

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2025/0120
----------------------------	--------------

Responsible Officer:	Julie Edwards
Land to be developed (Address):	Lot 406 DP 14137, 29 Condoover Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2023/1756 granted for Alterations and additions to a dwelling house
Zoning:	Warringah LEP2011 - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Applicant:	Chris Orlando Huggett

Application Lodged:	26/03/2025
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	03/04/2025 to 17/04/2025
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The application seeks to modify DA2023/1756 with the following changes:

- **Lower Ground Floor**
 - Storage room,
 - Relocated deck.

Ground Floor:

- Office / Rumpus addition to the South East to replace office removed on the first floor.
- Landscaping adjustments to maintain the approved landscaped open space ratio.

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

Warringah Development Control Plan - B3 Side Boundary Envelope

Warringah Development Control Plan - C4 Stormwater

Warringah Development Control Plan - D1 Landscaped Open Space and Bushland Setting

Warringah Development Control Plan - D6 Access to Sunlight

SITE DESCRIPTION

Property Description:	Lot 406 DP 14137 , 29 Condover Street NORTH BALGOWLAH NSW 2093
Detailed Site Description:	The subject site consists of one (1) allotment located on the eastern side of Condover Street. The site is regular in shape with a frontage of 12.19m along Condover Street and a depth of 45.72m. The site has a surveyed area of 557m². The site is located within the R2 Low Density Residential zone and accommodates three-storey residential dwelling house and a swimming pool. The site falls approx. 4m from the west towards the east. The site contains a grassed front setback area with a Jacaranda tree in the street verge and a grassed rear

yard with a canopy tree and garden areas.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by low density residential dwellings, many with ancillary structures and/or outbuildings. A bushland reserve adjoins the site to the east.

Map:



SITE HISTORY

Development Application DA2023/1756 was activated 4 July 2024. Modifications Mod2024/0399 was approved 06 August 2024 and Mod2024/0510 approved 5 November 2024.

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 DA2023/1756, 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	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 DA2023/1756 for the following reasons: • Compliance with major applicable development standards and controls (e.g. height, setbacks, etc.) will remain generally consistent with the original consent. • The proposal will not affect the findings and recommendations of previously approved consultant reports. • The external appearance of the development will be largely unchanged by the proposed modifications.
(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 modification of that consent, and	Development Application DA2023/1756 did not require concurrence from the relevant Minister, public authority or approval body.
(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	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.

Section 4.55 (2) - Other Modifications	Comments
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	
(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.	See discussion on "Notification & Submissions Received" in this report.

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	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – 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)	<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. <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.

Section 4.15 'Matters for Consideration'	Comments
	<u>Clause 61</u> of the EP&A Regulation 2021 requires the consent authority to consider AS 2601 - 2001: The Demolition of Structures. This matter has been addressed via a condition of consent. <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. <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.
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	(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (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.
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	See discussion on “Notification & Submissions Received” in this report.
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 classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

A Bush Fire Report was submitted with the original application that included a certificate (prepared by

Bushfire Planning Services, dated 17/10/2023) stating that the development conforms to the relevant specifications and requirements within Planning for Bush Fire Protection.

A letter was submitted with this application from Bushfire Planning Services, stating that the amended plans have been assessed against recommendations and findings of the original report. The outcomes of the assessment dated 17/10/23 remain unchanged and are considered as appropriate for this revised plan. The recommendations of the Bush Fire Report have been included original conditions of consent.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject application has been publicly exhibited from 03/04/2025 to 17/04/2025 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
Landscape Officer	The application is for modification to development consent DA2023/1756 as described in reports and as illustrated on plans. The proposed amendments are noted and there are no impacts to the landscape outcomes, and as such Landscape Referral raise no concerns.
NECC (Development Engineering)	The proposed modifications do not alter the original assessment of the application by Development Engineering. Development Engineering support the proposal with no additional or modified conditions of consent recommended.
NECC (Riparian Lands and Creeks)	Supported. The application is for modification to development consent DA2023/1756 as described in reports and as illustrated on plans. The proposed amendments are noted and there are no impacts to the riparian zone or creek.
Parks, reserves, beaches, foreshore	The application is for modification to development consent DA2023/1756 as described in reports and as illustrated on plans. The proposed amendments are noted and there are no impacts to Condover Street Reserve from the proposed modifications.

