

Item 4.**Development Application: 20-40 Meagher Street, Chippendale****File No.:** D/2018/1252**Summary****Date of Submission:** 18 October 2018**Applicant:** BW&A National**Architect/Designer:** Siren Design Group**Owner:** Ausvale Pty Ltd**Cost of Works:** \$285,000**Zoning:** The development is permissible with consent within the B4 Mixed Use zone.**Proposal Summary:** The application proposes alterations and additions to an existing commercial building to replace an existing open-air carpark with a single storey addition and outdoor terrace to provide communal space for the use of staff.

The application is referred to the Local Planning Panel for determination as the proposal seeks to vary the floor space ratio development standard pursuant to Clause 4.6 of the Sydney LEP 2012 by more than 10%.

The proposed development has a floor space ratio of 2.07:1 (32% over the standard). A request to vary the standard has been made pursuant to Clause 4.6 of the Sydney LEP 2012. The variation to the standard is considered to be in the public interest and is supported.

The application was notified for a period of 14 days in accordance with Council's notification policy. Five submissions have been received objecting to the proposed development. The issues raised in the submissions were the exceedance to the floor space ratio development standard and potential noise impacts from the outdoor terrace.

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

Development Controls:

- (i) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)
- (ii) Sydney Local Environmental Plan 2012 (Gazetted 12 December 2012, as amended)
- (iii) Sydney Development Control Plan 2012 (in force on 12 December 2012, as amended)

Attachments:

- A. Recommended Conditions of Consent
- B. Selecting Drawings
- C. Clause 4.6 Variation

Recommendation

It is resolved that:

- (A) pursuant to the provisions of Clause 4.6 of the Sydney LEP 2012, the variation to Clause 4.4 be supported in this instance; and
- (B) consent be granted to Development Application No. D/2018/1252 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) The proposed development is consistent with the objectives of the B4 Mixed Use zone for the reasons set out in the report to the Local Planning Panel.
- (B) The variation to Clause 4.4 of the Sydney LEP 2012 is consistent with the provisions of Clause 4.6 of the Sydney LEP 2012 and is in the public interest.
- (C) The built form and design of the addition is consistent with the scale of the existing building and adjoining buildings and is not considered to result in detrimental impacts on the character of the heritage conservation area.
- (D) The proposed addition and outdoor communal area will provide break-out space for the staff of the co-working business that occupies the building.
- (E) The recommended operational conditions for the outdoor terrace will ensure the proposal does not result in adverse amenity impacts to the surrounding area.

Background

The Site and Surrounding Development

1. A site visit was carried out by staff on 21 November 2018.
2. The site is rectangular in shape with an area of approximately 1,748sqm. It has primary street frontage to Meagher Street and secondary frontages to Balfour Street and Henrietta Street. A three storey commercial office building with single storey garage and loading dock is contained within the site. Vehicular access to the ground floor garage and loading dock is from Henrietta Street, with ramped access from Meagher Street to a raised open air car parking area occupying the eastern portion of the site.
3. Surrounding land uses include offices, cafes, and residential. Directly opposite the site, on the southern side of Meagher Street, are two three storey mixed-use buildings at 54-62 Balfour Street and 7-45 Chippen Street. The building at 54-62 Balfour Street is listed as a local heritage item, I163, under Schedule 5 of the Sydney LEP 2012.
4. Directly opposite the site, on the northern side of Henrietta Street, are two three storey commercial buildings and one three storey residential flat building.
5. Directly opposite the site, on the western side of Balfour Street, is one two storey commercial building and one four storey commercial building.
6. To the immediate east of the site is one two storey commercial building and one three storey commercial building.
7. The building is within the Chippendale Heritage Conservation Area (CA9) and is identified as a detracting element.
8. Photos of the site and surrounds are provided below:

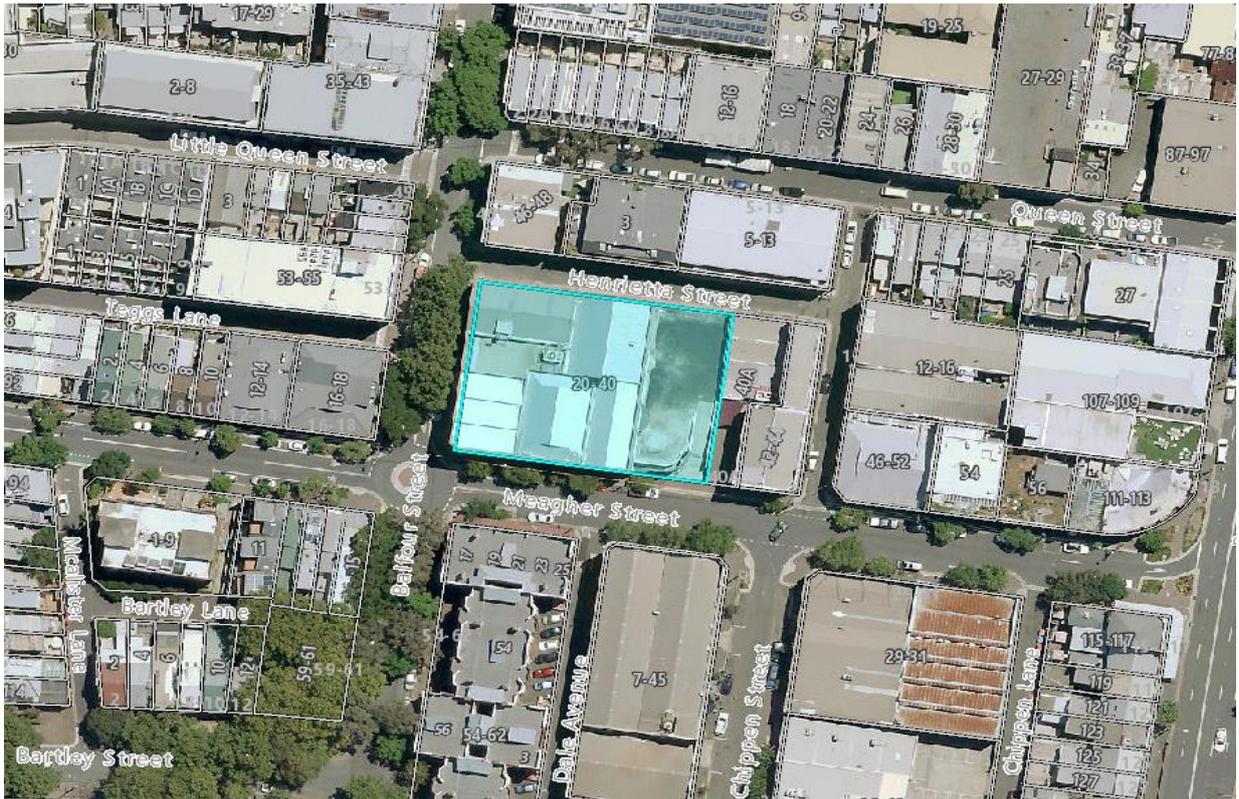


Figure 1: Aerial image of subject site and surrounding area



Figure 2: Site viewed from the intersection of Meagher Street and Balfour Street



Figure 3: Site viewed from Meagher Street with the new addition to be constructed behind the curved structure



Figure 4: View of the south-eastern car parking area from within the site, looking south towards Meagher Street



Figure 5: Site viewed from Henrietta Street



Figure 6: Photomontage of the proposed development

Proposal

9. The application seeks consent for alterations and additions to the existing commercial building consisting of:
 - (i) Construction of a single storey addition within the south-eastern portion of the raised car park, set back behind the existing curved masonry wall and stair. The proposed addition contains break out space, maker's room, meeting room and podcast room. The roof of the addition contains an integrated planter box.
 - (ii) Change of use of the remaining raised car park area at the first floor as an outdoor terrace.
 - (iii) Minor internal reconfiguration of tenancy walls.
10. Following preliminary assessment of the application by City staff, a request for amended plans was sent to the applicant on 12 December 2018 to address a CPTED issue regarding the recess adjacent to the fire stair on the Meagher Street frontage. Amended plans removing the recess were received on 19 December 2018 and form the basis of this assessment.
11. Plans of the proposed development are provided below.

