

Van Iersel, Rob

From: someone@bigpond.net.au
Sent: Tuesday, 21 January 2020 3:49 PM
To: submissions
Subject: 10.2019.161.1 ~ □ Opposition to the Revised Plans for Development at 23 Lismore Street Bangalow

Good Afternoon,

Thank you for considering my thoughts which *oppose* the above revised DA:

- An important survey by Deloitte of more than 2000 global executives has found that a new form of capitalism is emerging, one that considers a broader group of stakeholders and measures societal impact alongside financial performance.
- **Given the above trend**, the revised proposal is still too large and dense considering the size of the block, and impacts way too many “broader stakeholders”, not just immediate neighbours; many Bangalow residents have spent 100s of hours over many years crafting a clear vision for Bangalow. It is on solidly on record that they wish to preserve the historic, small, heritage town atmosphere.
- If my calculations are correct, there will be **23 bedrooms** on the block. That’s potentially **46 people**, and their cars. The block, surrounded by single-story family homes, is way too small for such a large population of humans.
- There is still not enough green space (including vegetable gardens) for future residents to enjoy.
- The density does not match the surrounding architecture or landscape. People only live on top of each other like this in cities because they have no other choice.
- A similar-sized block was recently developed in Rifle Range Road, Bangalow. There are 5 small homes, not 15.
- The 10 year moritorium on holiday letting is unacceptable. It should be perpetual.

For the reasons above, I strongly object to this development.

Thank you for listening.

Regards,
Sandy Loyall

P.S. For the developers: I would love to see revised plans showing 4 or 5 units surrounded by plenty of green-space. And, as an alternative, rather than in the middle of a heritage precinct, this development would be infinitely more suited to a block adjoining the Bangalow Industrial Estate, only a short bike-ride into town.

20 Rifle Range Road, Bangalow NSW 2479 AUSTRALIA
(0408) 697 367

Van Iersel, Rob

From: Bronwyn <bbarkla@gmail.com>
Sent: Thursday, 2 January 2020 12:38 PM
To: Development Support Officer; Van Iersel, Rob
Subject: Re: Re-Notification of Development Application - 10.2019.161.1 - 23 Lismore Road, Bangalow PR45640

Hi,

I have looked at the new plans and still feel strongly that this multidwelling development does not fit into the area which has only single family homes. There is clearly insufficient parking for each apartment/unit. Most will likely house couples who will each have a car. There is only parking designated for a single car per dwelling (although for some I cannot even see that). This will mean that parking will be on the street outside and as its a very busy road this will create safety concerns. This could mean an additional 15 cars needing parking along Lismore Rd. Also, as some of the units are 2 bedrooms this could imply additional cars.

There will also be a bottleneck for cars going in and out which could cause traffic issues on Lismore Rd.

I also do not think the design fits into the heritage style of Bangalow. None of the surrounding dwellings have brick.

I am also concerned in the email you sent out all recipients emails were visible. This is a breach of our personal information that should not happen.

Regards,

Bronwyn Barkla
5 Meadows Close
Bangalow

On Thu, Jan 2, 2020 at 11:35 AM Development Support Officer <dso@byron.nsw.gov.au> wrote:
Good Morning

Please find letter attached.

Regards

Sharon Roberts
DEVELOPMENT SUPPORT OFFICER
BYRON SHIRE COUNCIL |P: 02 6626 7025|F: 02 6684 3018|E: dso@byron.nsw.gov.au

Days of work: Tuesday to Friday

Find us on Facebook www.facebook.com/byronshire.council

Please consider the environment before printing this email.

Van Iersel, Rob

From: Ronny Andersen-Seaman <ronnygary@hotmail.com>
Sent: Thursday, 9 January 2020 12:54 PM
To: council; submissions
Subject: Submission for application (10.2019.161.1)

Submitted Date: 05/04/2019
Application Type: Development Application
Multi Dwelling Housing Comprising Fifteen (15) Dwellings

Dear Sir / Madam

Re Development 10.2019.161.1 - Lismore Rd Bangalow (Collective Development)

- 14 Car spaces for 15 units will create parking issues on a busy Lismore Road
- There appears to be no disabled parking or visitor parking
- There is none or very limited Green Space on the building allotment
- This development will look over existing single properties in neighbouring area
- Too many units on such a small block of land

Regards

Gary Seaman
72 Charlotte Street
Bangalow 2479

Sent from [Mail](#) for Windows 10

10.2019.161.1 23 Lesimore Rd
(Lot A.D.P 396849)
Lesimore Venture Pty
Multi Dwelling Housing comprising
fifteen (15) Dwellings

General Manager Byron Shire Council.

