Attachment B

Draft Sydney development control plan 2012 amendment – Parramatta Road precinct

CITY OF SYDNEY

Draft Sydney Development Control Plan 2012 – Parramatta Road Precinct



Development Control Plan
November 2026

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

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 site-specific objectives and provisions to guide the future development of certain land at Parramatta Road, Forest Lodge. This plan is to be read in conjunction with Planning Proposal – Parramatta Road Precinct.

Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – Parramatta Road Precinct.

Land covered by this plan

This plan applies to certain land at Parramatta Road, Forest Lodge, shown in Figure 5.1 Specific Areas (Appendix 1).

Relationship of this plan to Sydney Development Control Plan 2012

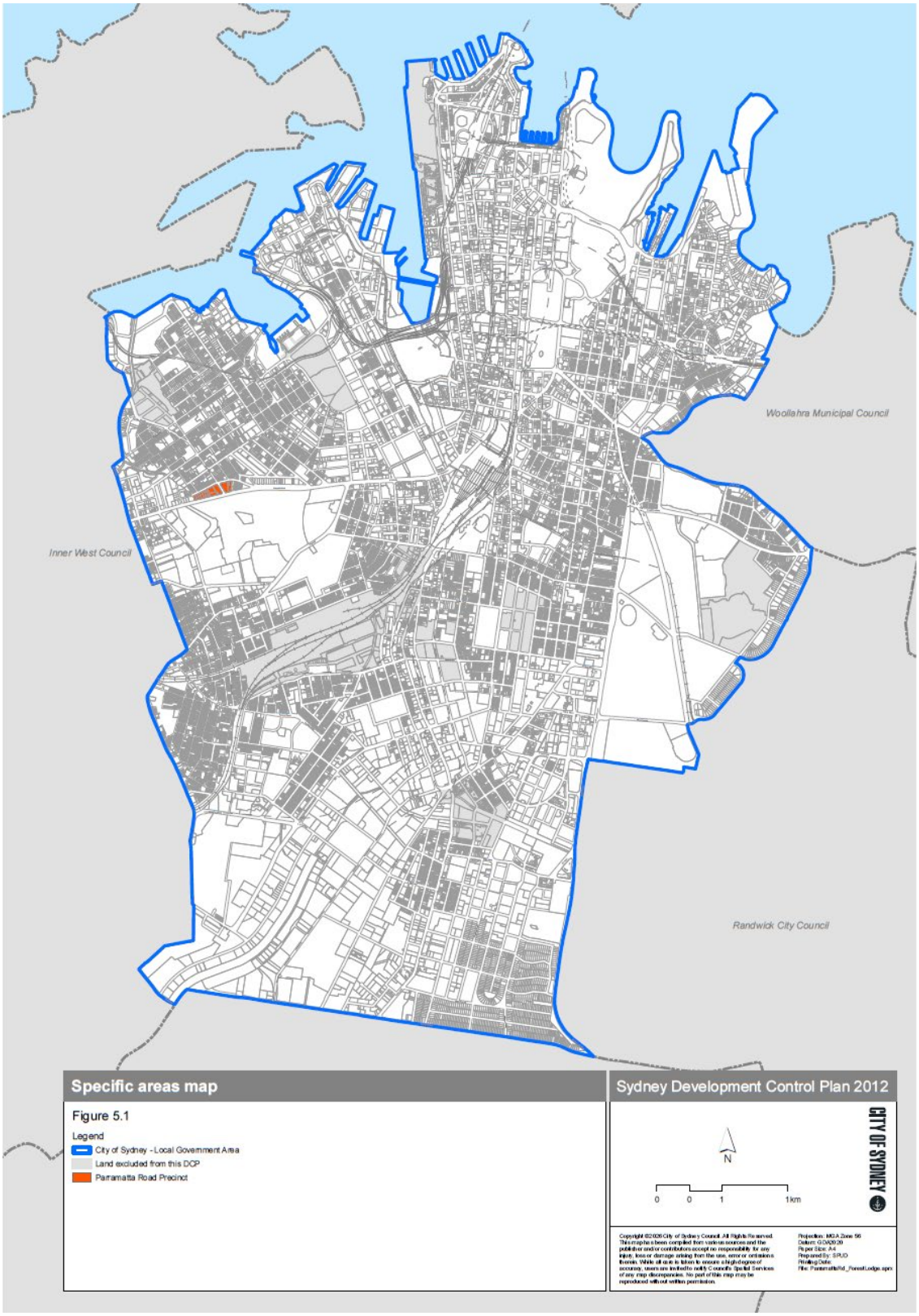
This plan amends the Sydney Development Control Plan 2012.

