

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2024/0647
Responsible Officer:	Anaiis Sarkissian
Land to be developed (Address):	Lot 5B DP 158658, 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088, 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021, 54 Beaconsfield Street NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Zoning:	R3 Medium Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Applicant:	Jak Newport Pty Ltd

Application Lodged:	05/12/2024
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	16/12/2024 to 21/01/2025
Advertised:	16/12/2024
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

This modification application seeks to remove the WaterNSW requirement to tank the basement level of the development, as included in the General Terms of Approval issued 12 February 2024, and as referenced in Condition 4 of DA2023/1869. The development will instead rely on dewatering. The modifications do not involve any changes to the approved built form.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

There are no assessment issues.

SITE DESCRIPTION

Property Description:	<p>Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106</p> <p>Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106</p> <p>Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106</p>
Detailed Site Description:	<p>The subject site consists of three (3) allotments located on the northern side of Beaconsfield Street.</p> <p>The site is regular in shape with a combined frontage of approximately 62m and a variable depth of between 31.155m and 38.975m. The site has a total area of 2,113.5m².</p> <p>The site is located within the R3 Medium Density Residential zone and previously accommodated three detached dwelling houses. At the time of writing this assessment report, the existing buildings have been demolished and the site is vacant.</p> <p>The site slopes down from the north-east (rear) to the south-west (street) with a crossfall of approximately 8.0m.</p> <p>The site contains a number of significant trees primarily at the front of the site.</p>

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by medium density residential development to the north and west:

- **North: 15-17 Queens Parade** consists of multi-unit housing development comprising 7 townhouses.
- **West: 60 Beaconsfield Street** a dual frontage site amalgamated from six (6) individual lots. This site contains a recently approved and constructed Multi-Unit Housing development (DA2019/1280). The development comprises a townhouse-style building with 18 x 3-bedroom dwellings and basement car parking for 43 vehicles. Approval was granted by the *Northern Beaches Local Planning Panel* on 23 April 2020. Key elements of this development include a 12.9% (9.6m) building height variation for the canopies above rooftop terraces.

Low density residential development surrounds the site to the south and east. Other adjoining development within the locality consists of:

- Newport Hotel (on Kalinya Street to the west)
- Kalinya Street E1 Local Centre zone to the west
- Newport Public School (60m to the east)
- Newport Anchorage Marina (on Beaconsfield Street to the south-west)

Map:



SITE HISTORY

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

DA2023/1869

Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot.

Deferred commencement approval granted 2 October 2024

MOD2025/0018

Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot.

Under assessment

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2023/1869, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55 (2) of the *Environmental Planning and Assessment Act, 1979*, are:

Section 4.55 (2) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The consent authority can be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted under DA2023/1869 for the following reasons:</p> <ul style="list-style-type: none"> • The proposed modifications relate only to the removal of the requirement to tank the basement and do not involve any changes to the approved built form. • The proposed modifications will maintain the form and function of the approved development. • The proposed modifications will not alter the external appearance of the building, including its bulk and scale. • The proposed modifications do not change the approved height of the development. • The proposed modifications will not change the approved building footprint. • Subject to compliance with conditions, the proposed modifications will have no additional impact on the natural environment nor hazards which affect the site. • The proposed modifications will not result in any additional impact on surrounding properties or the public domain, including any overshadowing and overlooking impacts. • The proposed modifications do not involve the removal of any additional trees on site.
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the	The proposal was referred to WaterNSW, who provided General Terms of Approval on 21 January 2025.

Section 4.55 (2) - Other Modifications	Comments
modification of that consent, and	
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, and the Northern Beaches Community Participation Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	No submissions were received in relation to this application.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 (2) the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p><u>Part 4, Division 2</u> of the EP&A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 36 and 94</u> of the EP&A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 69</u> of the EP&A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p> <p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	No submissions were received.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject application has been publicly exhibited from 16/12/2024 to 21/01/2025 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Community Participation Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments
NECC (Development Engineering)	<p>31/01/2025</p> <p><u>Development Engineering 2nd Referral Comments.</u></p> <p>After reviewing the WaterNSW updated referral comments and a discussion with Council's Catchment team, Council's Development Engineer raises no objection to removal of the basement tanking condition subject to all WaterNSW recommendations, approvals and conditions to be applied.</p> <p>15/01/2025</p> <p><u>Development Engineering 1st Referral Comments.</u></p> <p>This Mod seeks to remove the requirement to tank the basement level of the development.</p> <p>Dewatering system is proposed for both the construction and the operational phases, the estimated dewatering volume will be 0.76 ML/year or 2.09 cubic meters per day or 0.024L/s. Council's stormwater Assets team raises no objection to the additional groundwater discharge to the stormwater system.</p> <p><u>Council's Development Engineer cannot support this proposal due to the below.</u></p> <ul style="list-style-type: none"> As raised by Council's Water Catchment Officer, a re-referral should be sent to Water NSW for concurrence. How the dewatering system will be connected to the stormwater system shall be shown on the revised stormwater plans.
NECC (Water Management)	<p>ModMod2024/0647 - 58 Beaconsfield Street NEWPORT is building up on DA2023/1869 including amendments.</p>

