

Hi Lauren

Thu 16/01/2025 15:57

As per below I mentioned I would discuss with you the existing consent in place.

Firstly, the submitters raised the conditions of the existing consent not being undertaken. The applicant got started with the intent of getting the conditions underway and physical works etc but since he was approved consent back in 2020, he operated the facility on various days and sometimes only one day a week to build clientele and put up signage etc and fitted out the building for the immediate needs for the facility. So, for all intents and purposes it was operating but not at the capacity Mr Petelo wanted or needed (Mr Petelo may add to this but this is how I understand it). Anyway, Covid hit and of course that basically stalled everything for months (other than emergency issues he may have had to deal with), so there were some practicalities that made functioning difficult.

Now with the new proposal under LUC240044, the outcome of this would expand the site and therefore access over that car parking area and the subsequent landscaping would be required for construction etc so we really await the outcome of this application to basically complete everything as per the plan and whatever conditions are imposed should consent be approved.

With the current application being sought this was lodged early May 2024 but there was a lot of pre application work undertaken in terms of plans and design with the architect and a meeting with Council etc beforehand.. The process has taken a lot longer than we wanted and a lot of this is due to consultation with neighbours which since July/August simply took a long time.

We were hoping we would have been in a position for a decision about now but we have got to the close of submissions now and have two submitters in opposition raising a few issues which are similar for both submitters.

Its more clarification I am seeking here but in terms of any lapsing of consent under Section 125 on LUC200006, I don't see this as a matter of concern due to the application being underway and the site being used. I just need some clarity around that because if there is any question of that an extension would need to be applied for before Mid - March 2025.

Kind Regards

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