Attachment A

Planning proposal – Parramatta Road precinct

CITY OF SYDNEY

Planning Proposal – Parramatta Road Precinct



Planning Proposal
November 2026

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

Contents

Executive Summary	3
1. Background	6
2. Existing Planning Controls	12
3. Objectives and intended outcomes	16
4. Explanation of provisions	17
5. Justification	24
6. Mapping	62
Appendix A: Suggested drafting	68

Executive Summary

This planning proposal has been prepared by the City of Sydney (the City) to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) as it applies to land along Parramatta Road, Arundel Street and Ross Street in Forest Lodge (Figure A).



Figure A. Land affected by this planning proposal.

Land affected by this planning proposal is shown outlined in red at Figure A. It comprises:

- 14 adjoining land parcels located along Parramatta Road, Arundel Street and Ross Street, Forest Lodge (shown in blue and identified in this planning proposal as “the site”), and
- other land, including 28-30 Parramatta Rd, Forest Lodge, being Lot 1 DP 104969, Lots 1 and 2 DP 230795, Lots 1-14 SP 12670, that contains a 1960s residential flat building, and a section of Arundel Street between Ross Street and Lodge Street. This land is included predominantly to amend the heritage provisions that apply to the land and is not otherwise impacted by this planning proposal.

The site is in a highly strategic location in the Parramatta Road corridor, opposite the University of Sydney and close to Royal Prince Alfred Hospital. These institutions form part of the Camperdown health, education and innovation precinct, one of Sydney's most significant concentrations of employment, education, research and health services.

The site is well connected to public transport, employment, services and community infrastructure. Frequent bus services operate along Parramatta Road and nearby roads, providing connections to Central Sydney and surrounding centres. The site is also within walking distance of a range of retail, commercial, community and recreational facilities.

Immediate surrounding land uses include low-density residential development to the north, institutional and educational uses to the south, and a mix of commercial, retail and residential development along the Parramatta Road corridor.

Existing development controls

Most of the site is zoned E3 Productivity Support under Sydney LEP 2012. The site is generally subject to maximum building heights of 12 to 15 metres and maximum floor space ratios of 1.5:1 to 1.75:1. The land affected by this planning proposal contains heritage items and land within the

Hereford and Forest Lodge Heritage Conservation Area and is subject to development controls relating to built form, heritage, flooding and public domain.

Purpose of this planning proposal

The site is currently zoned for employment uses and has been identified as locally significant industrial land under the NSW Government's industrial lands reforms. The new Sydney Plan identifies the site as suitable for investigation for mixed-use redevelopment where alternative land use outcomes are strategically justified and employment-generating uses are retained. Consistent with the accompanying industrial lands policy, an Alternative Uses Assessment was prepared to assess the suitability of transitioning the site from employment zoning to a mixed-use outcome while maintaining an employment role.

In early 2026, the City exhibited its Housing for All Discussion Paper, which identified the site as an opportunity to accommodate additional housing and employment growth in an area with exceptional access to jobs, education, health services, public transport and community infrastructure. Community consultation undertaken as part of the Discussion Paper process identified strong support for additional housing on the site, provided future development responds appropriately to flooding, heritage and local character considerations.

The site is located in an area facing rapid transition. Former industrial and employment lands to the west are being rezoned for mixed-use and residential development, while the NSW Government is investigating additional housing opportunities along the Parramatta Road corridor within the Inner West local government area. Within the City of Sydney, the Housing for All Discussion Paper also identified the Broadway Precinct for further housing investigations.

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site as a location capable of accommodating additional housing and employment growth.

Under the proposed planning controls, redevelopment of the site could facilitate approximately 462 apartments, 791 co-living rooms, affordable housing contributions (depending on size) equivalent to approximately 80-86 affordable dwellings and a minimum of 15,500 square metres of non-residential floor space, while supporting approximately 375 jobs based on standard employment density assumptions.

Proposed planning controls in the Sydney LEP 2012

This planning proposal seeks to amend Sydney LEP 2012 by:

- rezoning land from E3 Productivity Support to MU1 Mixed Use,
- increasing maximum building heights from the current 12 to 15 metres (5 storeys) to between 13 and 85 metres (26 storeys),
- providing incentive FSRs ranging from 2.8:1 to 7.5:1 through site-specific provisions relating to site amalgamation, footpath widening and the delivery of employment-generating non-residential floor space,
- requiring minimum amounts of non-residential floor space on identified redevelopment sites;
- requiring an additional affordable housing contribution requirement,
- introducing sun access planes to protect St John's College Sports Ovals and University of Sydney Oval No. 2,
- amending heritage controls, including the removing the heritage listing of street trees on Arundel Street, removing later buildings that are not significant from the heritage listing of the 1912 warehouse on Ross Street and removing sites from the Hereford and Forest Lodge Heritage Conservation Area which do not support its significance,

- removing the Business Area notation from the Locality and Site Identification Map, and
- requiring flood-safe pedestrian evacuation route, active frontages and lower-level land use controls through site-specific provisions.

Draft site-specific Development Control Plan

A draft Sydney Development Control Plan 2012 accompanies this planning proposal. The draft DCP includes site-specific controls relating to built form, public domain, flood-safe pedestrian evacuation route, access and movement, and amendments to the Ross Street neighbourhood direction and locality statement. It is intended to support the proposed amendments to Sydney LEP 2012 and guide future redevelopment of the precinct.

Built form

The urban design study provides a reference scheme that tests the performance of the maximum permissible built form proposed by this planning proposal, including any additional floor space or height that may be achieved through design excellence provisions. The reference scheme is shown at Figure B.



Figure B. Reference scheme – aerial view from south-west

The reference scheme shows only one possible outcome for the site, being the maximum outcome, however this planning proposal facilitates a range of development outcomes and possibilities for the site.

Development outcomes

This planning proposal facilitates approximately 462 apartments, 791 co-living rooms, affordable housing contributions equivalent to approximately 86 affordable dwellings and a minimum of 15,500sqm of non-residential floor space (equivalent to approximately 375 jobs based on standard employment density assumptions). It establishes a planning framework that supports housing delivery, retains employment-generating uses, improves flood safety outcomes, responds to heritage considerations and contributes to the ongoing renewal of the Parramatta Road corridor.

1. Background

1.1. Introduction

Planning Proposal: Parramatta Road Precinct (this planning proposal) seeks to amend *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) as it applies to certain land in Forest Lodge, specifically to:

- rezone land that is currently zoned E3 Productivity Support to MU1 Mixed Use,
- increase maximum building heights,
- introduce site-specific floor space ratio incentive provisions that permit additional floor space above the mapped controls in specified circumstances,
- introduce sun access planes to protect sunlight access to St John's College Sports Ovals and University of Sydney Oval No. 2,
- require a further affordable housing contribution, in addition to that already required by clause 7.13 of the Sydney LEP,
- remove 4 properties from the Hereford and Forest Lodge Heritage Conservation Area (HCA)
- remove heritage item I631 (street trees), and
- amend the curtilage of heritage item I644 (Former Grace Brothers Repository) to align with the footprint of the heritage-listed warehouse building.

The Draft Sydney Development Control Plan: Parramatta Road Precinct (draft DCP) is proposed in conjunction with this planning proposal. The draft DCP is to provide additional guidance on how properties within the site may develop.

This planning proposal has been prepared having regard to the *Local Environmental Plan Making Guideline* published by the NSW Department of Planning, Housing and Infrastructure in July 2026.

1.2. Site identification

Land affected by this planning proposal is shown outlined in red at Figure 1. It comprises:

- 14 adjoining land parcels located along Parramatta Road, Arundel Street and Ross Street, Forest Lodge (shown in blue and identified in this planning proposal as "the site"), and
- other land, including 28-30 Parramatta Rd, Forest Lodge, being Lot 1 DP 104969, Lots 1 and 2 DP 230795, Lots 1-14 SP 12670, that contains a 1960s residential flat building, and a section of Arundel Street between Ross Street and Lodge Street. This land is included predominantly to amend the heritage provisions that apply to the land and is not otherwise impacted by this planning proposal.



Figure 1. Land affected by this planning proposal.

The properties that form part of the site (shown in blue) are listed in Table 1.

Address	Lot and DP	Lot size	Identifier
64 Parramatta Rd	Lot 1 DP 30884	687	Book publisher
62 Parramatta Rd	Lot 2 DP 30884	771	Food caterer
60 Parramatta Rd	Lot 201 DP 746742	753	Car dealership
58 Parramatta Rd	Lot C DP 438920	1024	Furniture retail
56 Parramatta Rd	Lot 5 DP 30884	923	Homewares retail
54 Parramatta Rd	Lot 6 DP 30884	885	Office premises
52 Parramatta Rd	Lot 1 DP 60080	910	Office premises
50 Parramatta Rd	Lot 2 DP 1275257	1368	Vacant land
40 Parramatta Rd	Lot 7 DP 30884	169	Office premises
36 Parramatta Rd	Lot 8 DP 30884	2973	Car dealership
1–3 Ross St	Lots 14A and 15A and 16 and 17, DP 447083	3375	Officeworks
50 Arundel St	Lot 1 DP 1275257	2090	Ambulance Station
26 Arundel St	Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049	1899	Diabetes Australia
30 Arundel St	Lots E and F, DP 966001	290	Carpark

Table 1. Land in the “site”

1.3. Site location

The site is located in Forest Lodge, approximately 2 kilometres west of the Sydney central business district.

It occupies a prominent location on the Parramatta Road corridor opposite the University of Sydney and in close proximity to Royal Prince Alfred Hospital. Together these institutions form part of the Camperdown health, education and innovation precinct, one of Sydney's most significant concentrations of employment, education, research and health services.

The site is well connected to public transport, employment, services and community infrastructure. Frequent bus services operate along Parramatta Road and nearby roads, providing connections to Central Sydney and surrounding centres. The site is also within walking distance of a range of retail, commercial, community and recreational facilities.

Immediate surrounding land uses include low-density residential development to the north, institutional and educational uses to the south, and a mix of commercial, retail and residential development along the Parramatta Road corridor.

An aerial image of the site and surrounding area is shown in Figure 2.

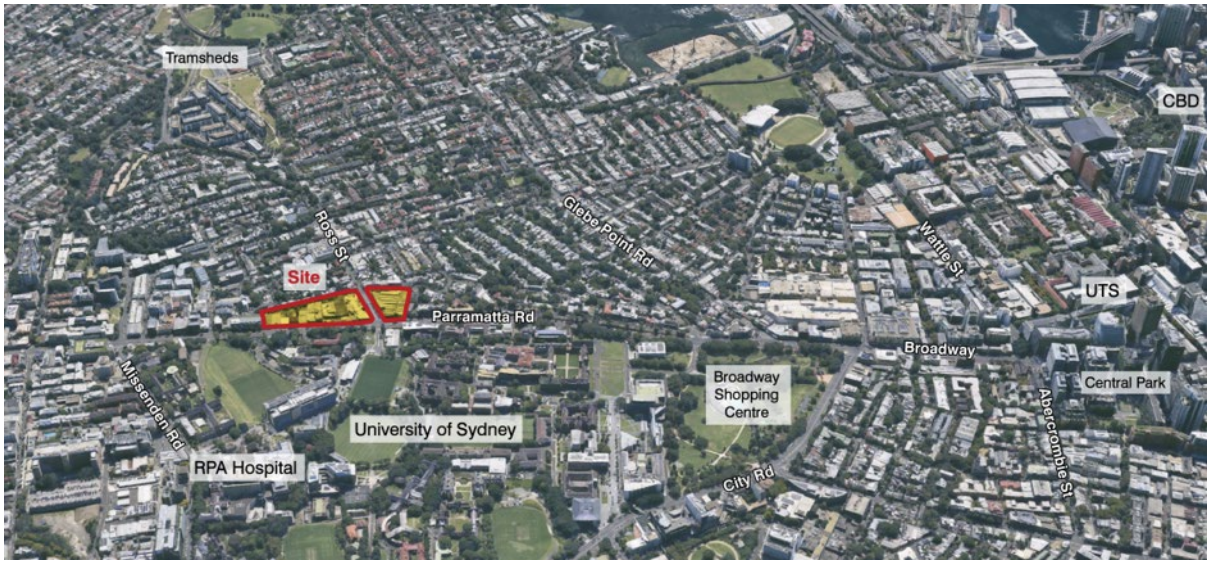


Figure 2. Site in context

1.4. Site characteristics

The site comprises 14 properties with a combined area of approximately 18,000sqm. It has frontages to Parramatta Road, Arundel Street and Ross Street and is generally level with localised changes in topography across the individual landholdings.

Existing development on the site comprises a range of commercial, service-based and institutional uses, including Officeworks, Sydney City Toyota, the NSW Ambulance Station, commercial warehouse buildings. In addition, a residential flat building to the immediate east of the site at 28-30 Parramatta Road is also subject to this planning proposal. Buildings are generally one to two storeys in height and are characterised by extensive hardstand areas associated with vehicle display, servicing, loading and parking.

The site contains a listed heritage item and buildings to the east of Ross Street form part of the Hereford and Forest Lodge HCA. Existing development reflects the area's industrial, commercial and residential history and contributes to the established character of the locality.

The site's relatively large landholding pattern, low-scale built form and highly accessible location provide an opportunity to accommodate additional housing and employment capacity while

improving public domain outcomes and responding to the site's heritage, flooding and urban context.

Figures 3 – 5 show the site from various aspects.



Figure 3. Corner of Parramatta Road and Ross Street, Forest Lodge



Figure 4. Parramatta Road west of Ross Street



Figure 5. Arundel Street west of Ross Street

1.5. Surrounding development

The area is in a period of rapid transition, with significant development proposed close to the site. Development proposals and potential future rezonings as at October 2026 are shown in Figure 6 and Figure 7, including:

- site-specific state-led rezonings and development proposals, including Housing Delivery Authority projects to facilitate an estimated 2,225 dwellings (shaded in red at Figure 6). Proposals include the former WestConnex dive site at Annandale, which is currently under redevelopment for high-density mixed-use development,
- a planning proposal for 84–86 and 88–94 Parramatta Road, Camperdown to facilitate a biomedical and life sciences research facility with more than 34,000 square metres of employment floor space, 1,250sqm of tourist and visitor accommodation floor space and a building height of up to 80 metres (shaded in green at Figure 6),
- a state significant development application for 10 aged care beds and 71 independent living units (shaded in orange at Figure 6),
- the state-led Parramatta Road corridor rezoning investigation area which aims to deliver up to 8,000 dwellings (outlined in red at Figure 6 and Figure 7),
- a potential rezoning of the Broadway Precinct, (shaded in green at Figure 7), that was identified in the City's Housing for All Discussion Paper for future investigation.



Figure 6. Surrounding development - detailed

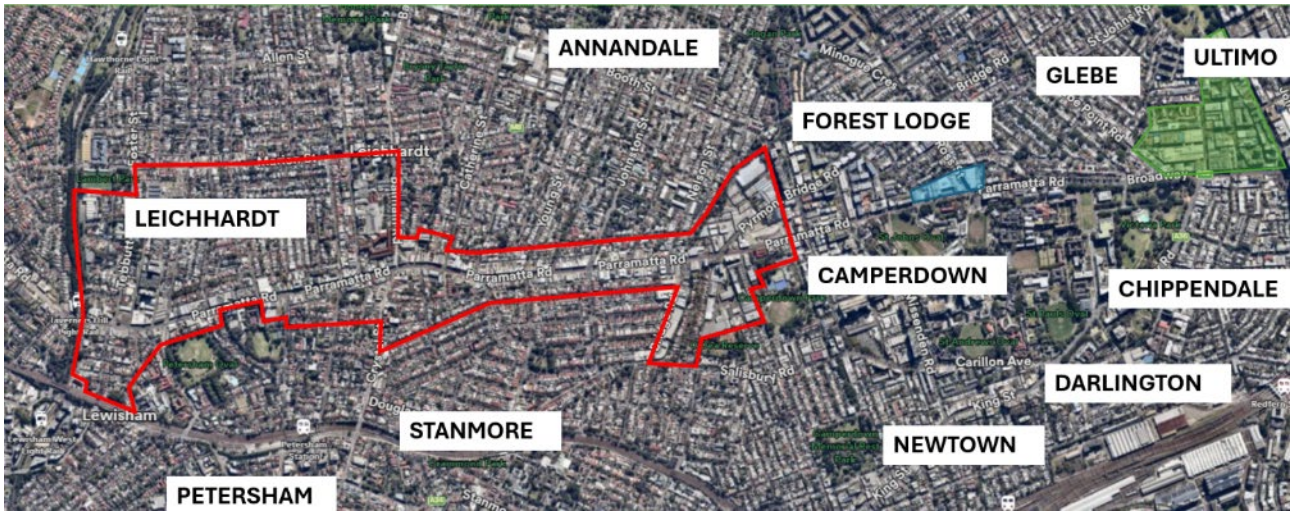


Figure 7. Surrounding development – wider area

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site.

2. Existing Planning Controls

2.1. Land use zone and affordable housing

The site is zoned E3 Productivity Support under the Sydney LEP 2012. The property at 28–30 Parramatta Road is zoned R1 General Residential (see Figure 8).

The E3 Productivity Support zone provides for a range of employment uses, including light industry, warehouses, offices and related services. It also allows some retail and commercial uses that support employment areas, while limiting large-scale retail activity to protect established centres.

Development permitted with consent in the E3 zone includes industrial, business, warehouse and service uses, as well as specialised retail premises, hardware and building supplies, and vehicle sales or hire premises. Residential accommodation and most retail premises are prohibited.

