

Item 8.**Development Application: 174 St Johns Road, Glebe**

File No.: D/2019/22

Summary**Date of Submission:** 11 January 2019**Applicant:** Mr V. P Singh**Architect/Designer:** Wahbe Drafting**Developer:** Mr V. P Singh**Owner:** Mr. J. Pignone**Cost of Works:** \$33,715.00**Zoning:** B1 Neighbourhood Centre. The land use being proposed is a *food and drink premises* which is permissible with consent.**Proposal Summary:** The application seeks consent for a new fitout of an unlicensed café/restaurant (food and drink premises), including renovation of the existing kitchen, bar area, external facade and amenities. Installation of a new pizza oven and signage including painted window signs and awning fascia sign.

Proposed capacity of 42 patrons and six employees with a total capacity of 48 persons. Proposed hours of operation 7.00am - 10.00pm Monday to Saturday and 8.00am - 10.00pm Sundays.

The application is referred to the Local Planning Panel for determination as the landowner is a member of council staff who is principally involved in the exercise of council's functions under the *Environmental Planning and Assessment Act 1979*.

The application was notified for a period of 14 days from 22 January 2019 to 6 February 2019. One submission was received. The issues raised relate to the operation and management of the premises, signage and materials and finishes.

**Proposal Summary
(continued):**

The proposal is generally compliant with relevant planning controls and results in a restoration of the existing built form that preserves the heritage significance of the conservation area and is consistent with the desired future character of the locality.

Summary Recommendation:

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

Development Controls:

- (i) Sydney Local Environmental Plan 2012 (Gazetted 14 December 2012, as amended)
- (ii) Sydney Development Control Plan 2012 (in force on 14 December 2012, as amended)

Attachments:

- A. Recommended Conditions of Consent
- B. Selected Drawings

Recommendation

It is resolved that consent be granted to Development Application No. D/2019/22 subject to the conditions set out in Attachment A to the subject report.

Reason for Recommendation

The application is recommended for approval for the following reasons:

- (A) The application is consistent with the objectives of the B1 Neighbourhood Centre zone applicable under the Sydney Local Environmental Plan 2012.
- (B) The proposal will have no significant adverse impacts on the environment and will not be detrimental to the public interest, subject to appropriate conditions.

Background

The Site and Surrounding Development

1. A site visit was carried out by staff on 26 February 2019.
2. The site has a legal description of Lot 1 DP 973528 and is commonly known as 174 St Johns Road, Glebe.
3. The site is rectangular, with area of approximately 230sqm. It has a primary street frontage to St Johns Road. The site is located close to the intersection of St Johns Road and Forest Street. The site contains a two storey mixed use building with ground floor retail which is the subject of this application and a residential use on the first floor.
4. Surrounding land uses are residential and commercial in nature consistent with the B1 Neighbourhood Centre zone which applies to the immediate locality along St Johns Road between Ross Street and Lodge Street. The built form includes single and two storey mixed use buildings, with these building typically comprising ground floor retail shops and commercial uses, and residential use above. At the corner of St Johns Road and Lodge Street to the northeast is the Nags Head Hotel with Glebe Town Hall on the opposite street corner. On the opposite side of St Johns Road is single and two storey residential attached dwellings and single storey commercial premises.
5. The site is not a heritage item but is located within the Hereford and Forest Lodge Conservation Area (CA33).
6. Photos of the site and surrounds are provided below at Figures 1 to 8, inclusive:



Figure 1: Aerial image of subject site and surrounding area



Figure 2: Site viewed from St Johns Road looking southeast.



Figure 3: Looking north towards the opposite side of St Johns Road.



Figure 4: Looking west along St Johns Road to commercial developments adjoining the subject site.



Figure 5: Looking east along St Johns Road to mixed use developments adjoining the subject site.



Figure 6: Internal view of the front room and dining area.



Figure 7: Internal view of the kitchen and storage area. Disabled access door shown in foreground via side passageway providing level access to main dining area.



Figure 8: View along the side passageway on the western boundary where the exhaust flue for the pizza oven will be fixed to the external building facade adjoining the existing exhaust system.