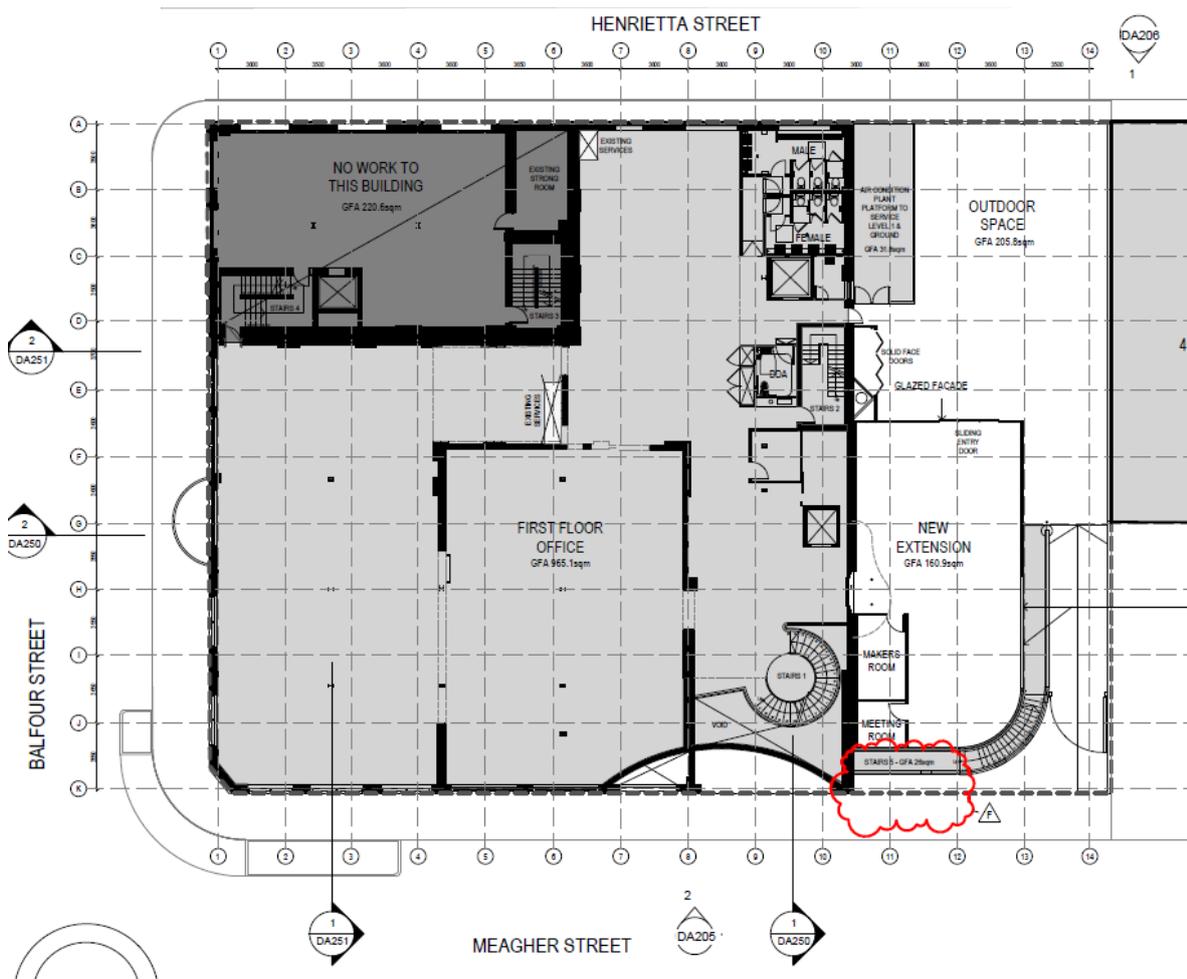


Figure 7: Proposed Level 1 plan

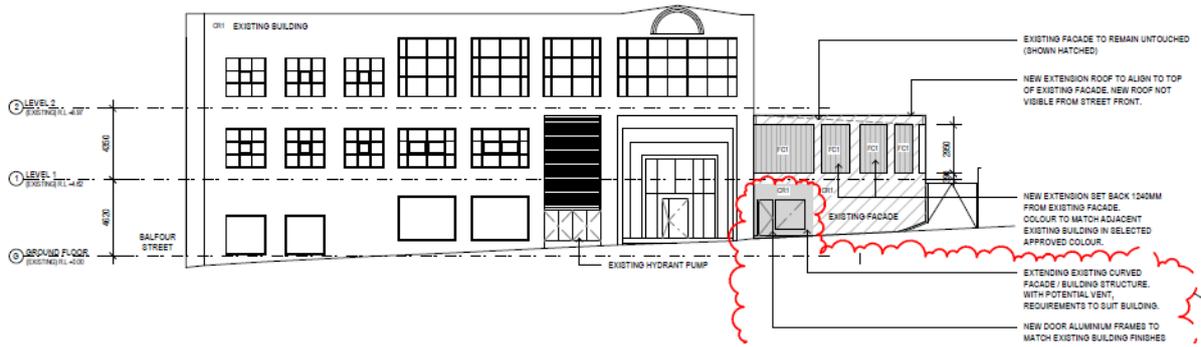


Figure 8: Proposed south elevation

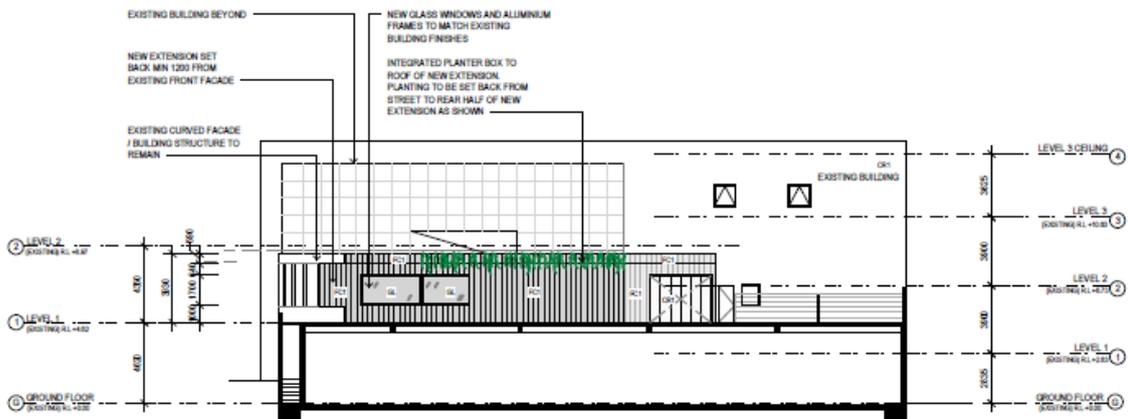


Figure 9: Proposed east elevation



Figure 10: Proposed north elevation

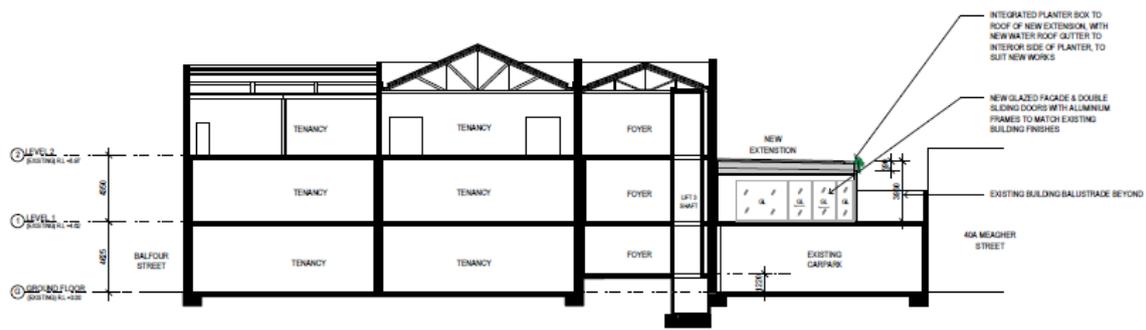


Figure 11: Section B-B (north-south), looking north

History Relevant to the Development Application

12. On 12 December 2017, D/2017/1629 was approved for alterations and additions to the existing commercial office building including new toilet facilities, accessible lift and access ramp, and second floor plant platform to the eastern elevation.

Economic/Social/Environmental Impacts

13. 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.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)

14. The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SREP.
15. The Sydney Harbour Catchment Planning Principles must be considered in the carrying out of development within the catchment. The key relevant principles include:
 - (a) protect and improve hydrological, ecological and geomorphologic processes;
 - (b) consider cumulative impacts of development within the catchment;
 - (c) improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and
 - (d) protect and rehabilitate riparian corridors and remnant vegetation.
16. The site is within the Sydney Harbour Catchment and eventually drains into the Harbour. However, the site is not located in the Foreshores Waterways Area or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development. The development is consistent with the controls contained with the deemed SEPP.