Amendment to Sydney Development Control Plan 2012

1. Replace Figure 5.1 Specific areas map in accordance with the new map at Appendix 1.
2. Insert a new sub-section at the end of Section 5 in accordance with Appendix 2.
3. Amend DCP map sheets 2 and 9 in accordance with Figures provided in Appendix 3.
4. Amend Section 2.6.1 in accordance with Appendix 4.

Appendix 1

1. Update Figure 5.1 to show the Figure provided below:



Appendix 2

1. Insert a new subsection at the end of Section 5 as follows:

5.x Parramatta Road Precinct

This section applies to certain land at Forest Lodge identified as the Parramatta Road Precinct in Figure 5.1 Specific Areas map.

It should be read in conjunction with other requirements of this DCP.

Where there is conflict between this section and other sections of this DCP, this section prevails to the extent of the inconsistency.

5.X.1 Parramatta Road Precinct Urban Principles

Objectives

(a) Ensure building siting and layout of residential accommodation provides healthy acoustic amenity while naturally ventilated.
(b) Ensure development provides a safe and comfortable pedestrian wind environment within streets and publicly accessible spaces.
(c) Ensure development appropriately responds to flood risk, including providing safe evacuation and not increasing flood impacts on surrounding land.
(d) Ensure development provides widened public footpaths along Parramatta Road.

Provisions

(1) Development must align with the principles in Figure X: Urban principles.



site boundary

3m landscape setback clear of structures
- deep soil and canopy

3m public domain dedication for footpath widening
clear of structures

3m right of way for flood egress
clear of structures above the PMF level

3m building articulation zone

heritage item

indicative building envelope

deep soil and canopy zone

flood conveyance zone

non-residential uses at lower levels

Figure X: Urban principles

Note: Figure X provides an indicative built form only for the purpose of demonstrating core urban principles and how they may be achieved.

5.X.X Noise and wind

Provisions

(1) Development must apply appropriate noise and wind management strategies including, but not limited to, those shown in Figure X: Noise and wind management.

(2) Development is to provide a quantitative wind report that includes testing of:

a) the surrounding context; and

b) future neighbouring development as shown in Figure X: Noise and wind management.



Figure X: Noise and wind management

5.X.X Landscape setbacks and public domain dedications

Provisions

(1) Where shown on Figure X: Urban Principles, landscape setbacks that are clear of all structures above and below ground must be provided and planted with medium or large sized trees.

(2) Where required by Council, space for public domain footpath widening is to be provided in the locations identified on Figure X: Urban Principles. Dedication is to be clear of all structures above and below ground.

5.X.X Building articulation zone

(1) Building articulation zones are to be provided in the locations shown in Figure X: Urban principles and as shown in Figure X: Building articulation zone.

(2) The building articulation zone must be:

a) clear of built elements for a height of 6m above the level of the pedestrian evacuation route; and

b) occupied up to a maximum 35% of its area at levels above ground level.