Proposal

7. The application seeks consent for a new fitout of an unlicensed café/restaurant (food and drink premises), including renovation of the existing kitchen, bar area, external facade and amenities. Installation of a new pizza oven and signage including painted window signs and awning fascia sign.
8. Existing kitchen upgrades include:
 - (a) Installation of new kitchen equipment including refrigeration, gas stove, under bench dishwasher, sinks and benches.
 - (b) Repairs to existing tiles and upgrading of floor surfaces and installation of partition walls for shelving and storage.
 - (c) An opening of approximately 800mm x 1600 mm to be constructed in the existing partition wall between the existing kitchen and café bench serverly to improve natural ventilation to the kitchen.
 - (d) Installation of a gas oven (with option for wood fire) for baking pizza and bread. The freestanding oven unit will be located adjacent to the cafe bench on the western wall, fitted with an external flue. The oven unit is constructed from heat resistant cement and refractory/fire brick. The flue penetration will be directly to the western building wall extending 1.2m above the existing roof line and setback over 13m from St Johns Road behind the existing parapet.
 - (e) All trade waste to be managed by existing grease arrestor operating on site.

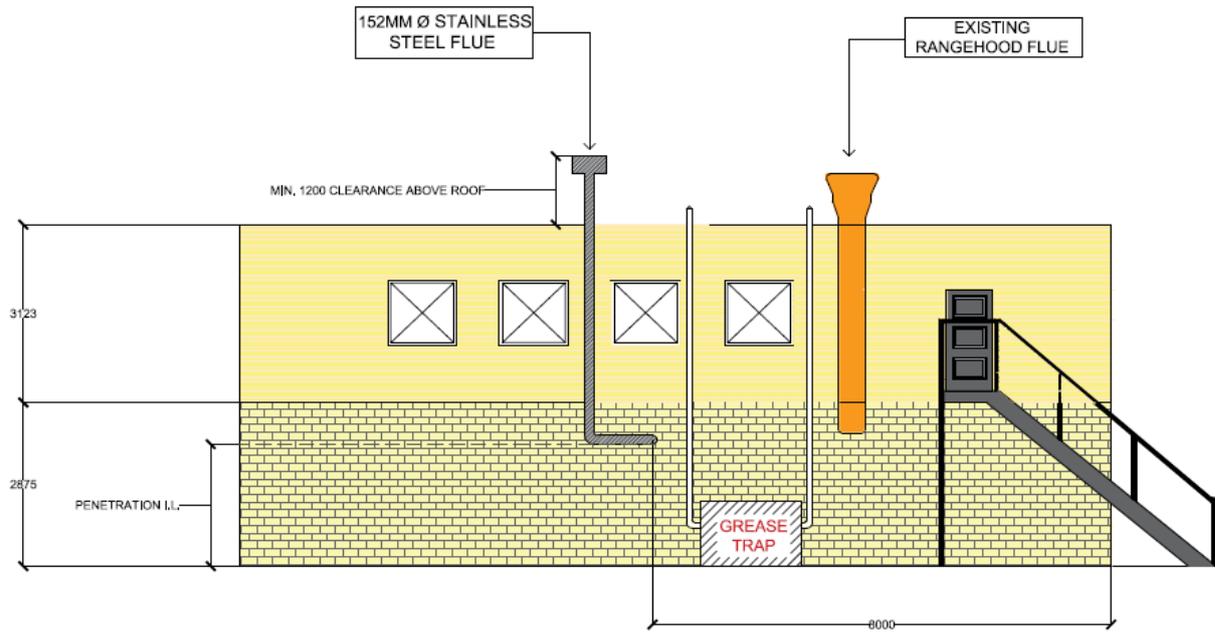


Figure 10: Proposed western elevation. External building facade presenting to side passageway.



Figure 11: Photomontage of the front elevation presenting to St Johns Road including signage and restoration works to the tiled facade and painted brick surfaces underneath the awning.

History Relevant to the Development Application

13. On 19 March 1996 development application, D/1996/53 was approved by Leichhardt Municipal Council for use as a café and computer room. The approved capacity was for a maximum of three employees and 26 seated patrons. The approved hours of operations were 7.00am-10.00pm Mondays to Saturdays inclusive and 10.00am-10.00pm Sundays.

