

Item 10.**Development Application: 111-117 McEvoy Street, Alexandria****File No.: D/2018/210****Summary****Date of Submission:** 6 March 2018**Applicant:** Photoplay Office Pty Ltd**Architect:** Tribe Studio Architects**Owner:** Photoplay Office Pty Ltd**Cost of Works:** \$253,539**Proposal Summary:** The subject application seeks consent for the internal fit out of Unit 4 for office space and external signage at 111-117 McEvoy Street, Alexandria.

The application was notified for a period of 14 days between 12 March 2018 and 27 March 2018. No submissions were received.

The application is reported to the Local Planning Panel as the proposal will exceed the Floor Space Ratio (FSR) development standard by more than 10%.

The site has a maximum FSR development standard of 1.5:1, inclusive of the community infrastructure floor space provisions. The existing building has a gross floor area (GFA) of 5,997sqm and an approved FSR of 2.44:1, under Development Consent No. U00/00619. The proposal results in the creation of an additional 53.58sqm of GFA. This equates to a total GFA of 6,050.58sqm, which results in a total FSR of 2.46:1. This is a 66% exceedance to the FSR development standard, however, only a 1% increase in FSR above the existing as built floor space.

The applicant has submitted a written request seeking to vary the FSR development standard under the provisions of Clause 4.6 of the Sydney LEP 2012, which has been supported in this instance.

The proposal is consistent with the objectives, standards and guidelines of the relevant planning controls and is recommended for approval.

Summary Recommendation: The development application is recommended for approval, subject to conditions.

- Development Controls:**
- (i) Environmental Planning and Assessment Act 1979
 - (ii) State Environmental Planning Policy No. 64 - Advertising and Signage
 - (iii) State Environmental Planning Policy (Infrastructure) 2007
 - (iv) Sydney Local Environmental Plan 2012 (Gazetted 14 December 2012, as amended)
 - (v) Sydney Development Control Plan 2012 (in force on 14 December 2012, as amended)
 - (vi) City of Sydney Development Contributions Plan 2015

- Attachments:**
- A. Recommended Conditions of Consent
 - B. Selected Drawings
 - C. Clause 4.6 Variation Request

Recommendation

It is resolved that:

- (A) Pursuant to the provisions of Clause 4.6 of the Sydney Local Environmental Plan 2012, the variation sought to Clause 4.4 Floor Space Ratio contained in the Sydney Local Environmental Plan 2012 be supported in this instance; and
- (B) Consent be granted to Development Application No. D/2018/210 subject to the conditions set out in Attachment A to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) It is consistent with the objectives of the B4 Mixed Use zone in that the proposal will continue to provide a mixture of compatible land uses in the locality by integrating office, retail and residential development in an accessible location, whilst supporting the viability of the centre.
- (B) The submitted Clause 4.6 variation is supported as the proposed exceedance of the FSR development standard relates only to an additional 53.58sqm of gross floor area arising from the proposed new mezzanine level within an existing tenancy. The variation proposed is minor and is contained wholly within the existing building and therefore does not contribute to any additional bulk or scale.
- (C) The works are minor and will, subject to conditions, not result in any adverse environmental or heritage impacts.

Background

The Site and Surrounding Development

1. A site visit was carried out by Council staff on 13 March 2018.
2. The site has a legal description of Lot 120 DP 1048809, Lots 1-80 SP 69357, and is commonly known at 111-117 McEvoy Street, Alexandria. It is rectangular, with an area of 2,456 square metres (sqm). The site has frontage to McEvoy Street, Loveridge Street and Brennan Street.
3. The site comprises a mixed use development containing commercial tenancies at ground floor and residential units above. The subject tenancy is known as Shop 4.
4. The former industrial building on the site is identified as a local heritage item ('I22'). The site is not located within a heritage conservation area.
5. Surrounding land uses are predominantly mixed use along Loveridge and Brennan Streets. Industrial development is located to the south of the site, and Alexandria Park Oval is located to the north.
6. Figures 1 to 7, below, illustrate photos of the site and surrounds.