Dear Sir,

I would like to make a submission against the Lot A.D.P. 396849 on 23 Lesimore Road, as I feel the road can not handle the traffic that would be entering on such a very over congested road now as all traffic to Lesimore use's this road as well as a lot of trucks to Lesimore, if the Highway is closed there is much more traffic.

and apart from this road is classed as a "Heritage" part of Bangalow, and I see this road as a death waiting to happen which is a great worry to many people.

Yours Sincerely
Jan Skulbert

Jan Skulbert
88 St Helena Rd
Bangalow
19-1-2020

BYRON SHIRE COUNCIL
DOC NO:.....
REC'D: 21 JAN 2020
FILE NO:.....A.77.169.....
ASSIGNEE: R. Van Iersel
PR: 45640

Van Iersel, Rob

From: Yvonne Huntley <huntleyyvonne@gmail.com>
Sent: Wednesday, 22 January 2020 2:49 PM
To: submissions; Van Iersel, Rob
Subject: Re: Objection DA 10.2019.161.1

Mr R.G Van Iersal

RE: Development Application 10.2019.161.1 Parcel No 45640 &267884 23 Lismore Road Bangalow.

I strongly object to this proposed development on the following grounds.

Much of this email is copied as most of the points of objection are the same for all objectors but I would like to add that I have a friend who lived in one of the Kollektiv in Byron Bay. He ended up moving out due to the space being too claustrophobic while the rent too high.

As I understand it this site is zoned Low Density. I'm not sure what criteria is used but this cannot by any means be Low Density living.

1. The Development is completely out of Character with surrounding federation era buildings and is in the Bangalow Conservation Area and does not satisfy compatibility conditions required for this heritage site . The site has adjoining Listed Heritage buildings including Blanche's House ,George Reading store and Hartford House and will destroy the amenity of these buildings and the Bangalow region as a whole.
2. The buildings will overlook neighboring homes and will destroy their privacy and introduce an unacceptable level of noise from so many accommodation units on such a small block of land some 2330 m2. Noise Buffers between units and adjacent homes are not explained.
3. The minimal 1.5m Setback proposed will impose an excessive visual impact on adjoining properties as the residents would be viewing a 2 story brick wall.
 4.
 - o Overshadowing will be significant to existing homes due to the height and proximity to the Northern and Southern Boundaries causing angst to existing neighbours.
5. Car Parking is not sufficient for the 15 units planned and would lead to residents parking on Lismore Rd this would impair vision when exiting the development onto an ever Busy Lismore road resulting in a unacceptable level of danger especially for any elderly residents. Car Parking within the Development is extremely challenging especially for the elderly due to the narrow and difficult access .
6. The scaled down size of the proposed units some as small as 32 m2 upper level bedrooms are 1.8m wide are inadequate for decent respectable living .
7. Given the dwellings are multi story they will not be suitable for most seniors and elderly residents as claimed. Older residents require little or no steps
8. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate .A single disabled car park noted on proposed plan is no larger than others and does not qualify for disabled use.
9. There are no landscaping plans attached showing how a required minimum 35 sqm per dwelling 595 sqm or over a 1/4 of the site) would be allocated for landscaping.
10. Plans are inconsistent with respect to Garbage areas and do not consider impact on adjoining Ref No: 4117 7456 101. Such areas should not be included for landscaping space.
 11.
 - o Solar access is not available to all units.

In summary this development is not suitable and will bring social upheaval to the residents, neighbours and those that live in the Bangalow area and surrounds. It will destroy the Character of the area that has attracted residents and tourists to the township . It is universally agreed that affordable housing is required but Council needs to review its requirements regarding affordable housing in the shire and its placement.

Regards

Yvonne Huntley

21 Gunel Rd

Possum Creek

0417339920

On Fri, 10 May 2019, 1:37 pm Yvonne Huntley, <huntleyyvonne@gmail.com> wrote:

Subject: Objection DA 10.2019.161.1

Dear Sirs.

