



# Report of Development Application

## Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979

### APPLICATION DETAILS

|                                |   |
|--------------------------------|---|
| Application No.:               | DA20/0175   |
| Modification No.:              | N/A   |
| Council File No.:              | D/2020/0175   |
| Date of Lodgement:             | 23/04/2020  |
| Applicant:                     | JL Francis<br>39 River Rd<br>ALFREDTOWN NSW 2650  |
| Proposal:                      | Alterations and Additions to existing building including the erection of second storey to include a serviced apartment and Change of use to Business Premises (Hair and Beauty Salon) |
| Description of Modification:   | N/A   |
| Development Cost:              | \$350000  |
| Assessment Officer:            | Emma Molloy   |
| Determination Body:            | Officer Delegation 7.39   |
| Other Approvals                | Nil   |
| Type of Application:           | Development Application   |
| Concurrence Required:          | No  |
| Referrals:                     | Internal  |
| Adjoining Owners Notification: | Yes, 4 to 18 May 2020   |
| Advertising:                   | Yes, 4 to 18 May 2020   |
| Owner's Consent Provided:      | Yes   |
| Location:                      | The subject site is located on the corner of Crampton and Trail Streets.  |

### SITE DETAILS

|               |  |
|---------------|--|
| Subject Land: | 39 Crampton St WAGGA WAGGA NSW 2650<br>Lot 3 DP 104198 |
| Owner:        | JL Francis   |

### PLANNING CONTROLS / STATUTORY CLASSIFICATION

*Pursuant to Part 4 (Division 1)***Description of Development**

The proposed development seeks consent for a change of use to a hair and beauty salon with the addition of a second storey to comprises of a serviced apartment. The proposal involves significant internal and external works to accommodate the proposed use these include:

- Demolition of the rear portion of the building;
- An extension to the rear to accommodate a laundry and hair colour studio, an accessible bathroom and entry, the provision of hair washing facilities and seating;
- The inclusion of a second storey to comprise of a serviced apartment. The apartment will consist of a bedroom, study, open plan living area with kitchen dining facilities, bathroom and laundry.

The serviced apartment will be accessed from the separate stairway from Trail Street. The apartment will also comprise of a small verandah on the eastern elevation of the building. The beauty will be accommodated within the existing portion of the building with access from Crampton Street.

The salon will operate Tuesday to Saturday 8:30 am to 5 pm.

**The Site and Locality**

The subject site is located on the northern side of Crampton Street on the corner of both Crampton and Trail Streets. The site is rectangular in shape and is 449m<sup>2</sup> in area. The site currently contains an existing building previously used as a business premises and a sealed carpark accessed from Trail Street. The building offers pedestrian access from Crampton Street.

The surrounding locality is characterised by differing uses with residential development to the east and west and commercial development to the south.

**Easements and Covenants**

The subject land is not benefitted or encumbered by any easements.

**Previous Development Consents**

- BA305/54 - Store Shed;
- DA199/95 - Professional Offices; and
- DA13/0137 - Alterations and Additions to Existing Office premises and New Building.

**MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15(1)**

**Section 4.15(a)(i)** - The provisions of any environmental planning instrument (EPI)

**Wagga Wagga Local Environmental Plan 2010**

Under the provisions of the WWLEP2010, the subject site is within the subject site is within the B3 Commercial Core zone.

The proposed development contains two land uses being a hair and beauty salon and a serviced apartment which are defined as follows:

- A hair and beauty salon is defined as a business premises meaning a building or place at or on which-
  - (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
  - (b) a service is provided directly to members of the public on a regular basis,and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital. A business premises is permissible with consent.; and
- A serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents

## Part 2 Permitted or prohibited development Land Use

### 1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure the maintenance and improvement of the historic, architectural and aesthetic character of the commercial core area.

The proposed development fulfils the above objectives by providing a business that will service the community in a convenient and accessible location. In addition the serviced apartment will provide accommodation in an accessible location that will further support the objectives of the zone.

## Part 4 Principal development standards

### 4.4 Floor Space Ratio

The objectives of this clause are to regulate the density of development and generation of vehicular and pedestrian traffic, to facilitate development that contributes to the economic growth of Wagga Wagga city centre and to ensure the bulk and scale of development does not have an unacceptable impact on the streetscape and the character of the area. The maximum floor space area for the subject site is 1:1. The floor space ratio can be calculated as follows:

$$\frac{136.45 \text{ (Ground Floor)} + 77.41 \text{ (First Floor)}}{449.00 \text{ (Site Area)}} = 0.47$$

Therefore, the proposed development complies with this clause and is not considered to have an unacceptable impact on the streetscape.

## Part 7 Additional Local Provisions

### 7.6 Flooding

The objectives of this clause are to minimise the flood risk to life and property, to allow development on land that is compatible with the land's flood hazard and to avoid significant adverse impacts on flood behaviour and the environment. The subject lot is identified as flood prone however is located in the area protected by the central levee. Whilst the levee at this point in time does not offer protection in a 1:100 year event the levee is considered to offer an acceptable level of protection. Also given the significant warning time for flooding in Wagga Wagga, it is unlikely that the premises would be occupied in a major flood event that impacts the site. Therefore, the proposed development is considered compatible with the flood risk of the land and will not result in an increase in risk to life or property or in an adverse impact on flood behaviour. All matters under Clause 7.6 have been considered. It should be noted that the upgraded levee model no longer be subject to a flooding in a 100 year flood event.

