

Updated project description

The proposed development seeks consent for a new mixed-use development, inclusive of shop top housing with in-fill affordable housing and an indoor recreation facility. The proposal will include:

- Construction of 6 residential towers up to 31 storeys including 5-7 level podiums with a mix of retail tenancies, commercial floor space, residential apartments and an indoor recreation facility.
- Excavation for basement levels with car parking and associated services, and a tunnel connecting two parking lots below a future public road.
- Removal of existing trees on site.
- Landscaping and a connected public space network that incorporates new public open space, the new Spencer Street road extension, and new pedestrian-focused through-site links
- Stratum subdivision lots
- Off-site works for William Street widening and temporary embellishment of 3m setback to Queens Road and 6m setback to Parramatta Road (as per the VPA)

Under the Housing SEPP provisions, the development has claimed the 30% Floor Space Ratio (FSR) and height incentive by providing 15% of the total GFA as affordable housing.