Sydney LEP 2012

17. The site is located within the B4 Mixed Use zone. The use of the site is defined as commercial and is permissible.
18. 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	A maximum height of 12m is permitted. A height of 8.97m is proposed.
4.4 Floor Space Ratio	No	A maximum FSR of 1.5:1 is permitted. The existing GFA is 3471.8sqm, resulting in an FSR of 1.99:1 (28% over the standard). The proposal includes an additional 160.9sqm of GFA, resulting in an FSR of 2.07:1 (32% over the standard). See discussion in Clause 4.6 under the heading Issues.
4.6 Exceptions to development standards	Yes	The proposal seeks to vary the development standard prescribed under Clause 4.4. See discussion under the heading Issues.
5.10 Heritage conservation	Yes	The site is identified as a detracting building within the Chippendale Heritage Conservation Area (CA9). The proposed addition is of an appropriate scale and form and will not impact on the significance of the heritage conservation area. The proposed works will improve the appearance of the detracting building.

Part 6 Local Provisions - Height and Floor Space	Compliance	Comment
Division 4 Design excellence	Yes	<p>The proposed addition is constructed using fibre cement sheeting with aluminium framed windows. The roof of the addition includes a narrow integrated planter box. These materials are considered to be appropriate to the character of the existing building.</p> <p>In terms of built form, the addition is appropriately set back from the front and side boundaries and responds to the existing curved wall structure to the south-eastern corner of the car park, adjacent to Meagher Street. The addition provides an appropriate transition between the existing three storey commercial building and the neighbouring two and three storey commercial buildings to the east.</p> <p>Overall, the proposed development satisfies the requirements of this provision.</p>

Part 7 Local Provisions - General	Compliance	Comment
Division 1 Car parking ancillary to other development	Yes	<p>The site is identified as a Category A site under the Land Use and Transport Integration Map, the highest category identified in the LEP with regards to the site's accessibility to public transport. The site is located within 500m of Central and Redfern Railway Stations and is proximate to various bus routes.</p> <p>A maximum of 20 car parking spaces are permitted. The proposal will result in a reduction in car parking spaces from 23 to 12.</p>

Sydney DCP 2012

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

2. Locality Statements – Chippendale locality

The subject site is located in the Chippendale locality. The proposed addition to the existing commercial building is considered to be in keeping with the unique character of the area and design principles as it is of an appropriate bulk, scale and form, and is sympathetic to the existing building and conservation area.

3. General Provisions	Compliance	Comment
3.9 Heritage	Yes	<p>The site is identified as a detracting building within the Chippendale Heritage Conservation Area (CA9).</p> <p>The proposed addition is of an appropriate scale and form and will not detract from the character or significance of the heritage conservation area. The proposed works will improve the appearance of the detracting building.</p>
3.11 Transport and Parking	Yes	<p>The proposed development attracts a requirement for a minimum 31 bicycle parking spaces.</p> <p>The previous development application D/2017/1629 included the provision of 34 bicycle parking spaces and end-of-trip facilities on the ground floor level. This is considered sufficient and exceeds the minimum requirement.</p>
3.12 Accessible Design	Yes	<p>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.</p>
3.13 Social and Environmental Responsibilities	Yes	<p>The proposal provides adequate passive surveillance and is generally designed in accordance with the CPTED principles.</p> <p>The applicant was requested to remove a recess to the Meagher Street frontage by extending the existing boundary wall and providing a new door to access the existing stair. In response, the applicant submitted amended plans. This is considered acceptable from a CPTED perspective.</p>

3. General Provisions	Compliance	Comment
3.14 Waste	Yes	A condition has been recommended for the proposed development to comply with the relevant provisions of the City of Sydney Guidelines for Waste Management in New Development.
3.15 Late Night Trading Management	Yes	<p>The site is located within a draft local centre area under the Draft Sydney DCP Late Night Trading 2018, which encompasses most areas of Chippendale east of Abercrombie Street.</p> <p>Current local centre areas are provided with base outdoor areas until 8.00pm and extended hours until 10.00pm.</p> <p>The proposed outdoor terrace will be restricted to use by only staff of occupants of the building between the hours of 7.00am and 8.00pm Monday to Sunday. A condition will be imposed on the consent to reflect this requirement.</p>