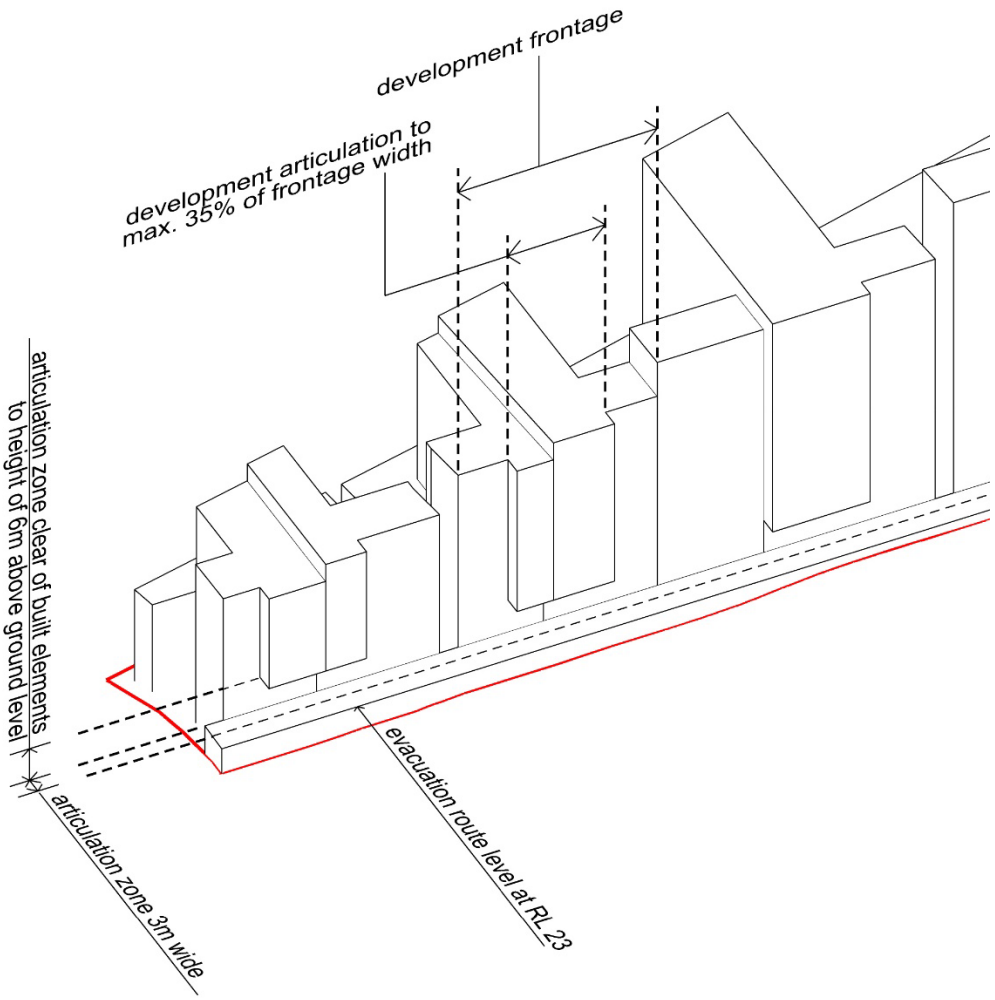


Figure X: Building articulation zone

5.X.X Flood-affected land

This section applies to flood-affected land shown at Figure X: Flood-affected land.



Figure X: Flood-affected land

Provisions

Flood conveyance

(1) Minimum 3 m wide flood conveyance is to be provided in accordance with Figure X: Flood affected land. flood conveyance is to match the existing flood conveyance path between Parramatta Road and Arundel Street.

(2) The corridor is to remain open to the sky, except where it passes beneath the flood-safe pedestrian evacuation route.

Flood planning levels

(3) Residential accommodation is to have a minimum finished floor level no lower than the probable maximum flood level as shown on Figure X: Minimum residential finished floor levels of flood-affected land.

(4) Non-residential floor space is to have a minimum finished floor level no lower than the 1% annual exceedance probability flood planning level.