The R1 General Residential zone provides for housing needs within a low to moderate density residential environment and permits a range of residential accommodation and complementary local services.



Figure 8. Zoning map Sydney LEP 2012

The site is also identified as “Business Area” on the Locality and Site Identification Map under Sydney LEP 2012 (see Figure 9). Clause 7.13A applies to that land, enabling residential flat buildings or mixed-use development where the residential component is provided as affordable housing in accordance with the City of Sydney Affordable Housing Program. While residential accommodation is otherwise not permitted in the E3 Productivity Support zone, this clause provides a limited pathway for affordable housing on the E3-zoned portion of the site.



Figure 9. Locality and Site Identification map Sydney LEP 2012

2.2. Maximum building height

The site, and other land affected by this planning proposal, is subject to maximum building heights of 12 metres and 15 metres (see Figure 10). Land west of Ross Street is entirely subject to a 15-metre height limit, while land east of Ross Street is generally subject to a 12-metre height limit, with part of the site fronting Parramatta Road subject to a 15-metre height limit.



Figure 10. Building Height Map Sydney LEP 2012

2.3. Floor space ratio

The site, and other land affected by this planning proposal, is subject to maximum FSR of 1.5:1 and 1.75:1 (see Figure 11). Land at 28–30 Parramatta Road, 36 Parramatta Road, 26 Arundel Street and 30 Arundel Street is subject to a maximum FSR of 1.75:1, while the remainder of the site is subject to a maximum FSR of 1.5:1.

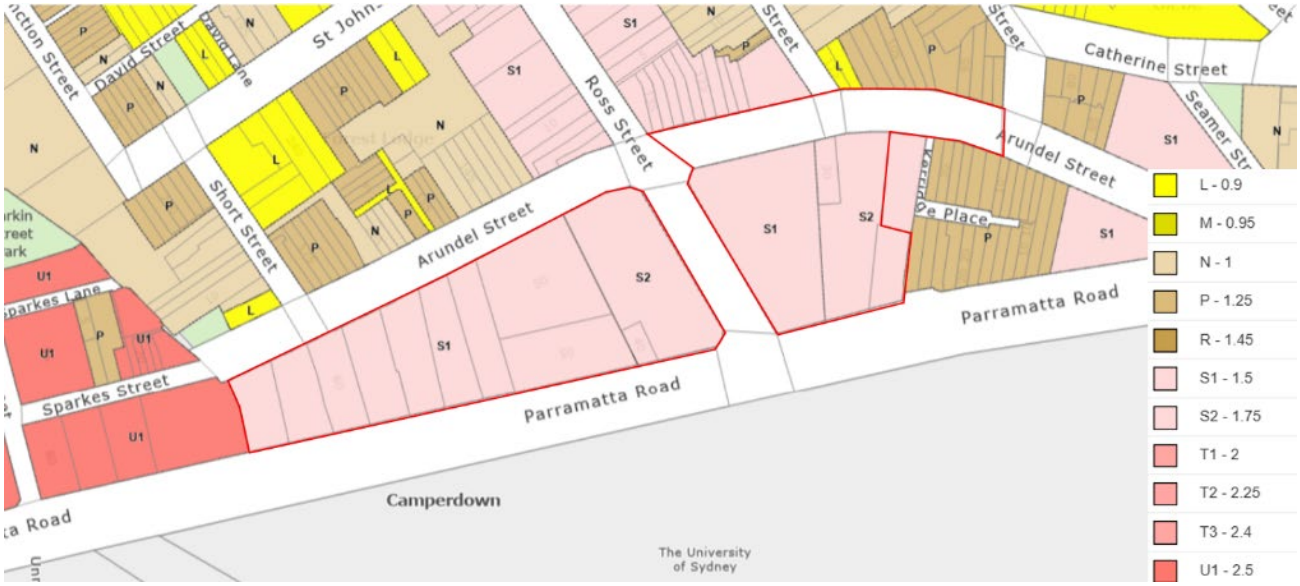


Figure 11. Floor Space Ratio Map Sydney LEP 2012

2.4. Heritage

Parts of the site, and other land affected by this planning proposal, are located within the Hereford and Forest Lodge HCA (C33) under Sydney LEP 2012 including 1-3 Ross Street, 26 Arundel Street, 30 Arundel Street and 28-30 Parramatta Road (see Figure 12). The conservation area extends to land north of Arundel Street opposite the site and to the east of the site.

The site contains two local heritage items listed in Schedule 5 of Sydney LEP 2012, being I644 (Former Grace Brothers Repository) at 1–3 Ross Street and I631 (street trees).

The remaining properties within the site, including other land fronting Parramatta Road, are not located within the HCA and do not contain heritage items.

The broader heritage context includes heritage item I71 (stone retaining wall, fence and steps) to the east of the site along Parramatta Road and heritage items I95 and I96 (terrace houses) to the west of the site on the north side of Sparkes Street.

The site is also located opposite the University of Sydney, which is listed on the State Heritage Register (SHR Item No. 01974). The campus contains numerous heritage items listed under Schedule 5 of Sydney LEP 2012, including several near the site such as St John's College (I67), the JD Stewart Building (I73) several other heritage-listed buildings surrounding the University's northern entrance opposite the site.

Land to the south forms part of the University of Sydney HCA (C5), which reflects the historic, aesthetic and institutional significance of the broader campus precinct.

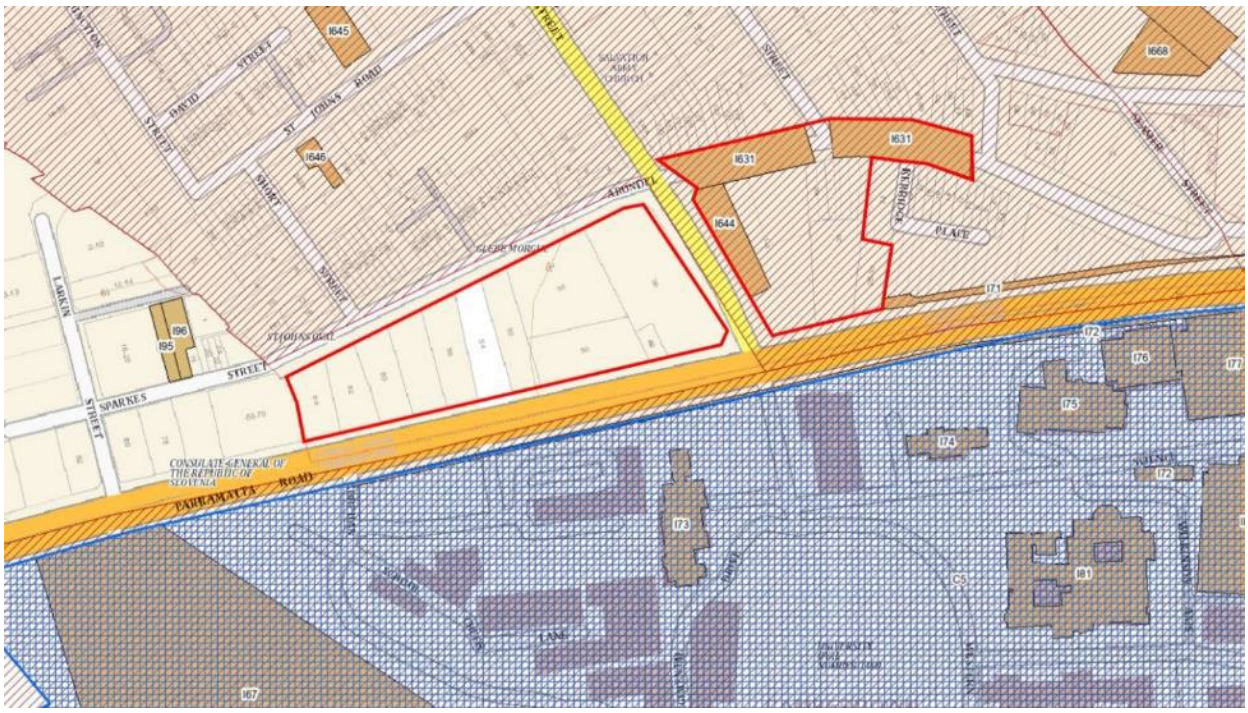


Figure 12. Heritage map (NSW Planning Portal Spatial Viewer 3 June 2026)

3. Objectives and intended outcomes

This planning proposal seeks to facilitate the redevelopment of the site as a mixed-use precinct comprising residential, retail, commercial and other employment-generating uses.

The objectives and intended outcomes of this planning proposal are to:

- facilitate additional housing supply, including apartment and co-living accommodation, on a strategically located site close to the Sydney CBD, University of Sydney and Royal Prince Alfred Hospital,
- support the delivery of employment-generating uses, including retail, commercial, education and health uses, within the Camperdown health, education and innovation precinct,
- increase development capacity on the site to maximise opportunities arising from its proximity to major public transport, employment, education and health destinations,
- facilitate the coordinated redevelopment of fragmented landholdings to achieve improved urban design, access, flood management and built form outcomes,
- balance heritage conservation with the strategic renewal of the site to support housing, employment and transport outcomes,
- facilitate future transport and access infrastructure, including flood-safe pedestrian evacuation route and safeguarding land required for future public transport infrastructure, and
- deliver high-quality built form, public domain, sustainability and residential amenity outcomes.

4. Explanation of provisions

To achieve the objectives and intended outcomes of this planning proposal, amendment to Sydney LEP 2012 is required.

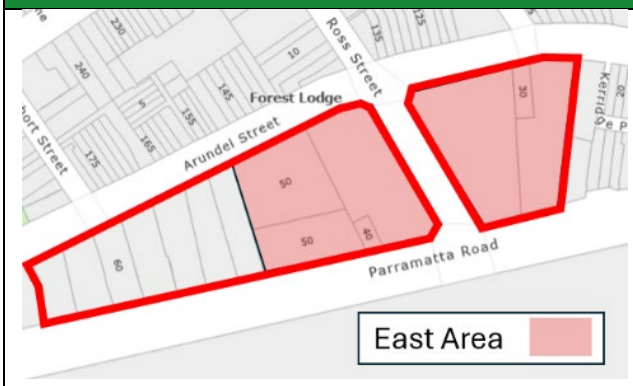
4.1. Sydney LEP 2012

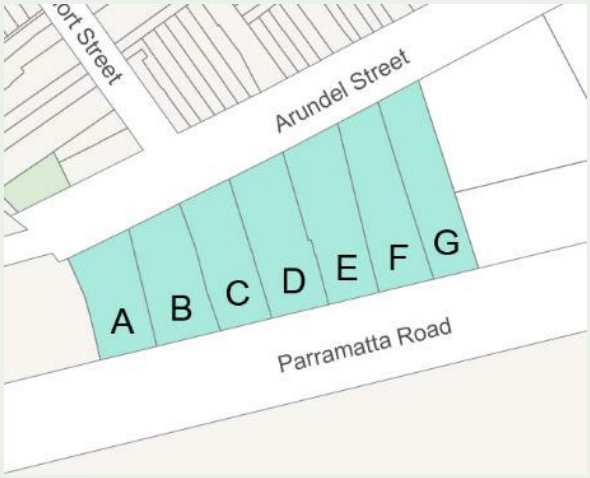
Sydney LEP 2012 is to be amended in accordance with Table 2.

Amendment	Explanation
Amendment 1 - Amend clause 6.17 Sun access planes	

1a. Add the following places, periods of protection and times of protection to Clause 6.17(4):
• St John's College Sports Ovals:
  ○ period of protection – All year
  ○ time of protection – 9am-1pm
• University of Sydney Ovals – Oval # 2:
  ○ period of protection – All year
  ○ time of protection - 9am-1pm
	The effect of this amendment is to protect sunlight access to St John's College Sports Ovals and University of Sydney Oval No. 2, during the prescribed times, by applying the sun access plane controls to future development within the site.
	The justification for the amendment to clause 6.17 is provided at Section 5 of this planning proposal.

Amendment 2 - Insert new clause for 'Parramatta Road Precinct – East Area'	
2a. Set out the objectives of the clause as follows: • to ensure appropriate separation between dwellings and busy roads to minimise adverse impacts on future residents, and • to facilitate development that includes employment-generating uses, local services and other non-residential floor space within the precinct.	The effect of this amendment is to provide the objectives of the site-specific clause.
2b Apply the site-specific clause to the "East Area", being land shown at Figure 13, being the following properties in Forest Lodge: • 50 Parramatta Road, • 50 Arundel Street, • 40 Parramatta Road, • 36 Parramatta Road, • 1–3 Ross Street, • 26 Arundel Street, and • 30 Arundel Street.	The effect of this amendment is to identify the land to which the site-specific clause applies, including the land generally at the east of the site. This land is identified in this clause because in the context of the site, it: • is generally larger in size, with greater commensurate development potential, • can accommodate non-residential uses at the ground floor, and • is not flood impacted.

Amendment	Explanation
 **Figure 13:** East area	
2c. Require where development faces Parramatta Road or Ross Street on the ground floor, that it does not include any dwellings.	The effect of this amendment is to ensure that future residents are not located immediately adjacent to busy roads, thereby avoiding potential amenity and health impacts.
2d. Require that any new building includes a minimum amount of non-residential floor space, as follows: • at 50 Parramatta Road, at least 1,100m2, • at 36 Parramatta Road, at least 7,500m2, • at 1–3 Ross Street, at least 3,000m2, and • at 26 Arundel Street, at least 500m2.	The effect of this amendment is to ensure a minimum amount of non-residential development is required on the land. This is to ensure that as the site develops that there is opportunity for a range of employment-generating uses, local services, retail, recreation and commercial services to locate within the precinct. The justification for this approach is provided at Section 5 of this planning proposal.
2e. Allow development to achieve a greater FSR than shown on the FSR map, but only where it provides for appropriate footpath widening as follows: • at 50 Parramatta Road, a floor space ratio of up to 4.6:1, • at 36 Parramatta Road, a floor space ratio of up to 6.6:1, • at 40 Parramatta Road, a floor space ratio of up to 7.5:1, • at 1–3 Ross Street, a floor space ratio of up to 5.2:1, • at 26 Arundel Street, a floor space ratio of up to 5.5:1, and • at 30 Arundel Street, a floor space ratio of up to 5.5:1.	The effect of this amendment is to encourage the provision of land for a wider footpath, so that appropriate public domain is provided to support the development. The justification for this approach is provided at Section 5 of this planning proposal.
2f. Allow development that includes at least 25% non-residential floor space to be awarded an additional 10% of floor space (for any permitted use) above what can be achieved under 2e above.	The additional floor space is provided in recognition that where more non-residential floor space is being provided in a development that: • a deeper floorplate can be achieved along Parramatta Road (than could otherwise be achieved by residential development), and • the development requires more FSR to “fill” an envelope, because it uses space more efficiently.

Amendment	Explanation
	The justification for this approach is provided at Section 5 of this planning proposal.
Amendment 3 - Insert new clause for 'Parramatta Road Precinct – West Area'	
3a. Set out the objectives of the clause as follows: • to minimise adverse impacts on future residents, • to encourage the consolidation and coordinated development of land, and • to enable the safe occupation and efficient evacuation of people in the event of a flood.	The effect of this amendment is to provide the objectives of the site-specific clause.
3b. Apply the site-specific clause to the "West Area", being land shown at Figure 14, being the following properties in Forest Lodge: • 64 Parramatta Road (A), • 62 Parramatta Road (B), • 60 Parramatta Road (C), • 58 Parramatta Road (D), • 56 Parramatta Road (E), • 54 Parramatta Road (F), and • 52 Parramatta Road (G).  **Figure 14:** West area	The effect of this amendment is to identify the land to which the site-specific clause applies, being land generally at the west of the site. This land is identified in this clause because, in the wider context of the site, it: • is smaller in size, • has limited development potential without the amalgamation of properties, and • has a high flood risk.
3c. Require that where development faces Parramatta Road on the ground floor, that it does not include any dwellings.	The effect of this amendment is to ensure that future residents are not located immediately adjacent to busy roads, thereby avoiding potential amenity and health impacts. Where development is co-living or build to rent development, common spaces, such as shared kitchens or living space, will still be able to locate at the ground floor looking onto Parramatta Road.
3d. Allow additional FSR (above what is shown on the FSR Map) for sites that amalgamate as follows: • an amalgamation resulting in block AB, a floor space ratio of up to 2.8:1,	The effect of this amendment is to allow a greater FSR than the mapped FSR, but only where the land is amalgamated.

Amendment	Explanation
• an amalgamation resulting in block ABC, a floor space ratio of up to 3.5:1, • an amalgamation resulting in block CD, a floor space ratio of up to 4:1, • an amalgamation resulting in block CDE, a floor space ratio of up to 3.8:1, • an amalgamation resulting in block DE, a floor space ratio of up to 3.8:1, • an amalgamation resulting in block EFG, a floor space ratio of up to 4.3:1, or • an amalgamation resulting in block FG, a floor space ratio of up to 4.5:1.	The clause is structured as an incentive to encourage amalgamation to: • equitably facilitate the development of highly constrained properties, and • maximise the development potential of the properties. The clause is to allow for a range of different amalgamation patterns to ensure there is flexibility for likeminded landowners to work together to develop their land. The justification for, and further explanation of, the amalgamation incentive is provided at Section 5 of this planning proposal.
3e. Require that development consent cannot be granted for the erection of a building on land within the western site, regardless of the use proposed, whether incentive provisions are utilised, or the amalgamation pattern, unless it ensures: • a “pedestrian evacuation route “is available between the development site and a public place, and • that it provides for the future continuation of the “pedestrian evacuation route” from adjoining sites to that public place.	The effect of this amendment is to ensure future redevelopment provides and protects opportunities for flood-safe pedestrian evacuation route through the precinct and supports the delivery of a coordinated evacuation network as adjoining sites redevelop. The clause establishes a framework whereby redevelopment closest to the flood-safe access point at 52 Parramatta Road provides the initial segment of the evacuation route, with subsequent redevelopment progressively extending the route through adjoining sites. This will enable flood-affected sites to be redeveloped over time while ensuring future residents can safely evacuate during flood events. The justification for the provision of the pedestrian evacuation route is provided at Section 5 of this planning proposal.