4. Development Types 4.2 Residential flat, commercial and mixed use developments	Compliance	Comment
4.2.1 Building height	Yes	<p>The site is subject to a maximum height in storeys control of two storeys. The existing building is three storeys in height.</p> <p>The proposal includes a single storey addition within the raised carpark. When viewed from street level the addition would have the appearance of a two storey building.</p> <p>The DCP requires a minimum floor to floor height of 4.5m for the ground floor, and 3.6m for each storey above. The DCP notes that to achieve a floor to floor height of 3.6m, an internal floor to ceiling height of at least 3.3m is required.</p> <p>The proposal includes a floor to ceiling height of 3.37m. This is considered to comply with the control as it relates to a first floor extension to a commercial building.</p>
4.2.2 Building setbacks	Yes	<p>A street frontage height is not prescribed for this site under the DCP.</p> <p>The addition is set back from the street frontage by 2.15m and from the eastern side boundary by 4.3m.</p> <p>The proposal responds to the curved wall structure.</p>

4. Development Types 4.2 Residential flat, commercial and mixed use developments	Compliance	Comment
4.2.3 Amenity	Yes	<p>The proposal provides an outdoor terrace to the existing carpark, which is located opposite a residential flat building to the rear of the site. In order to protect neighbourhood amenity, conditions of consent have been included to restrict the use of the terrace to staff of occupants of the building, between the hours of 7.00am and 8.00pm. In addition to a condition reflecting the hours of use, additional conditions are recommended that require the installation of a privacy screen to the northern edge of the terrace to restrict potential overlooking of residential development to the north of the site, and for a Plan of Management to be submitted prior to the issue of a Construction Certificate.</p> <p>See discussion under heading Issues.</p>
4.2.9 Non-residential development in the B4 Mixed Use zone	Yes	<p>Residential development within mixed-use zones is to be maintained and complemented by future development. In this regard, it is required that non-residential development is compatible with, and does not detract from the amenity of, existing nearby residential development.</p> <p>The proposal will continue the use of the commercial office building and provides for indoor and outdoor communal areas.</p> <p>Subject to conditions restricting the use of the outdoor terrace, and requiring the installation of a privacy screen and preparation of a Plan of Management, the proposal is not considered to result in unacceptable impacts on neighbourhood amenity.</p>

Issues

Clause 4.6 Variation to Floor Space Ratio Development Standard

20. The site is subject to a maximum floor space ratio of 1.5:1. The proposed development has a floor space ratio of 2.08:1, which exceeds the standard by 32%.
21. It is noted that the existing building has a floor space ratio of 1.99:1, and currently exceeds the floor space ratio development standard by 28%. The further exceedance to the floor space ratio control relates to the new single storey addition. The addition responds to the form of the existing building and curved wall feature within the existing raised car parking area, to the Meagher Street frontage.
22. A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the Sydney LEP 2012 seeking to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
 - (b) that there are sufficient environmental planning grounds to justify contravening the standard.
23. A copy of the applicant's written request is provided at Attachment D.

Applicant's Written Request - Clause 4.6(3)(a) and (b)

24. The applicant seeks to justify the contravention of the floor space ratio development standard on the following basis:
 - (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:
 - (i) The proposal relates to an existing building that comprises a quantity of gross floor area that exceeds that permitted under the current floor space ratio standard.
 - (ii) The proposal maintains the existing building footprint and envelope, excepting the small addition to the building. Accordingly, the density and scale of the built form would remain consistent with the established building on the site, ensuring the development effectively integrates with the streetscape and character of the area.
 - (iii) The development will not affect neighbouring amenity. On the basis that the established building footprint and envelope would be retained, the proposal would maintain existing levels of solar access, privacy, views/outlook and a sense of enclosure.
 - (iv) The additional gross floor area proposed for the site is attributable to the additions of the breakout area that is proposed. The proposal would make an efficient use of the existing building, thereby supporting the productive use of a strategically-located site.
 - (b) That there are sufficient environmental planning grounds to justify contravening the standard:

- (i) The proposal is entirely consistent with the objectives of the floor space ratio standard and B4 Mixed Use zone.
- (ii) The footprint, envelope, density and scale of the development is generally consistent with the streetscape and wider heritage conservation area.
- (iii) The development would maintain the amenity of the neighbouring properties and the public domain.
- (iv) The proposal will support the productive economic use of the site that is ideally located within a mixed use precinct and in proximity of major commercial centres and public transport networks.