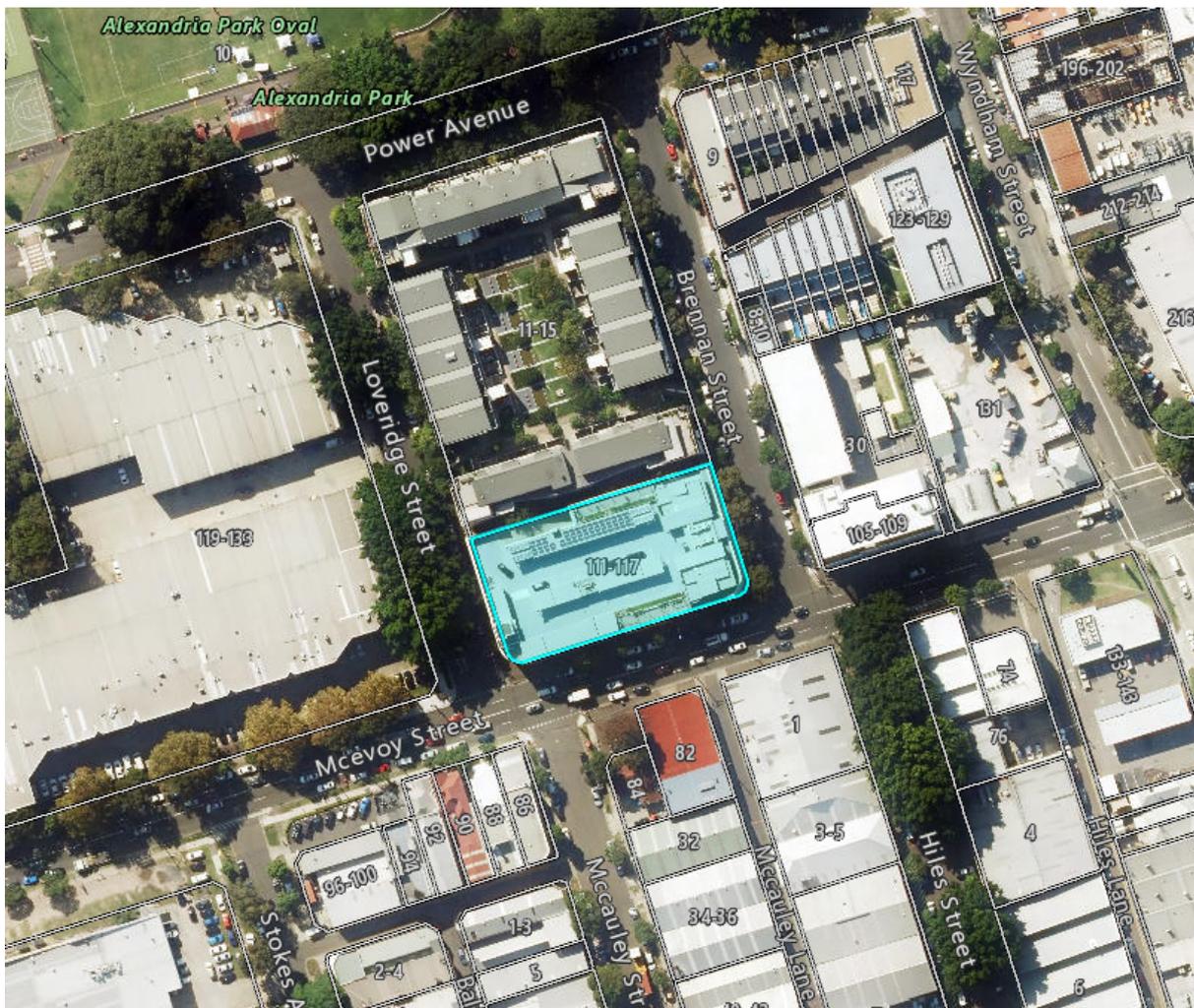


Figure 1: Aerial image of subject site and surrounding area.



Figure 2: Site viewed from McEvoy Street.



Figure 3: McEvoy Street frontage.



Figure 4: View inside tenancy, facing south.