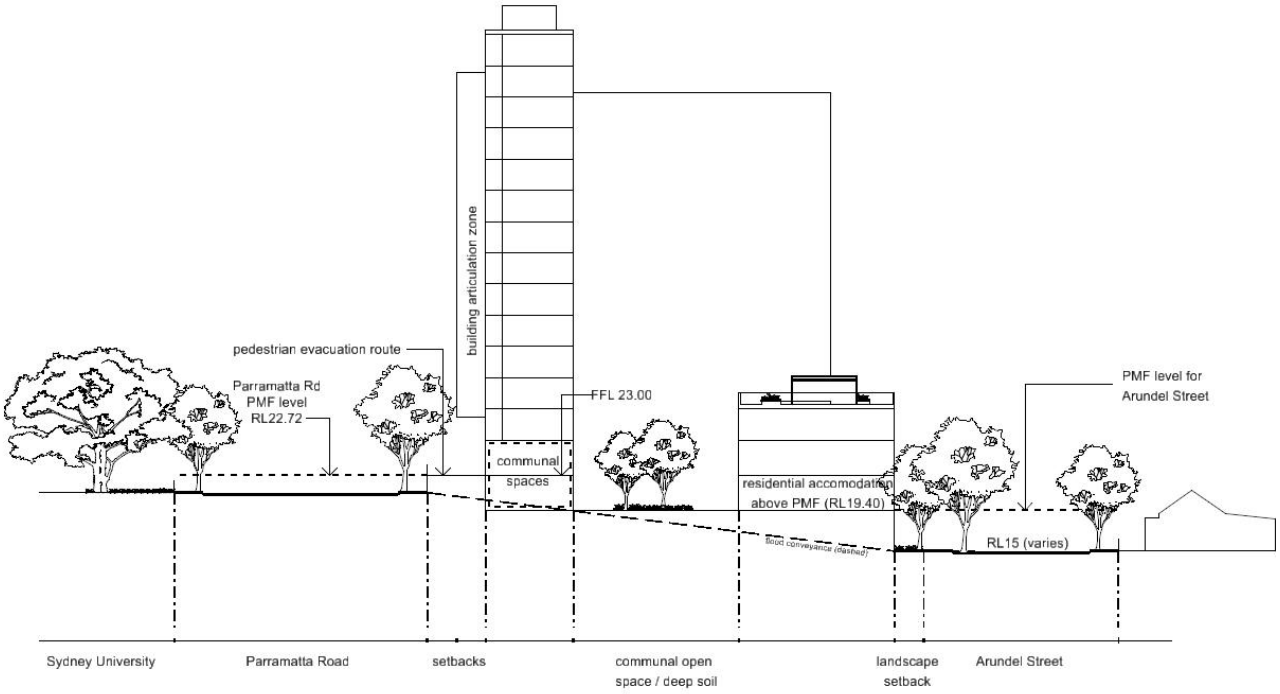


Figure X: Minimum residential finished floor levels of flood-affected land.

Pedestrian Evacuation Route

(5) Development must provide and maintain a 3m wide publicly accessible pedestrian evacuation route connecting the building to the flood-safe access point along the Parramatta Road frontage in accordance with Figure X: Flood-affected land.

(6) The pedestrian evacuation route is to be constructed in accordance with Figure X: Pedestrian evacuation route plan and Figure X: Pedestrian evacuation route section

(7) Retaining walls, associated with the pedestrian evacuation route are to:
   a) be constructed of, or faced with, natural sandstone and complement the character of Chapman Steps; and
   b) incorporate steel balustrades in accordance with the Sydney Streets Technical Specifications and Standard Drawings.

(8) The pedestrian evacuation route, including stairs and ramps, must:
   a) be capable of being connected to neighbouring flood-affected land so that when all flood-affected land is developed the pedestrian evacuation route forms a continuous flood-free and accessible connection from all developments to the flood-safe access point;
   b) be accessible to all people; and
   c) the finished level of the evacuation route is RL23, descending to the flood-safe access point.

(9) Development is to provide an easement over the pedestrian evacuation route that:
   a) allows 24-hour public access;
   b) remains free of structures and services; and
   c) is maintained as a continuous and unobstructed path to the flood-safe access point.