Economic/Social/Environmental Impacts

14. The application has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979, including consideration of the following matters:
 - (a) Environmental Planning Instruments and DCPs.

State Environmental Planning Policy No 64—Advertising and Signage

15. The application proposes the following signage:
 - (a) Installation of the business name on the awning fascia fronting St Johns Road detailing the business name “Pizze Baby” in solid polished brass screw mounted letters. Signage will be centred on the awning facade and will measure 20 cm x 180 cm.
 - (b) One business logo will be rendered in each bay window as gold leaf fine scripting in old gold, with transparent background. Each gold leaf logo will measure 700 mm x 200 mm.
16. SEPP 64 was gazetted on 16 March 2001 and aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.
17. Clause 8 of SEPP 64 states the following:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

 - (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
 - (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Assessment Criteria

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

1. Character of the area	Comment
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposal is considered to be generally consistent with the commercial character of the neighbourhood centre and other examples of signage along St Johns Road within the heritage conservation area.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposal is consistent with the retail and commercial signage within the surrounding area. The placement of the signage on the fascia of the awning and front windows is consistent with adjoining commercial uses.
2. Special areas	Comment
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal is consistent with the retail and commercial character of development within the area. The location of the proposed signage does not detract from the visual amenity of the locality. The signage is fixed and not illuminated.
3. Views and vistas	Comment
Does the proposal obscure or compromise important views?	No, all signage is flush with the existing awning and windows.
Does the proposal dominate the skyline and reduce the quality of vistas?	No, the signage is consistent with the scale of signage within the neighbourhood centre.
Does the proposal respect the viewing rights of other advertisers?	Yes, the signage is within the dimensions of the existing awning and occupies less than 50% of the front windows. The location of the signage does not obscure any sightlines to adjoining commercial uses.
4. Streetscape, setting or landscape	Comment
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes, the signage results in an appropriate scale and form consistent with the neighbourhood centre.

4. Streetscape, setting or landscape	Comment
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes the signage is consistent with the heritage conservation area in its style and location.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage replaces the existing signage. Signage on the side face of the awning is to be removed with only one sign proposed on the front face of the awning.
Does the proposal screen unsightliness?	The restoration works to the front facade will improve its streetscape presentation. The signage will complement these restoration works.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
Does the proposal require ongoing vegetation management?	No

5. Site and building	Comment
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes, the proposed signage is consistent with adjoining commercial premises in its scale and proportions addressing the heritage conservation area, subject to conditions requiring the proposal on the front face of the awning being amended to a painted sign rather than fixed metal lettering
Does the proposal respect important features of the site or building, or both?	Yes, the signage is modest in scale and is not projecting beyond the existing awning. The signage is not illuminated or flashing but rather wall mounted lettering and painted onto the window face.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes, the style of the signage is sympathetic to the heritage conservation area.

6. Associated devices & logos with advertisements & advertising structures	Comment
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No

7. Illumination	Comment
Would illumination result in unacceptable glare?	No illumination is proposed.
Would illumination affect safety for pedestrians, vehicles or aircraft?	
Would illumination detract from the amenity of any residence or other form of accommodation?	
Can the intensity of the illumination be adjusted, if necessary?	
Is the illumination subject to a curfew?	

8. Safety	Comment
Would the proposal reduce the safety for any public road?	No the location of the signage would not impact on the safety of St Johns Road.
Would the proposal reduce the safety for pedestrians or bicyclists?	
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	

19. The proposed signage is generally consistent with the aims and objectives of Clause 3 of SEPP64 being compatible with the desired amenity and visual character of the local neighbourhood centre and as such, is supported.

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

20. The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SREP.

21. 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.
22. 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.
23. The development is consistent with the controls contained with the deemed SEPP.

Sydney LEP 2012

24. The site is located within the B1 Neighbourhood Centre zone. The proposed use is defined as a *food and drink premises* and is permissible.
25. The relevant matters to be considered under Sydney Local Environmental Plan 2012 for the proposed development are outlined below.