3f. Provide a definition for the following terms used in this clause:
• **pedestrian evacuation route**, means an unimpeded publicly accessible route that enables the evacuation of persons from land to which this clause applies to a public place located above the probable maximum flood level during a probable maximum flood event.
• **block AB,** means –
  ○ 64 Parramatta Road, and
  ○ 62 Parramatta Road.
• **block ABC** means **–**
  ○ 64 Parramatta Road, and
  ○ 62 Parramatta Road, and
  ○ 60 Parramatta Road.
• **block CD,** means –
  ○ 60 Parramatta Road, and
  ○ 58 Parramatta Road.
• **block CDE,** means –
  ○ 60 Parramatta Road, and
  ○ 58 Parramatta Road, and
  ○ 56 Parramatta Road.
	The effect of this amendment is to set out the properties that make up the possible amalgamation patterns (blocks) in subclause 3d.
	The possible combinations of properties are maximised to ensure multiple opportunities and options are available to landowners to work together to develop their land.
	The amendment also defines what is meant by “pedestrian evacuation route” in subclause 3e. Importantly it makes reference to an “unimpeded publicly accessible route”. This will facilitate an easement being later identified on the site where development occurs.
	As noted at subclause 3e, the justification for the provision of the pedestrian evacuation route is provided at Section 5 of this planning proposal.

Amendment	Explanation

• **block DE,** means –
  ○ 58 Parramatta Road, and
  ○ 56 Parramatta Road.
• **block EFG,** means –
  ○ 56 Parramatta Road, and
  ○ 54 Parramatta Road, and
  ○ 52 Parramatta Road.
• **block FG,** means –
  ○ 54 Parramatta Road, and
  ○ 52 Parramatta Road.	

Amendment 4: Amend Schedule 6A – Sun Access Planes	
4a. Provide sun access plane coordinates to the following places: • St John's College Sports Ovals, and • University of Sydney Ovals – Oval # 2	The effect of this amendment is to establish sun access planes for St John's College Sports Ovals and University of Sydney Oval No. 2 to guide future development and protect solar access to these recreational open spaces.
Amendment 5: Amend Schedule 6C – Planning Proposal Land	
5a. Identify all properties on the site (excluding 28-30 Parramatta Road) on Schedule 6C and require an affordable housing contribution equivalent to: • the contribution applying to the development under clause 7.13, and • 9% of the gross floor area used for residential accommodation.	The effect of this amendment is to set out the total affordable housing contribution on the land, as required by the Sydney LEP 2012 and the City of Sydney Affordable Housing Program. The justification for the application of an affordable housing contribution is provided at Section 5 of this planning proposal.
Amendment 6: Amend the Land Zoning Map – CL1_002 and CL1_ 009	

6a. Amend the Land Zoning Map as shown in Section 6 of this planning proposal (Figure 37) to change the land use zone of the following properties from E3 – Productivity Support to MU1 – Mixed Use:
• 50 Parramatta Road,
• 50 Arundel Street,
• 40 Parramatta Road,
• 36 Parramatta Road,
• 1–3 Ross Street,
• 26 Arundel Street,
• 30 Arundel Street,
• 64 Parramatta Road,
• 62 Parramatta Road,
• 60 Parramatta Road,
• 58 Parramatta Road,
• 56 Parramatta Road,
• 54 Parramatta Road, and
• 52 Parramatta Road.
	The effect of this amendment is to change the subject land currently zoned E3 Productivity Support to MU1 Mixed Use to:
	• allow for a wider range of uses on the site, including residential uses, and
	• apply the objectives of the MU1 zone to:
	  ○ encourage a diversity of business, retail, office and other non-residential land uses that generate employment opportunities, and
	  ○ integrate residential, employment and other land uses in a highly accessible location that maximises public transport patronage and encourages walking and cycling.
	The rezoning to MU1 – Mixed Use will facilitate the redevelopment of the site comprising both residential and non-residential uses. It will support additional housing and employment growth within the Camperdown health, education and innovation precinct.
	Land at 28–30 Parramatta Road will retain its existing R1 General Residential zoning.

Amendment	Explanation
	The justification for the rezoning is provided at Section 5 of this planning proposal.
Amendment 7: Amend the Heritage Map – CL1_002 and CL1_ 009	
7a. Amend the Heritage Map as shown in Section 6 of this planning proposal (Figure 38), as follows: • at 1–3 Ross Street, remove the property from the Hereford and Forest Lodge HCA, • at 26 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA, • at 30 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA, • at 28-30 Parramatta Road, remove the property from the Hereford and Forest Lodge Heritage HCA, • on Arundel Street, remove heritage listing I631, and • at 1–3 Ross Street, amend the extent of heritage listing I644 to align with the footprint of the former Grace Brothers Repository building.	The effect of this amendment is: • to amend the heritage controls applying to the site, • to improve the accuracy of the Heritage Map, and • to retain heritage protection of the Former Grace Brothers Repository (I644). The justification for the amendment of the Heritage Map is provided at Section 5 of this planning proposal.
Amendment 8: Amend Locality and Site Identification Map – CL1_002 and CL1_ 009	
8a. Amend the Locality and Site Identification Map as shown in Section 6 of this planning proposal (Figure 40) to remove the “Business Area” in its entirety. The “Business Area” currently applies to land at: • 50 Parramatta Road, • 50 Arundel Street, • 40 Parramatta Road, • 36 Parramatta Road, • 1–3 Ross Street, • 26 Arundel Street, • 30 Arundel Street, • 64 Parramatta Road, • 62 Parramatta Road, • 60 Parramatta Road, • 58 Parramatta Road, • 56 Parramatta Road, • 54 Parramatta Road, and • 52 Parramatta Road.	The effect of this amendment is to remove the Business Area notation, which currently permits residential flat buildings and shop top housing used for affordable housing on the land. The notation is no longer required because those forms of development will be permissible under the proposed MU1 Mixed Use zoning.
Amendment 9: Amend Height of Buildings Map – CL1_002 and CL1_ 009	
9a. Amend the Height of Buildings Map as shown in Section 6 of this planning proposal (Figure 39) to amend building heights as follows at: • 50 Parramatta Road, 55m, • 40 Parramatta Road, 29m, • 36 Parramatta Road, part 18m, 29m and 75m, • 1–3 Ross Street, part 15m, 33m and 80m, • 26 Arundel Street, part 15m, 29m and 85m, • 30 Arundel Street, part 15m and 85m,	The effect of this amendment is to increase the development potential of the sites, up to the heights reflected in the Height of Buildings Map. The proposed heights may be increased by up to 10% where design excellence is demonstrated pursuant to clause 6.21D(3)(a) of Sydney LEP 2012.

Amendment	Explanation
• 64 Parramatta Road, part 18m and 33m, • 62 Parramatta Road, part 18m and 35m, • 60 Parramatta Road, part 18m and 40m, • 58 Parramatta Road, part 15m and 45m, • 56 Parramatta Road, part 15m and 50m, • 54 Parramatta Road, part 15m and 50m, and • 52 Parramatta Road, part 13m and 55m.	The justification for, and additional explanation of, the change to heights (and other built for controls) is provided at Section 5 of this planning proposal.
Amendment 10: Sun Access Plane Map – CL1_002 and CL1_ 009	
10a. Amend the Sun Access Plane Map as shown in Section 6 of this planning proposal (Figure 41) to include a sun access plane to: • St John's College Sports Ovals, and • University of Sydney Ovals – Oval # 2.	The effect of this amendment is to limit the height of buildings on the site to protect sun access to: • St John's College Sports Ovals. and • University of Sydney Ovals – Oval # 2.

Table 2. Proposed amendments to Sydney LEP 2012

Suggested drafting for the proposed amendments to the Sydney LEP 2012 is provided at Appendix A.

4.2. Draft Sydney DCP 2012

A draft DCP is provided in conjunction with this planning proposal and is to provide additional guidance on how properties within the site may develop in accordance with the above proposed provisions.

5. Justification

The Parramatta Road Precinct occupies a highly strategic location in the Parramatta Road corridor opposite the University of Sydney and close to Royal Prince Alfred Hospital within the Camperdown-Ultimo Health and Innovation Precinct.

The City's Housing for All Discussion Paper identified the site as an opportunity to accommodate additional housing and employment growth in an area with exceptional access to jobs, education, health services, public transport and community infrastructure. This is consistent with the Sydney Plan, which identifies the site as locally significant industrial land capable of transitioning to mixed-use development where alternative land use outcomes are strategically justified and employment outcomes are maintained.

The precinct is located in an area undergoing rapid transition. Former industrial and employment lands to the west are being rezoned to mixed-use and residential development, while the NSW Government is investigating additional housing opportunities along the Parramatta Road corridor within the Inner West local government area. Within the City of Sydney, the Housing for All Discussion Paper also identified the Broadway Precinct for further housing investigations (Figures 6 and 7).

Development approved, under assessment or proposed within the surrounding area ranges from medium-density residential development through to mixed-use projects of up to 24 storeys. Together, these projects demonstrate the scale of change occurring along the Parramatta Road corridor and reinforce the strategic role of the site as a location capable of accommodating additional housing and employment growth.

This planning proposal responds to that opportunity by facilitating approximately 462 apartments, 791 co-living rooms, an affordable housing contribution equivalent to approximately 86 affordable dwellings and at least 15,500sqm of non-residential floor space (approximately 375 jobs). It establishes a planning framework that supports housing delivery, retains employment-generating uses, improves flood safety outcomes, responds to heritage considerations and contributes to the ongoing renewal of the Parramatta Road corridor.

5.1. Need for the planning proposal

Is the planning proposal a result of an LSPS, strategic study or report?

5.1.1 Housing for All Discussion Paper

This planning proposal has been prepared following the public exhibition of the City's Housing for All Discussion Paper (Discussion Paper). The site was identified in the Discussion Paper as a suitable location for additional housing growth due to its strategic location close to the University of Sydney, Royal Prince Alfred Hospital, public transport, services and employment opportunities.

The site is also identified as locally significant industrial land under the Sydney Plan and Statewide Policy for Industrial Lands. Appendix D of the Sydney Plan ("Housing and Employment Guidance") specifically references the Housing for All Discussion Paper, noting that Council has identified several areas for potential future rezonings to accommodate housing growth and should consider the evolution of locally significant industrial land that may transition to mixed-use

opportunities. Consistent with this direction, this planning proposal represents the first review of locally significant industrial land within the City of Sydney and considers the suitability of a mixed-use outcome while retaining a meaningful employment-generating role. Further discussion of the Sydney Plan and Statewide Policy for Industrial Lands is provided in Sections 5.2.2 and 5.2.3.

5.1.2 Housing for All Interim Implementation Plan

The Housing for All Interim Implementation Plan (Interim Plan) was adopted by Council following the public exhibition of the Discussion Paper. It sets out the City's broader program of strategic planning work to facilitate additional housing capacity while balancing housing delivery, employment retention, infrastructure provision, environmental constraints and urban design outcomes. Actions in the Interim Plan will be later incorporated into the City's review of its Local Strategic Planning Statement, due to commence in 2027.

This planning proposal implements Action 2.5 of the Interim Plan which identifies the preparation of a planning proposal for the site as a short-term action to increase housing supply in appropriate locations. It gives effect to the action by facilitating additional market housing, affordable housing and student housing opportunities, employment-generating uses and local services on a strategically located site.

In accordance with Action 1.3 of the Interim Plan, in preparing this planning proposal, matters raised by the community and stakeholders in the Discussion Paper consultation process have been considered. Key matters raised in this process included:

- the importance of balancing the need for additional housing with the need to respect heritage and local character,
- responding to flooding constraints through a coordinated flood evacuation framework,
- the need for any renewal of the precinct to ensure local services and retail can be retained and improved,
- supporting future transport infrastructure opportunities, and
- delivering a high-quality mixed-use outcome.

5.2. Relationship to the strategic planning framework

Will the planning proposal give effect to the state land use plan and relevant region plan (including any exhibited draft plans or strategies)?

5.2.1 NSW State Land Use Plan

This planning proposal gives effect to the NSW State Land Use Plan by supporting the priorities of Housed, Prosperous, Connected, Resilient, Liveable and Coordinated. This planning proposal facilitates additional housing supply, including affordable housing, in an established inner-city location with access to jobs, public transport and services. It also provides capacity for additional employment, supports investment in public infrastructure and public transport, facilitates publicly accessible open space and urban greening, and aligns housing and employment growth with infrastructure delivery. Through these measures, this planning proposal contributes to a more sustainable, connected and liveable community while supporting the coordinated delivery of growth.

5.2.2 Sydney Plan

This planning proposal gives effect to the new Sydney Plan by facilitating additional housing and employment capacity on a strategically located site within the City of Sydney. It supports a transition from an isolated and increasingly constrained locally significant industrial precinct to a mixed-use neighbourhood that accommodates housing, employment, retail and service uses while maintaining an ongoing employment function.

This planning proposal is also consistent with the following priorities of the Sydney Plan:

- *Increase housing supply, diversity and choice* - through the delivery of additional housing capacity and a wider range of housing types within an established urban area.
- *Secure the supply of affordable housing* - through affordable housing contribution requirements applying to residential uplift.
- *Grow a range of jobs and employment opportunities* - through the retention of non-residential floor space and support for commercial, retail, educational, health-related and service-based activities.
- *Support the transition of appropriate industrial lands* - by facilitating redevelopment of an isolated and increasingly constrained locally significant industrial precinct while maintaining a meaningful employment function.
- *Align infrastructure with planned growth* - by directing housing and employment growth to a location with access to existing transport, utility and community infrastructure.
- *Improve access to open space, walking and cycling networks* - through new public domain improvements and tree planting.

Is the planning proposal consistent with any other applicable State and regional studies, plans, or strategies?

5.2.3 Statewide Policy for Industrial Lands

This planning proposal is consistent with the planning priorities of the Statewide Policy for Industrial Lands as follows:

- *Secure, intensify and actively manage industrial lands* - The site is identified as locally significant industrial land. This planning proposal is supported by an Alternative Use Assessment which considers the site's strategic role, economic contribution, utility, connectivity, relationship to surrounding land uses and suitability for alternative land use outcomes in accordance with the Statewide Policy for Industrial Lands and Technical Note 2.
- *Respond to the changing needs of industry, including emerging industries and support intensification, diversification, innovation or transition to new employment opportunities* - The site already accommodates a diverse range of employment-generating uses including education providers, health-related organisations, professional services, retail and commercial activities. This planning proposal facilitates the transition of the site to a mixed-use precinct while retaining an ongoing non-residential and employment function through minimum non-residential floor space requirements on identified redevelopment sites. This reflects the site's proximity to the University of Sydney, Royal Prince Alfred Hospital and the Camperdown health, education and innovation precinct, and supports diversification of employment opportunities consistent with the evolving role of the locality.
- *Allow for appropriate alternative uses in industrial lands where they are strategically justified and consistent with predetermined criteria* - The Statewide Policy for Industrial Lands provides that locally significant industrial lands may accommodate alternative employment land uses and, where alternative employment land uses are determined to be unviable, alternative non-employment uses may be considered through a planning proposal. The

accompanying Alternative Use Assessment demonstrates that the site's strategic location, land use context, limited industrial utility, proximity to major employment generators and ability to deliver significant housing and employment outcomes support its transition to a mixed-use precinct.

In accordance with the requirement of the Statewide Policy for Industrial Lands, this planning proposal is informed by an Alternative Use Assessment, appended.

Is the planning proposal consistent with a council LSPS or local strategy or strategic plan?

5.2.4 Sustainable Sydney 2030–2050 Continuing the Vision

This planning proposal is consistent with the following directions of Sustainable Sydney 2030–2050 Continuing the Vision as follows:

- *Direction 4 – Design excellence and sustainable development* - This planning proposal supports the delivery of design excellence and sustainable development. It is supported by a site-specific development control plan that establishes built form, public domain and design controls to achieve a high-quality urban outcome that responds to heritage, flooding and surrounding residential amenity.
- *Direction 5 – A city for walking, cycling and public transport* - The site is located on the Parramatta Road corridor and close to public transport, employment, education and health services. This planning proposal will support additional housing in a location that is well served by active and public transport options.
- *Direction 9 – A transformed and innovative economy* - This planning proposal supports the transition of an underutilised employment site to a mixed-use precinct while retaining employment-generating floor space and supporting ongoing economic activity.
- *Direction 10 – Housing for all* - This planning proposal will facilitate additional housing supply, housing diversity and affordable housing in a well-located inner-city location.