Internal Referral Body	Comments
	<p>DA2023/1869 was integrated development and WaterNSW issued General Terms of Agreement IDAS1155060 & IDAS1153140.</p> <p>The proposed modification includes the removal of the basement tanking condition. WaterNSW is the lead regulatory authority for groundwater dewatering, and all WaterNSW recommendations, approvals and conditions must be applied.</p> <p>The groundwater to be discharged must be compliant with WaterNSW guidelines “Minimum requirements for building site groundwater investigations and reporting” and legislation including the Water Management Act 2000, Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.</p>

External Referral Body	Comments
Nominated Integrated Development - WaterNSW - Water Management Act 2000, s90(2) - Water management works approval to construct and use a specified water supply/drainage/flood work at a specified location	WaterNSW provided General Terms of Approval (GTAs) on 21 January 2025.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

Housing and Productivity Contribution

Part 2 Development for which contribution is required and determination of contribution, Division 2 Housing and productivity contribution amounts, Clause 7 Base component.

This Clause details the base component amounts that apply to the calculation of the housing and productivity contribution, as set out in the following table:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Residential strata subdivision	\$10,000	new strata dwelling lot
	Non-strata multi-dwelling development	\$10,000	new non-strata dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

Comment:

The subject site is located within the Greater Sydney region and previously comprised three detached dwelling houses on three separate lots. The proposed development is for a residential flat building containing 13 units on one consolidated lot, resulting in an increase of ten dwelling lots relative to the previous development. As such, the contribution required for the additional ten dwellings is \$100,000.

It is noted that the development when approved was subject of this contribution, however and despite the applicability, it was never levied. This Modification Application is an opportunity to correctly apply the contribution, particularly as the modification is modifying the function of the approved development.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

Pittwater Local Environmental Plan 2014

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Compliance Assessment

Clause	Compliance with Requirements
1.9A Suspension of covenants, agreements and instruments	Yes
7.1 Acid sulfate soils	Yes
7.2 Earthworks	Yes

Clause	Compliance with Requirements
7.10 Essential services	Yes

Pittwater 21 Development Control Plan

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.10 Newport Locality	Yes	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Yes	Yes
B5.15 Stormwater	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes
B8.4 Construction and Demolition - Site Fencing and Security	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.13 Pollution Control	Yes	Yes
C1.20 Undergrounding of Utility Services	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly affect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2024

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2024/0647 for Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot on land at Lot 5B DP 158658,58 Beaconsfield Street, NEWPORT, Lot 6 DP 1096088,56 Beaconsfield Street, NEWPORT, Lot 7B DP 162021,54 Beaconsfield Street, NEWPORT, subject to the conditions printed below:

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-490238 MOD2024/0647	The date of this notice of determination	<p>Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot</p> <p>Modify Condition 3 - Approved Plans and supporting documentation</p> <p>Modify Condition 4 - Compliance with Other Department, Authority or Service Requirements</p> <p>Add Condition 9A - Housing and productivity contribution - Development consents</p>

Modified conditions

A. Modify Condition 3 - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA002	D	Demolition Plan	PBD Architects	12 June 2024
DA004	E	Site Plan	PBD Architects	12 July 2024
DA100	E	Ground Floor Plan	PBD Architects	12 July 2024
DA101	D	First Floor Plan	PBD Architects	12 June 2024
DA102	D	Second Floor Plan	PBD Architects	12 June 2024
DA103	E	Roof Plan	PBD Architects	12 July 2024
DA104	E	Basement Plan	PBD Architects	20 August 2024
DA200	D	Elevation Sheet 1	PBD Architects	12 June 2024
DA201	D	Elevation Sheet 2	PBD Architects	12 June 2024
DA300	D	Section Sheet 1	PBD Architects	12 June 2024
DA301	D	Section Sheet 2	PBD Architects	12 June 2024
DA302	E	Driveway Section	PBD Architects	20 August 2024
DA400	D	Schedule of Colours and Materials	PBD Architects	12 June 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	1376303M_03	E-LAB Consulting	16 November 2023
Arboricultural Impact Appraisal and Method Statement	A	Ezigrow Arboricultural Consulting	7 May 2024
Geotechnical Investigation	2	EI Australia	29 May 2024
Operational Waste Management Plan	D	Elephants Foot Recycling Solutions	26 April 2024
Traffic Impact Assessment	2	Genesis Traffic	13 November 2023
Traffic Engineering Statement	23082	Genesis Traffic	18 June 2024

Flora and Fauna Assessment Report	Final v1.0	Narla Environmental Pty Ltd	6 May 2024
Hydrogeological Report including Dewatering Management Plan and Groundwater Seepage Analysis	0	EI Australia	17 July 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Modify Condition 4 - Compliance with Other Department, Authority or Service Requirements, to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	24 January 2024
WaterNSW	WaterNSW Referral Response - S4551158700	21 January 2025

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Add Condition 9A - Housing and productivity contribution - Development consents, to read as follows:

- The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made:

Contribution Type	Amount
Housing and Productivity Contribution	\$100,000
Total:	\$100,000

- The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number

consent PPI number

where—

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made.

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted.

June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Manufactured home estate for which no construction certificate is required

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.

6. Despite condition 1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Reason: Statutory requirement.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Anais Sarkissian, Planner

The application is determined on 04/02/2025, under the delegated authority of:



Adam Richardson, Manager Development Assessments