Figure 5: View inside tenancy, facing north.



Figure 6: Subject and adjoining tenancies' shopfronts. **Figure 7:** View of existing projecting wall sign.

Proposal

7. The application seeks consent for the internal fit out and use of the premises as an office. The proposed works include:
 - Removal of carpet and polishing of existing concrete slab throughout,
 - Removal of counter fittings, changing rooms and store walls,
 - New opening to the rear wall,
 - New lightweight partitions,
 - Construction of a new elevated work platform,
 - Construction of a new mezzanine level,
 - New stairs,
 - New bathrooms and storerooms to the rear,

- Reconfiguration of services, and
 - Erection of three (3) signs, including:
 - Replacement of one (1) existing projecting wall sign, measuring approximately 2m (h) x 0.9m (w),
 - One (1) x window sign, measuring approximately 1.5m (h) x 0.8m (w), and
 - One (1) x flat mounted wall sign, measuring approximately 0.65m (h) x 0.52 (w).
8. The proposed hours of operation are 9.00am - 6.00pm, Mondays to Fridays.
9. Plans of the proposed development are provided below at Figures 8 to 10. A full set of drawings is provided at Attachment B.

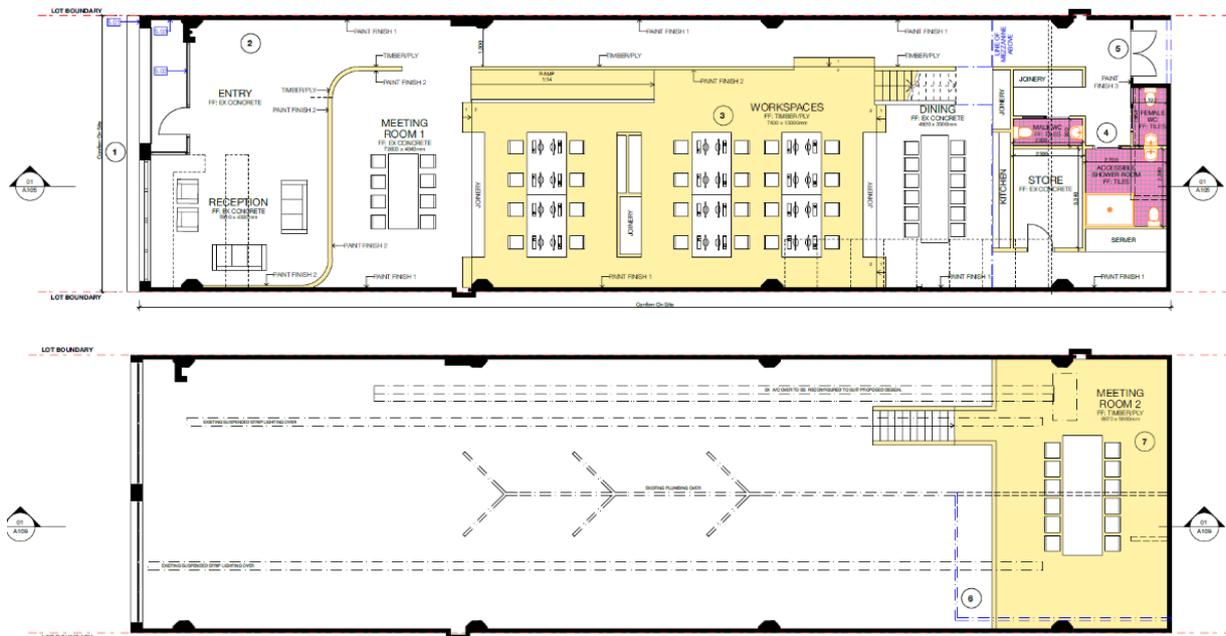


Figure 8: Proposed Ground Floor and Mezzanine Floor Plans.