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)

SEPP (Sustainable Buildings) 2022

A BASIX certificate has been submitted with the application (see Certificate No. Certificate number: A484128_04 dated 25 January 2025).

A condition has been included in the recommendation of this report requiring compliance with the commitments indicated in the BASIX Certificate.

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.

Warringah Local Environmental Plan 2011

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

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	Complies
Height of Buildings:	8.5m	8.1m	Rumpus - 6.2m	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Z

Standard	Requirement	Approved	Proposed	Complies
B1 Wall height	7.2m	South - 4.9m	5.5m	Yes
B3 Side Boundary Envelope	N - 4m	Within envelope	No change	Yes
	S - 4m	Within envelope	Outside envelope Length - 5.5m Height - 0.2 - 0.4m	No
B5 Side Boundary Setbacks	N- 0.9m	GF - 1.2m FF - 1.2m Carport - 0.6m	No change	Yes
	S - 0.9m	GF - 1.2m FF - 3m	Rumpus - 1.1m	Yes
B7 Front Boundary Setbacks	6.5m	Dwelling - 7.6m Carport - Nil	No change	Yes
B9 Rear Boundary Setbacks	6m	Unaltered	Deck - 12.6m	Yes
D1 Landscaped Open Space and Bushland Setting	40%	30.6% (170.4m ²)**	28.7% (166.07m ²)	No

** The landscape area was calculated incorrectly during the initial assessment of the application. The area under the Tree House was not included in the calculation, when it should have been. The original landscaped area calculation should have been 29.8% (166.1m²).

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	No	Yes
B5 Side Boundary Setbacks	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
B9 Rear Boundary Setbacks	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	No	Yes
D2 Private Open Space	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

B3 Side Boundary Envelope

Description of non-compliance

The control requires buildings to be sited within a building envelope which is determined by projecting planes at 45° from a height of 4m above the ground level at the side boundary.

The proposal encroaches into the southern side boundary envelope for a length of 5.5m and a height of 0.2 - 0.4m.

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- To ensure that development does not become visually dominant by virtue of its height and bulk.*
Comment:
 The encroachment into side envelope is not found to cause any unreasonable visual impacts. The dwelling is beneath the maximum permissible building height and appropriately setback from the side boundary.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*
Comment:
 The proposed development ensures adequate light, solar access and privacy is obtained between dwellings. The proposal provides adequate front, side and rear setbacks to the boundaries. The proposal complies with the requirements of the D6 - Access to Sunlight control and has been designed so that there are no unreasonable impacts on the

adjoining neighbours. Adequate physical separation between the proposed development and habitable areas of the adjoining properties has been achieved.

- *To ensure that development responds to the topography of the site.*

Comment:

The proposed addition does not require alteration to the natural topography of the site. The side boundary non-compliance is a result of the slope of the site and location of the existing dwelling. The proposal complies with the building height control of the WLEP and the front, side and wall height controls of the WDCP. It is considered that the addition is appropriately located to respond to the site topography. No unreasonable streetscape or amenity impacts are expected to arise as a consequence of the development.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

C4 Stormwater

The original application and subsequent modifications have been reviewed by Councils Development Engineers. Councils Development Engineers are satisfied that the proposal can comply with Council's Water Management for Development Policy.

D1 Landscaped Open Space and Bushland Setting

Description of non-compliance

The proposed development will provide a landscaped open space (LOS) of 28.7% (166.07m²). The application was approved with a LOS of 30.6%. The landscape area was calculated incorrectly during the initial assessment of the application. The area under the Tree House was not included in the calculation, when it should have been. The original landscaped area calculation should have been 29.8% (166.1m²) with the removal of the tree house from the calculation. The proposal results in a LOS difference of 0.03m² from the original approved application.