5.2.5 City Plan 2036 (LSPS)

This planning proposal gives effect to the priorities of City Plan 2036 as follows:

- *I1: Movement for walkable neighbourhoods and a connected city* – The site is located on the Parramatta Road corridor and within easy access of public transport, walking and cycling connections. This planning proposal directs additional housing growth to a location where residents can access employment, education, services and recreation without reliance on private vehicles.
- *I2: Align development and growth with supporting infrastructure* – This planning proposal locates additional housing in an established urban area with access to existing transport, utility, open space, health and community infrastructure. This planning proposal also supports the efficient use of existing infrastructure and services.
- *L3: New homes for a diverse community* – This planning proposal facilitates a range of housing outcomes, including affordable housing and opportunities for student housing, helping to meet the needs of a growing and changing population.

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Ministerial Direction - Local Plan Making priorities) or key government priority?

This planning proposal's consistency with Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979* (Act) is summarised in Table 3.

Ministerial Direction	Comment
Priority 1: Aboriginal Outcomes	
P1.1 – Aboriginal Land Planning	Not applicable. This planning proposal does not affect land owned or managed by an Aboriginal Land Council (ALC). Accordingly, Direction P1.1 – Aboriginal Land Planning does not apply to this proposal.
P1.2 – Cultural Guidance	Not applicable. This planning proposal has not identified any Aboriginal cultural representation, Aboriginal cultural heritage, or strong Aboriginal community association within the site context that would trigger the application of Direction P1.2. Accordingly, this direction does not apply to this planning proposal.
Priority 2: Housed	
P2.1 – Housing	Consistent. This planning proposal seeks to rezone land from E3 Productivity Support to MU1 Mixed Use and increase the permissible residential density of the site. These changes will facilitate additional housing supply and contribute to meeting or exceeding relevant housing targets identified in regional and local strategic planning documents. This planning proposal will broaden the range of dwelling types available within the locality by enabling a mix of housing forms, including opportunities for co-living and build-to-rent development. The site is well located close to major employment, education and health precincts, including the Sydney CBD, universities and hospitals, and can accommodate a diverse resident population. This planning proposal consolidates housing within an established urban area that is well served by existing infrastructure, services and public transport, thereby supporting the efficient use of existing infrastructure and reducing pressure for housing growth in less accessible locations.
Priority 3: Prosperous	
P3.1 – Employment	**Not consistent**. This planning proposal seeks to rezone the site from E3 Productivity Support to MU1 Mixed Use. While MU1 Mixed Use is identified as an employment zone for the purposes of Direction P3.1, this planning proposal facilitates a transition from a predominantly employment precinct to a mixed-use precinct incorporating residential uses. Site-specific controls will require minimum amounts of non-residential floor space to be retained on identified redevelopment sites within the precinct. These controls will ensure that redevelopment continues to accommodate employment-generating uses, local services and other non-residential activities while facilitating significant additional housing capacity. The controls establish an ongoing employment and service function within the precinct and support the site's role within the Camperdown health, education and innovation precinct. The site is identified as locally significant industrial land in the Sydney Plan, which recognises that some employment lands may be appropriate for transition to mixed-use outcomes where alternative land use opportunities are strategically

Ministerial Direction	Comment
	justified and employment outcomes can be maintained. This planning proposal is also supported by an Alternative Use Assessment (appended) which demonstrates that the site does not perform a critical urban services function and is suitable for mixed-use renewal having regard to its strategic location opposite the University of Sydney, in proximity to Royal Prince Alfred Hospital and within the Camperdown health, education and innovation precinct. This planning proposal is therefore justifiably inconsistent with this Direction.
P3.2 Rural	Not applicable. This direction does not apply as the site does not contain or affect rural or conservation zoned land.
P3.3 – Airport Safeguarding	**Not consistent**. The site is located within the Sydney Airport safeguarding area and is subject to the Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) airspace protection surfaces. The applicable OLS limit over the site ranges between 90–100m AHD and 100–110m AHD, while the applicable PANS-OPS surface is 150m AHD. This planning proposal facilitates a maximum building height of up to 118m AHD, which exceeds the applicable OLS surface but remains below the applicable PANS-OPS surface. This planning proposal therefore penetrates the OLS and is not consistent with this Direction. Notwithstanding this inconsistency, this planning proposal does not penetrate the applicable PANS-OPS surface. Detailed aviation assessment and consultation with relevant aviation authorities will be undertaken as part of future development applications to demonstrate that any proposed development can be accommodated within the applicable airport safeguarding framework and to obtain any required approvals. This planning proposal is therefore justifiably inconsistent with this Direction.
P3.4 – Mining and Petroleum Production	Not applicable. The site does not contain or affect land associated with mining or petroleum production activities or identified mineral or petroleum resources.
P3.5 – Oyster Aquaculture	Not applicable. The site does not contain or affect a Priority Oyster Aquaculture Area or oyster aquaculture lease.
P3.6 – Mine Subsidence and Unstable Land	Not applicable. The site is not located within a declared mine subsidence district and has not been identified as unstable land.
Priority 4: Connected	
P4.1 – Integrating Land Use and Infrastructure	Consistent. This planning proposal facilitates additional housing and employment opportunities in a highly accessible location well served by existing infrastructure, services and public transport. No private vehicle parking is proposed in the west area, that is flood-affected, and bicycle parking will be provided to encourage active and sustainable transport. This planning proposal supports efficient use of existing infrastructure and is consistent with this direction.
Priority 5: Resilient	
P5.1 – Strategic Conservation Planning	Not applicable. The site is not identified as avoided land, a strategic conservation area or certified urban capable land.
P5.2 – Conservation	Not applicable. The site does not contain environmentally sensitive land and is not located within an existing or proposed conservation zone.

Ministerial Direction	Comment
P5.3 – Foreshores and Water Catchment Areas	Not applicable. The site is not located within the Sydney Harbour Foreshores and Waterways Area, the Sydney drinking water catchment or a regulated catchment.
P5.4 – Contaminated Lands	Consistent. A Preliminary Site Investigation was prepared by JBS&G to assess the potential for contamination across the site and determine whether the land can be made suitable for the proposed MU1 Mixed Use zoning. The investigation identified a long history of commercial and industrial activities across the site dating back to at least the 1930s, including service stations, vehicle repair workshops, panel beaters, electroplaters, insulation suppliers, warehousing and manufacturing activities, all of which have the potential to result in contamination. The investigation also reviewed EPA records, historical aerial photography, previous contamination assessments and historical business directory information. No notices apply to the site under the Contaminated Land Management Act 1997 and the site is not listed on the NSW EPA register of contaminated sites. However, previous investigations have identified elevated concentrations of heavy metals, petroleum hydrocarbons and polycyclic aromatic hydrocarbons in some portions of the site, together with the potential presence of asbestos-containing materials and other contaminants associated with historical land uses. The Preliminary Site Investigation concludes that sufficient information is available to support the proposed rezoning of the site to MU1 Mixed Use and that the site can be made suitable for the intended land uses. The report recommends further intrusive investigations and, where necessary, remediation works to confirm site suitability prior to redevelopment. This planning proposal is therefore consistent with Ministerial Direction 5.4. Contamination has been considered at the planning proposal stage and any future development application will be required to undertake additional site-specific investigations and remediation, where required, in accordance with relevant NSW EPA guidelines and planning controls.
P5.5 – Acid Sulfate Soils	Consistent. The Preliminary Site Investigation identified that the site is affected by Class 5 Acid Sulfate Soils under the Sydney Local Environmental Plan 2012. Class 5 land requires consideration of potential acid sulfate soil impacts where works have the potential to lower groundwater levels on nearby land identified as having a higher acid sulfate soil risk classification. This planning proposal does not amend or remove the existing acid sulfate soils provisions applying to the site. Any future development involving excavation, dewatering or other works with the potential to disturb acid sulfate soils will be assessed in accordance with the relevant provisions of the Sydney Local Environmental Plan 2012 and any applicable NSW Government guidelines. This planning proposal is therefore consistent with this Direction.
P5.6 – Threatened species, threatened ecological communities and their habitat	Not applicable. The site does not contain identified threatened species, threatened ecological communities or associated habitat.
P5.7 – Flooding	**Not Consistent**. A Flood Impact and Risk Assessment (FIRA) has been prepared in support of this planning proposal. The FIRA identifies that part of the site, particularly the west area, is located within the Flood Planning Area and would be subject to a significant increase in development intensity under the proposed rezoning. Accordingly, this planning proposal is not consistent with

Ministerial Direction	Comment
	Ministerial Direction P5.7 because it facilitates increased development and dwelling density on land within the Flood Planning Area. Notwithstanding this inconsistency, the FIRA concludes that the proposed rezoning is suitable from a flood risk perspective. The assessment considered flood behaviour, flood hazard, flood function, emergency management, shelter-in-place requirements and climate change impacts up to the Probable Maximum Flood (PMF), including the SSP5-8.5 climate change scenario for 2130. The assessment found that flood risk is concentrated within the west area and can be appropriately managed through a combination of site-specific planning controls and future development assessment. The FIRA recommended amalgamation of the seven flood-affected properties within the west area to facilitate access to the flood-safe access point on the Parramatta Road footpath adjacent to 52 Parramatta Road and improve evacuation outcomes during flood events. The assessment's flood evacuation strategy was based on a coordinated redevelopment outcome for these properties. This planning proposal incorporates a site-specific clause applying to the seven western lots that are flood-affected. The clause: • encourages the consolidation and coordinated redevelopment of flood-affected land through additional floor space incentives; • requires the provision and ongoing protection of a publicly accessible pedestrian evacuation route capable of functioning during the PMF event; and • requires future development to facilitate the continuation of that evacuation route through adjoining sites. Since completion of the FIRA, this planning proposal has been refined to facilitate a broader range of amalgamation outcomes than those originally assumed in the assessment. Rather than requiring amalgamation of all seven western properties into a single development site, this planning proposal establishes a framework that allows redevelopment to occur progressively, provided development contributes to, or provides access to, a continuous pedestrian evacuation route connecting flood-affected land to the flood-safe access point adjacent to 52 Parramatta Road. Development is not dependent on the utilisation of the floor space incentive provisions. Regardless of whether development seeks to utilise the incentives, development consent cannot be granted unless the consent authority is satisfied that: • a pedestrian evacuation route is available between the development site and a public place; and • the development provides for the future continuation of the pedestrian evacuation route from adjoining land to that public place. These requirements ensure that all future development contributes to, or provides access to, a continuous pedestrian evacuation route. Correspondence from GRC Hydro dated 28 October 2026 confirms that the revised planning proposal framework achieves the same flood planning and evacuation outcomes as the amalgamation scenario assessed in the FIRA. The correspondence concludes that the proposed pedestrian evacuation route is functionally equivalent to the previously assessed amalgamation approach and

Ministerial Direction	Comment
	that the findings of the FIRA remain unchanged notwithstanding the alternative amalgamation framework adopted by this planning proposal. In addition, future development will be subject to the City's flood planning controls and the recommendations of the FIRA. These include climate-change-informed flood planning levels, maintenance of flood conveyance pathways, shelter-in-place measures and protection of residential habitable spaces above the PMF level. The proposed planning controls are consistent with the NSW Flood Risk Management Framework, including the NSW Flood Risk Management Manual (2023), which requires consideration of flood behaviour, flood hazard, emergency response, safe occupation, evacuation and climate change when planning future development on flood-prone land. Having regard to the findings of the FIRA and the advice of GRC Hydro dated 28 October 2026, flood constraints do not preclude redevelopment of the site and flood risk can be appropriately managed through the proposed planning controls and future development application processes. This planning proposal is therefore justifiably inconsistent with this Direction.
P5.8 – Coastal Management	Not applicable. The site is not located within a mapped coastal management area. Accordingly, this direction does not apply to this planning proposal.
P5.9 – Planning for Bush Fire Protection	Not applicable. The site is not bush fire prone land and this planning proposal does not affect land identified as bush fire prone. Accordingly, this direction does not apply to this planning proposal.
Priority 6: Liveable	Not applicable
Priority 7: Coordinated	Not applicable

Table 3. Consistency with Ministerial Directions

Is the planning proposal consistent with applicable SEPPs?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 4.

State Environmental Planning Policy	Comment
Sustainable Buildings	Consistent. The proposed amendments to Sydney LEP 2012 do not conflict with the sustainability standards required by the SEPP. Future development facilitated by this planning proposal will be required to comply with the applicable provisions of the SEPP.
Biodiversity and Conservation	Consistent. The site is located in a highly urbanised environment and this planning proposal does not affect identified biodiversity values, waterways or ecological communities. Future development will be subject to the relevant provisions of the SEPP.
Housing	Consistent. Future development applications will be subject to the requirements of the SEPP.

State Environmental Planning Policy	Comment
Industry and Employment	Consistent
Planning Systems	Consistent
Precincts – Eastern Harbour City	Consistent
Resilience and Hazards	Consistent. Preliminary contamination and flood investigations have been prepared in support of this planning proposal. These investigations conclude that the site is suitable for redevelopment, subject to the application of recommended planning controls, further site-specific assessment and, where required, remediation and flood risk management measures at the development application stage.
Resources and Energy	Consistent
Transport and Infrastructure	Consistent. Transport and traffic impacts have been assessed in supporting technical studies. Future development applications will be required to address the relevant provisions of the SEPP.
Compliance and Enforcement	Consistent
Exempt and Complying Development Codes	Consistent

Table 4. Consistency with SEPPs

The following SEPPs are not applicable to this proposal:

- SEPP (Precincts – Central River City) 2021,
- SEPP (Precincts – Regional) 2021,
- SEPP (Precincts – Western Parkland City) 2021, and
- SEPP (Primary Production) 2021.

5.3. Environmental social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The site, and other land subject to this planning proposal, is highly modified, largely devoid of vegetation and does not contain any critical habitat or threatened species, populations or ecological communities, or their habitats. This planning proposal is unlikely to result in any adverse biodiversity impacts.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Technical studies have been prepared to guide the preparation of this planning proposal. These technical studies demonstrate that the site, and other land subject to this planning proposal, is capable of accommodating additional housing and development intensity while achieving appropriate urban design, heritage, environmental, transport and infrastructure outcomes. Technical studies include:

- Parramatta Road Precinct Urban Design Study – City of Sydney,
- Alternative Use Assessment – Urbis,
- Flood Impact and Risk Assessment – GRC Hydro,
- Preliminary Site Investigation – JBS&G,
- Heritage Assessment – TKD Architects, and
- Traffic and Transport Report – City of Sydney.

The technical studies are provided with this planning proposal.

5.3.1 Site details

This planning proposal will amend the Sydney LEP 2012 to facilitate a flexible range of possible development outcomes on the site. It is accompanied by a site-specific (the draft DCP) amendment to provide additional guidance on how the site may develop.

The site is made up of 2 distinct areas, including

- the west area, that includes 7 properties (labelled A – G) that are flood-affected and require amalgamation to be developed, and
- the east area, that are not flood-affected and generally made up of larger sites that can be developed without amalgamating with adjoining land.

The west and east areas are shown at Figure 15.



Figure 15. West and east areas of the site

5.3.2 Urban design principles

The Parramatta Road Precinct Urban Design Study – City of Sydney (urban design study) establishes the following 9 urban design principles that have guided the development of the proposed planning controls.

1. Minimise overshadowing of the nearby sports ovals.
2. Ensure people's safety in all flood events.
3. Provide for more deep soil for more trees and cool green spaces.
4. New buildings reinforce a 'street wall' urban form.
5. Design to achieve safe and comfortable wind conditions.
6. Conserve heritage values.
7. Anticipate the future character of Parramatta Road and Ross Street with more local shops, trees, and public transport interchange.
8. Locate vehicular access and waste facilities on Arundel Street.
9. Maximise development within constraints.

5.3.3 Reference scheme

The urban design study provides a reference scheme that tests the performance of the maximum permissible built form proposed by this planning proposal, including any additional floor space or height that may be achieved through design excellence provisions.

The reference scheme assumes:

- development occurs broadly in accordance with the maximum FSR and height controls proposed by this planning proposal,
- the east area is developed to maximise residential floor space, subject to the minimum non-residential floor space requirements contained within the proposed site-specific clause,
- 40 Parramatta Road is developed as a wholly non-residential building, and
- the west area is redeveloped as co-living housing in 3 separate developments comprising amalgamations of properties AB, CD and EFG.

The reference scheme is shown at Figures 16–19.