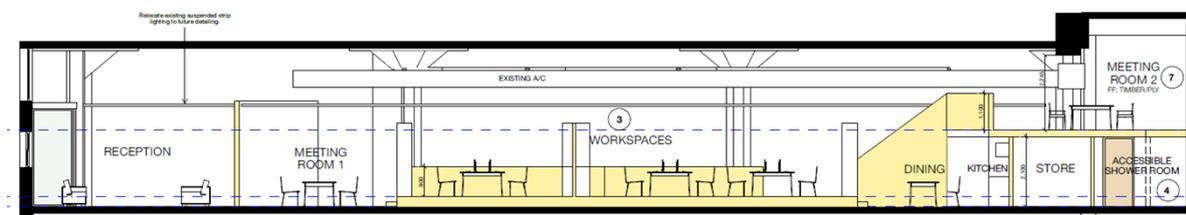


Figure 9: Proposed Section.

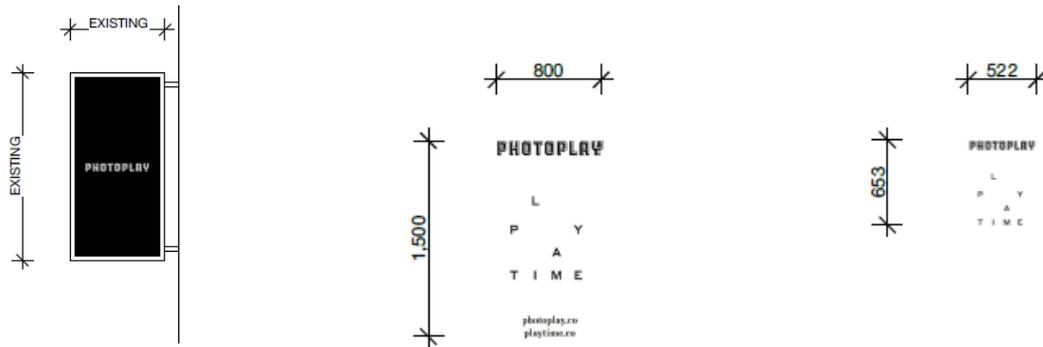


Figure 10: Proposed signage – existing projecting wall sign to be replaced on left, proposed window sign in the centre, and proposed wall sign on right.

History Relevant to the Development Application

10. The following applications are relevant to the current proposal:

- On 31 May 2001, Development Consent No. U00/00619 was approved for the conversion of an existing industrial building for a mixed residential and commercial use. The proposal comprised a total gross floor area (GFA) of 6,786sqm, and a FSR of 2.76:1. The consent has since been modified, reducing the GFA and FSR to 5,997sqm and 2.44:1.
- On 11 October 2002, Development Consent No. U02/01067 was approved for the erection of eight projecting wall type advertising structures and one low level address sign.
- On 13 June 2003, Development Consent No. U03/00365 was approved for the use of Shop 4 for the retailing, wholesaling and storage of clothing and to display signage in the existing sign structure and on a window.

Economic/Social/Environmental Impacts

11. The application has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979, including consideration of the following matters:

- (a) Environmental Planning Instruments and DCPs.

State Environmental Planning Policy No 64—Advertising and Signage

12. The application proposes the following signage:

- Replacement of one (1) existing projecting wall sign, measuring approximately 2m (h) x 0.9m (w),
- One (1) x window sign, measuring approximately 1.5m (h) x 0.8m (w), and
- One (1) x flat mounted wall sign, measuring approximately 0.65m (h) x 0.52 (w).

13. SEPP 64 was gazetted on 16 March 2001 and aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.
14. Clause 8 of SEPP 64 states the following:
- A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:
- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
 - (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Assessment Criteria

15. The following table outlines the manner in which the proposed signage addresses the assessment criteria of SEPP64.

1. Character of the area	Comment
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The site is located in the Green Square – Alexandria Park locality. The proposed signage is compatible with the transitioning character of the area from industrial uses to mixed use development.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no identified theme for outdoor advertising in the locality. The proposed projected wall sign, flat mounted wall sign and window sign are consistent with existing signage for ground floor commercial tenancies on the site.

2. Special areas	Comment
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The site is not located within or in the immediate vicinity of any sensitive areas.