Consideration of Applicant's Written Request - Clause 4.6(4) (a) (i) and (ii)

25. Development consent must not be granted unless the consent authority is satisfied that:
- (a) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
 - (b) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at Clause 4.6(3)(a)?

26. The development is consistent with the objectives of the floor space ratio development standard as its density and scale of the built form would remain generally consistent with the established building on the site, ensuring the development effectively integrates with the streetscape and character of the area.
27. The development will not impact on the amenity of surrounding development or the public domain.
28. The development provides communal space for the occupiers of the existing commercial building, and as such is not considered to result in an increase in the density or intensity of the use. The development will not generate additional pedestrian and vehicle traffic and is commensurate with existing and planned infrastructure.
29. In accordance with the justifications set out in *Wehbe v Pittwater Council (2007) 156 LGERA 446*, the written request has demonstrated that the objectives of the floor space ratio development standard are achieved notwithstanding the non-compliance with the standard.
30. Accordingly, it is considered that the applicant has adequately demonstrated that strict compliance with the standard is unreasonable or unnecessary for the proposal.

Does the written request adequately address those issues at clause 4.6(3)(b)?

31. The density, scale and intensity of the development are generally consistent with the existing building and with that of surrounding development. The proposal is considered to be sympathetic to the wider heritage conservation area, and would maintain the amenity of the surrounding area and the public domain.

32. The addition is set back behind an existing curved wall on the Meagher Street frontage, and as such would not result in any significant perceptible increase in the bulk and scale of the existing development. The development is of an appropriate built form and provides an acceptable transition between the existing three storey building and neighbouring two and three storey buildings to the north and the east.
33. Accordingly, it is considered that the applicant has adequately demonstrated that there are sufficient environmental planning grounds to justify the contravention of the standard.

Is the development in the public interest?

34. The objectives of the floor space ratio development standard include:
 - (a) To provide sufficient floor space to meet anticipated development needs for the foreseeable future.
 - (b) To regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic.
 - (c) To provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure.
 - (d) To ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.
35. Given the additional floor space is for the purposes of communal space for the occupants of the building, the proposal will not result in an increase to the worker population. Therefore, the proposal will not intensify the use of the site, generate additional vehicle and pedestrian traffic or impact on the capacity of existing and planned infrastructure. The proposal includes the reduction in car parking spaces, which is consistent with the objectives of the Sydney LEP 2012. The proposal reflects the desired future character of the locality, which is mixed-use in nature, and will not impact on the amenity of surrounding development or the public domain.
36. The objectives of the B4 Mixed Use zone include:
 - (a) To provide a mixture of compatible land uses.
 - (b) To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
 - (c) To ensure uses support the viability of centres.
37. The proposal includes additional floor space to provide communal space for the occupants of the co-working spaces in the building. The use is consistent with the mixed-use nature of Chippendale. The proposal is located in close proximity to public transport and includes bicycle parking on-site for staff and visitors. The proposal will not significantly increase pedestrian and vehicle traffic.
38. The proposal is in the public interest because it is consistent with both the objectives of the height development standard and the objectives of the B8 Metropolitan Centre zone.

Conclusion

39. For the reasons provided above the requested variation to the floor space ratio development standard is supported as the applicant's written request has adequately addressed the matters required to be addressed by Clause 4.6 of the Sydney LEP 2012 and the proposed development would be in the public interest because it is consistent with the objectives of floor space ratio development standard and the B4 Mixed Use zone.