### 7.6 Groundwater Vulnerability

The objective of this clause is to protect and preserve groundwater sources. The subject site is identified as "Groundwater" on the Water Resource Map. However, the proposed development is not specified for the purposes of this clause as such no further assessment is required.

### 7.9 Primacy of Zone B3 Commercial Core

The objectives of this clause are to maintain the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of the Wagga Wagga city centre and to ensure the development does not conflict with the hierarchy of commercial centres and to strengthen Wagga Wagga's position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, healthcare, culture and the arts. The proposed development is a business premises within the B3 commercial core as such the proposed development considered to fulfil the objectives of this clause. In addition the proposed development includes the provision of a serviced apartment which will further support businesses within the commercial core.

## State Environmental Planning Policies (SEPPs)

### State Environmental Policy No 55 - Remediation of Land

Clause 7 states that a consent authority must not grant consent unless it has considered whether the land is contaminated and if the land is contaminated, it is satisfied that the land is suitable in its current state for the purpose for which the development is proposed to be carried out. The subject site has historically been utilised as an office premises and prior to that for residential purposes and is not identified on Council's contaminated land register. As such the subject site is considered to be suitable for the proposed development and no further investigation is deemed necessary.

## **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

A BASIX Certificate for alterations and additions was lodged with the application, however a condition of consent will be imposed require a new BASIX Certificate for a dwelling rather than alterations and additions given that the serviced apartment is included within the new portion of the building.

### **Section 4.15(1)(a)(ii) - Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority**

No relevant planning instrument under this clause is currently the subject of public exhibition or comment.

### **Section 4.15(1)(a)(iii) - The provisions of any development control plan**

#### **Wagga Wagga Development Control Plan 2010**

Proposed development complies with the development standards of the Wagga Wagga Development Control Plan 2010 as follows:

#### **Section 1 - General**

##### **1.10 Notification of a Development Application**

The proposed development was advertised and surrounding landowners were notified for a period of 14 days from 4 to 18 May 2020. No submissions were received.

#### **Section 2 - Controls that Apply to All Development**

##### **2.1 Vehicle Access and Movements**

Vehicular access is provided from the rear of the site off Trail Street. There are no alterations to the existing arrangement proposed as part of the development which is considered acceptable and generally complies with the objectives and controls within this section.

##### **2.2 Off-street Parking**

Parking required for the proposed development is as follows:

- 1 space per unit plus one space for every two employees. However, given that the proposed serviced apartment consists of one apartment and no additional staff will be employed to service the unit. It is considered appropriate that 1 space will be sufficient; and
- 1 space per 45m<sup>2</sup> for a business premises or retail premises within the B3 zone (170/45 = 3.7).

A total of 4.7 carpark spaces are required. The proposed development includes the provision of 5 carpark spaces including an accessible space which is considered acceptable. C9 requires that 1 tree be provided for every five spaces in a row. Whilst the proposal does provide 5 space these spaces are not in a row and therefore compliance with this control is not required. As such the proposed development is considered to comply with the objectives and controls within this section.

##### **2.3 Landscaping**

A landscape plan was submitted on lodgement of the application. The existing garden area

within the front setback area on Crampton Street will be retained. Landscaping is also present within the rear carpark this is considered acceptable and complies with the objectives and controls within this section.

#### **2.4 Signage**

The proposed development does not include any signage. A condition of consent will be imposed to require further approvals in regards to signage.

#### **2.5 Safety and Security**

The subject site has clearly defined public and private areas. The existing entry is clearly visible and the inclusion of signage will assist in public wayfinding. There are no blank walls along the Trail Street or Crampton Street frontages and no areas for concealment in accordance with the objectives and controls within this section.

### **Section 4 - Environmental Hazards and Management**

#### **4.2 Flooding**

The subject site is identified as flood prone however is located within the area protected by the central levee. Whilst the levee at this point in time does not protect the site in a 1:100 year event, the levee is considered to offer an acceptable level of protection. Development within this area is required to have a floor level above 225mm as such a condition will be imposed to ensure compliance.

### **Section 5 - Natural Resource and Landscape Management**

#### **5.4 Environmentally Sensitive Land**

Environmental sensitivities have been previously assessed with section 7.6 of this report.

### **Section 10 - Business Development**

#### **10.1 City Centre**

##### **Fitzmaurice Street Precinct**

The precinct comprises of the early town centre with a varying mix of architectural styles. The proposed development utilises an existing building which will result in the frontage from Crampton Street being retained and the proposed additions have been designed to be reflective of the style of the original building. The proposed development will further support the economic viability of the precinct. The subject site is not located within the Heritage Conservation Area and therefore the objectives and controls within Section 3.3.1 are not applicable. As such the proposed development is considered to be an appropriate inclusion within the locality.

#### **10.2 Mixed Use Development**

The proposed development involves two separate uses within the site. Whilst the serviced apartment is considered a commercial use, the use does provide accommodation on the upper level in accordance with the controls within this section. The ground floor utilises the existing building and as such provides a frontage that is compatible with the form, rhythm, scale and character of the area. Also, by providing the ground floor with a business use the development is consistent with the intended future character of the area. Separate entries have been provided with the main entrances for the hair and beauty salon to Crampton Street and from the rear carpark whilst the serviced apartment is accessed from a stairway off Trail Street. Adequate parking has been provided within the rear carpark which is considered acceptable given that the proposed development is for commercial use only. Articulation has been provided along the Trail Street frontage in accordance with the controls. As such the proposed development is considered to generally comply with the objectives and controls within this section.