3. Views and vistas	Comment
Does the proposal obscure or compromise important views?	The location of the proposed signs have no impact on views or vistas.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage does not protrude above the building.
Does the proposal respect the viewing rights of other advertisers?	The proposed signage has been designed to provide business identification signage to the office use within the tenancy, and is not disrespectful to other business premises in the area.

4. Streetscape, setting or landscape	Comment
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is minimal in nature, and is considered appropriate for the context of the site and of no adverse impact to the streetscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual amenity of the area and is in keeping with the other business premises in the immediate vicinity.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage will not create visual clutter on the street frontage.
Does the proposal screen unsightliness?	The proposed signage has not been designed to screen unsightliness, though this is not considered relevant to the subject building
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	<p>The majority of the proposed signage is primarily flush mounted and does not protrude above the building or vegetation.</p> <p>The projecting wall sign replaces the existing projecting wall sign and is appropriate within the context of the site and surrounds.</p>
Does the proposal require ongoing vegetation management?	No ongoing vegetation management will be required.

5. Site and building	Comment
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is considered appropriate in terms of size and scale and it will not have an adverse impact on the site and surrounding context.
Does the proposal respect important features of the site or building, or both?	The proposal will not obscure any significant architectural features of the building.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage approach has been appropriately considered to provide a consistent appearance to the building.

6. Associated devices & logos with advertisements & advertising structures	Comment
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage does not require any safety devices, platforms or external lighting structures.

7. Illumination	Comment
Would illumination result in unacceptable glare?	The proposed signage will not be illuminated.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
Would illumination detract from the amenity of any residence or other form of accommodation?	
Can the intensity of the illumination be adjusted, if necessary?	
Is the illumination subject to a curfew?	

8. Safety	Comment
Would the proposal reduce the safety for any public road?	No concern is raised that the proposed signage will result in any increased safety impacts to the roadway.
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposal will not reduce the safety for pedestrians or cyclists.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal will not impact on sightlines from public areas.

16. The proposed signage is consistent with the aims and objectives of Clause 3 of SEPP 64 and as such, is supported.

State Environmental Planning Policy (Infrastructure) 2007

17. The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

Clause 101

18. The application is subject to Clause 101 of the SEPP as the site has frontage to McEvoy Street, which is a classified road. The application is considered to satisfy Clause 101 of the Infrastructure SEPP, as it does not provide access to the site from the classified road, is not traffic generating development that requires referral to RMS as per Schedule 3, and the development is not sensitive to traffic noise.

Sydney LEP 2012

19. The site is located within the B4 Mixed Use zone. The proposed development is for the fit out and use of an office premises. Office premises are a permissible use within the zone.
20. The relevant matters to be considered under Sydney Local Environmental Plan 2012 for the proposed development are outlined below.

Compliance Tables

Development Control	Compliance	Comment
4.3 Height of Buildings	Yes	<p>A maximum height of 22m is permitted.</p> <p>There is no change to the existing height of the building proposed. The proposed works are predominantly internal. The projecting wall sign is located approximately 3.7 above ground level. All new works are compliant with the building height development standard.</p>

Development Control	Compliance	Comment
4.4 Floor Space Ratio	No	<p>A FSR of 1:1 is permitted on the site. An additional FSR of 0.5:1 is also permitted, subject to the provision of community infrastructure floor space in Green Square pursuant to Clause 6.14.</p> <p>The existing development has a gross floor area of 5,997sqm, which equates to a FSR of 2.44:1.</p> <p>The proposed development would result in the creation of an additional 53.58sqm of GFA through the creation of a new internal mezzanine level. This would increase the FSR to 2.46:1.</p> <p>The applicant has submitted a written request to vary the FSR development standard by 66% under the provisions of Clause 4.6 of the Sydney LEP 2012.</p> <p>Refer to the discussion provided below under the heading Issues.</p>
4.6 Exceptions to development standards	Yes	<p>The proposal seeks to vary the FSR development standard prescribed under Clause 4.4 of the Sydney LEP 2012.</p> <p>See discussion under the heading Issues.</p>

Part 5 Miscellaneous Provisions	Compliance	Comment
5.10 Heritage conservation	Yes	<p>The site is a former industrial building and is identified as local heritage item ('I22') under the Sydney LEP 2012.</p> <p>The application has been reviewed by the City's Heritage Specialist, who raised no objection to the proposed works, as the majority of works are internally located and will not adversely impact on the original fabric of the building.</p>

Part 6 Local Provisions - Height and Floor Space	Compliance	Comment
6.21 Design excellence	Yes	The proposed works are predominantly internal, however, the proposed signage satisfies the requirements of this provision as it will achieve an appropriate interface at ground level between the existing building on the site and public domain.