Compliance Tables

Development Control	Compliance	Comment
4.3 Height of Buildings	Yes	<p>A maximum height of 12m is permitted.</p> <p>The application does not seek consent to modify the existing height of the building. The height of the proposed flue system is excluded from the definition of building height under the Sydney LEP 2012.</p> <p>building height (or height of building) means:</p> <p><i>(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or</i></p> <p><i>(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</i></p>
4.4 Floor Space Ratio	Yes	<p>A maximum FSR of 1.5:1 is permitted.</p> <p>The application does not seek consent for any additional floor space.</p>
5.9 Preservation of trees or vegetation	Yes	The proposal is acceptable in terms of tree preservation as the proposal will have no impact on any trees
5.10 Heritage conservation	Yes	The subject site is located within a heritage conservation area. See discussion under Issues heading.

Part 6 Local Provisions - Height and Floor Space	Compliance	Comment
Division 4 Design excellence	Yes	The proposed development satisfies the requirements of this provision particularly with the restoration works proposed to the front facade.

Sydney DCP 2012

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

2. Locality Statements – Glebe and Forest Lodge

The subject site is located in the Ross Street locality. The proposed fit out, restoration works and signage to the ground floor food and drink premises is considered to be in keeping with the unique character of the area and design principles in that it continues to serve the local needs within the neighbourhood centre without impacting on the pedestrian and vehicular access provided through to Forest Lodge via St Johns Road. The retention of the awning maintains pedestrian amenity and weather protection along the streetscape.

3. General Provisions	Compliance	Comment
3.1 Public Domain Elements	Yes	The proposed development will make a positive contribution to the public domain by maintaining the awning to the streetscape and restoring the original facade detailing.
3.2 Defining the Public Domain	Yes	The proposed development will have a positive impact on the public domain by ensuring adequate sun access to publicly accessible spaces is maintained.
3.5 Urban Ecology	Yes	The proposed development does not involve the removal of any trees and will not adversely impact on the local urban ecology.
3.6 Ecologically Sustainable Development	Yes	The proposal satisfies the environmental requirements. The cooking appliances do not rely on wood or other solid fuel.
3.9 Heritage	Yes	The existing building is located within a heritage conservation area, see discussion under the heading Issues.

3. General Provisions	Compliance	Comment
3.10 Significant Architectural Building Types	Yes	The shopfront is significant in its detailing and in accordance with Section 3.10.4 the characteristic elements including the bay window on the first floor and detailed parapet will be maintained. The restoration of the tiled facade and brass framed windows will improve the aesthetic quality of the built form as it presents to St Johns Road.
3.11 Transport and Parking	Yes	The site currently does not have any off street parking. The current proposal does not seek to alter this arrangement. The proposal does not seek consent to alter any on street parking arrangements.
3.12 Accessible Design	Yes	The subject site currently provides appropriate access and facilities for persons with disabilities in accordance with the DCP and the BCA.
3.13 Social and Environmental Responsibilities	Yes	The proposed development provides adequate passive surveillance and is generally designed in accordance with the CPTED principles and will be subject to conditions.
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	The proposed hours of operation are between 7.00am and 10.00pm Mondays to Saturdays inclusive and 8.00am to 10.00pm on Sundays, which does not constitute late night trading under the DCP. The proposed hours of operation are considered to be acceptable. See discussion on trading hours under heading Issues.
3.16 Signage and Advertising	Yes	The proposed development includes signage. See discussion in the heading Issues.

3. General Provisions	Compliance	Comment
3.16.1 Signage Strategy	Yes	A waiver to the signage strategy has been sought as it is considered the proposal is minor in nature, and satisfies the objectives of the DCP in relation to signage.

4. Development Types	Compliance	Comment
4.2 Residential flat, commercial and mixed use developments		
4.2.1 Building height	Yes	The site has a maximum height of two storeys. The proposal does not seek to alter the overall height of the existing building.
4.2.2 Building setbacks	Yes	The proposal does not seek to alter the existing building setbacks.
4.2.3 Amenity	Yes	The proposed works will improve the functioning of the food and drink premises on the ground floor consistent with existing commercial uses within the local neighbourhood centre.
4.2.4 Fine grain, architectural diversity and articulation	Yes	The restoration works will re-establish traditional materials and finishes on the front facade.
4.2.6 Waste minimisation	Yes	Conditions have been recommended to address the commercial waste operation.
4.2.7 Heating and Cooling Infrastructure	Yes	The proposal seeks consent for the external flue system to support the pizza oven. The location and design of the flue system is consistent with the provisions subject to recommended conditions.