## Section 12 - Specific Uses and Developments

### 12.9 Tourist and Visitor Accommodation

The proposed development includes the erection of a second storey to comprise of a serviced apartment. The surrounding locality contains buildings of varying height between single storey and two storey development. As such the proposed development is considered to be consistent with other development within the locality. The proposed development retains the existing building to the front of the site to maintain the character and visual amenity of the area, rhythm and form of the street. Access landscaping and services are integrated within the site thus avoiding underutilised spaces. The subject site is on the corner of Trail and Crampton Streets an acceptable address to both streets is provided and articulation has been used to avoid long blank walls.

### Serviced Apartments

The proposed development includes the provision of one serviced apartment. The proposed apartment includes the provision of a small verandah to the rear facing the internal carpark. Privacy to the surrounding buildings has been maintained by providing a wall on the eastern portion of the verandah closest to the adjoining dwelling to the east. In addition, the verandah has been sufficiently setback within the site to limit views. However, views to roofs to adjoining lots will still be possible. This is considered appropriate given that the site's location within the commercial core and the proposed development is consistent with the preferred use and character of the area. No concerns are raised in regards to privacy for the proposed apartment and views from the living area and verandah will overlook the internal carpark. The apartment is accessed via a stairwell accessible from Trail Street thus providing a clear safe independent access point. Lighting will be provided throughout the development to provide a clear definition between public and private spaces. An adequate amount of articulation has been provided by providing differing built elements such as stairs, differing levels between the existing building and the new elements. An acceptable amount of landscaping will be provided in the front setback area and the rear carpark. A shadow diagram has been lodged with the application which illustrates the existing solar access to the adjoining buildings will be maintained. As such the proposed development is considered to comply with the objectives and controls within this section. It should be noted that a condition of consent will be imposed to limit use of the serviced apartment to a three months in any continuous 12 month period.

### Section 4.15(1)(a)(iia) - Planning Agreements

No planning agreement have been entered into under section 7.4.

### Section 4.15(1)(a)(iv) - any matters prescribed by the regulations

Matters prescribed by the regulations have been satisfied and the relevant conditions of consent will be imposed.

### Section 4.15(1)(b) - likely impacts of the development

## SECTION 4.15(1)(B) - LIKELY IMPACTS OF THAT DEVELOPMENT

|                   | Satisfactory | Not Satisfactory | Not Relevant | Comment  |
|-------------------|--------------|------------------|--------------|--|
| Context & Setting | x            |                  |              | The proposed development provides a business use within a business zone. The |

|  |   |  |  |   |
|--|---|--|--|---|
|  |   |  |  | proposed development involves the use of an existing structure with a substantial addition to accommodate the proposed use. The structure has been designed in consideration of the constraints of the site and as such is considered acceptable in regards to the sites context and setting. |
| Streetscape  | x |  |  | The proposed development provides an acceptable address to both Trail and Crampton Street and is considered an acceptable inclusion within the streetscape.   |
| Traffic, access and parking                          | x |  |  | The proposed development will utilise the existing access will adequate sightlines. Parking has been provided in accordance with the controls within this section.  |
| Public Domain  | x |  |  | No adverse impacts have been identified.  |
| Utilities  | x |  |  | Essential services are available to the site.   |
| Heritage   | x |  |  | The proposed development is not within the Heritage Conservation Area. However, the development will utilise the existing building in the front portion of the site. As such the Crampton Street frontage will be retained.   |
| Other land resources                                 | x |  |  | None identified.  |
| Water Quality & Stormwater                           | x |  |  | The proposed development will utilise the existing connections to the site.   |
| Soils, soil erosion                                  | x |  |  | Conditions of consent will be imposed to mitigate potential impacts on the subject site and adjoining land.   |
| Air and microclimate                                 | x |  |  | Dust is expected during demolition. A condition imposed to mitigate impacts on the surrounding development especially in regards to asbestos.   |
| Flora and Fauna                                      | x |  |  | The proposed development does not involve the removal of vegetation and utilises a site that previously accommodated a business use. As such no adverse impacts have been identified.   |
| Waste  | x |  |  | Conditions of consent will be imposed to required construction waste be disposed of appropriately.  |
| Energy   | x |  |  | No adverse impacts have been identified.  |
| Noise & vibration                                    | x |  |  | Noise is expected during the construction of the proposed development. A condition of consent will be imposed to limit working hours to acceptable times.   |
| Hours of operation                                   | x |  |  | The proposed hours of operation are 8:30 am to 5pm Tuesday to Saturday. This is considered acceptable and is not considered to have an adverse impact on the surrounding development.   |
| Natural hazards - Flooding - Bushfire Prone Area map | x |  |  | The subject site is identified as flood prone however is located within the area protected by the central levee. A condition of consent will be imposed to require floor levels to be above 225mm.  |
| Technological Hazards                                | x |  |  | None identified.  |



