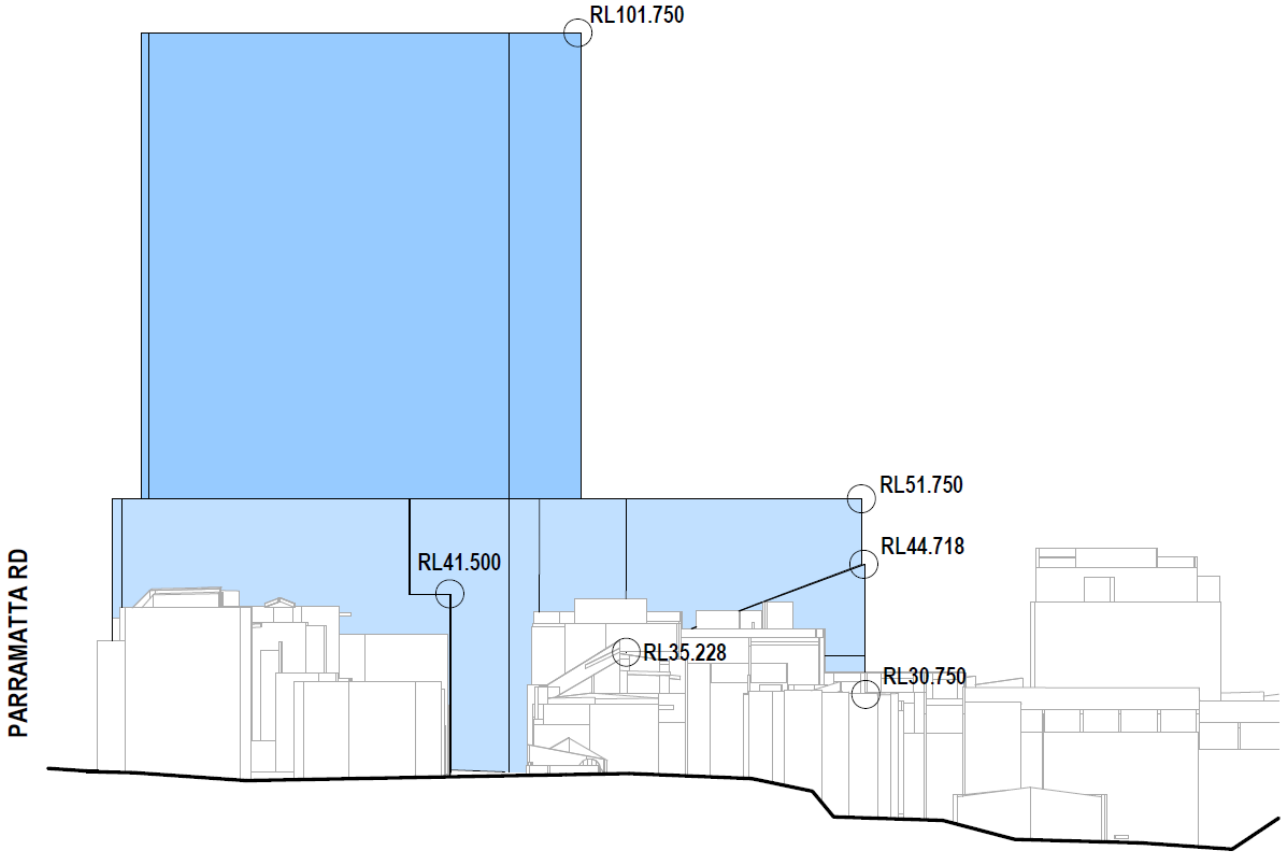


Figure 6.X - Building envelope - south elevation