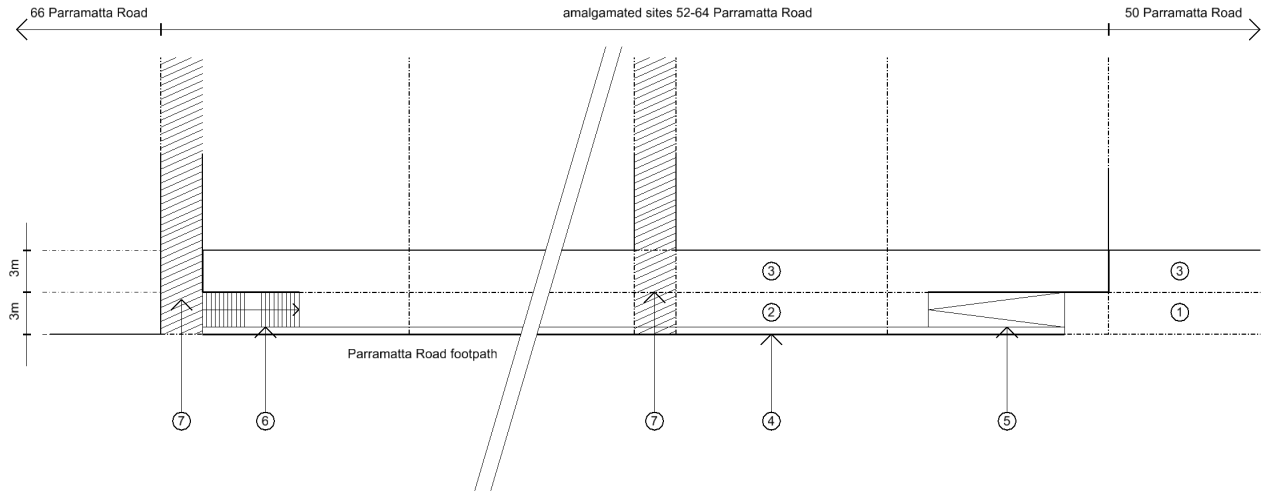


Figure X: Pedestrian evacuation route - plan

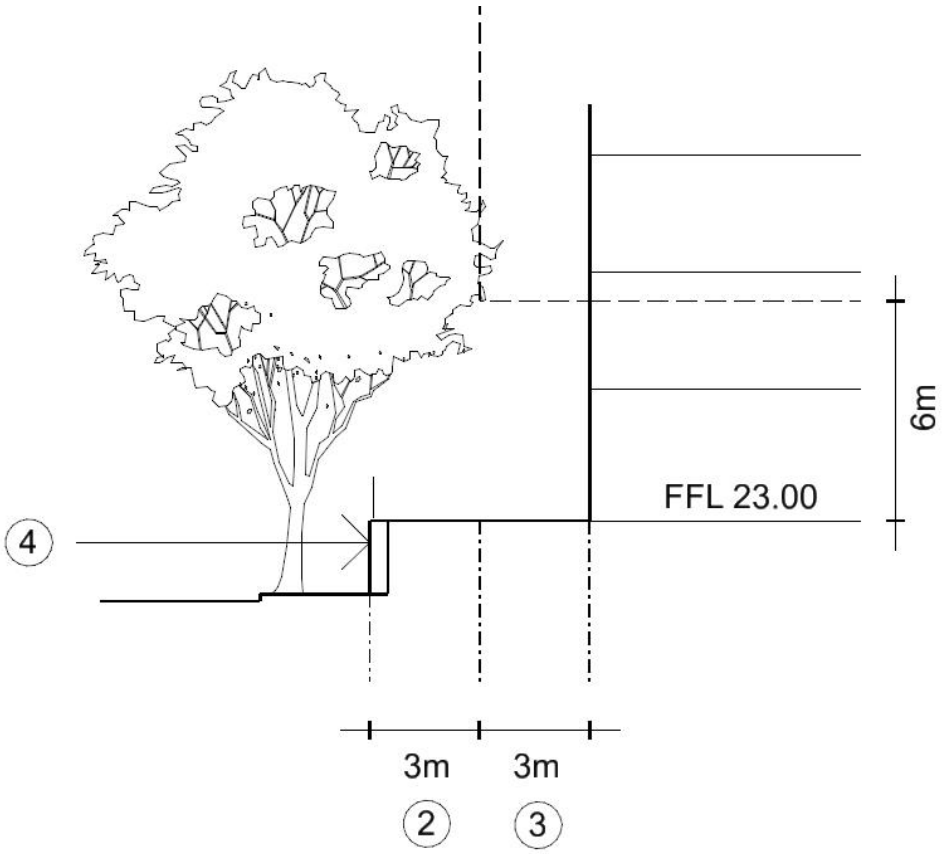


Figure X: Pedestrian evacuation route - section

Key to Figures X and X above – (numbers in circles)

1. Public domain footpath widening
2. Flood-safe pedestrian evacuation route
3. Building articulation zone
4. Retaining wall
5. Flood egress ramp to ground level
6. Additional access stairs
7. Flood conveyance corridor

Refuge areas

(10) Development proposing refuge areas or shelter-in-place measures must demonstrate consistency with the NSW Shelter in Place Guideline for Flash Flooding (2025), or any successor document.