Part 7 Local Provisions - General	Compliance	Comment
7.6 Car parking ancillary to other development - Office premises and business premises	Yes	Development Consent No. U00/00619 approved 51 car parking spaces in total, with 29 spaces dedicated for the commercial/retail uses within the building. No additional car parking spaces are proposed as part of this application.
7.13 Contribution for purpose of affordable housing	Yes	The proposal is defined as 'excluded development' under clause 7.13(6) as the works will create less than 60sqm of non-residential GFA. As such, no affordable housing contribution is applicable for this development

Sydney DCP 2012

21. The relevant matters to be considered under Sydney Development Control Plan 2012 for the proposed development are outlined below.

2. Locality Statements – Green Square – Alexandria Park

The subject site is located in the Alexandria Park locality. The proposal is considered to be in keeping with the unique character of the emerging mixed use area. The proposal provides for a commercial land use that addresses McEvoy Street at ground level, and does not result in any operational impacts to the amenity of surrounding residential development.

3. General Provisions	Compliance	Comment
3.9 Heritage	Yes	The subject site is a local heritage item and industrial building older than 50
3.10 Significant Architectural Building Types	Yes	<p>The building has already undergone extensive alterations and additions for its adaptive reuse (approved under development application U00/00619).</p> <p>The majority of works proposed are internal, and do not require work that would impact or structurally rely on the existing outer fabric of the building.</p> <p>Therefore, the proposal will not impact on the heritage significance of the building.</p>
3.12 Accessible Design	Yes	A condition has been recommended for the proposed development to provide appropriate access and facilities for persons with disabilities in accordance with the DCP and the BCA.
3.14 Waste	Yes	A condition has been recommended for the proposed development to comply with the relevant provisions of the City of Sydney Code for Waste Minimisation in New Developments 2005.
3.16 Signage and Advertising	Yes	<p>The proposed signage satisfies the requirements of this clause.</p> <p>Section 3.16.1 (1) of the Sydney DCP 2012 stipulates that a Signage Strategy is required for signage applications involving a heritage item.</p> <p>Notwithstanding this, Section 3.16.1 (2) of SDCP 2012 allows for a waiver from the requirement to prepare a Signage Strategy where the signage has a minor impact and satisfies the objectives of this Part. In this instance a waiver is supported.</p> <p>The proposed projecting wall sign that will replace the existing maintains the height, size and location of that approved under Development Consent No. U02/01067.</p>

3. General Provisions	Compliance	Comment
		<p>The proposed window signage is considered appropriate as it allows for views into and out of the premises, with self-adhesive letters that do not obstruct views into and out of the tenancy.</p> <p>The proposed wall sign is consistent with the requirements under 3.16.6.3.</p>

4. Development Types 4.2 Residential flat, commercial and mixed use developments	Compliance	Comment
4.2.9 Non-residential development in the B4 Mixed Use zone	Yes	<p>The proposed use is for an office premises, which is not anticipated to give rise to any adverse impacts on the amenity of existing residential uses in the surrounding area, given the low impact nature of the use, with operating hours restricted between 9.00am and 6.00pm, and it not as a noise generating use.</p> <p>Further, as the works are predominantly internal, the proposal will not give rise to any privacy, overlooking or overshadowing impacts to surrounding properties.</p>

Issues

Floor Space Ratio

22. Pursuant to Clause 4.4 of the Sydney LEP 2012, the site has a FSR control of 1:1. The site is also eligible for additional community infrastructure FSR of 0.5:1 under Clause 6.14 of the Sydney LEP 2012. Therefore, a maximum FSR of 1.5:1 is permitted on the site.
23. The proposed development includes the construction of a mezzanine level within an existing tenancy at ground floor. The Sydney LEP 2012 stipulates that a mezzanine level is to be included within the GFA calculation for a development. Therefore, with an additional 53.58sqm proposed, the total GFA is increased from 5,997sqm to 6,050.58sqm, and FSR from 2.44:1 to 2.46:1. This is a 1% increase above the existing situation, however a 64% variation to the FSR development standard.