Working Hours

40. The works approved under the previous development application (D/2017/1629 - refer above) are currently underway. The subject application provides for additional communal spaces for the use by staff in the building. The application has identified that the outdoor terrace will be used by the staff of occupiers of the building, but also as a community and event space. Hours of use for the communal areas have not been specified by the applicant.
41. Pursuant to Section 4.19 of the Environmental Planning and Assessment Act 1979, development consent that authorises works to a building is sufficient to authorise the use of the building, if that use was specified in the application.
42. In the absence of detail relating to the nature of the use of the space as a community and event space, and in light of the site's proximity to residential development to the north, conditions are recommended to restrict the use of the outdoor terrace to staff of occupiers of the building only and to restrict the hours of operation of the terrace to between 7.00am and 8.00pm Monday to Sunday. These conditions will ensure there are no unreasonable impacts on neighbourhood amenity. It is noted that the site is located within a draft local centre area under the Draft Sydney DCP Late Night Trading 2018, which encompasses most areas of Chippendale east of Abercrombie Street. This amendment, if approved, may encourage late night uses to commence operation in the area. Local centre areas provide base outdoor areas until 8.00pm and extended hours until 10.00pm. Any such extension would require a further application and appropriate assessment at that time.

Landscaping

43. The roof of the addition includes a narrow integrated planter box. Insufficient information has been provided on the types of plant species, soil depths, planting procedure and maintenance, and details of drainage, waterproofing and water systems. A condition of consent is included for a detailed landscape plan to be provided prior to the issue of a Construction Certificate.

Transport and parking

44. The existing building includes 12 car parking spaces on the ground floor and 11 car parking spaces on the first floor open car park. The provision of additional floor space will result in the loss of all 11 car parking spaces on the first floor. Clause 7.6 of the Sydney LEP 2012 permits a maximum of 20 car parking spaces on the site. Although the site is located outside of Central Sydney, the reduction in car parking is consistent with the objectives of Clause 6.5 of the Sydney LEP 2012 and is supported.
45. The previous development application D/2017/1629 included 34 bicycle parking spaces and end-of-trip facilities on the ground floor level. This is considered sufficient and exceeds the minimum requirement.

Other Impacts of the Development

46. The proposed development is capable of complying with the BCA.
47. 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

48. The proposal is of a nature in keeping with the overall function of the site. The premises are in a commercial/residential surrounding and amongst similar uses to that proposed.

Internal Referrals

The application was discussed with the Heritage and Urban Design Specialists; Building Services Unit; Environmental Health Unit and Transport and Access Unit; who advised that the proposal is acceptable subject to the recommended conditions.

External Referrals

Notification, Advertising and Delegation

49. In accordance with Schedule 1 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 14 November 2018 and 29 November 2018. As a result of this notification there were five submissions received. The issues raised in the submissions are outlined below.
 - (a) Non-compliance with the FSR standard sets precedents and breaks down zoning regulations.

Response - The applicant has submitted a Clause 4.6 request to vary the floor space ratio development standard, which is supported. The request is supported as detailed above.
 - (b) Noise impacts from the unrestricted use of the outdoor terrace to the neighbouring residential units on Henrietta Street and Queen Street. The tenant, The Commons, advertises event space, alcohol service and sporting facilities on their website.

Response - Conditions of consent have been recommended to restrict the use of the outdoor terrace to staff of occupiers of the building between 7.00am and 8.00pm Monday to Sunday. These hours are considered suitable in maintaining neighbourhood amenity. Employers are permitted to supply alcohol to staff at work-related social events. Further conditions have been recommended to require the installation of a privacy screen and the preparation of a Plan of Management to protect neighbourhood amenity.

Public Interest

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

S7.11 Contribution

51. The development is subject of a S7.11 contribution under the provisions of the City of Sydney Development Contributions Plan 2015.

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

(a) Open Space	\$7,794.94
(b) Community Facilities	\$1,211.86
(c) Traffic and Transport	\$9,895.16
(d) Stormwater Drainage	\$3,912.88
Total	\$22,814.83

Relevant Legislation

53. The Environmental Planning and Assessment Act 1979.

Conclusion

54. The application proposes alterations and additions to an existing three-storey commercial warehouse building to allow for communal indoor and outdoor break-out space.
55. Amended plans have been submitted in response to concerns raised by City staff during the assessment relating to CPTED.
56. The applicant has submitted a Clause 4.6 variation to the floor space ratio development standard under the Sydney LEP 2012. The variation to the standard is supported.
57. The proposal is generally consistent with the objectives, standards and guidelines of the relevant planning controls.
58. The proposal, as conditioned, will result in acceptable residential amenity.

GRAHAM JAHN

Director City Planning, Development and Transport

Zeb McInnes, Planner