|                                       |   |  |   |   |
|---------------------------------------|---|--|---|---|
| Safety, security and crime prevention | x |  |   | No adverse impacts have been identified.  |
| Social impact in locality             | x |  |   | The proposed development will enable a local business to provide services to the public.  |
| Economic Impact in Locality           | x |  |   | The proposed development will create additional work for the building and related industries. In addition, the proposed development will accommodate a locally owned business that will provide additional value to the local economy.  |
| Site design and internal design       | x |  |   | The proposed development has been designed with regard to the constraints of the site. No adverse impacts have been identified.   |
| Overlooking - overshadowing           | x |  |   | Overlooking has been mitigated by providing the second storey verandah with a solid wall on the eastern elevation. Views to adjoining roofs will still be possible but acceptable given the sites location with the B3 Zone and that the proposed development is in line with the desired future character and use of the locality. |
| Landscaping                           | x |  |   | Adequate landscaping will be provided within the front setback area on Crampton Street and within the rear carpark area. No adverse impacts have been identified.   |
| Construction                          | x |  |   | To comply with the BCA.   |
| Private open space                    | x |  |   | A balcony is provided for the serviced apartment on the second floor this is considered acceptable given its use.   |
| Cumulative Impacts                    | x |  |   | None identified.  |
| Disabled access                       | x |  |   | The proposed development provides an accessible carpark and bathroom within the har salon component of the development. Whilst the second storey is accessed via a stairway, this is considered acceptable given the scale of the development.  |
| Signage                               |   |  | x | No signage is proposed as part of the application. A condition of consent will be imposed to require an additional application for any future signage.  |
| Setbacks, Building Envelopes          | x |  |   | No adverse impacts have been identified.  |

### Section 733 of the Local Government Act 1993

Section 733 of the Local Government Act 1993 provides that Councils will not incur liability for decisions or omissions concerning flood liable land or land subject to the risk of bushfire have been considered. A risk assessment has been completed and Council will be able to demonstrate that it has acted appropriately in its decision making when defending claims in liability or in circumstances where administrative decisions are challenged.

### Flooding Risk Assessment

Matters relating to flooding have been previously assessed in regards to the WWLEP 2010

and WWDCP2010 within this report. The above assessment supports the application.

### **Bush Fire Risk Assessment**

The subject site is not identified as prone to bushfire therefore no further assessment is required.

### **The Principles of Ecologically Sustainable Development**

*The following are principles of ecological sustainability:*

#### **1 The precautionary principle**

*Where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.*

*In the application of the precautionary principle, public and private decisions should be guided by:*

- (a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
- (b) an assessment of the risk-weighted consequences of various options.*

*The principle requires decision-making to give the environment the benefit of the doubt.*

#### **2 Intergenerational equity**

*The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations (that is, a partnership among all of the generations that may use or expect to benefit from the nation's resources).*

#### **3 Conservation of biological diversity and ecological integrity**

*Conservation of biological diversity and ecological integrity should be a fundamental consideration.*

#### **4 Improved valuation, pricing and incentive mechanisms**

*Environmental factors should be included in the valuation of assets and services:*

- (a) polluter pays (that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement), and*
- (b) the users of goods and services should pay prices based on the full cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste, and*
- (c) environmental goals having been established should be pursued in the most cost-effective way by establishing incentive structures, including market mechanisms which enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The proposed development will not result in any anticipated irreversible environmental damage, the proposal utilises an existing urban commercial site for redevelopment and therefore is not considered to impact on biological diversity or ecological integrity. The proposal is consistent with the precautionary principle to the extent that all potential threats to the environment have been identified and assessed. Accordingly the principles of ESD are considered to have been followed.

### **Section 4.15(C) - The Suitability of the site for the development**

The subject land located at insert address is considered to be suitable for the proposed development because insert information.

#### **Section 4.15(d) - any submissions made in accordance with the Act or the regulation**

Referrals - The proposed development was referred to the relevant Council officers. No concerns were raised and the Standard conditions of consent will be imposed.

Notification - The proposed development was notified for a period of 14 days from 4 to 18 May 2020. No submissions were received.

Advertising - The proposed development was advertised for a period of 14 days from 4 to 18 May 2020. No submissions were received.

Public Submissions and those from public authorities

Nil submissions have been received at the time of this report.

#### **Section 4.15(e) - the public interest**

The public interest is a broad consideration relating to many issues and is not limited to.

Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment 1979 (as discussed within this report) it is considered that approval of the application is the public interest.

#### **Other Legislative Requirements**

**Section 1.7 of the Environmental Planning and Assessment Act 1979 and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats)**

On 21<sup>st</sup> November 2017, certain zones of the WWLEP 2010 achieved Biodiversity Certification under the *Biodiversity Conservation Act 2016*, including all Business, Industrial, Residential and Special Infrastructure Zones that were in place at the time of the making of the *Biodiversity Conservation Act 2016*. The subject site falls within an area subject to the Biodiversity Certification Order.

The effect of the Biodiversity Certification, as set out by Section 8.4 of the *Biodiversity Conservation Act 2016* is that:

*An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the Environmental Planning and Assessment Act 1979.*

*A consent authority, when determining a development application in relation to development on biodiversity certified land under Part 4 of the Environmental Planning and Assessment Act 1979, is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.*

Therefore, no further consideration of these matters is required.