Figure 16. Reference scheme – aerial view from south-west

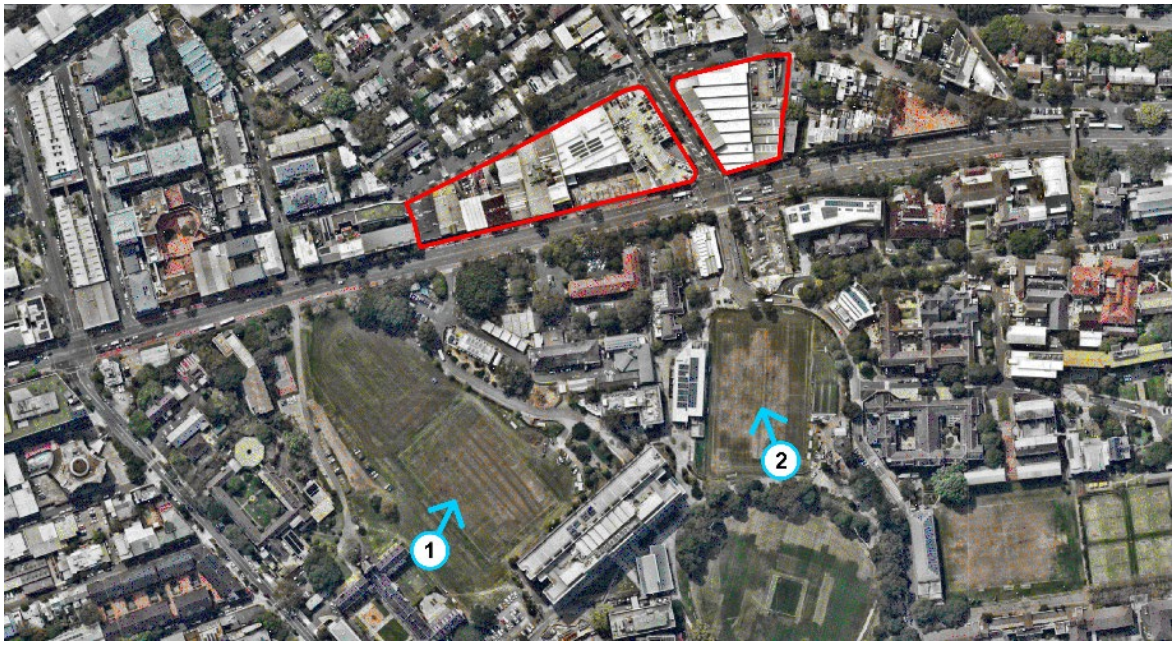


Figure 17. Aerial plan showing view locations

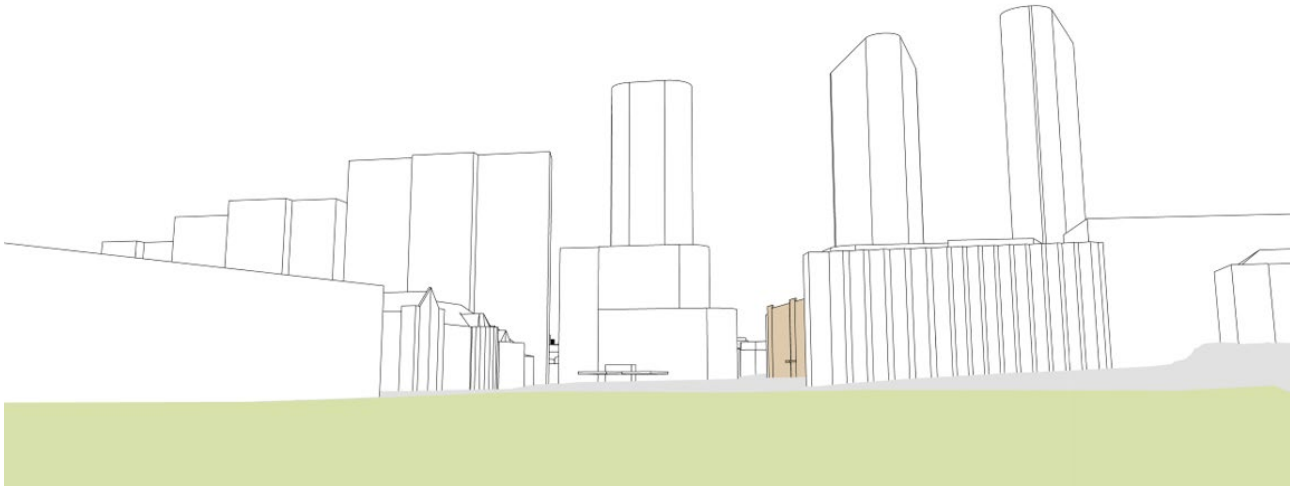


Figure 18. View 1 - from University of Sydney Oval 2 (Ross St Teaching Hub in foreground on the right)

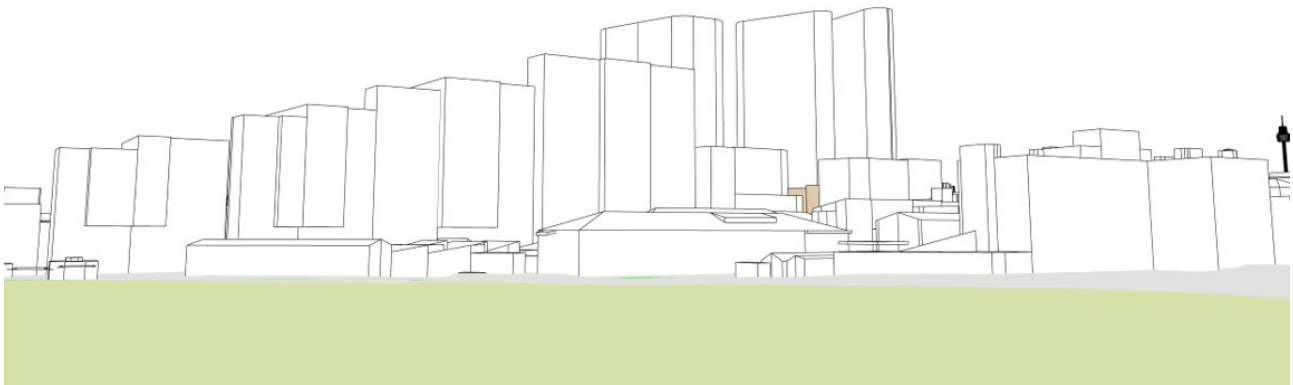


Figure 19. View 2 - from St John's College

The reference scheme shows only one possible outcome for the site, being the maximum outcome, however this planning proposal facilitates a range of development outcomes and possibilities for the site. Other potential outcomes include (but are not limited to):

- residential flat buildings across all development sites,
- co-living housing across all development sites where permitted by the planning framework,
- greater amounts of non-residential floor space than anticipated,
- alternative amalgamation outcomes in the west area, resulting in different built form and floor space outcomes.

The reference scheme has directly informed the planning controls set out in this planning proposal and the draft DCP.

Development outcomes

Table 5 provides a summary of the development outcomes facilitated by this planning, as tested in the reference scheme.

Address	Maximum FSR	Maximum height	Dwellings/ rooms (approx.)	Jobs (based on avg workspace ratio)
Block AB (62-64 Parramatta Road)	2.8	18m - 35m	140 rooms	10
Block CD (58-60 Parramatta Road)	4:1	15m - 45m	250 rooms	10
Block EFG (52-56 Parramatta Road)	4.3:1	13m - 55m	400 rooms	10
40 Parramatta Rd	7.5:1	29m	NA	30
36 Parramatta Rd	6.6:1	18m - 75m	130 dwellings	170
1–3 Ross St	5.2:1	15m – 80m	155 dwellings	70
50 Arundel St	1.5:1 (no change)	15m (no change)	NA	153*
26 Arundel St	5.5:1	15m – 85m	105 dwellings	11
30 Arundel St	5.5:1	15m – 85m	16 dwellings	0

Table 5. Summary of development metrics (reference scheme)

* Job estimates from approved DA for ambulance station (D/2020/1088)

5.3.4 Built form

Maximum building heights and sun access planes (LEP and DCP)

This planning proposal amends the maximum building heights in Sydney LEP 2012.

The LEP height framework establishes a transition in building scale across the site, including lower building heights along Arundel Street and Ross Street that respond to the surrounding residential context and assist in reducing the visual impact of development when viewed from adjoining streets.

Existing maximum building heights (Figure 10) are proposed to be amended to allow heights ranging from 13 metres to 85 metres. The maximum building heights proposed to be mapped in the Sydney LEP 2012 are shown at Figure 39. The mapping is exclusive of any additional height that may be achieved where development can demonstrate design excellence.

In addition to the mapped maximum building heights, sun access planes are proposed in Sydney LEP 2012 to protect solar access to:

- St John's College Sports Ovals, and
- University of Sydney Oval No. 2.

While these open spaces are privately owned, they are heavily utilised by students, staff and visitors associated with the University of Sydney and function as important recreational open spaces within the broader Camperdown and Forest Lodge area. The proposed sun access planes are shown in Figures 20 and 21.



Figure 20. St John's College Sports Ovals Sun Access Planes



Figure 21. University of Sydney Oval No. 2 Sun Access Planes

Further guidance is given to height on the site in the draft DCP that provides height in storeys for each property (see Figure 22).



Figure 22. Height in storeys (draft DCP)

Ground and upper-level setbacks (DCP)

The proposed planning controls incorporate a combination of LEP height controls and site-specific DCP setback controls to guide the form and scale of future development and establish a built form framework that responds to surrounding development while accommodating the intended density and mix of land uses.

While the LEP height framework establishes a transition in building scale across the site, the site-specific DCP supplements this framework by identifying ground-level setbacks and building envelopes that guide the siting of future development and the relationship between buildings and the public domain.

The setback controls have been informed by the urban design study. They support appropriate streetscape outcomes, improve residential amenity, manage wind effects and noise, facilitate landscaping opportunities, provide for public domain footpath widenings, provide for safe flood egress and provide an articulated and coherent built form response across the precinct.

The reference scheme demonstrates that the proposed planning framework can achieve the desired development outcomes while complying with the setback controls contained in the draft DCP (Figure 23).



Figure 23. Reference scheme – setbacks

Land-use

This planning proposal seeks to maximise housing opportunity on a strategically located site. While housing delivery is the primary objective of the proposal, a meaningful employment and service role within the precinct is also to be retained. This approach is consistent with the site's location within the Camperdown-Ultimo Health and Innovation Precinct and responds to community feedback highlighting the importance of retaining local services and employment-generating uses as the area changes.

This planning proposal includes minimum non-residential floor space requirements applying to the east area (Figure 24). These properties are located closest to the Parramatta Road and Ross

Street intersection and are intended to accommodate the majority of employment-generating uses, local services and active frontages within the precinct.

The proposed planning controls do not prescribe the precise location of non-residential floor space within future developments. However, due to the scale of the minimum non-residential floor space requirements, the reference scheme assumes that employment-generating uses will occupy both ground floor and lower-levels within buildings located in the east area.

In addition to the minimum non-residential floor space requirements, this planning proposal facilitates an additional 10% of FSR for development that is comprised of at least 25% of non-residential floor space. The additional floorspace is provided because:

- a deeper floorplate can be achieved along busy roads such as Parramatta Road (than could otherwise be achieved by residential development), and
- the development requires more FSR to “fill” an envelope, because it uses space more efficiently.

The additional floorspace will ensure that there is no disincentive to providing employment-generating uses beyond the prescribed minimum requirements and allows a greater proportion of residential floor space to be located further from Parramatta Road where higher levels of residential amenity can be achieved.



Figure 24. Minimum non-residential floor space requirements expressed as gross floor area

This planning proposal also removes the Business Area notation applying to parts of the site. The notation is a legacy planning control associated with the existing employment zoning framework and is no longer required given the proposed MU1 Mixed Use zoning and site-specific provisions that will regulate land use outcomes within the precinct. Removal of the notation will ensure the planning controls applying to the site are consistent with the proposed zoning framework and avoid unnecessary duplication.

Site-specific floor space incentives (LEP)

This planning proposal retains the existing mapped FSR controls in Sydney LEP 2012 and instead introduces site-specific provisions that permit additional floor space above the mapped controls where identified planning outcomes and public benefits are delivered.

The proposed floor space incentive provisions differ between the east and west areas of the site.

East area FSR incentives for improved public domain

The east area occupies the Parramatta Road frontage and includes the primary pedestrian approaches to Ross Street and the surrounding neighbourhood. Redevelopment of these sites provides an opportunity to improve pedestrian amenity and the quality of the public domain along Parramatta Road through the delivery of widened footpaths and additional space for landscaping, street trees and pedestrian movement.

The east area comprises the largest and least constrained sites within the precinct. Redevelopment of these sites presents opportunities for housing, but also to secure public domain outcomes that supports the long-term function of the precinct.

To ensure these outcomes, this planning proposal introduces an FSR incentives clause for the east area that allows FSRs ranging from 4.6:1 to 7.5:1, but only where land is provided for footpath widening.

To support this outcome, the draft DCP identifies setbacks along the Parramatta Road frontage that require land dedication for future footpath widening. These controls establish a consistent street alignment and provide additional space for public transport stops, pedestrian movement, street trees and landscaping as redevelopment occurs. The incentive FSR provisions and DCP controls therefore operate together, linking additional development capacity to improved public domain outcomes.

West area incentives for amalgamation

The impacts of flooding in the west area are significant and are discussed in more detail later in this planning proposal (see Section 5.3.6). To respond to these constraints, this planning proposal includes FSR incentives within a site-specific clause of Sydney LEP 2012 for the west area (Figure 25).

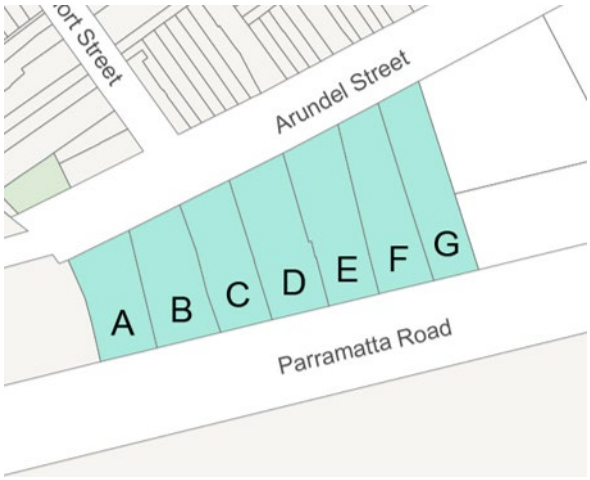


Figure 25. West area

The incentives encourage the coordinated redevelopment and amalgamation of land that is most affected by flooding.

The objectives of the incentives approach are to:

- maximise redevelopment opportunities on flood-affected land,
- facilitate the delivery of flood-safe pedestrian evacuation route,
- encourage coordinated redevelopment outcomes across multiple sites, and
- provide flexibility for landowners to determine the most appropriate amalgamation outcome.

The site-specific clause allows the following amalgamation outcomes:

- Block AB may achieve an FSR of up to 2.8:1 and a maximum building height of up to 35 metres,

- Block ABC may achieve an FSR of up to 3.5:1 and a maximum building height of up to 40 metres,
- Block CD may achieve an FSR of up to 4:1 and a maximum building height of up to 45 metres,
- Block CDE may achieve an FSR of up to 3.8:1 and a maximum building height of up to 50 metres,
- Block DE may achieve an FSR of up to 3.8:1 and a maximum building height of up to 50 metres,
- Block EFG may achieve an FSR of up to 4.3:1 and a maximum building height of up to 55 metres, and
- Block FG may achieve an FSR of up to 4.5:1 and a maximum building height of up to 55 metres.

While the choice to amalgamate is at the discretion of individual landowners, access to the additional floor space available through the clause can only be achieved where amalgamation occurs and the pedestrian evacuation route is provided.

The reference scheme tested assumes the amalgamations will seek to maximise development opportunity and as such will amalgamate as follows:

- Block AB,
- Block CD, and
- Block EFG

The urban design testing demonstrates that coordinated redevelopment can accommodate additional housing while achieving improved flood management, site planning and built form outcomes.

Ground level interface – Parramatta Road

This planning proposal includes requirements that development fronting busy roads (specifically Parramatta Road and Ross Street) does not contain dwellings at ground level. The purpose of this requirement is to:

- minimise adverse impacts on the amenity of future residents associated with noise, air quality and other environmental conditions along Parramatta Road,
- ensure ground floor frontages contribute positively to the public domain and pedestrian environment, and
- support active, non-residential and communal ground floor uses that respond to the different roles and constraints applying across the precinct.

In the east area the implications of this requirement on the built form are that:

- ground floor levels fronting Parramatta Road and Ross Street can accommodate employment-generating uses, local services and other non-residential activities rather than residential dwellings,
- the former Grace Brothers Repository at 1–3 Ross Street is expected to retain a non-residential ground floor interface, with the heritage listing influencing the extent and nature of future changes to the building frontage,
- building lobbies, access arrangements and servicing functions can be integrated into the ground floor frontage while maintaining active street frontages, and
- residential accommodation is encouraged to be located above ground level where improved amenity outcomes can be achieved.



Figure 26. Indicative east area ground floor interface

In the west area the implications of the requirement for no dwellings to the Parramatta Road ground level frontage, combined with the requirement to secure safe egress in the event of a flood (see Section 5.3.6), is that development is generally elevated above the level of Parramatta Road resulting in a raised ground floor frontage that increases in height towards the west end of the site and responds to flooding constraints (see Figure 27). This results in:

- a retaining wall being provided along the Parramatta Road frontage, creating a clear distinction between the public footpath and the elevated development platform,
- a pedestrian corridor being incorporated between the elevated buildings and Parramatta Road, providing a generous pedestrian interface that includes stairs, ramps and access points between the elevated development and the public footpath, and
- while non-residential uses are not specifically required on these properties, communal areas, building lobbies and other active frontages address the pedestrian corridor, creating an active and well-surveilled frontage and visual interest along Parramatta Road.



Figure 27. Indicative west area ground floor interface (Parramatta Road facing west)

To support this outcome, the draft DCP includes provisions relating to:

- the width and design of the pedestrian corridor,
- the interface between buildings and the corridor, and
- pedestrian access, landscaping and building articulation within the corridor.

The justification for this requirement, including an explanation of the flooding constraints affecting the west area and the rationale for the flood-safe pedestrian evacuation route, is provided at Section 5.3.6 of this planning proposal.

Sun access and overshadowing

Testing of the reference scheme considered the solar access and overshadowing implications of the proposed built form and informed the building heights, massing and setbacks across the site. Protection of sunlight access to the sporting fields within the University of Sydney and residential colleges to the south was a key consideration in the development of the preferred built form response.