Mr R.G Van Iersal & Acting mayor Michael Lyon.

RE: Development Application 10.2019.161.1 Parcel No 45640 &267884 23 Lismore Road Bangalow.

I strongly object to this proposed development on the following grounds.

Much of this email is copied as most of the points of objection are the same for all objectors but I would like to add that I have a friend who lived in one of the Kollektive in Byron Bay. He ended up moving out due to the space being too claustrophobic while the rent too high.

As I understand it this site is zoned Low Density. I'm not sure what criteria is used but this cannot by any means be Low Density living.

1. The Development is completely out of Character with surrounding federation era buildings and is in the Bangalow Conservation Area and does not satisfy compatibility conditions required for this heritage site . The site has adjoining Listed Heritage buildings including Blanche's House ,George Reading store and Hartford House and will destroy the amenity of these buildings and the Bangalow region as a whole.
2. The 3 ,2 story buildings will overlook neighboring homes and will destroy their privacy and introduce an unacceptable level of noise from so many accommodation units on such a small block of land some 2330 m2. Noise Buffers between units and adjacent homes are not explained.
3. The minimal 1.5m Setback proposed will impose an excessive visual impact on adjoining properties as the residents would be viewing a 2 story brick wall.

4. Overshadowing will be significant to existing homes due to the height and proximity to the Southern Boundary causing angst to existing neighbours.
5. Car Parking is not sufficient for the 17 units planned and would lead to residents parking on Lismore Rd this would impair vision when exiting the development onto an ever Busy Lismore road resulting in a unacceptable level of danger especially for any elderly residents. Car Parking within the Development is extremely challenging especially for the elderly due to the and narrow and difficult access .
6. The scaled down size of the proposed units some as small as 32 m2 upper level bedrooms are 1.8m wide are inadequate for decent respectable living .
7. Given the dwellings are multi story they will not be suitable for most seniors and elderly residents as claimed. Older residents require little or no steps
8. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate .A single disabled car park noted on proposed plan is no larger than others and does not qualify for disabled use.
9. There are no landscaping plans attached showing how a required minimum 35 sqm per dwelling 595 sqm or over a 1/4 of the site) would be allocated for landscaping.
10. Plans are inconsistent with respect to Garbage areas and do not consider impact on adjoining Ref No: 4117 7456 101. Such areas should not be included for landscaping space.
11. Solar access is not available to all units.

In summary this development is not suitable and will bring social upheaval to the residents, neighbours and those that live in the Bangalow area and surrounds. It will destroy the Character of the area that has attracted residents and tourists to the township . It is universally agreed that affordable housing is required but Council needs to review its requirements regarding affordable housing in the shire and its placement.

Regards

Yvonne Huntley

21 Gunel Rd

Possum Creek

0417339920

RESIDENTS OBJECTION TO THE DEVELOPMENT OF LOT A; DP 376877

23 Lismore Road, Bangalow

Submitted by; Mr S. Scott & Ms A. Burton 25b Lismore Road, Bangalow.

SUMMARY

The amendments made to the above development do not address the concerns raised in our original objection. For this reason this objection is respectfully re-submitted (minus the height non-compliance) regarding the proposed development of DP 37 6877 for the following reasons:

- The proposed development grossly offends the existing character of the Bangalow Conservation Area which predominately consists of period dwellings and earlier centuries commercial premises (including an Apothecary) that line the road from both entrances to the town centre. The ambience created by the town's character and its "olde world" charm is what attracts the multitude of tourists who visit the town all year around and has caused celebrities from the performing arts to take up residence in Bangalow.
- The proposed development does not comply with the regulations set out in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.
- The proposed development does not comply with the statutory planning instrument known as *Seniors Living Policy: Urban Design Guidelines for Infill Development*
- The proposed development does not comply with the regulations set out in the *Byron Local Environmental Plan, 2014*.

Following are details in support of the above referenced reasons.

1.0 Planning regulations applicable to the proposed development:

Regulations applicable to the development of DP 376877 are set out in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*. These include the following:

Part 2, Division 1, Clause 13

"This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purposes of affordable housing is at least 20 per cent".

