

JRPP-15-02533 – BLEP 2015 compliance table

Development Standard	Requirement	Proposal	Compliance
Zoning	B4 Mixed Use	Shop top housing	Yes
Maximum Height of Buildings	56 m	56.77 m to finished roof line, 61.8 m to the top of the lift overrun.	No, maximum 10.4% variation sought – see clause 4.6
Maximum Floor Space Ratio	6.5:1	7.64:1	No, 17.5% variation sought – see clause 4.6
4.6 Exception to development standards	Written statement required	Written statement submitted and considered in main report.	Variation request discussed in main report.
7.4 Active street frontages	This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map. Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.	Site is not identified as requiring an “Active street frontage”.	N/A
7.5 Essential Services	Consent Authority is to be satisfied that essential services are available or adequate arrangements have been made.	The site is within the existing CBD, therefore services available. Relevant servicing conditions will be imposed.	Yes
7.7 Design Excellence	Development consent must not be granted to development involving the erection of a new building or external alterations to an existing building on any land unless the consent authority is satisfied that the development exhibited design excellence.	The building has been architecturally designed and generally consistent with the Apartment Design Guide (ADG).	Yes
7.12 Development in Zone B4	Development consent must not be granted to the erection of a building, or to the change of use of a building on land in zone B4 Mixed Use unless the consent authority is satisfied that the ground floor and first floor of the building will be used for a purpose other than residential accommodation.	Retail proposed on ground floor and first floor of podium.	Yes