The urban design study proposed solar access planes and carried out overshadowing analysis to inform the location and scale of taller buildings. Lower building forms and setbacks were incorporated where required to improve solar access outcomes and support residential amenity.

Testing of the reference scheme demonstrates that the sporting fields within the University of Sydney retain 4 hours of direct sunlight between 9am and 1pm all year round.

The reference scheme demonstrates that the proposed planning controls can accommodate development that responds appropriately to solar access and overshadowing considerations while achieving the intended built form outcomes. Detailed solar access and overshadowing analysis will be undertaken as part of future development applications. Compliance with the Apartment Design Guide, Sydney DCP 2012 and other relevant solar access requirements will be assessed during the development application process. Sun Access Plane controls are proposed to be included in SLEP 2012. No additional DCP sun access or overshadowing controls are proposed.

Wind

Testing of the reference scheme considered the potential wind implications of the proposed built form and informed the refinement of building placement, tower separation, articulation, upper-level setbacks and public domain configuration. The urban design study identified that taller buildings have the potential to generate downdraft effects and influence pedestrian comfort within streets and public spaces and used consideration of wind effects as one of the main factors informing the evolution of the preferred built form.

The built form incorporates a building edge along Parramatta Road with street wall buildings in the west area and towers on podiums in the east area. The detailed forms allow opportunities for air movement through the site and into internal courtyard spaces.

The draft DCP further supports these outcomes through requirements for awnings on both sides of Ross Street. These awnings will improve pedestrian amenity, provide weather protection and assist in moderating local wind conditions along this important neighbourhood connection.

The reference scheme demonstrates that the proposed planning framework can accommodate development that appropriately responds to wind impacts while achieving the intended built form outcomes. Detailed wind modelling and assessment will be undertaken as part of future development applications to ensure acceptable pedestrian comfort and safety outcomes are achieved. Compliance with the Sydney DCP 2012 will be addressed during the development application process. No additional site-specific wind controls are proposed.

Noise

Testing of the reference scheme demonstrates that future development can be designed to appropriately respond to noise impacts associated with Parramatta Road. The preferred built form arrangement incorporates perimeter buildings along Parramatta Road and internal courtyard areas in the west area that assist in shielding residential accommodation from road traffic noise while supporting acceptable residential amenity outcomes. On sites within the east area, towers are arranged so that their long sides are oriented perpendicular to Parramatta Road so that openings to habitable rooms can be shielded from the noise.

The reference scheme demonstrates that future development can be designed having regard to the requirements of the Apartment Design Guide, SEPP Transport and Infrastructure and the NSW Government's Development Near Rail Corridors and Busy Roads – Interim Guideline.

Detailed acoustic assessment will be required as part of future development applications. Compliance with the Apartment Design Guide, Sydney DCP 2012 and relevant acoustic requirements will be addressed during the development application process. No additional site-specific noise controls are proposed.

Deep soil

The reference scheme demonstrates that deep soil areas can be accommodated across the site while achieving the proposed built form outcomes.

The urban design study identifies deep soil landscaping as a key organising element of the preferred built form. Deep soil areas are concentrated within internal courtyards and landscaped setback areas on Arundel Street and support opportunities for tree planting, urban greening and improved residential amenity.

The reference scheme demonstrates that future development can achieve appropriate deep soil and landscape outcomes in accordance with Sydney DCP 2012. Detailed landscape design, tree planting and canopy outcomes will be considered as part of future development applications. No additional site-specific deep soil controls are proposed.

5.3.5 Heritage

A Heritage Assessment prepared by TKD Architects accompanies this planning proposal. It makes the following key findings:

- the existing buildings at 1–3 Ross Street (Items 1-3 in Figure 28) are located within the Hereford and Forest Lodge Heritage Conservation Area (HCA). The 1912 Former Grace Brothers Repository (Item 1) contributes to the HCA and is protected as heritage item I644. The 1940 former Grace Brothers service station and car park building (Item 3) was assessed as making a neutral contribution to the HCA due to the extent of alterations to the building, while the 1998 car lift structure (Item 2) was also assessed as making a neutral contribution to the HCA (see Figures 30-32),
- the existing buildings at 1–3 Ross Street are also affected by heritage item I644 (Warehouse). The assessment found that the current curtilage of the item includes the 1998 car lift structure, which does not contribute to the significance of the Former Grace Brothers Repository. The assessment recommends that the curtilage be amended to align with the footprint of the 1912 warehouse building only (see Figures 29-32),
- the 1921 workshop building at 26 Arundel Street (fronting Parramatta Road) (item 4 in Figure 28) is currently a neutral building within the Hereford and Forest Lodge HCA. Despite being a neutral building, the assessment concluded that removal of this building from the HCA would result in a moderate adverse heritage impact (see Figure 33),
- the 1935 extension at 26 and 30 Arundel Street (fronting Arundel Street) (Item 5 in Figure 28) was assessed as a neutral element within the Hereford and Forest Lodge HCA due to the

extent of alterations to the building. The assessment concluded that removal of this building from the HCA would result in a minor adverse heritage impact (see Figure 34),

- the existing apartment building at 28–30 Parramatta Road (Item 6 in Figure 28) was assessed as an intrusive element within the Hereford and Forest Lodge HCA. The assessment concluded that removal of the property from the HCA would have a positive heritage outcome; and
- the street trees on Arundel Street (heritage listing I631) are incorrectly mapped and the trees associated with the original listing are located elsewhere on Arundel Street. The significance of those trees predominantly relates to landscape, streetscape and amenity values rather than heritage values and do not exhibit the level of significance typically expected for significant tree recognition (see Figure 35).



Figure 28. Aerial of properties affected by heritage changes

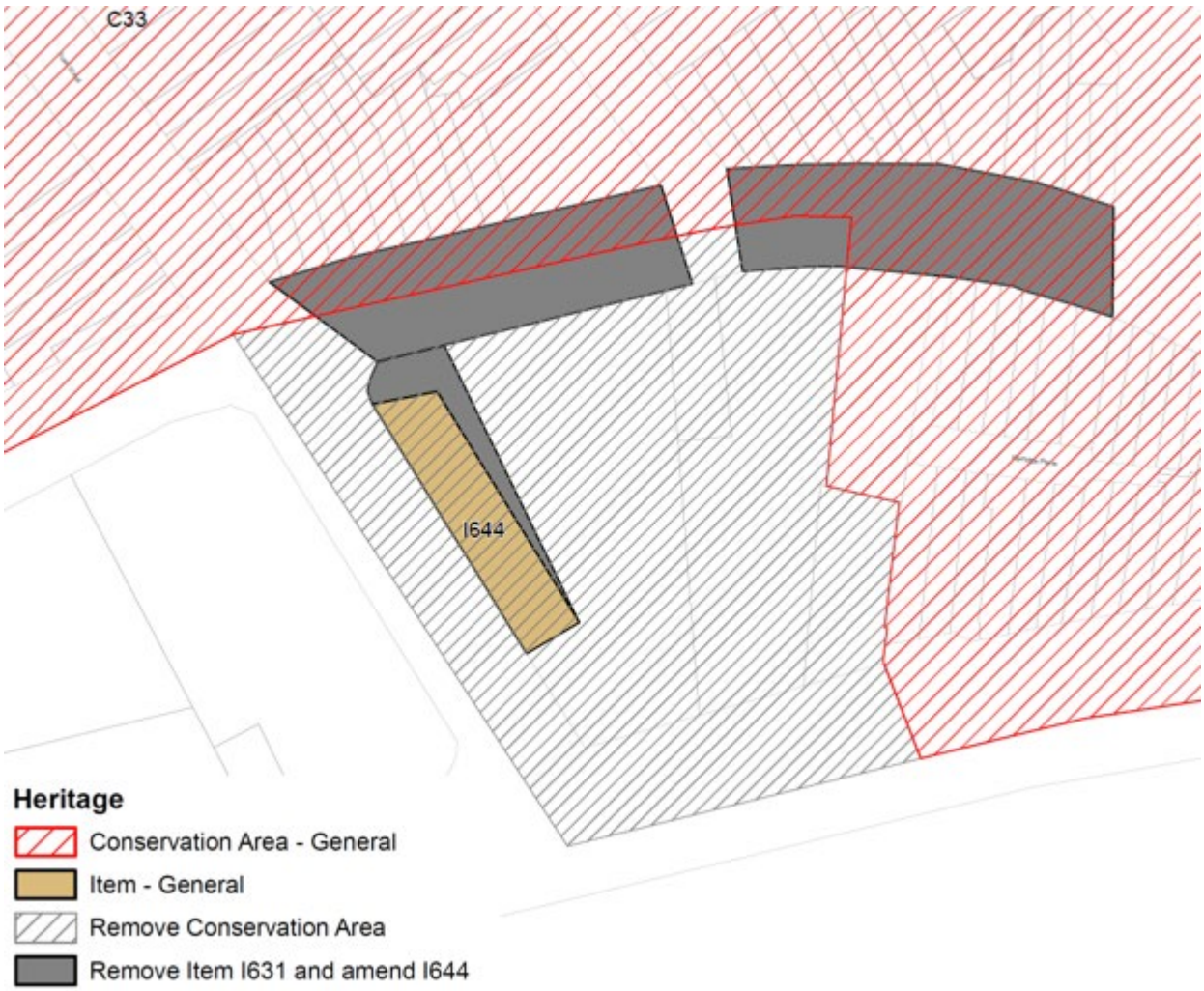


Figure 29. Proposed changes to Heritage Items I631 and I644 and Heritage Conservation Area C33

Following consideration of the Heritage Assessment this planning proposal will amend the Sydney LEP as follows:

- at 1–3 Ross Street, remove the property from the Hereford and Forest Lodge HCA,
- at 1–3 Ross Street, amend the curtilage of heritage listing I644 (see Figure 29 for proposed curtilage),
- at 26 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA,
- at 30 Arundel Street, remove the property from the Hereford and Forest Lodge Heritage HCA,
- 28-30 Parramatta Road, remove the property from the Hereford and Forest Lodge Heritage HCA, and
- on Arundel Street, remove heritage listing I631 (street trees).

In considering this planning proposal, these heritage impacts have been weighed against the strategic objectives of the proposal and the public benefits arising from redevelopment of the precinct. Importantly, the most significant heritage asset within the precinct, the 1912 Former Grace Brothers Repository, will remain protected as an individually listed heritage item. Although the consultant concluded that the former printers' workshop contributes to the conservation area, it is visually and physically separated from the contributory elements of the conservation area by later development and does not represent one of the principal building types or periods of development that characterise the Hereford and Forest Lodge Heritage Conservation Area. On

balance, it is considered that the proposed heritage framework provides an appropriate outcome having regard to the substantial housing, affordable housing and employment benefits delivered by this planning proposal.



Figure 30. Exterior of the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



Figure 31. Exterior of the former Grace Brothers service station and carpark building on Parramatta Road. (on 1-3 Ross Street property)



Figure 32 Exterior of the 1998 car lift structure to the former Grace Brothers furniture repository on Ross Street. (on 1-3 Ross Street property)



Figure 33. Exterior of the former printers' workshop on Parramatta Road (1921 building). (on 26 Arundel Street property)



Figure 34. Exterior of the former printers' workshop on Arundel Street (1935 addition). (on 26 Arundel Street property)



Figure 35. Heritage listed street trees on Arundel Street

5.3.6 Flooding and evacuation

Flood assessment

The west area of the site is affected by overland flow flooding associated with the Johnstons Creek catchment. The east area of the site experiences comparatively limited flood impacts.

A Flood Impact and Risk Assessment (FIRA) prepared by GRC Hydro accompanies this planning proposal. The assessment considered existing flood behaviour, flood hazard, flood function, climate change projections and the implications of future redevelopment. The FIRA found that

additional housing and development intensity can be accommodated within the precinct subject to appropriate management of flood risk, flood conveyance and evacuation arrangements.

Figure 36 shows land in the west area affected by high flood hazard during the probable maximum flood (PMF), including areas classified as H5 shown in orange and H6 shown in red as per the NSW Government Flood Hazard (FB03) guideline. It also identifies:

- the nearest publicly accessible flood-safe access point that remains accessible during the PMFevent being the Parramatta Road footpath adjacent to 52 Parramatta Road, and
- the indicative pedestrian evacuation route connecting flood-affected land to that flood-safe access point. (shaded in brown with an arrow pointing in the direction of the safe access).

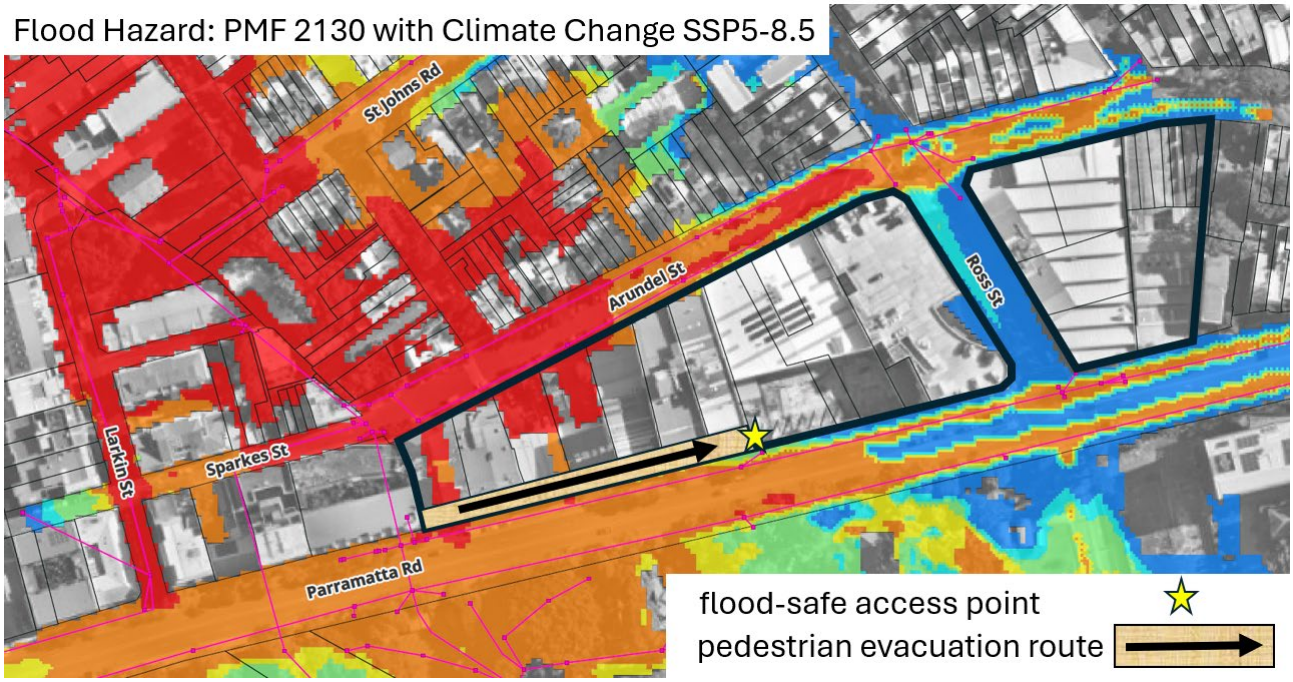


Figure 36. PMF flood hazard and proposed pedestrian evacuation route

The FIRA identified that future development on flood-affected land within the western portion of the site requires access to flood-safe land during the PMF. The assessment identified the footpath adjacent to 52 Parramatta Road as a flood-safe access point and recommended amalgamation of the western properties to facilitate access to that location.

Managing flood risks

This planning proposal includes provisions for flood-affected land within the west area, including:

- requirement that development provide and protect a publicly accessible continuous flood-safe pedestrian evacuation route from, through and to adjoining land, to a flood-safe access point, identified in the flood study as being the footpath at the eastern end of 52 Parramatta Road, and
- FSR incentives to encourage the amalgamation of flood-affected properties to encourage feasible redevelopment of land, that will in turn facilitate the delivery of the evacuation route.

The effect of the proposed provisions is that flood-affected land must develop from east to west. Each successive development must provide, on their land, their portion of the pedestrian evacuation route, that can be later connected to the adjoining land to the west when it redevelops. This acts to ensure that as new development is occupied, that the evacuation route is maintained.

Further explanation of the incentivised amalgamation approach is detailed in Section 5.3.4 of this planning proposal.

The draft DCP includes additional provisions to guide the delivery of flood-safe development and the pedestrian evacuation route, including flood planning levels, climate change allowances, flood conveyance and building design requirements. The draft DCP also requires registration of an easement for public access to ensure the pedestrian evacuation route remains publicly accessible over time.

The proposed planning controls and draft DCP are intended to ensure future development can meet the requirements of the NSW Flood Risk Management Framework, including the NSW Flood Risk Management Manual (2023), which requires consideration of flood behaviour, flood hazard, emergency response, safe occupation, evacuation and climate change when planning future development on flood-prone land. The proposed controls provide a framework for delivery of a continuous pedestrian evacuation route and other flood management measures necessary to support future redevelopment of the site.

Since completion of the Flood Impact and Risk Assessment, this planning proposal has been refined to facilitate a range of amalgamation outcomes while retaining the objective of providing a continuous pedestrian evacuation route connecting flood-affected land to the flood-safe access point at 52 Parramatta Road. The City sought advice from GRC Hydro regarding the consistency of the revised planning proposal framework with the flood planning and evacuation outcomes identified in the FIRA.