Issues

Late Night Trading

27. The proposed restaurant is identified as a Category B – Low Impact Premises under Section 3.15 of the DCP.
28. The site is not located within an identified Late Night Trading Area under the DCP. The proposed trading hours of 7.00am to 10.00pm Mondays to Saturdays inclusive and 8.00am to 10.00pm on Sunday do not constitute late night trading under the DCP. Nevertheless, a merit assessment has been undertaken with regard to the proposed hours.
29. The proposed trading hours are generally consistent with similar food and drinks premises in vicinity of the site. The adjoining site at 172 St Johns Road, Glebe was granted consent on 6 September 2004 under D/2004/931 and subsequent modification applications for use of the ground floor as a florist and restaurant with associated floral arrangement classes. The approved hours of operation are 7:00am to 6:00pm Monday to Wednesday, 7:00am to 10:30pm Thursday, Friday and Saturday and 7:00am to 4:00pm on Sunday.
30. On 19 March 1996 development application, D/1996/53 was approved for use as a café and computer room. The approved hours of operations were 7.00am-10.00pm Mondays to Saturdays inclusive and 10.00am-10.00pm Sundays.
31. The proposed hours of operation only seek an additional two hours on Sunday mornings from 8.00am- 10.00am beyond the previously approved hours. Given the operating hours of adjoining premises an opening time of 8.00am on Sundays is considered to be acceptable within the local neighbourhood centre.
32. A trial period for the proposed hours is not considered necessary as Council's DCP does not treat indoor trading until 10.00pm as late night trading. Furthermore the premises does not have a liquor licence or propose any outdoor seating which may impact on the amenity of surrounding residential development. Given the minor nature of the proposed use and its low impact to the immediate locality the proposal is supported.

Heritage

33. The site is located within a Conservation Area and is therefore subject to the heritage provisions of this DCP. The proposal generally complies with the relevant aims, objectives and provisions of the Sydney DCP 2012. The materials and detailing of the signage is appropriate to the surrounding buildings and the conservation area.
34. The City's Heritage Specialist supports the proposed colour scheme and signage with the exception of the solid polished brass screw mounted letters proposed on the front face of the awning. The City's Heritage Specialist recommends that the brass letters be modified to a painted finish to be consistent with fascia signage on adjoining buildings within the heritage conservation area. This design modification has been recommended within the conditions in Attachment A.

Signage

35. A signage strategy would normally be required as the site is located within a heritage conservation area, however given the scale of the signage proposed being minor in nature and its consistency with the objectives of the SDCP 2012 a waiver from this requirement is supported.

36. The proposed signage is compatible with the materials and finishes of the building and adjoining commercial uses within the neighbourhood centre.
37. The signage is limited to the awning fascia and front windows which results in an acceptable visual presentation to the streetscape clearly articulating the use without compromising the amenity of the conservation area or detracting from the safety of the public domain.
38. In accordance with Section 3.16.6 the signage constitutes building identification signage which is compatible with the architectural elements of the existing building. A condition of consent is recommended that the proposed awning sign is to be modified to be a painted sign rather than brass mounted lettering which is consistent with the provisions for awning fascia signs.
39. The proposed window signs are consistent with the provisions of Section 3.16.6.8 of the SDCP 2012 maintaining an active frontage with views into and out of the premises.

Access

40. Access for disabled persons is currently provided to the premises via entry from the side passageway.

Other Impacts of the Development

41. The proposed development is capable of complying with the BCA.
42. 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

43. 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

44. The conditions of other sections of Council have been included in the proposed conditions.
45. The application was discussed with the Heritage and Urban Design Specialists; Building Services Unit; Environmental Health and Waste Operations who advised that the proposal is acceptable subject to the recommended conditions.