#### **Development Contributions - Section 7.11/7.12 Environmental Planning & Assessment Act & Section 64 Local Government Act, 1993 and Section 306 Water Management Act, 2000**

Section 7.11/7.12 of the EPA Act, 1979 and the City of Wagga Wagga's Section 94 Levy Contributions Plan 2006 enable Council to levy contributions, where anticipated development will or is likely to increase the demand for public facilities. A Section 7.12 contribution of \$3,500 applies and will be put towards the provision high quality and diverse public facilities to meet

the expectations of the residents of the city.

#### calculations

1% of estimated cost

1% of \$350,000 = \$3,500

Section 64 of the Local Government Act 1993, Section 306 of the Water Management Act 2000 as well as the City of Wagga Wagga's Development Servicing Plan for Stormwater 2007 / Development Servicing Plan for Sewerage 2013 enable Council to levy developer charges based on increased demands that new development may have on sewer and/or stormwater infrastructure.

Contributions are charged for additional hardstand the proposed development proposes additional 50.5m of hardstand area.

#### calculations

Developer Charge for Urban East of Willans Hill \$3007

$DC = 50.5\text{m}^2 / 800\text{m}^2 \times 1/0.74 \times 3007 = \$256.50$

With CPI

$772.54 \times 117.1/87.9 = \$341.70$

The subject site is located within a serviced area for sewerage and the developer charge for the City of Wagga Wagga is \$3,538 per ET. The existing property was formerly office premises.

#### calculations

Credit for previous use:

Office = 0.01ET per m<sup>2</sup>

$143.86\text{m}^2 \times 0.01 \times \$3538 = \$5,089.76$

Proposed use:

Beauty Salons are charged at 0.79ET (per basin). 5 sinks will be provided for the proposed development. A credit will be given for two existing sinks to be used for hand washing purposes which is not considered to have an additional impact on Council's infrastructure.

$0.79 \times 3 = 2.37$

$\$3538 \times 2.37 = \$8,385.06$

Proposed - Existing =  $8,385.06 - 5,089.76 = \$3,295.30$

The proposal also includes the provision of a serviced apartment. The Section 64 Determinations of Equivalent Tenements Guidelines contain guidance on how to calculate contributions based on the equivalent tenements (ETs), these are used to measure the impact that a proposed development may have on Council's infrastructure. The ETs for a serviced apartment are based on the calculation for Multi Res High Density and considers the number of bedrooms. The proposed serviced apartment contains one bedroom which is

calculated at 0.5ETs.

### Calculations

$$0.5 \times 3538 = \$1,769$$

Each use will be added together and CPI applied to give the final calculation.

$$\$3,295.30 + \$1,769 = \$5,064.30$$

Plus CPI

$$5,064.30 \times 117.1/100.5 = \$5,900.79$$

### Referrals:

Building Surveyor: Yes, no concerns raised. Standard conditions of consent will be imposed.

Plumbing Inspector: Yes, no concerns raised. Standard conditions of consent will be imposed.

Subdivision Engineer: Yes, no concerns raised. Standard conditions of consent will be imposed.

Environmental Officer: N/A

Parks & Recreation Officer: N/A

### Other Approvals:

Nil

### Conclusion:

An assessment of the application has resulted in the application being supported on the following grounds:

- The application is for a business premises (hair salon) and serviced apartment in the B3 - Commercial Core Zone which is permitted with consent.
- The development complies with the requirements of the Environmental Planning and Assessment Act 1979 and will not compromise the outcomes sought within the Wagga Wagga Local Environmental Plan 2010.
- An assessment of the application against the relevant provisions within the Wagga Wagga Development Control Plan 2010 demonstrates that the proposed development will not cause any significant adverse impacts on the surrounding natural environment, built environment, infrastructure, community facilities or local character and amenity, and variations to controls have been justified.

The application is subsequently recommended for approval, subject to conditions.

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## RECOMMENDATION

It is recommended that application number DA20/0175 for Alterations and Additions to existing building including the erection of second storey to include a serviced apartment and Change of use to Business Premises (Hair and Beauty Salon) be approved, subject to the following conditions:-

## CONDITIONS OF CONSENT FOR APPLICATION NO.

### A. SCHEDULE A – Reasons for Conditions

The conditions of this consent have been imposed for the following reasons:

- A.1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2000.
- A.2 Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act.
- A.3 To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites.
- A.4 To improve the amenity, safety and environmental quality of the locality.
- A.5 Having regard to environmental quality, the circumstances of the case and the public interest.
- A.6 Having regard to the Wagga Wagga Development Control Plan 2010.
- A.7 To help retain and enhance streetscape quality.
- A.8 Ensure compatibility with adjoining and neighbouring land uses and built form.
- A.9 To protect public interest, the environment and existing amenity of the locality.
- A.10 To minimise health risk to neighbouring residents and workers.