The development is proposed to have 5 x 32m sq. studio apartments = 160m sq. Total gross floor area (GFA) of for the development is 1112m squared. Therefore, proportion of development for affordable housing (studios only) appears to be less than 20% (about 14%).

Part 2, Division 1, Clause 14:

- a) Stipulates that the minimum footprint for an application not to be refused should be 35m² & the studio dwellings are only 32 m² (per applicant's Statement of Environmental Effects, page 11).
This suggests that the affordable housing segment of the design is below expected minimum size of the State planning authorities & could as such be refused.
- b) Stipulates that the area must either provide 35 square metres of landscaped area per dwelling or 30% of the site should be landscaped. The applicant's landscaped area is less than this required 30% (per applicant's Statement of Environmental Effects, page 11).

Part 2, Division 1, Clause 16A

"A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area".

As set out in the Introduction to this submission the proposed development is not consistent with those of the surrounding dwellings or in line with the character of the local area.

In accordance with clause 15 (1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* a consent authority is required to take in to consideration the *Seniors Living Urban Design Guidelines for Infill Development* to the extent where those provisions are consistent with the SEPP ARH. Below describes how they are not consistent with the SEPP ARH;

1.01 Street layout & hierarchy

Asks is it consistent with those around it – no it is not. The street hierarchy is free standing homes with off street parking for resident cars.

1.03 – Built environment

A compatibility check notes higher density than surrounding built environment. Proposal is not consistent with R2 zone low density, the Bangalow Village Plan (see Style Guide photos on page 45 - 47) or the spirit of the Heritage Conservation Area Zoning.

7.5 - SEPP infrastructure

Applicant describes the proposed development as “not a traffic generating development”.

- 15 dwellings, one driveway, 14 parking spaces (potentially only 13) with likely more than one car per dwelling equals significant traffic generation for a country town.
- What infrastructure contributions are being made to support the community? Eg. Roads, sewer, local amenities etc.

7.7.19 - Private open space

The positioning of the private open spaces of the studio dwellings will be backing onto bedrooms which is a key consideration of this performance criteria.

Byron Local Environmental Plan (LEP) 2014 requirements are not fulfilled as follows:

- ~~Planned height greater than 9 metres, (as described in the applicant’s Statement of Environmental Effects, page 11). This does not comply with the height restrictions of 9.0 metres.~~
- The site is within the R2 low density zoning & the proposal is medium density.
- The floor space ratio (FSR) is 0.56 (max is 0.5:1). The applicant seeks to use clause 2 for bonus floor space, but per Clause 1, they do not appear to meet the minimum requirement (20% - as described above) for affordable housing to qualify for the bonus.

2.0 The Development:

- The Development is for the building of Multi-dwelling & multi-story, medium density dwellings consisting of:

8 x two bedroom double story townhouses

4 x one bedroom double story dwellings and

5 x double story studios (nominated as ‘affordable housing’).

3.0 Impact on the character of the Bangalow Conservation Area

Will weaken the rural, country aspect of the Bangalow town.

- Does not align with the current building styles present in the R2 zone - low density, single story, period structures.
- Is not in the spirit of the Bangalow Conservation Area.

-
- Would set a precedent for further similar developments which will destroy the character of the town.
 - Will increase traffic congestion in an already congested town centre.

Is contrary to the will of the people as surveyed in the Bangalow Village Plan (2016), which indicated that:

Among the top five dislikes in the community are:

- Development
- Traffic
- Lack of parking

The things that the community wish to preserve are:

- Rural village feel; low scale, less traffic
- Prevent loss of character
- "new development must fit in with what's already here".

The Bangalow vernacular style guide of buildings that should be avoided (such as is proposed):

- Typical brick & tile suburban style housing of slab on ground construction
- Modernist style buildings & architecture that have a heavy & highly urbanised appearance.
- Metal window frames.

Will be of significant disruption to the lifestyle of those in the immediate vicinity of the development with regard to noise pollution, car pollution, overshadowing and ambient light pollution.

In the introduction the applicant suggests that the development is to provide "*permanent affordable rental housing*". The fact that the development only has to provide a fraction of the site to affordable housing & only for 10 years does not equate to the stated "*permanent affordable rental housing*".