24. A summary of the existing and proposed FSR and GFA is provided in the table below:

FSR Control	Existing FSR / GFA	Proposed FSR / GFA	Non-compliance
1.5:1 / 3,684sqm	2.44 / 5,997sqm	2.46:1 / 6,050.58sqm	Existing - 2,313sqm / 63% Proposed - 2,366.58sqm / 64%

25. The applicant has requested an exception to the FSR development standard in accordance with Clause 4.6 of the Sydney LEP 2012. The Local Planning Panel may grant an exception pursuant to the Section 9.1 Direction granted by the Minister for Planning on 23 February 2018.
26. The applicant submits that the proposed FSR of the development is consistent with the objectives of the B4 - Mixed Use zone as well as the FSR objectives of Clause 4.4 of the Sydney LEP 2012, in that:
- The proposal maintains a mixed land use that is specifically permissible and consistent with the adjacent land use context;
 - Has no identifiable planning impact on the viability of centres, including the Green Square town centre;
 - Maintains an existing business in an accessible location with excellent access to services, amenities and facilities;
 - The proposal does not alter the external building envelope;
 - It provides additional meeting space for existing employees (additional employees are not proposed);
 - Maintains the existing external impacts (and therefore amenity to adjacent properties) through the retention of the existing built form;
 - Works are not proposed to any other tenancy within the building. There is no additional demand on existing or future planned infrastructure; essentially, the objective of an FSR control is to ensure that the intensity of development respects and reflects the overall built form of a locality and does not detrimentally affect the amenity of the area. The maximum FSR that a site can achieve is determined by its environmental constraints, specifically overshadowing, privacy, streetscape, parking, landscaping, visual impact and views and the capacity of the community infrastructure. The proposal clearly meets or surpasses these criteria. It has a negligible planning impact;
 - The resultant external building envelope is no different to that existing;
 - As the bulk and scale (building envelope) is retained:

- There is not additional overshadowing impact to adjacent properties and the surrounding public domain;
 - Existing levels of natural daylight and ventilation to adjacent properties are retained;
 - Existing limited views and vistas from adjacent properties and the surrounding public domain are retained;
 - Through appropriate design measures, aural and visual privacy is maintained.
- Despite the departure from the FSR standard, it is inconsequential from a planning perspective as all new floor space (i.e. the proposed mezzanine level) is contained internally within the existing tenancy. Therefore, the external impacts remain unaltered;
 - The existing site coverage is not altered;
 - The site is well located to provide additional floor space above that technically permitted. It is within walking distance of existing infrastructure. The proposal will not result in any adverse traffic or pedestrian generation impact that would lead to the unacceptable performance of the surrounding road network; and
 - It maintains a built form that is appropriate to its locational context as a basis for innovative and imaginative design and one which has environmental initiatives.
27. The proposed FSR of 2.46:1 is considered acceptable in this instance as:
- The proposal is consistent with the objectives of the B4 - Mixed Use zone in that the proposal will continue to provide a mixture of compatible land uses in the locality by integrating office, retail and residential development in an accessible location, whilst supporting the viability of the centre.
 - The proposal is consistent with the objectives of the FSR development standard pursuant to Clause 4.4 of the Sydney LEP 2012 as the proposed development facilitates the provision of sufficient floor space for the proposed office use, whilst not impacting on the built form of the development, nor the character or amenity of the locality.