### B. SCHEDULE B – Deferred Commencement Conditions

N/A

### C. SCHEDULE C – Conditions

#### Approved Plans and Documentation

- C.1 The development must be carried out in accordance with the approved plans and specifications as follows.

| Plan/DocNo. | Plan/Doc Title                       | Prepared by        | Issue | Date                   |
|-------------|--------------------------------------|--------------------|-------|------------------------|
|             | Statement of Environmental Effects   | Design2 Consulting |       | Received<br>24.04.2020 |
| A01         | Existing Floor Plan and Elevations   | Design2 Consulting | C     | 23.04.2020             |
| A02         | Demolition Floor Plan and Elevations | Design2 Consulting | C     | 23.04.2020             |
| A03         | Site Plan                            | Design2 Consulting | C     | 23.04.2020             |
| A04         | Proposed Floor Plan                  | Design2 Consulting | C     | 23.04.2020             |
| A05         | Proposed Elevations                  | Design2 Consulting | C     | 23.04.2020             |
| A07         | Shadow Diagrams Winter Solstice      | Design2 Consulting | C     | 23.04.2020             |



|     |                                   |                    |   |            |
|-----|-----------------------------------|--------------------|---|------------|
| A08 | Shadow Diagrams<br>Autumn Equinox | Design2 Consulting | C | 23.04.2020 |
|-----|-----------------------------------|--------------------|---|------------|

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

### Requirements before a Construction Certificate can be issued

C.2 Prior to the issue of the Construction Certificate, sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the Building Code of Australia.

- a) Pursuant to Clause 98 of the Environmental Planning and Assessment Regulation 2000, the proposed building work must comply with the Building Code of Australia (BCA), including but not limiting to:
  - i) Structure - Section B- (Part B1)
  - ii) Fire Resistance - Section C- (Parts C1, C2, C3)
  - iii) Access and Egress - Section D- (Parts D1, D2, D3)
  - iv) Services and Equipment - Section E- (Parts E1, E2, E3, E4)
  - v) Health and Amenity - Section F- (Parts F1, F2, F3, F4, F5)
  - vi) Ancillary Provisions- Section G- (Parts G1, G2, G3, G4, G5)
  - vii) Special Use Buildings- Section H- (Parts H1, H2, H3)
  - viii) Energy Efficiency- Section J- (Parts J0, J1, J2, J3, J5, J6, J7, J8)
- b) The plans submitted with the construction certificate shall illustrate compliance with the Specification C1.1 of the BCA in respect of existing and new construction elements (walls, including openings) which are considered exposed to a fire source feature being the eastern property boundary.
 

NOTE: For class 6 building, on the ground floor, Specification C1.1 requires an FRL 90/90/90 at the distance up to 1.5m, and an FRL 60/60/60 for the distance between 1.5 to 3m. The wall enclosing a reception / waiting room area and a window within it will be impacted.
- c) For the upstairs serviced apartment, in accordance with the classification of the building, either a BASIX certificate for a new dwelling (not additions and alterations) or Section J report will be required.

NOTE: The development involves a change of building use by which a building becomes a BASIX affected building.

C.3 Prior to the issue of Construction Certificate the applicant must lodge a bond with Council of:-

\$2000.00 for security deposit on the kerb and gutter and footpath

Plus a non-refundable administration fee as per Councils fees and charges.

NOTE 1: Applicants will be required to contact Council PRIOR to making the payment to arrange a bond (BKG) number. This must be done prior to making payment at Council's customer service desk.

NOTE 2: In lieu of payment, the applicant can with written authorisation from their builder, utilise an ongoing bond should their builder hold an ongoing bond.

NOTE 3: All monetary conditions are reviewed annually, and may change on 1 July each year.

NOTE 4: Works in the form of driveways, kerb and gutter and footpath may require you to obtain a Section 138 Roads Act 1993 approval. Please contact Councils Road Reserve Officer on 1300 292 442 prior to undertaking such works.

NOTE 5: Council will accept a once off security deposit for the kerb and gutter and footpath for applicants who lodge multiple DA's with council. If the applicant has security deposits held by Council for kerb and gutter and footpath at the time of Construction Certificate application, then Council may waive the need for an additional bond to be paid.

NOTE 6: The bond held on the kerb and gutter and footpath is fully refundable upon completion of all works and upon inspection by Council to ensure that any damage to Council infrastructure has been repaired. The bond will not be refunded in the event that damage done to Council's infrastructure is not repaired to the satisfaction of Council. All damage is to be repaired at the full cost of the applicant

C.4 Pursuant to s7.12 of the Environmental Planning and Assessment Act 1979 and the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, a monetary contribution of \$3,500 must be paid to Council, prior to the issuing of the Construction Certificate. The monetary contribution payable under this condition will be indexed in accordance with Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 from the endorsed date of this Development Consent until the date of payment.

NOTE 1: Clause 3.2 of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 provides for Section 7.12 contributions to be indexed in accordance with annual movements in the March quarter Consumer Price Index (CPI) (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

- NOTE 2: The monetary contribution identified above remains applicable if paid within the same financial year as the date of determination. If payment is to be made outside this period, you are advised to contact Council prior to payment being made to determine if CPI increases/decreases have occurred since the date of this consent.
- NOTE 3: A copy of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034, is available for inspection at Council Chambers, corner Baylis and Morrow Streets, Wagga Wagga, or on Council's website.
- C.5 Prior to the release of Construction Certificate a compliance certificate under s306 of the Water Management Act 2000 must be obtained in respect of the development relating to water management works that may be required in connection with the development.
- NOTE1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.
- NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area. An application for a compliance certificate must be made with Riverina Water. Additional fees and charges may be incurred by the proposed development - please contact Riverina Water to ascertain compliance certificate water supply related requirements. A copy of such a compliance certificate is required prior to release of Construction Certificate.
- NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.
- NOTE 4: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.
- NOTE 5: The Section 64 Sewer base figure is \$5064.30  
  
The Section 64 Sewer contribution (updated by the 117.1/100.5) required to be paid is \$5900.79
- NOTE 6: The Section 64 Stormwater base figure is \$256.50  
  
The Section 64 Stormwater contribution (updated by the 117.1/87.9) required to be paid is \$341.70
- NOTE 7: Section 64 contributions shall be indexed in accordance with CPI annually at the commencement of the financial year.