The examples of properties shown in the Thomas Street development (for comparison against the developer's proposal) are not in the Bangalow Conservation Area. The 'in keeping with local character' argument for double story development of a higher density does not fit. Further, the slope of the hill in Thomas Street has a steeper fall on the hill than at the proposed site - the subsequent height impact of a double story development will have a more significant impact as none of the current neighbouring properties of the development are double story.

BANGALOW PROGRESS ASSOCIATION

22 Jan 2020

General Manager
Mr Mark Arnold
Attention: Mr Robert Van Iersel

DA No. 10.2019.161.1
23 Lismore Road, BANGALOW NSW 2479
Multi Dwelling Housing Comprising 15 Dwellings.

OBJECTION

The updated DA does not address the primary concerns of the Bangalow Progress Association in relation to a group of low-rise high-density dwellings located in a residential precinct of the Bangalow Heritage Conservation Area. The associated density, bulk and scale of the proposed structures is incompatible with surrounding single-story heritage dwellings.

The site for this development marks a main entry point to the unique Bangalow heritage village and should therefore reinforce and validate the broad heritage proposition available throughout Bangalow. Authentic heritage villages are a rarity in NSW and both state and local governments have recognised the importance of protecting heritage assets and ensuring that developments in such areas are appropriate. The past year has been notable for its focus on planning strategy, much of this driven by NSW DPE. This work has involved the development of several strategies, designed to guide development, with character being a major consideration. This emphasis has been reflected in the Bangalow Village Plan, the Residential Strategy and associated Local Character Narratives, and the Business and Industrial Lands Strategy. These initiatives have been welcomed by the Bangalow community because they lead to better development outcomes for the Bangalow heritage village where the preservation of heritage character is paramount.

The proposed development would also create serious parking issues given that 21 bedrooms can potentially accommodate the same number of couples, each of whom may own a car i.e. about 40 cars maximum. The evidence for this outcome is well established at 20 Sunrise Boulevard, Sunrise, an early Collective affordable housing development that has transformed a quiet Boulevard into a parking nightmare. Parking overflow at 23 Lismore Rd will not be readily accommodated elsewhere. Nearby parking areas on Lismore Rd are very limited and typically occupied by cars, but on this section of Lismore Rd, with traffic entering or leaving an 80km speed zone, the possibility of cars slowly seeking parking spaces is obviously hazardous and best avoided. Vehicle entry and exit from the site at 23 Lismore Rd is equally dangerous and life threatening, with elevated risk due to heavy vehicles regularly using Lismore Rd.

Other developers have respected well established public interest, producing outcomes supported by the community. A recently approved DA at 7 Lismore Road, adjacent to the state listed George Reading building, exemplifies this approach with a single heritage style cottage

BANGALOW PROGRESS ASSOCIATION

that complements adjoining heritage buildings and continues the line of such buildings leading to the Bangalow urban heritage area.

Property prices are now so high in Bangalow that true affordable housing for very-low income households is not tenable. The BPA does not support the manipulation of affordable housing exemptions to simply create high density housing developments for moderate-income households on the private rental market. We note that the pending Low-Rise Medium Density SEPP cannot be adopted within HCA's, so surely the same rationale should apply to high density SEPP developments. BPA supports efforts to provide genuine managed affordable housing for very-low and low-income households as a commitment to equity and social justice. In Bangalow it is the churches that offer the most genuine opportunities for social housing.

High density blocks of units are obviously incompatible with the unique heritage character of Bangalow and the proposed density, bulk and scale would degrade rather than protect this character. Proposing this over development in the Bangalow HCA displays a blatant disregard for community values and effectively creates a wealth transfer from the community to the developer. The DA uses the pretext of affordable housing to deliver a sub-standard development that both fails to meet planning requirements or fulfil social needs. The BPA strongly recommends that the DA be refused.

Signed



Ian Holmes
President, Bangalow Progress Association
0414 959 936
6687 2368

RE:

DA No: 10.2019.161.1

23 Lismore Rd, BANGALOW NSW 2479

LOT and DP: LOT A DP: 376877

Multi-Dwelling Housing comprising 15 (4x2 Storey) dwellings

Lismore Venture Pty Ltd

Hi Rob,

It is disappointing to have so little time to have our say, though I understand the time constraints. Many locals have been away and others that I have spoken with say 'but we already submitted our objection'. Many can't believe that such a DA could possibly be approved.