- The existing development on the site is already in excess of the FSR development standard. Development Consent No. U00/00619 (as modified) approved an FSR and GFA of 2.44:1 and 5,997sqm for the site. At the time of the approval, under the South Sydney DCP 1997, the site had a FSR control of 1:1 and bonus FSR of up to 0.25:1 in return for works or improvements, and therefore a maximum FSR of 1.25:1. It is noted that the existing heritage building prior to the approval already had an FSR in excess of this control, at 1.8:1. The additional floor space was approved as it was mostly contained within the existing building, and a range of public domain works were provided in return for the bonus floor space including footpath works around the site, subsidisation of a bus service and works to Alexandria Park. This demonstrates both that the majority of the breach to the FSR development standard is in existence and has already been assessed as acceptable under the approval of development application U00/00619, including an assessed of the community infrastructure bonus. The proposal only seeks a 1% increase in GFA to that approved under U00/00619 (as modified).
 - The extent of additional GFA proposed by the creation of the mezzanine level is relatively minor and relates solely to the use of a meeting room for the proposed office premises. The creation of this mezzanine does not adversely impact the internal amenity of the commercial office, with both the ground and mezzanine level obtaining adequate floor to ceiling heights;
 - The additional GFA is wholly contained within the existing building envelope and accordingly does not alter the existing built form nor does it result in an increase to the height, bulk or scale of the development.
 - The proposed exceedance of the FSR standard will not affect the site's heritage significance, and will not result in any adverse amenity impacts to surrounding properties or the streetscape.
28. It is therefore considered that the written statement provided by the applicant has sufficiently justified that strict numeric compliance with the development standard is unreasonable and unnecessary in this instance.
29. For the reasons outlined above, there are sufficient environmental planning grounds to justify contravening the FSR development standard and it is recommended that a Clause 4.6 exemption be granted.

Other Impacts of the Development

30. The proposed development is capable of complying with the BCA.
31. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

Suitability of the site for the Development

32. The proposal is of a nature in keeping with the overall function of the site. The premises is in a mixed use surrounding and amongst similar uses to that proposed.

Internal Referrals

33. The application was discussed with the Heritage and Urban Design Specialists.
34. Where relevant, the conditions of other sections of Council have been included in the proposed conditions.

External Referrals

Notification, Advertising and Delegation (No Submissions Received)

35. In accordance with Schedule 1 of the Sydney DCP 2012, the proposed development is required to be notified. As such the application was notified for a period of 14 days between 12 March 2018 and 27 March 2018. No submissions were received.

Public Interest

36. It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

S7.11 Contribution

37. The creation of additional floor space by this development is subject of a S7.11 contribution under the provisions of the City of Sydney Development Contributions Plan 2015.

38. The following monetary contribution is required towards the cost of public amenities:

(a) Open Space	\$8,558.23
(b) Community Facilities	\$1,330.53
(c) Traffic and Transport	\$10,864.10
(d) Stormwater Drainage	\$4,296.03
Total	\$25,048.89

39. The contribution is calculated on the following basis:

- (a) Fit out and use of an office premises with an additional 53.58sqm of GFA proposed; and
- (b) A credit of 5.1 workers for the existing tenancy, calculated on a basis of 293sqm used for a retail premises.

Conclusion

40. The proposal is for the internal fit out and use of Unit 4 for office space and external signage.
41. The proposed development results in an additional 53.58sqm of gross floor area resulting from the creation of a new mezzanine level within the existing tenancy, to be used as a meeting room for the new office premises. As a result of the additional gross floor area, the total FSR of the development is proposed at 2.46:1.
42. The applicant has submitted a written request to vary the FSR development standard under the provisions of the Sydney LEP 2012. This Clause 4.6 variation has been supported in this instance as the proposal remains consistent with the objectives of FSR development standard as well as the objectives of the B4 Mixed Use zone. Further, the additional GFA is wholly contained within the existing building envelope and accordingly does not alter the existing built form nor does it result in an increase to the perceived height, bulk or scale of the development.
43. The proposal is considered to be consistent with the objectives, standards, and guidelines of the relevant planning controls. In particular, the proposal does not affect the site's heritage significance, and will not result in any adverse amenity impacts to surrounding properties or the streetscape.
44. Accordingly, the Development Application is recommended for approval, subject to conditions.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Mia Music, Planner