NOTE 8: The figures outlined in this consent are based on the current rate of CPI. Please be advised that CPI changes on a regular basis and you are advised to contact Council prior to payments being made, to ensure no further CPI increases/decreases have occurred since the date of this consent.

### **Requirements before the commencement of any works**

C.6 Prior to works commencing on site, toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a) a standard flushing toilet connected to a public sewer, or
- b) if that is not practicable, an accredited sewage management facility approved by Council, or
- c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

C.7 Prior to works commencing a container must be erected on site for the enclosure of all building rubbish and debris, including that which can be wind blown. The enclosure shall be approved by Council and be retained on site at all times prior to the disposal of rubbish at a licenced Waste Management Centre.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: Weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited must be retained. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

- C.8 Prior to the commencement of works erosion and sediment control measures are to be established and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's:-

- a) Development Control Plan 2010 (Section 2.6 and Appendix 2)
- b) Erosion and Sediment Control Guidelines for Building Sites; and
- c) Soils and Construction Volume 1, Managing Urban Stormwater

Prior to commencement of works, a plan illustrating these measures shall be submitted to, and approved by, Council.

NOTE: All erosion and sediment control measures must be in place prior to earthworks commencing.

- C.9 Prior to works commencing on site:

- i) Council must be notified of any damage to kerb and gutter and footpath fronting the site. The absence of such notification shall indicate that no damage exists and the applicant shall be responsible for the repair of any damage to kerb and gutter or footpath fronting the site.
- ii) Satisfactory protection for existing public infrastructure must be provided and maintained throughout the construction period.

- C.10 A Section 68 Approval must be obtained from Council prior to any sewer or stormwater work being carried out on the site.

The licensed plumber must submit to Council, at least two (2) days prior to the commencement of any plumbing and drainage works on site a "Notice of Works".

NOTE: A copy of the Notice of Works form can be found on Council's website.

### **Requirements during construction or site works**

- C.11 The Builder must at all times maintain, on the job, a legible copy of the plans and specifications approved with the Construction Certificate.
- C.12 All excavation and backfilling associated with the erection/demolition of the building must be properly guarded and protected to prevent them from being dangerous to life or property.
- C.13 The concrete slab floor shall be treated against termites in accordance with AS 3660-1 2000 Termite Management:
- a) NON CHEMICAL - where a non chemical treatment (physical barriers) is to be used the applicant shall submit details to Council prior to any work commencing.

- b) CHEMICAL RETICULATION - where a chemical method of treatment is to be used by way of reticulation, details shall be provided to Council for approval prior to installation accompanied by a signed maintenance contract with a Pest Control Operator.

Applicants and owners are to ensure that an annual inspection is undertaken to determine need for treatment.

- c) Upon installation of the method of treatment, a Certificate shall be issued to Council by the licensed installer of the system certifying that the system installed is in accordance with AS 3660-1 and in accordance with any specific requirements of the Council.
- d) A durable notice must be permanently fixed to the building in the electricity meter box indicating:
- i) The method of protection
  - ii) The date of installation of the system
  - iii) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
  - iv) The need to maintain and inspect the system on a regular basis.

- C.14 The demolition must be carried out in accordance with the provisions of Australian Standard AS2601-2001: The Demolition of Structures.

Within fourteen (14) days of completion of demolition, the following information shall be submitted to Council for assessment and approval:

- a) an asbestos clearance certificate prepared by a competent person; and
- b) a signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with any Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

NOTE 1: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

NOTE 2: Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".

NOTE 3: Competent Person (as defined under Safe Removal of asbestos 2nd Edition [NOHSC: 2002 (2005)]) means a person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.



NOTE 4: A licence may be required for some of the tasks described in the document entitled Safe Removal of Asbestos 2nd Edition as requiring a competent person.

C.15 The permitted construction hours are Monday to Friday 7.00am to 6.00pm and Saturday 7.00am to 5.00pm, excepting public holidays. All reasonable steps must be taken to minimise dust generation during the demolition and/or construction process. Demolition and construction noise is to be managed in accordance with the Office of Environment and Heritage Guidelines.

C.16 Floor levels must be at least 225mm above existing ground level

NOTE 1: The applicant may undertake actions to ensure that approved residential development is built at 500mm above the 1:100 year flood event, subject to a separate development application approval.

C.17 A Compliance Certificate for the plumbing and drainage work identified in Column 1 at the times specified in Column 2 must be obtained from Council.

| COLUMN 1                | COLUMN 2  |
|-------------------------|---|
| Internal Sewer Drainage | When all internal plumbing and drainage work is installed and prior to concealment. |
| External Sewer Drainage | When all external plumbing and drainage work is installed and prior to concealment. |
| Stormwater Drainage     | When all external stormwater drainage work is installed and prior to concealment.   |
| Stack Work              | When all work is installed and prior to concealment.                                |
| Final                   | Prior to occupation of the building or structure.                                   |

### Requirements prior to issue of an Occupation Certificate or prior to operation

C.18 The construction and finish of areas to be used for the purpose of hairdressing/beauty salons are to comply with Schedule 2 Part 2 and 3 of the Local Government (General) Regulation 2005 and the Public Health Act 2010 and Public Health Regulation 2012.