Correspondence from GRC Hydro dated 28 October 2026 (attached to the Flood Impact and Risk Assessment) confirms that the proposed raised pedestrian evacuation route achieves the same flood risk management outcomes as the amalgamation approach assessed in the FIRA. The correspondence concludes that the raised pedestrian evacuation route is functionally equivalent to the previously assessed amalgamation approach and that the findings of the FIRA remain unchanged.

Collectively, the proposed planning controls and draft DCP establish a framework to manage flood risk, facilitate housing delivery and support future redevelopment of the site while ensuring development responds appropriately to current and future flood risk.

5.3.7 Traffic and transport

A Transport Impact Assessment was prepared to assess the accessibility of the site and the capacity of the surrounding transport network to accommodate future growth.

The site benefits from excellent public transport accessibility, with frequent bus services operating along Parramatta Road, established walking and cycling connections, and proximity to major employment, education and health destinations. Existing travel patterns within the surrounding area demonstrate a strong use of public transport, walking and cycling.

Traffic modelling indicates that redevelopment of the site would result in only minor increases in traffic volumes and would not materially affect the operation of the surrounding road network. Flooding constraints affecting parts of the site also limit opportunities for basement parking and influence future access arrangements, reinforcing a reduced reliance on private vehicle travel.

The assessment also recognised the long-term strategic role of Parramatta Road as a major public transport corridor. While no specific public transport project is currently committed, this planning proposal incorporates a setback at the intersection of Parramatta Road and Ross Street, behind the existing bus stop, to retain flexibility for future public transport, streetscape and public domain improvements.

5.3.8 Contamination

A Preliminary Site Investigation prepared by JBS&G accompanies this planning proposal. The investigation was undertaken to assess potential contamination risks associated with the

proposed rezoning of the site from E3 Productivity Support to MU1 Mixed Use and in accordance with the requirements of Ministerial Direction 4.4 – Remediation of Contaminated Land.

The investigation found that the site has been used for a variety of commercial and industrial purposes since at least the 1930s, including warehouses, service stations, motor vehicle repair and panel beating businesses, tyre retreading, electroplating, insulation manufacturing and printing-related activities. These historical land uses have the potential to result in contamination.

JBS&G concluded that the Preliminary Site Investigation provides sufficient information for the purposes of the proposed rezoning to MU1 Mixed Use. The report recommends that further intrusive contamination investigations be undertaken as part of future redevelopment (development applications) to confirm site conditions and inform any remediation requirements.

Accordingly, contamination does not prevent the proposed rezoning of the site. Any future development application will be required to undertake further investigation, and where necessary remediation, to ensure the land is suitable for its intended use.

Has the planning proposal adequately addressed any social and economic effects?

5.3.9 Change of land use zone and impact on employment lands

This planning proposal amends the land use zone of the site from E3 Productivity Support (current zoning) to MU1 Mixed Use (see Figure 37). The intent of the proposed amendment is to facilitate a wider range of uses on the site, including residential uses, and to encourage redevelopment.

The rezoning of the site follows the classification of the site as “locally significant” industrial land under the Sydney Plan. The classification requires councils to review the land and consider transitioning land from employment focused land-use zoning to a land-use zone that also for a wider range of employment uses, and potentially residential development.

The Statewide Policy for Industrial Lands requires that any proposed rezoning be supported by an Alternative Use Assessment prepared in accordance with Technical Note 2 (TN2). An Alternative Use Assessment was prepared by Urbis to support this planning proposal in accordance with the (then draft) TN2, it assesses the site's strategic context, land use context, industrial utility, proximity to major employment generators and its ability to deliver significant housing and employment outcomes.

The Alternative Use Assessment was prepared in July 2026 when the draft Statewide Policy for Industrial Lands and draft Sydney Plan were the relevant strategic planning framework. Following completion of the assessment, the NSW Government finalised both documents in August 2026. While some refinements were made to TN2 as part of the finalisation process, the City considers that the assessment appropriately addresses the intent and requirements of the finalised framework. The matters now required to be considered under the finalised policy are either directly addressed within the Alternative Use Assessment or are addressed through the broader evidence base and justification contained within this planning proposal.

The Alternative Use Assessment makes the following key findings:

- the proposed mixed-use outcome is broadly consistent with State and local strategic planning objectives relating to housing supply, mixed-use renewal, access to services and continued economic activity on a well-located urban site,
- while there is considered to be moderate underlying demand for industrial uses at the site, the site is increasingly isolated from Sydney's industrial land network and is no longer part of a cohesive industrial cluster,

- the site has low to moderate suitability for continued industrial use and any future employment floor space is likely to accommodate commercial, retail, service-based and knowledge-sector uses rather than a like-for-like replacement of existing industrial activities,
- the proposed rezoning is not expected to adversely affect the function or viability of surrounding industrial land, and
- enabling residential uses on the site would deliver a net public benefit through the provision of housing and affordable housing in a highly accessible inner-city location.

The Alternative Use Assessment tested a redevelopment scenario based on the retention of approximately 25,000sqm of non-residential floor space across the precinct, equivalent to a minimum non-residential floor space ratio of approximately 1.5:1. The assessment concluded that a mixed-use outcome was appropriate and would maintain a significant employment presence while supporting housing delivery, urban renewal and other public benefits.

Subsequent flood investigations, urban design analysis, market testing and built form testing have refined this approach. In particular, land within the west area of the site is subject to significant flood-related constraints, including flood conveyance requirements, probable maximum flood evacuation requirements, flood-safe access requirements and the need to provide deep soil landscaping and high-quality residential amenity outcomes. Other parts of the site are affected by constraints including heritage considerations, fragmented ownership patterns, access limitations and built form and feasibility considerations. Collectively, these factors reduce the practical ability of some parts of the precinct to accommodate substantial quantities of employment floor space.

Notwithstanding these constraints, retaining a meaningful employment presence remains a key objective of this planning proposal. This planning proposal therefore includes provisions that:

- require a minimum of 15,500sqm of non-residential floor space across the precinct,
- adopt a site-specific approach that concentrates most non-residential floor space on the larger sites within the east area that are best able to accommodate employment-generating uses,
- do not require minimum non-residential floor space in the west area, where flood-related constraints significantly limit the ability to accommodate employment uses while achieving other planning objectives, and
- provides an additional 10% floor space incentive for developments where at least 25% of the total floor space comprises non-residential uses.

While the proposed minimum employment floor space requirement is lower than that assumed in the Alternative Use Assessment, this is not expected to alter the overall conclusions of that assessment. This planning proposal will continue to maintain a significant employment presence within the precinct while retaining flexibility for future developments to respond to market demand and deliver additional employment-generating floor space beyond the prescribed minimum requirements.

On balance, this planning proposal provides an appropriate transition from an isolated and increasingly constrained employment precinct to a mixed-use neighbourhood that supports housing delivery while retaining employment, retail and service uses in locations best suited to accommodate them.

5.3.10 Employment

According to the City's 2022 Floorspace and Employment Survey (FES 2022), the site currently accommodates a range of employment-generating uses and supports approximately 470 jobs.

Where redevelopment occurs in accordance with the reference scheme, it is estimated that this planning proposal, in setting out a minimum requirement for 15,500sqm of non-residential

floorspace to be retained on the site, will facilitate approximately 375 jobs. This estimate is derived using the average floorspace-per-worker ratio of 44.9sqm per worker for the Glebe Point Road Village Area, based on FES 2022 data. Notwithstanding the above, where land utilises the proposed incentives in Sydney LEP 2012 to maximise employment uses, approximately 700 jobs could be facilitated using the same floorspace-per-worker ratio.

The existing and forecast employment estimates are not directly comparable. The existing figure of approximately 470 jobs is based on observed employment recorded through FES 2022, whereas the forecast figures are derived by applying an average floorspace-per-worker ratio to a range of potential future employment uses. Actual employment outcomes may vary depending on the mix of businesses and activities occupying future non-residential floor space and may be higher or lower than the forecast estimates.

The above does not include construction jobs generated through redevelopment.

5.3.11 Housing supply and diversity

This planning proposal will increase housing supply within the City of Sydney and provide additional housing opportunities in a location well suited to accommodating future population growth. The site occupies a highly accessible location within the Camperdown-Ultimo Health and Innovation Precinct, opposite the University of Sydney and close to Royal Prince Alfred Hospital, major employment destinations, public transport services and community infrastructure. Additional housing in this location will enable more people to live close to jobs, education, services and public transport.

Where redevelopment occurs generally in accordance with the reference scheme, which assumes residential capacity is maximised within the proposed planning framework, the site could accommodate approximately 462 apartments and 791 co-living rooms.

This planning proposal facilitates a range of housing types, including residential flat buildings, co-living housing and build-to-rent housing. This flexibility will allow future development to respond to changing housing needs and market conditions while providing opportunities for a more diverse resident population than would typically be accommodated through a single housing product.

Based on the reference scheme, the housing mix includes approximately:

- 791 co-living rooms
- 138 studio and one-bedroom dwellings
- 231 two-bedroom dwellings, and
- 92 dwellings containing 3 or more bedrooms.

This mix will support a range of household types, including students, key workers, smaller households, families and people seeking to live close to major education, health and employment destinations. Future residential development will also be subject to the Apartment Design Guide, Sydney DCP 2012 and any applicable dwelling mix requirements to ensure appropriate residential amenity outcomes.

This planning proposal also supports affordable housing delivery through the City's affordable housing contribution framework, increasing the supply of housing available to very low-, low- and moderate-income households within the local area (see Section 5.3.12).

5.3.12 Affordable housing

This planning proposal includes requirement for an additional affordable housing contribution to apply to the land currently zoned E3 Productivity Support, further to the affordable housing contribution requirement that already applies to the land under clause 7.13 of the Sydney LEP 2012.

The additional affordable housing contribution has been applied to the site pursuant to the City of Sydney Affordable Housing Program (Program), adopted by Council on 26 June 2023. The Program requires that where land is rezoned to facilitate additional residential development, that 12% of resulting residential floor space should be provided as affordable housing (inclusive of the 3% that already applies under clause 7.13 of Sydney LEP 2012).

Given this planning proposal rezones the site from E3 Productivity Support, that does not permit residential development, to MU1 Mixed Use, that will permit residential development, the additional affordable housing contribution is to be applied to all future residential floor space developed on the site.

This is achieved by identifying the relevant land on Schedule 6C – Planning Proposal Land of the Sydney LEP 2012. The current associated clause 7.13B enables the contribution to be satisfied either as a monetary contribution or as built affordable housing (noting this clause is subject to a current planning proposal that will require the contribution be satisfied by monetary contribution only).

Where redevelopment occurs in accordance with the reference scheme, it is estimated about 80-86 affordable housing dwellings (depending on size) would result from the redevelopment. This includes an estimated 20-23 dwellings from the affordable housing contribution requirement under clause 7.13 and a further 60-63 dwellings resulting from the additional ‘uplift’ affordable housing contribution requirement.

5.3.13 Social infrastructure, public open space and public benefits

This planning proposal will facilitate housing in a location that is well served by existing social infrastructure, including education, health, community and recreational facilities. The site is close to the University of Sydney, Royal Prince Alfred Hospital and a range of local and district-level services.

In addition to more market housing, this planning proposal will deliver a significant public benefit through affordable housing contributions in accordance with the City of Sydney's affordable housing contribution framework (see Section 5.3.12).

The site benefits from access to an extensive network of existing public open spaces, including Victoria Park, Jubilee Park, Foley Park and a range of neighbourhood parks and recreational facilities within Forest Lodge and Glebe. Victoria Park provides district-level recreational opportunities within walking distance of the site. This planning proposal will not result in the loss of public open space and future residents will have convenient access to the existing open space network.

5.4. Infrastructure (Local, State and Commonwealth)

The site is located within an established inner-city area that is well served by existing infrastructure, services and community facilities. This planning proposal will facilitate additional housing and employment growth in a location that already benefits from access to transport, education, health, open space and community infrastructure.

Health Infrastructure

The site is located opposite the University of Sydney and in close proximity to Royal Prince Alfred Hospital and Chris O'Brien Lifehouse, forming part of the broader Camperdown-Ultimo Health and Innovation Precinct. The surrounding area contains a significant concentration of health services, hospitals and medical facilities that support local residents, workers and visitors.

Additional health infrastructure in the locality includes the Forest Lodge Community Child and Family Health Centre, community health services, pharmacies and a range of general medical and specialist healthcare providers.

Education Infrastructure

The site benefits from access to a broad range of education facilities. Nearby schools include Forest Lodge Public School, Glebe Public School, Sydney Secondary College Blackwattle Bay Campus and Inner Sydney High School.

The site is also located adjacent to the University of Sydney and in proximity to TAFE NSW campuses and other tertiary education facilities, providing direct access to one of Sydney's largest education and research clusters.

In addition, the surrounding area contains numerous childcare, preschool and out-of-school-hours-care facilities serving local communities.

Open Space and Recreation Infrastructure

The site is well served by public open space and recreation facilities. Major open space assets within the locality include Victoria Park, Harold Park, Jubilee Park, Wentworth Park and the Glebe Foreshore Parks.

The site also benefits from its location opposite the sporting facilities of the University of Sydney, including University Oval No. 2 and the St John's College Sports Ovals, which provide significant recreation opportunities and contribute to the open character of the southern side of Parramatta Road.

Community Infrastructure

The surrounding area contains a range of libraries, community centres and cultural facilities. These include Glebe Library, Booler Community Centre and other community facilities operated by the City of Sydney and community organisations.

These facilities support community participation, recreation, learning and social connection and contribute to the area's overall liveability.

Public Transport Infrastructure

The site benefits from excellent public transport accessibility. Frequent bus services operate along Parramatta Road, providing direct connections to the Sydney CBD, Parramatta, the Inner West and surrounding centres. The site is also within walking and cycling distance of major employment, education and health destinations.

The City of Sydney continues to advocate for higher-capacity public transport along the Parramatta Road corridor, including light rail, which would further improve accessibility and support long-term urban renewal outcomes.

Utilities and Services

The site is serviced by existing utility infrastructure, including water, sewer, electricity, stormwater and telecommunications networks. It is located within a highly urbanised area where supporting infrastructure and essential services are already established.

Infrastructure Contributions

This planning proposal does not rely on the delivery of any identified new State or regional infrastructure to support the proposed amendments to Sydney LEP 2012.

This planning proposal does not prescribe a specific development outcome and may facilitate a range of housing types, including residential flat buildings, co-living housing, build-to-rent housing and affordable housing. The scale and nature of future infrastructure demand will depend on the development ultimately proposed and will be considered as part of future development applications.

Future development will be subject to the City's infrastructure contribution and affordable housing contribution frameworks, which will assist in supporting infrastructure and community outcomes associated with future growth.

6. Mapping

This planning proposal is to amend Sydney LEP 2012 maps as follows.

6.1. Land Zoning Map

Land Zoning Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 37.



Figure 37. Proposed changes to the Land Zoning Map

6.2. Heritage Map

Heritage Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 38.

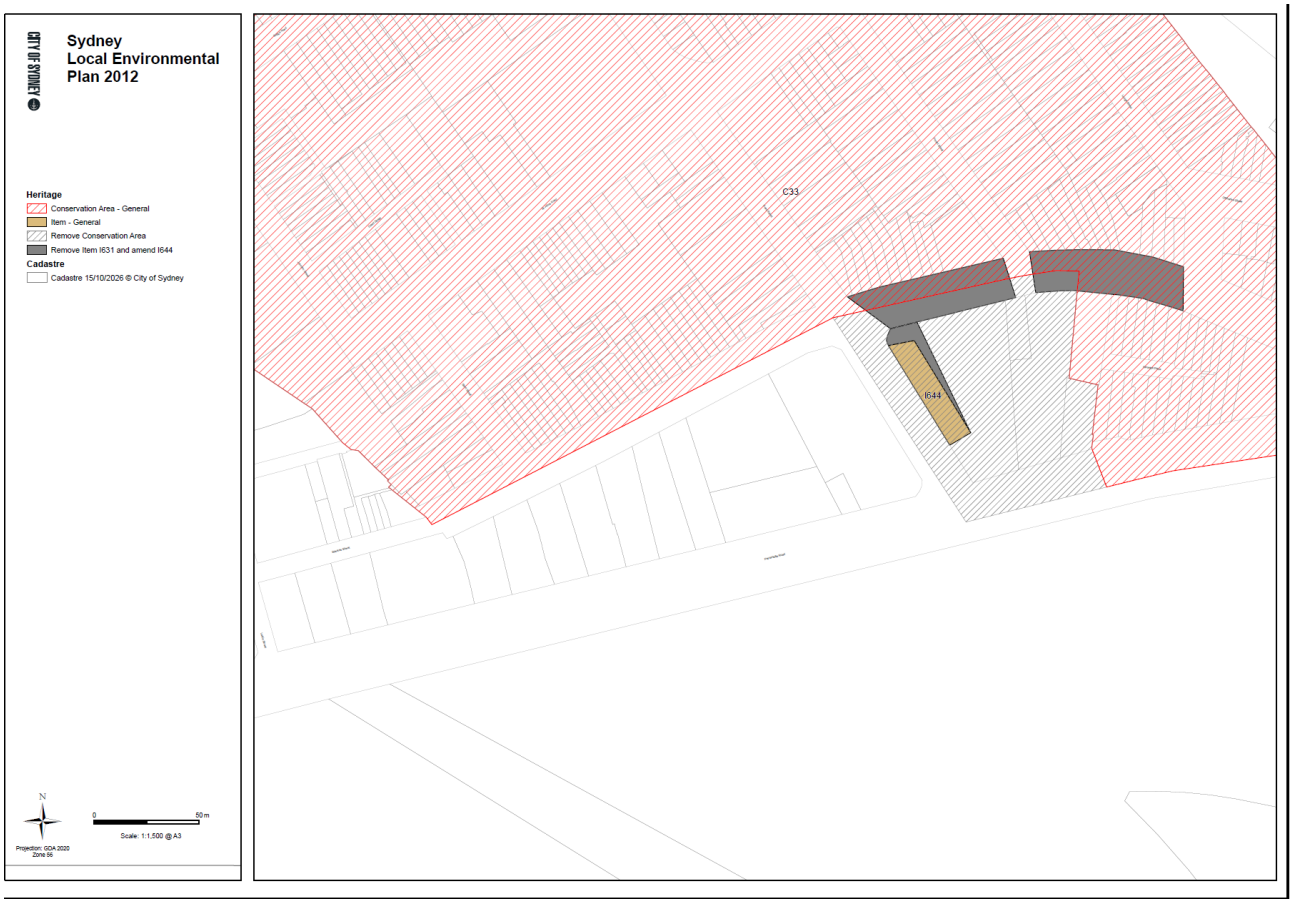


Figure 38. Proposed changes to the Heritage Map

6.3. Height of Buildings Map

Height of Building Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 39.