(11) Development applications must demonstrate:
   a) refuge areas are accessible to all occupants during flood events;
   b) refuge areas are of sufficient size to accommodate occupants who may be required to shelter in place;
   c) critical building services required to support refuge areas remain operational during flood events; and
   d) occupants can safely access refuge areas above the probable maximum flood level.

Parking

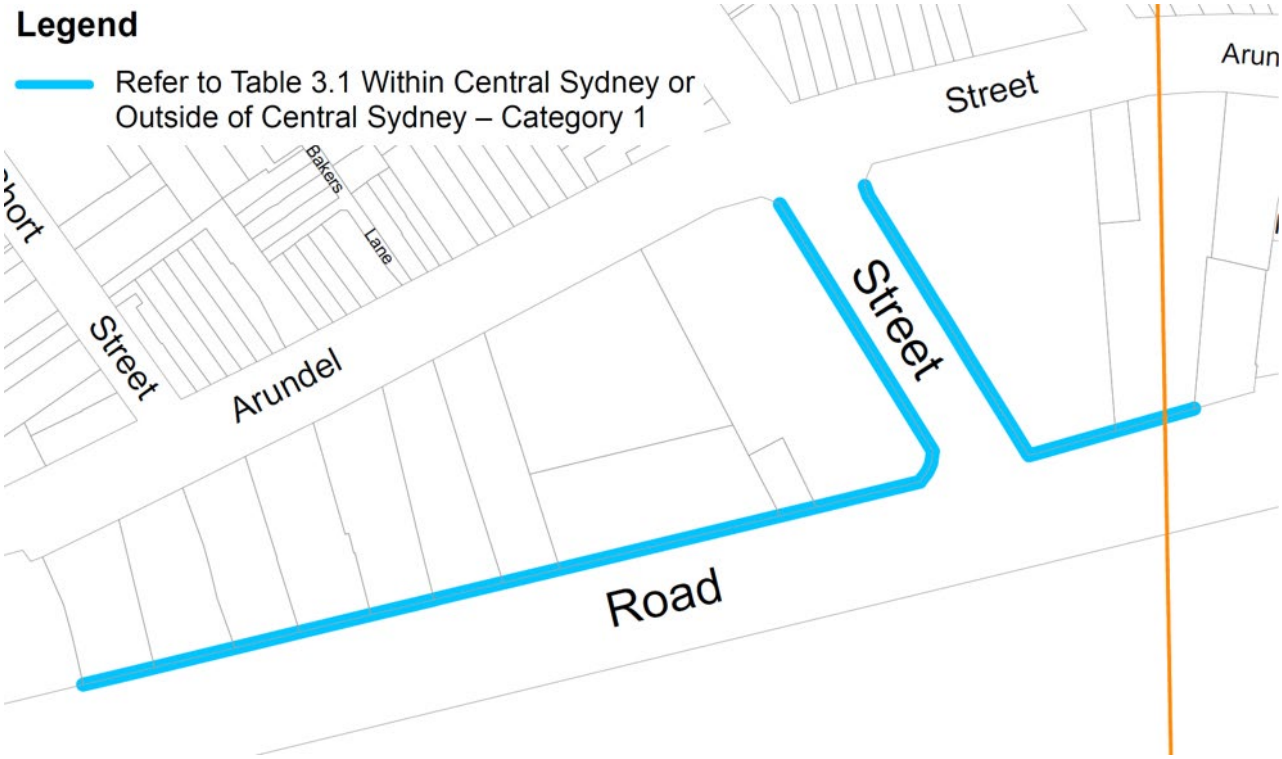
(12) Any car parking provided at ground level or above ground level will be counted as gross floor area and contribute to the floor space ratio applicable to the site.

Note: No minimum car parking rates apply. The provision of car parking is at the discretion of the applicant, subject to compliance with the maximum parking rates and other relevant provisions of Sydney Development Control Plan 2012.