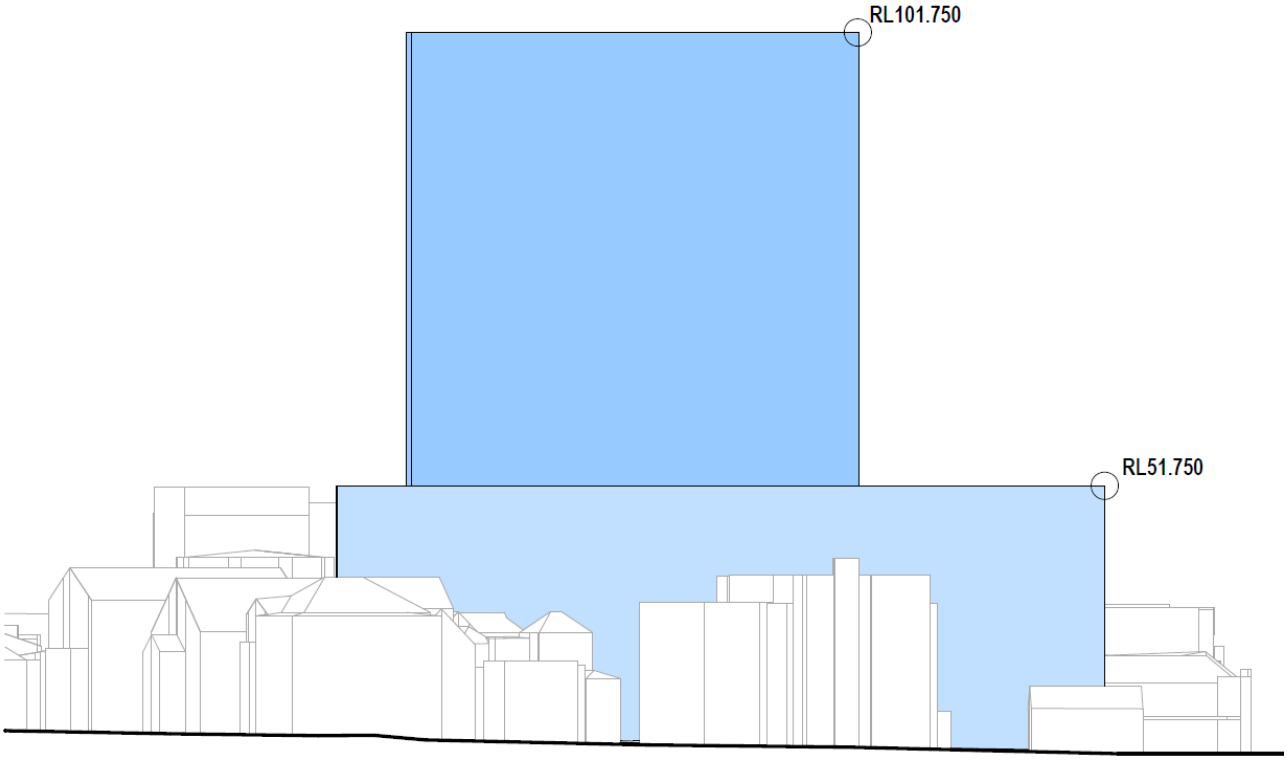
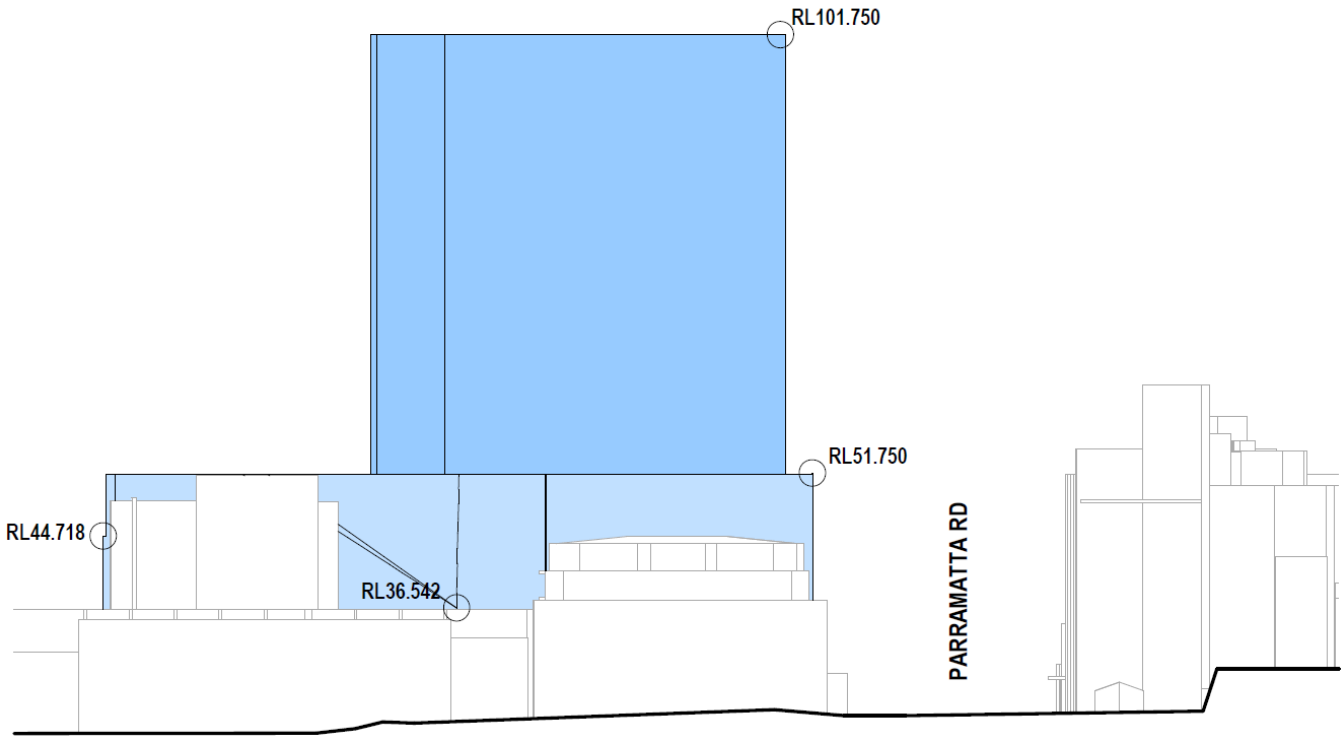


