

## Appendix K – updated description of the proposed development

An amended description of proposed development has been prepared under this cover. It should be read in conjunction with the amended concept plans (**Appendix A**) and the amended detailed architectural plans (**Appendix B**) prepared by CHROFI and submitted with the *Response to RFI (3)* dated 15 March 2024 and prepared by Ethos Urban.

### Amended description

The Concept and Detailed (Stage 1) DA seeks consent for a mixed-use development, comprising light industries and residential development, and associated basement carparking/servicing, landscaping, public domain and site infrastructure/remediation works. Specifically, this application seeks consent for the following development:

#### **Concept Proposal**

Submitted pursuant to Sections 4.22 and 4.23 of the *Environmental Planning and Assessment Act 1979* (EPA&A Act) to satisfy the requirements for a development control plan (DCP) under Clause 6.25(3)(b) of the *Inner West Local Environmental Plan 2022* (IWLEP 2022). The Concept Proposal seeks consent for:

- Land uses consistent with those permitted under the IWLEP 2022, including for 'residential flat buildings' and 'light industries';
- Site layout and configuration;
- Maximum building envelopes;
- Retention of existing character buildings;
- Design principles and controls that address each of the requirements set out under Clause 6.25(4) or the IWLEP 2022;
- Redevelopment for proposed employment use, a single storey building between the retained character buildings. Minimum employment use GFA of 222m<sup>2</sup>; and
- Construction of a future bridge link 'L1' servicing the retained character buildings.

**Amended detailed proposal for the first stage of development (Stage 1) (subject development application DA/2023/0467)**

- Partial demolition of existing buildings and structures within the site, including partial demolition of the rear plane of the single storey building between the retained character buildings to facilitate structural support to Building C above;
- Retention of existing character buildings (with all works associated with their upgrade, fit-out and use subject to future DAs);
- Structural works in and around the proposed character buildings to support the construction of Building C above;
- Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing;
- Construction and use of a new development comprising several buildings supporting residential apartments and permissible employment uses (indicative) as follows:
  - 6,000m<sup>2</sup> of light industrial uses, at least 1,200m<sup>2</sup> of which would be used for light industries associated with creative purposes (222m<sup>2</sup> of employment use has been deferred to Stage 2 per below). Construction of these areas would consist of 'cold-shell' works only;
  - 90 residential apartments; and
  - 5% of the gross floor area (GFA) of the residential accommodation proposed to be used for affordable housing.
- Basement excavation/construction including car parking for 153 vehicles for staff and residents (including 11 accessible parking spaces), services, plant, storage, waste management areas and loading facilities;
- Works to provide public domain and communal open space areas, including associated landscaping; and
- Infrastructure and services augmentation (as required).

**Amended subsequent detailed proposals**

**Stage 2 (subject to separate future DA):**

- Redevelopment for proposed employment use, a single storey building between the retained character buildings. Minimum employment use GFA of 222m<sup>2</sup>; and
- Construction of a future bridge link 'L1' servicing the retained character buildings.

**Stages 3+ (scope may vary dependent on tenant requirements - subject to separate future DA/s):**

- Seeking consent for various DAs relating to specific tenancies, including fit-out and uses, including permissible employment uses;
- Strata and stratum DAs for the various buildings/tenancies; and
- Signage strategy/strategies.