Appendix 3

1. Amend DCP map sheets 2 and 9 as follows:

(a) Active frontages map:



(b) Building setback and alignment map:



(c) Footpath, awnings and colonnades map:



(d) Height in storeys map:



Appendix 4

1. Amend shading for “Direction” for Ross Street Neighbourhood within Table 2.5 Directions for Glebe Point Road Village neighbourhoods from green to blue to reflect ‘change’ instead of ‘maintain’.

2. Replace text for “Direction” for Ross Street Neighbourhood within Table 2.5 Directions for Glebe Point Road Village neighbourhoods to state “Change the southern edge of the neighbourhood fronting Parramatta Road to support mixed-use development with housing, employment-generating uses and local services, while reinforcing Ross Street's role as the local centre and gateway to Forest Lodge.”

3. Amend the locality statement at section 2.6.2 by inserting the text in ***bold italics*** as follows:

2.6.2 Ross Street neighbourhood

Neighbourhood statement

Ross Street neighbourhood is anchored by a small neighbourhood centre ***focused on Ross Street between St Johns and Bridge Road and*** ~~includes a mixed use edge to~~ ***mixed-uses fronting*** Parramatta Road directly opposite one of the main entrances to the University of Sydney. Retail uses are focused along Ross Road and St Johns Road, which have some significant landmark and heritage buildings including the Glebe Town Hall that has been in existence for over 100 years, early Federation era shopfronts and the Victorian Regency style Nag’s Head Hotel. It provides the daily shopping and dining needs for Glebe residents and university students.

The Ross Road neighbourhood is largely within the Hereford and Forest Lodge Heritage Conservation Area (refer C33).

The southern edge of the Ross Street Neighbourhood, fronting Parramatta Road ~~sites contains a mix of commercial, institutional, service uses including vehicle sales premises, specialised retail and private education providers. commercial and residential uses, including university services and student accommodation~~ ***is planned to transition to high-density mixed-use development that supports housing, employment-generating uses and local services while reinforcing the neighbourhood’s connection to the Camperdown-Ultimo Health and Innovation Precinct.*** ~~Future development is to result in high quality designed buildings which enhance the public domain and the arterial approach to Central Sydney.~~

Future uses and built form ~~introduced~~ on the corner of St John’s Road and Ross Street are to integrate and enliven the neighbourhood. The section of Ross Street, between Parramatta Road and St Johns Road, is to be treated as a key pedestrian and vehicle access to Forest Lodge. The future development on the site on the corner of Parramatta Road and Ross Street is to provide a strong entry feature to the neighbourhood.

Principles

Development within the Ross Street neighbourhood is to:

(a) Retain and introduce active uses on the ground floor and first floor on Ross Street and St John’s Road to enhance pedestrian amenity and reinforce the vitality and liveliness of the neighbourhood centre.

(b) Design buildings to align with and address Ross Road and St John’s Road at ground level to enhance streetscape vistas and to generate pedestrian interest and interaction.

(c) Maintain the lower scale of buildings on St John’s Road in keeping with its role as the secondary axis of the local centre.

(d) Support a high-density mixed-use outcome along Parramatta Road, particularly around the intersection of Parramatta Road and Ross Street, reflecting the changing role of this corridor.

(~~d~~) **(e)** Provide footpath awnings to active frontages along Ross Street and St John's Road, where appropriate and sympathetic to the building, to unify the streetscape, enhance pedestrian amenity and provide weather protection.

(~~e~~) **(f)** Strengthen views towards Sydney University along Ross Street by consolidating the pattern of large street edging buildings.

(~~f~~) **(g)** Introduce tree planting in breaks or recesses in buildings on large lots outside the neighbourhood centre, where space permits, to increase urban vegetation and supplement street trees.

Public exhibition note: The amendments shown in tracked changes have been prepared with reference to the against the post-exhibition version of the Sydney Development Control Plan 2012 – Policy and Housekeeping Amendments

The tracked changes only identify amendments required to support the Parramatta Road Precinct proposal and should be read in conjunction with the housekeeping amendments. It is assumed that the associated LEP and DCP housekeeping amendments will have commenced prior to the finalisation of this planning proposal. Accordingly, the amendments are shown relative to the post-exhibition housekeeping version of the DCP rather than the current in-force version.

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