**Item 10.4**
**At Council**
**26 October 2026**

# Relevant Information for Council

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| **FILE:** | **X104453** | **DATE:** | 22 October 2026 |
| **TO:** | Lord Mayor and Councillors | | |
| **FROM:** | Graham Jahn AM, Chief Planner / Executive Director City Planning, Development & Transport | | |
| **SUBJECT:** | Information Relevant To Item 10.4 – Public Exhibition - Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment | | |

## Alternative Recommendation

It is resolved that:

(A) Council approve Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the ~~subject report~~ ***Information Relevant To memorandum***, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination

(B) Council approve Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the ~~subject report~~ ***Information Relevant To memorandum***, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination

(C) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown

(D) Council approve the amended Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment B to the ~~subject report~~ ***Information Relevant To memorandum***, for public authority consultation and public exhibition concurrent with the Planning Proposal

(E) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, to correct any drafting errors or to ensure consistency with the Gateway Determination

(F) authority be delegated to the Chief Executive Officer to make any variations to Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment B to the ~~subject report~~ ***Information Relevant To memorandum,*** to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination

(G) Council note the Chief Executive Officer will prepare a draft planning agreement in accordance with the letter of offer dated 9 October 2026 shown at Attachment C to the subject report, and the requirements of the Environmental Planning and Assessment Act 1979, to be exhibited in accordance with the Act.

## Purpose

To provide an Alternative Recommendation for Council consideration.

## Background

### Tourism and visitor accommodation at 84-86 Parramatta Road, Camperdown

The planning proposal for 84-86 Parramatta Road, Camperdown, previously increased the planning controls for maximum building height (from 18m to 30m) and floor space ratio (from 2.5:1 to 4:1), should the consent authority be satisfied that the resulting building would be used for serviced apartments only.

Following further assessment and to clarify future land use for any development facilitated by this proposal, the planning proposal as shown at Attachment A has been amended to require the consent authority be satisfied that the resulting building be used for tourist and visitor accommodation only, which includes serviced apartments but also allows other tourism accommodation such as hotels.

### Increased tower envelope setback from Parramatta Road

The building envelope, as defined in 'Figure 6.X - Building envelope - plan' in draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, had previously required a minimum 3 metre setback for the tower envelope from the southern property boundary along the Parramatta Road frontage.

To increase the visual separation of tower and podium, and improve amenity outcomes along Parramatta Road, the minimum setback has been increased from 3 metres to 4 metres. The draft DCP, at Attachment B, has amended the relevant figure and Figure 27 of the planning proposal at Attachment A has also been updated.

**Education land use at 88-94 Parramatta Road, Camperdown**

As currently drafted, education is a permitted use. An objective and intended outcome of the Planning Proposal for 88-94 Parramatta Road, Camperdown is "to deliver 34,000 sqm of commercial floor space to facilitate a mixed-use biomedical and life sciences research facility with ancillary offices, education space and retail".

The proposed amendment to Sydney LEP requires the consent authority be satisfied that any resulting building, utilising the uplift controls, would be used for health or medical related high technology industry. However, it is not a requirement for health or medical related high technology industry to occupy all the Gross Floor Area and does not prohibit other ancillary uses, including education, from forming part of any future development. In addition, education related land uses are allowed under the Mixed-Use Zone which applies to the site.

The reference design provided by the proponent, and available for review in the Urban Design Report at Attachment A2 to the Planning Proposal, proposes ancillary educational activities to take place within the podium and the retained warehouse building at 88-90 Parramatta Road.

Prepared by: James Dirickx-Jones, Planner

## Attachments

**Attachment A.** Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown

**Attachment B.** Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown

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Approved



**GRAHAM JAHN AM**

Executive Director City Planning Development & Transport