Figure 6.X - Building envelope - west elevation



6.3.X.1 Built form

1. Development is not to exceed the building envelope shown in Figures 6.X to 6.X.

2. A floor-to-floor height of at least 4.5 metres is required for all laboratory floor space to accommodate the required mechanical plant to support biomedical and life sciences research.
3. The form of the warehouse building, including façade and parapet, at 88-90 Parramatta Road should be conserved and be legible when viewed from Parramatta Road.
4. Original fabric and structure of the warehouse building at 88-90 Parramatta Road should be conserved and adapted where possible, with new building services and access points located in areas that have already undergone substantial modification.

6.3.X.2 Sustainability and landscaping

1. Development at 88-94 Parramatta Road must achieve, as a minimum, a 5-star Green Star Buildings v1 rating.
2. Landscaped open space with adequate deep soil is to be provided along the northern boundary of the site.

6.3.X.3 Transport and access

1. All vehicular access, including basement parking, servicing and waste collection, is to be via Sparkes Street.
2. A Delivery Servicing Plan must be prepared for the site for submission with any subsequent development application. In addition to the requirements outlined in Schedule 7 of Sydney DCP, the Delivery Servicing Plan must:
    a. demonstrate how laboratory gases, including cryogenic liquids, will be delivered noting the dimensions of delivery vehicles and limitations of Sparkes and Larkin Streets, and any associated management measures during delivery to minimise impacts to any neighbouring properties, including 84-86 Parramatta Road, and pedestrians.
    b. demonstrate how the substation on-site will be serviced and any associated management measures during servicing.
    c. demonstrate how the loading dock access interacts with Sparkes Street and any internal laneways within the site, to minimise impacts to pedestrians.
3. New development must provide bike parking in accordance with the minimum rates for office premises or business premises.

6.3.X.4 Design excellence

1. A competitive design process is to be undertaken in accordance with clause 6.21 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
2. The competition is to include a minimum of 3 invited competitors, with the selection of competitors to include a mix of emerging and established architectural practices.
3. Jury composition is to be in accordance with the policy or guideline requirements of the relevant consent authority.
4. The City will nominate at least one observer to the competitive design process, including jury deliberations and any Design Integrity Assessment process, at its discretion.
5. Any additional floor space pursued for a building demonstrating design excellence under clause 6.21D(3)(b) of the Sydney LEP 2012, is to be accommodated within the building envelope shown in Figures 6.X – 6.X.

6.3.X.5 Public art

1. Public art, delivered in accordance with the City's Guidelines for Public Art in Private Development, should be located on the Parramatta Road frontage of the site.

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