Prior to the issue of the Occupation Certificate and two (2) days prior to the premises opening a health inspection must be carried out by Council's Environmental Health Officer.

NOTE: The area used for the purposes of waxing/skin penetration must comply with the Public Health Act 2010 and Public Health Regulation 2012.

C.19 An Occupation Certificate, must be obtained pursuant to Section 6.9 of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

In order to obtain this, the "Final Occupation Certificate" form must be completed and submitted to Council with all required attachments - failure to submit the completed Occupation Certificate Application form will result in an inability for Council to book and subsequently undertake Occupation Certificate inspection.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

- C.20 A final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development, prior to the issuing of a final plumbing certificate Council must be in possession of Notice of Works, Certificate of Compliance and Works as Executed Diagrams for the works. The works as Executed Diagram must be submitted in electronic format in either AutoCAD or PDF file in accordance with Council requirements.

All plumbing and drainage work must be carried out by a licensed plumber and drainer and to the requirements of the Plumbing and Drainage Act 2011.

NOTE: Additional fees for inspections at the Plumbing Interim Occupancy / Plumbing Occupation stage may apply. This will depend on the number of inspections completed at this stage of the work/s.

### **General requirements**

- C.21 The approved Hair and Beauty Salon must only be conducted on Tuesday to Saturdays inclusive, between the hours of 8.30 am and 5.00 pm.
- C.22 No signage is approved as part of the application, no signs or advertising material (other than those classed as exempt development) shall be erected on or in conjunction with the proposed occupation of the site without a subsequent application being approved by Council.
- C.23 No person shall be permitted to reside within the serviced apartment, for a period exceeding 3 months in any continuous 12 month period.
- C.24 The owner must submit to Council and the NSW Fire Brigade an Annual Fire Safety Statement, each 12 months, commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued or the use commencing, whichever is earlier.
- C.25 A minimum of 5 car parking spaces must be made available on site at all times. The car park and all associated facilities must be laid out in accordance with Australian Standards AS2890.1.2004, AS2890.2 2002 and AS/NZS2890.6.2009

## **D. SCHEDULE D – Activity Approval Conditions (Section 68)**

N/A

## **E. SCHEDULE E – Prescribed Conditions**

Conditions under this schedule are prescribed conditions for the purposes of section 4.17 (11) of the Environmental Planning and assessment Act 1979.

- E.1 Fulfilment of BASIX commitments (clause 97A EP&A Reg 2000)

The commitments listed in any relevant BASIX Certificate for this development must be fulfilled in accordance with the BASIX Certificate Report, Development Consent and the approved plans and specifications.

E.2 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 (clause 98 EP&A Reg 2000)

- (1) For development that involves any building work, the work must be carried out in accordance with the requirements of the Building Code of Australia.
- (2) In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance shall be in force before any building work authorised to be carried out by the consent commences.
- (3) For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.

NOTE 1: This condition does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000 (the Regulation), subject to the terms of any condition or requirement referred to in clause 187(6) or 188(4) of the Regulation, or
- (b) to the erection of a temporary building, other than a temporary structure to which part (3) of this condition applies.

NOTE 2: In this condition, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- (a) development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) construction certificate, in every other case.

NOTE 3: There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

E.3 Erection of signs (clause 98A EP&A Reg 2000)

For development that involves any building work, subdivision work or demolition work, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

NOTE 1: This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

NOTE 2: This condition does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Environmental Planning and Assessment Act 1979, to comply with the technical provisions of the State's building laws.

NOTE 3: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained.

#### E.4 Notification of Home Building Act 1989 requirements (clause 98B EP&A Reg 2000)

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
  - i) the name and licence number of the principal contractor, and
  - ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
  - i) the name of the owner-builder, and
  - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

NOTE: This condition does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Environmental Planning and Assessment Act 1979, to comply with the technical provisions of the State's building laws.

#### E.5 Entertainment venues (clause 98C EP&A Reg 2000)

If the development involves the use of a building as an entertainment venue, the development shall comply with the requirements set out in Schedule 3A of the Environmental Planning and Assessment regulation 2000.

#### E.6 Maximum capacity signage (clause 98D EP&A Reg 2000)

For the following uses of a building: a sign must be displayed in a prominent position in the building stating the maximum number of persons permitted in the building if the development consent for the use contains a condition specifying the maximum number of persons permitted in the building:

- (a) entertainment venue,
- (b) function centre,
- (c) pub,
- (d) registered club,
- (e) restaurant.

NOTE: Words and expressions used in this condition have the same meanings as they have in the Standard Instrument.

**E.7 Shoring and adequacy of adjoining property (clause 98E EP&A Reg 2000)**



If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the building, structure or work from possible damage from the excavation, and
- (b) where necessary, underpin the building, structure or work to prevent any such damage.

NOTE: This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

**F. SCHEDULE F – General Terms of Approval (Integrated Development)**

N/A

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| <p><b>Report Prepared by:</b></p>  <p>Emma Molloy<br/>Town Planner</p> <p>Date: 7.07.2020</p> | <p><b>Report Approved by:</b></p>  <p>Sam Robins<br/>Senior Town Planner</p> <p>Date: 7/7/20</p> |
|--|--|