The control requires a minimum of 40% landscaped open space.

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To enable planting to maintain and enhance the streetscape.*

Comment:

The proposal provides a sufficient area of soft landscaped and deep soil to the front of the site to enhance the existing streetscape.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment:

The site is not known to have any Indigenous vegetation or significant topographical features. The proposed landscaping at the front of the site and the exiting landscaping to the rear will increase the habitat for wildlife on the site.

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Comment:

The proposed development provides improved opportunity for planting of a variety of vegetation types and sizes in the front yard where there is currently minimal landscaping. The additional landscaping opportunity in the front yard allows for a greater landscaped presentation to the streetscape to assist with softening of the built form. The proposed development also retains adequate space along side boundaries and rear of dwelling to provide planting of varying types and sizes.

- *To enhance privacy between buildings.*

Comment:

The landscape open space variation will not give rise to privacy impacts between buildings. The proposal includes adequate landscaping along the side boundaries to enhance privacy between properties.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment:

Sufficient dimensions of LOS are provided to adequately accommodate for the outdoor recreational needs of the occupants.

- *To provide space for service functions, including clothes drying.*

Comment:

The site will retain satisfactory space for service functions, including clothes drying.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

Conditions of consent will be imposed which ensure stormwater from the new development is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management Policy and comply with the relevant Australian Standards and Codes. It is not considered the non-compliance will result in adverse stormwater runoff.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D6 Access to Sunlight

The control requires that at least 50% of the required private open space for both the subject site and adjoining dwellings receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 June

(Winter Solstice). Shadow diagrams submitted with the amended plans demonstrate that the proposal complies with the requirement of the control. While the proposal will result in additional overshadowing to the adjoining property to the north-east, the modified proposal does not result in any additional overshadowing to the private open space of the adjoining property.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

Refer to Assessment by Council's Natural Environment Unit elsewhere within this report.

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;
- Warringah Local Environment Plan;
- Warringah 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. Mod2025/0120 for Modification of Development Consent DA2023/1756 granted for Alterations and additions to a dwelling house on land at Lot 406 DP 14137,29 Condoover Street, NORTH BALGOWLAH, 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-520425 - Mod2025/0120	The date of this notice of determination	Section 4.55 (2) Environmental Impact - Modification of Development Consent DA2023/1756 granted for Alterations and additions to a dwelling house Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation.
PAN-454770 MOD2024/0510	05/11/2024	Modification of Development Consent DA2023/1756 granted for Alterations and additions to a dwelling house - Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation. - Modify Condition 14. Amendments to the approved plans - Add Condition 20A Geotechnical Report and Bushfire Risk Assessment - Add Condition 20B. Privacy Screen - Add Condition 37. No additional pathways
PAN-454770 MOD2024/0399	06/08/2024	Modification S4.55(1) to correct error / misdescription in consent DA2023/1736 granted for alterations and additions to a dwelling house. Add Condition no. 14 Amendments to the approved plans

Modified conditions

A. Add Condition No.1A - Modification of Consent - 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
MOD03	A	Site / Roof/ Sediment Erosion / Waste Management / Stormwater Concept Plan	Action Plans	24.02.2025
MOD07	A	Proposed Lower Ground Floor Plan	Action Plans	24.02.2025
MOD08	A	Proposed Ground Floor Plan	Action Plans	24.02.2025
MOD11	A	East/West Elevation - Rear / Primary Road	Action Plans	24.02.2025
MOD12	A	South Elevation	Action Plans	24.02.2025
MOD13	A	Long Section	Action Plans	24.02.2025
MOD14	A	Cross Section	Action Plans	24.02.2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	Certificate number: A484128_04	Action Plans Pty Ltd	24.01.2025
Preliminary Geotechnical Assessment: 29 Condoover Street, North Balgowlah	J5252A	White Geotechnical Group	25.02.2025

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.

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

Signed



Julie Edwards, Planner

The application is determined on 04/06/2025, under the delegated authority of:



Rodney Piggott, Manager Development Assessments