Figure 39. Proposed changes to the Height of Building Map

6.4. Locality and Site Identification Map

Locality and Site Identification Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 40.



Figure 40. Proposed changes to the Locality and Site Identification Map

6.5. Sun Access Plane Map

Sun Access Plane Map – CL1_002 and CL1_ 009 is to be amended as shown in Figure 41.

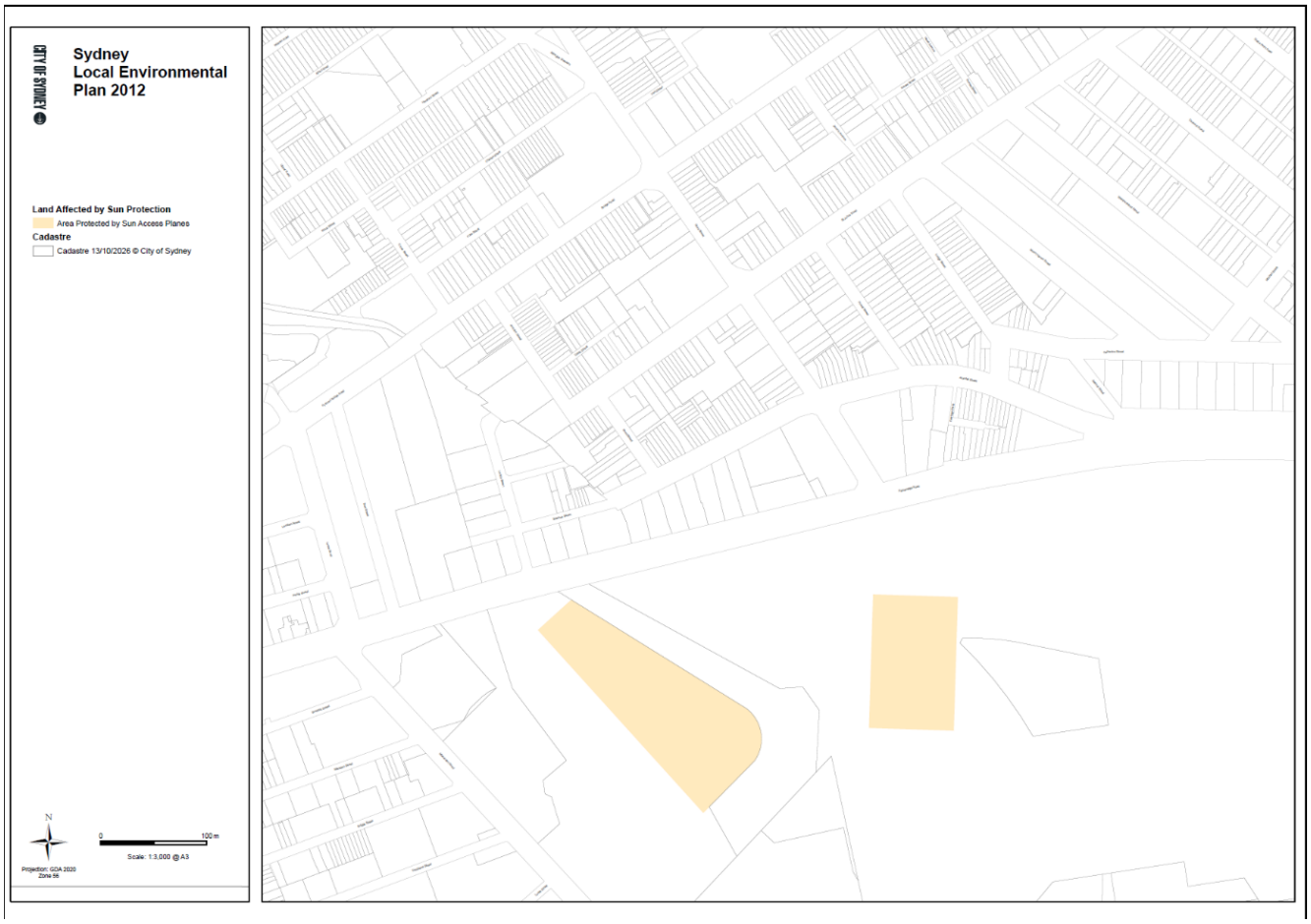


Figure 41. Proposed changes to the Sun Access Plane Map

CITY OF SYDNEY

Appendix A: LEP - Suggested drafting

Amendment 1: Amend clause 6.17 Sun access plane

*Amend Clause 6.17 as shown in **bold italics** below:*

(1) ...

(2) ...

(3) ...

(4) This clause applies to the sun access planes described in Schedule 6A affecting the following places during the specified dates and times—

Place	Period of protection	Times of protection
Alexandria Park	All year	10am–2pm
Belmore Park	All year	10am–2pm
Daniel Dawson Reserve	All year	10am–2pm
Harmony Park	All year	10am–2pm
Hyde Park	All year	10am–2pm
Lang Park	All year	Midday–2pm
Macquarie Place	1 September–31 May	10am–Midday
Martin Place	1 September–31 May	Midday–2pm
Prince Alfred Park	All year	10am–2pm
The Domain	All year	9am–2pm
The Royal Botanic Gardens	All year	9am–2pm
Wynyard Park	All year	Midday–2pm
St John's College Sports Ovals	**All year**	**9am–1pm**
University of Sydney Ovals – Oval # 2	**All year**	**9am–1pm**

Amendment 2: Insert new clause 6.xx Parramatta Road Precinct – East Area

Insert a new clause at Part 6 – Height and Floor Space as shown below:

(1) The objectives of this clause are -
  (a) to ensure appropriate separation between dwellings and busy roads to minimise adverse impacts on future residents, and
  (b) to facilitate development that includes employment-generating uses, local services and other non-residential floor space within the precinct.

(2) This clause applies to the following land in Forest Lodge—
  (a) Lot 2 DP 1275257, 50 Parramatta Road
  (b) Lot 1 DP 1275257, 50 Arundel Street
  (c) Lot 7 DP 30884, 40 Parramatta Road

(d) Lot 8 DP 30884, 36 Parramatta Road
(e) Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street
(f) Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street
(g) Lots E and F, DP 966001, 30 Arundel Street

(3) Development consent must not be granted to development involving the erection or change of use of a building on land to which this clause applies unless the consent authority is satisfied the ground floor, where it faces Parramatta Road or Ross Street, will not include dwellings.

(4) Development consent must not be granted to development involving the erection of a building unless the consent authority is satisfied of the following—
(a) on Lot 2 DP 1275257, 50 Parramatta Road, at least 1,100m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(b) on Lot 8 DP 30884, 36 Parramatta Road, at least 7,500m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(c) on Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, at least 3,000m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,
(d) on Lot A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street, at least 500m2 of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation.

(5) Despite clause 4.4, where development provides for appropriate footpath widening, development consent may be granted to development that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map,
(a) on Lot 2 DP 1275257, 50 Parramatta Road, a floor space ratio of up to 4.6:1, or
(b) on Lot 8 DP 30884, 36 Parramatta Road, a floor space ratio of up to 6.6:1, or
(c) on Lot 7 DP 30884, 40 Parramatta Road, a floor space ratio of up to 7.5:1, or
(d) on Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, a floor space ratio of up to 5.2:1, or
(e) on Lot A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel Street, a floor space ratio of up to 5.5:1, or
(f) on Lot E and F DP 966001, 30 Arundel Street, a floor space ratio of up to 5.5:1.

(6) Development that comprises at least 25% non-residential floor space is eligible for an amount of additional floor space of 10% of the amount permitted as a result of (5).

Amendment 3: Insert new clause 6.xx Parramatta Road Precinct – West Area

Insert a new clause at Part 6 – Height and Floor Space as shown below:

(1) The objectives of this clause are—
(a) to minimise adverse impacts on future residents, and
(b) to encourage the consolidation and coordinated development of land, and
(c) to enable the safe occupation and efficient evacuation of people in the event of a flood.

(2) This clause applies to the following land in Forest Lodge—
(a) Lot 1 DP 30884, 64 Parramatta Road,
(b) Lot 2 DP 30884, 62 Parramatta Road,
(c) Lot 201 DP 746742, 60 Parramatta Road,
(d) Lot C DP 438920, 58 Parramatta Road,
(e) Lot 5 DP 30884, 56 Parramatta Road,

(f) Lot 6 DP 30884, 54 Parramatta Road,
(g) Lot 1 DP 60080, 52 Parramatta Road.

(3) Development consent must not be granted to development involving the erection or change of use of a building on land to which this clause applies unless the consent authority is satisfied the ground floor, where it faces Parramatta Road, will not include dwellings.

(4) Despite clause 4.4, development consent may be granted to development that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map,
(g) on block AB, a floor space ratio of up to 2.8:1, or
(h) on block ABC, a floor space ratio of up to 3.5:1, or
(i) on block CD, a floor space ratio of up to 4:1, or
(j) on block CDE, a floor space ratio of up to 3.8:1, or
(k) on block DE, a floor space ratio of up to 3.8:1, or
(l) on block EFG, a floor space ratio of up to 4.3:1, or
(m) on block FG, a floor space ratio of up to 4.5:1.

(5) Development consent must not be granted to development involving the erection of a building on land to which this clause applies unless the consent authority is satisfied that—
(a) a pedestrian evacuation route is available between the development site and a public place, and
(b) the development provides for the future continuation of the pedestrian evacuation route from adjoining land to that public place.

(6) In this clause—

pedestrian evacuation route means an unimpeded publicly accessible route that enables the evacuation of persons from land to which this clause applies to a public place located above the probable maximum flood level during a probable maximum flood event.

block AB means –
(a) Lot 1 DP 30884, 64 Parramatta Road, and
(b) Lot 2 DP 30884, 62 Parramatta Road.

block ABC means –
(a) Lot 1 DP 30884, 64 Parramatta Road, and
(b) Lot 2 DP 30884, 62 Parramatta Road, and
(a) Lot 201 DP 746742, 60 Parramatta Road.

block CD means –
(a) Lot 201 DP 746742, 60 Parramatta Road, and
(b) Lot C DP 438920, 58 Parramatta Road.

block CDE means –
(a) Lot 201 DP 746742, 60 Parramatta Road, and
(b) Lot C DP 438920, 58 Parramatta Road, and
(c) Lot 5 DP 30884, 56 Parramatta Road.

block DE means –
(a) Lot C DP 438920, 58 Parramatta Road, and
(b) Lot 5 DP 30884, 56 Parramatta Road.

block EFG means –

(a) Lot 5 DP 30884, 56 Parramatta Road, and
(b) Lot 6 DP 30884, 54 Parramatta Road, and
(c) Lot 1 DP 60080, 52 Parramatta Road.

block FG means –
(a) Lot 6 DP 30884, 54 Parramatta Road, and
(b) Lot 1 DP 60080, 52 Parramatta Road.

Amendment 4: Amend Schedule 6A – Sun Access Planes

Insert the following at the end of the schedule:

Part X - University of Sydney Ovals – Oval # 2

University of Sydney Oval No. 2 XA sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) B1 is 86.22 degrees.
(3) V1 is 49.89 degrees.
(4) B2 is 58 degrees.
(5) V2 is 36.97 degrees.

University of Sydney Oval No. 2 XB sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) B1 is 58 degrees.
(3) V1 is 36.97 degrees.
(4) B2 is 42.57 degrees.
(5) V2 is 17.93 degrees.

University of Sydney Oval No. 2 XC sun access plane
(1) X is a point at 332181N, 6248881E, RL23.
(2) Y is a point at 332185N, 6249007E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

University of Sydney Oval No. 2 XD sun access plane
(1) X is a point at 332185N, 6249007E, RL23.
(2) Y is a point at 332105N, 6249010E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

University of Sydney Oval No. 2 XE sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) B1 is 42.57 degrees.
(3) V1 is 17.93 degrees.
(4) B2 is 15.27 degrees.
(5) V2 is 31.11 degrees.

University of Sydney Oval No. 2 XF sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) B1 is 15.27 degrees.
(3) V1 is 31.11 degrees.
(4) B2 is 343.13 degrees.
(5) V2 is 29.77 degrees.

University of Sydney Oval No. 2 XG sun access plane
(1) X is a point at 332105N, 6249010E, RL23.
(2) Y is a point at 332101N, 6248884E, RL23.

(3) B is 343.13 degrees.
(4) V is 29.77 degrees.

University of Sydney Oval No. 2 XH sun access plane
(1) X is a point at 332101N, 6248884E, RL23.
(2) B1 is 343.13 degrees.
(3) V1 is 29.77 degrees.
(4) B2 is 329.79 degrees.
(5) V2 is 50.99 degrees.

University of Sydney Oval No. 2 XI sun access plane
(1) X is a point at 332101N, 6248884E, RL23.
(2) B1 is 329.79 degrees.
(3) V1 is 50.99 degrees.
(4) B2 is 301.26 degrees.
(5) V2 is 71.1 degrees.

Part X - St John's College Sports Ovals

St John's College Sports Ovals XA sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) B1 is 86.22 degrees.
(3) V1 is 49.89 degrees.
(4) B2 is 58 degrees.
(5) V2 is 36.97 degrees.

St John's College Sports Ovals XB sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) B1 is 58 degrees.
(3) V1 is 36.97 degrees.
(4) B2 is 42.57 degrees.
(5) V2 is 17.93 degrees.

St John's College Sports Ovals XC sun access plane
(1) X is a point at 331993N, 6248853E, RL23.
(2) Y is a point at 331985N, 6248902E, RL23.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

St John's College Sports Ovals XD sun access plane
(1) X is a point at 331985N, 6248902E, RL23.
(2) Y is a point at 331820N, 6249005E, RL22.
(3) B is 42.57 degrees.
(4) V is 17.93 degrees.

St John's College Sports Ovals XE sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) B1 is 42.57 degrees.
(3) V1 is 17.93 degrees.
(4) B2 is 15.27 degrees.
(5) V2 is 31.11 degrees.

St John's College Sports Ovals XF sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) B1 is 15.27 degrees.
(3) V1 is 31.11 degrees.

(4) B2 is 343.13 degrees.
(5) V2 is 29.77 degrees.

St John's College Sports Ovals XG sun access plane
(1) X is a point at 331820N, 6249005E, RL22.
(2) Y is a point at 331788N, 6248976E, RL21.
(3) B is 343.13 degrees.
(4) V is 29.77 degrees.

St John's College Sports Ovals XH sun access plane
(1) X is a point at 331788N, 6248976E, RL21.
(2) B1 is 343.13 degrees.
(3) V1 is 29.77 degrees.
(4) B2 is 329.79 degrees.
(5) V2 is 50.99 degrees.

St John's College Sports Ovals XI sun access plane
(1) X is a point at 331788N, 6248976E, RL21.
(2) B1 is 329.79 degrees.
(3) V1 is 50.99 degrees.
(4) B2 is 301.26 degrees.
(5) V2 is 71.1 degrees.

Amendment 5: Amend Schedule 6C – Planning Proposal Land

Insert the following at the end of the table in the Schedule:

Planning Proposal Land	Contribution requirement
Lot 1 DP 30884, 64 Parramatta Rd, Forest Lodge Lot 2 DP 30884, 62 Parramatta Rd, Forest Lodge Lot 201 DP 746742, 60 Parramatta Rd, Forest Lodge Lot C DP 438920, 58 Parramatta Rd, Forest Lodge Lot 5 DP 30884, 56 Parramatta Rd, Forest Lodge Lot 6 DP 30884, 54 Parramatta Rd, Forest Lodge Lot 1 DP 60080, 52 Parramatta Rd, Forest Lodge Lot 2 DP 1275257, 50 Parramatta Rd, Forest Lodge Lots 14A and 15A and 16 and 17, DP 447083, 1–3 Ross Street, Forest Lodge Lot 7 DP 30884, 40 Parramatta Road, Forest Lodge	The total amount of: (a) the contribution applying to the development under clause 7.13, and (b) 9% of the gross floor area used for residential accommodation.

Lot 8 DP 30884, 36 Parramatta Road, Forest Lodge Lots A and B and C and D and G, DP 966001 and Lot 2 DP 104969 and Lot 1 DP 112049, 26 Arundel St, Forest Lodge Lots E and F, DP 966001, 30 Arundel St, Forest Lodge	