I have looked over the amended plans submitted by Lismore Venture.

The changes have NO effect on lessening the impact of the development on my property or that of my neighbours' properties.

Unfortunately, on the day of the conciliation, I will be away in NZ. I made a commitment to my sister and it is impossible to cancel my trip at this late stage. I am gutted that I am unable to attend the meeting on 31st. I have a family member who is also a resident of Bangalow, Peter Sinclair, making the presentation on my behalf.

At the meeting, as part of my presentation (via Peter) I plan to invite the parties onto my property to view the DA site from my perspective. If those at the meeting genuinely want to see how the Proposed DA will impact its neighbours, then it is only fair that they view from both sides of the fence!

The height of the 'terraces' buildings facing south are only 120mm below the height of my roofline despite the fact that the land is on my low side. The rear 'Row houses' have a roof height almost the same as mine (only 20mm difference).

I will literally still be looking at walls from every living area & outdoor area of my property. Horrendous and heartbreaking for me. No more trees or sky from my lovely back room. Just a big wall.

From my western verandah I will have yet more walls.

In between the buildings, there will be the main driveway that will have car lights directed full onto my home.

Their DA states that the entire perimeter is landscaped but that is not the case.

The 'Row Houses' that impact my beautiful rear garden have a clothesline behind my fence and NO landscaping with no opportunity to do so. The building will not be able to be screened at all as it is only a mere 1.5m from my boundary at that corner. You cannot successfully screen a 2 storey building with only shrubs and very limited outdoor space.

Landscaping is poor and cheap to say the least. It is in the form of bushes and shrubs with small trees eg Frangipanni which are deciduous anyway hence not a suitable form of permanent screen.

This group of 4x2 storey units will not be able to be screened at all from my property as they have pushed them to the boundaries to allow for road access. There is limited available outdoor spaces/setback for any type of landscaping to be useful screening.

My winter sun will be gone and my cottage will be dark and cold. The terraces units will block the lovely southerly breezes not only for myself but for the neighbour at the rear and any residents who live in this development. It will be hot in summer and cold in winter.

All who live here including immediate neighbours and potential residents deserve to share this lovely rural environment. None of us are more important than the other.

This block of land could have been a wonderful opportunity to provide housing that was consistent with the cottages that surround it. Single storey cottage style. The developers should respect our lovely community and not fight we people who live here, some of us for many for years.

Their objective is to cram as many units as possible on the block to maximise their income. There is little thought for any of us including their future tenants.

The sunset clause is only for 10yrs. So short sighted. Then we are left with a precedent that has been set and it would be open slather to do whatever they please.

There are many other issues with traffic parking noise drainage sewerage etc etc that I'm sure many others have brought to your attention so I am just keeping it all from my perspective for the feedback.

You have been to my cottage so you will have a pretty good idea of the terrible impact this development will have on me personally.

Bangalow has been my home for the last 30yrs. I've worked so hard & on my own for many years to have a lovely space to retire to. My garden and home are a great joy in life for me. If this development goes ahead it will be soul destroying for me. My cottage is 1890's. I am now and have always been passionate about Bangalow and maintaining its unique heritage character. As you know, I am required to comply with heritage guidelines and do so happily.

The proposed DA actually states:

"The proposal is designed in a contemporary manner and does not seek to imitate or replicate any architectural style of buildings/elements withing Bangalow"

This DA is within our beautiful Heritage precinct and as such is subject to a local character test. It fails dismally! It is glaringly inconsistent in terms of scale bulk and finishes. It totally disrespects our heritage village and our community who enjoy living here.

The overriding consensus from the community of Bangalow has been to protect and maintain the small, rural amenity of our village.

This development application adopts a miserly approach by manipulating regulations to deliver a sub standard example of fulfilling social needs.

'The Kollektive' have become widely disliked and their developments are being rejected by communities everywhere not just here in Bangalow.

I plead with you reject this DA.

It has already taken its toll on my mental emotional and physical wellbeing.

Thankyou

Kind Regards

Isobel Sinclair

0467211144

15 THOMAS ST

BANGALOW