External Referrals

Notification, Advertising and Delegation (Submission(s) Received)

46. In accordance with Schedule 1 of the Sydney DCP 2012, the proposed development is required to be notified. As such the application was notified for a period of 14 days between 22 January 2019 and 6 February 2019. As a result of this notification there was one submission received.

- (a) The applicant has not indicated on the Application whether or not they intend to apply for a liquor licence. This would significantly increase the number of issues of concern to neighbours.

Response - The applicant does not currently hold a liquor license and has not indicated that a liquor licence will be applied for as part of this application.

- (b) The proposed hours of operation are significantly longer than the actual operating hours of the previous operator of the café in these premises. The operators should clearly specify deliveries, managing waste and waste collection, emptying the grease trap, cleaning the premises and the side laneway, cleaning the footpath, windows and entry to the premises and the arrival and departure of staff.

Response - All activities will need to be undertaken within the recommended hours of operation. Activities such as waste collection and glass removal will be subject to specific conditions of consent to address the amenity of the immediate locality.

- (c) The Plan of Management does not specify the time for last orders and the close of the kitchen, which raises the possibility that patrons will not have sufficient time to eat their meals before the close of operations on any day. Most local operators have a strict "last order" policy of at least 30 minutes before closing time.

Response- specific conditions of consent have been recommended regarding the timing for 'last orders' 30 minutes prior to the closing time.

- (d) Currently, the front door of the premises is not self-closing and we are unaware about the door from the laneway, which is to be used as disabled access. This creates a situation where noise and odour may escape the premises unabated.

Response - A condition has been recommended requiring the front door and side passageway access be closed after 9.00pm and only opened when patrons enter or exit the premises.

- (e) The Roxbury Hotel at 180 and 182 St Johns Road provided for adequate security lighting for all entry points to the proposed hotel. The laneway which is to be kept open at all times, should be required to have sufficient illumination at all times to reduce trip hazards and risk of injury to patrons as well also reducing the likelihood of loitering. Patrons should not be allowed to congregate in the laneway while waiting for take-away orders, as this would impede the ingress and egress of disabled persons and create a relatively out of the way place beyond the supervision of the operators.

Response- Conditions regarding the safe operation and management of the side passageway have been recommended including lighting and loitering of patrons.

- (f) The Waste Management Plan specifies that take-away meals are intended to be a core part of the operation. However, the seating plan does not appear to show any allocation of space or seating within the premises for take-away patrons. The Plan of Management makes no reference to the management of patrons waiting for take-away meals.

Response - A condition of consent has been recommended regarding the management of takeaway orders and an area nominated on the approved plans to provide for patrons waiting for takeaway service.

- (g) The Application makes no mention of the placement of any digital media within the premises for consideration as to the potential visual and audio impact on neighbours. The signage parameters should be limited to those outlined in the Application. In particular, there should be no illuminated or flashing signage.

Response - signage has been limited to that proposed within the application. No addition digital media has been recommended for consent.

- (h) Painting the brickwork below the awning in Dulux Tinker creates an unsympathetic disconnect between that part of the building which is above the awning and the part below. Heritage paint schemes prevail on both the northern and southern sides of St Johns Road in that vicinity.

Response- The colour scheme has been considered by the City's Heritage Specialist as being in keeping with the locality particularly given the existing grey colour scheme of the Nags Head Hotel on the corner of St Johns Road and Lodge Street and the Roxbury Hotel at 180 - 182 St Johns Road at the opposite end of the neighbourhood centre.

Public Interest

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

Relevant Legislation

48. The Environmental Planning and Assessment Act 1979.
49. Statement Environmental Planning Policy 64 - Advertising and Signage.
50. Sydney Local Environmental Plan 2012.

Conclusion

51. The proposed development is generally consistent with the development standards and B1 Neighbourhood Centre zone objectives.
52. The proposal results in acceptable amenity impacts generally consistent with the objectives, standards and provisions of the relevant planning controls including the assessment criteria under SEPP 64 - Advertising and Signage.
53. The proposed development is considered to be in the public interest subject to the recommended conditions of consent included in Attachment A.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

Rene Hayes, Senior Planner