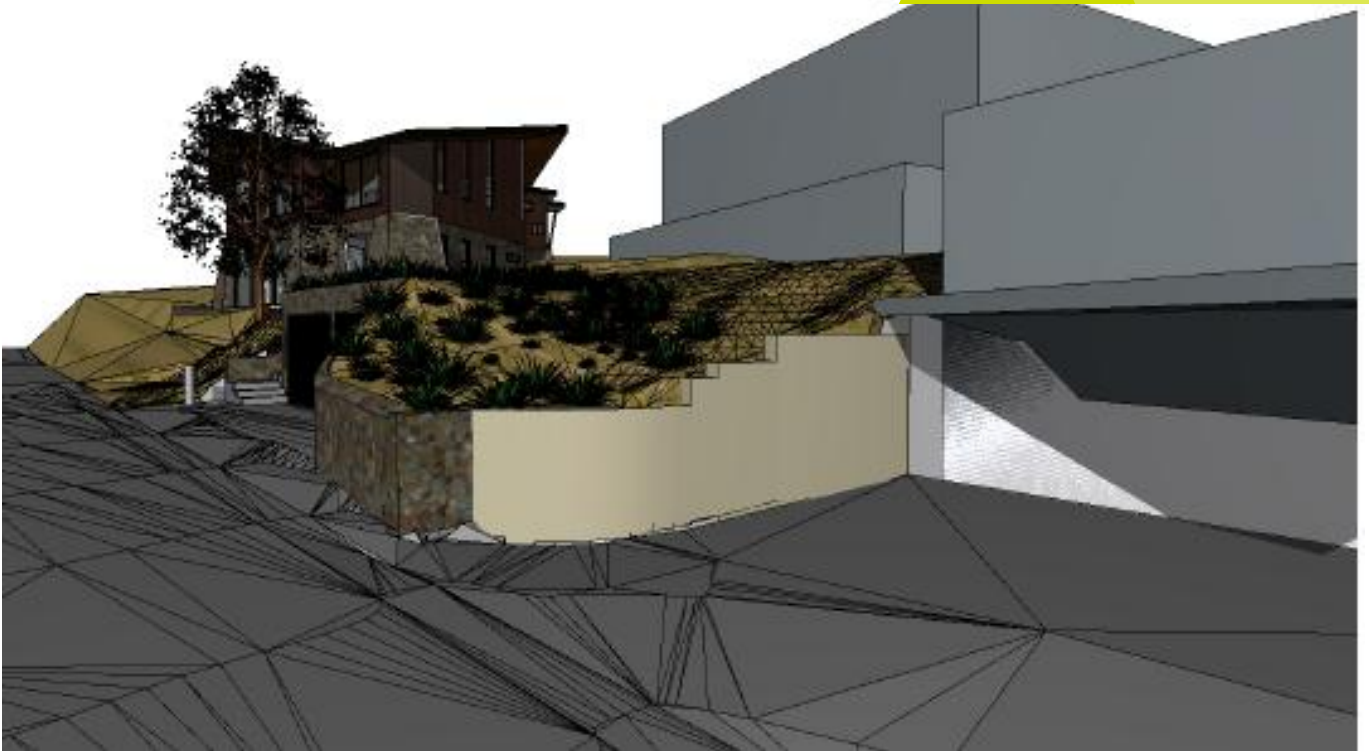


PA2503885 – Officer report
(CA162B) 15 Delatite Lane and unallocated Crown land,
Mount Buller



Officer Assessment Report
Development Assessment



Department
of Transport
and Planning

OFFICIAL

Executive Summary

Key information	Details		
Application No.:	PA2503885		
Received:	18 August 2025		
Statutory Days:	65		
Applicant:	Darren Cole-Sinclair, c/- DCS Australia Pty Ltd		
Planning Scheme:	Alpine Resorts		
Land Address:	(CA162B) 15 Delatite Lane and unallocated Crown land, Mount Buller		
Proposal:	Buildings and works for an underground garage, associated access stairs and retaining wall		
Development value:	\$150,000.00		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Alpine Resorts Planning Scheme (the Scheme), the Minister for Planning is the Responsible Authority for administering and enforcing the Alpine Resorts Planning Scheme		
Why is a permit required?	Control	Clause	Trigger
Zone:	Comprehensive Development Schedule 1 (CDZ) Zone	Clause 37.02-4	<i>Construct a building or construct or carry out works</i>
Overlays:	Design and Development Overlay Schedule 1 (DDO1)	Clause 43.02-2	<i>Construct a building or construct or carry out works, including a fence</i>
	Erosion Management Overlay Schedule 1 (EMO1)	Clause 44.01-2	<i>Construct a building or construct or carry out works</i>
	Bushfire Management Overlay Schedule 1 (BMO1)	Clause 44.06	<i>No permit triggered (Exemption for 'a building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling'.)</i>
Particular Provisions:	Native vegetation	Clause 52.17	<i>No permit triggered (No native vegetation proposed for removal).</i>
Cultural Heritage	Satisfactory evidence has been provided to suggest that a Cultural Heritage Management Plan (CHMP) is not required because the land has been subject to significant ground disturbance.		
Referral authorities	<p>Alpine Resorts Victoria (ARV) – s.55 – determining, Clause 7.0 of Schedule 1 to CDZ (37.02)</p> <p>Alpine Resorts Victoria (ARV) – s.55 – recommending, Clause 5.0 of Schedule 1 to EMO (44.01)</p> <p>Buller Gas – s.55 – determining, Clause 7.0 of Schedule 1 to CDZ (37.02)</p> <p>AusNet Services – determining, Clause 7.0 of Schedule 1 to CDZ (37.02)</p> <p>Goulburn-Murray Water (GMW) – s.55 – determining, Clause 66.02-5</p> <p>Department of Energy, Environment and Climate Action (DEECA) s.55 – determining, pursuant to Clause 7.0 of Schedule 1 to CDZ.</p>		
Notice	<p>ARV (s.52 notice, pursuant to Clause 8.0 of Schedule 1 to CDZ)</p> <p>Mansfield Shire Council (s.52 notice, pursuant to Clause 8.0 of Schedule 1 to CDZ).</p>		
Public Notice	Notice of the application was undertaken by giving notice to 5 adjoining properties, notice given to Buller ski Lifts, one sign erected on site and notice displayed at the Mount Buller Alpine Resort office. (Refer to 'Advertising Memo' signed off by Manager on 2 December 2025.)		
Delegates List	Not required.		



1. The key milestones in the process of the application were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	18 August 2025
Further information requested	25 August 2025
Further information received	12 November 2025
Further plans submitted (formally under section 50 of the Act)	N/A
Further informally substituted sketch plans submitted (date)	N/A
Decision Plans	<ul style="list-style-type: none">• Development plans, prepared by DCS Design and dated 12 November 2025 (11 pages)• Site Environmental Management Plan (SEMP), signed by Darren Cole-Sinclair on 17 August 2025 (10 pages)• 'Supplementary Geotechnical Assessment Report & Landslide Risk Assessment Report', prepared by DM Lawrance and dated 15 October 2025 (24 pages).• Planning report, prepared by DCS Design and dated 17 August 2025 (14 pages).• 'RFI response email', prepared by Darren Cole-Sinclair and dated 12 November 2025 (2 pages).• CHMP exemption evidence (1 page),• 's48 Notification to Owner' email, dated 24 September 2025 (1 page).• Title plans• Application Form.

2. The subject of this report is the decision plans (as described above).

3. The proposal can be summarised as follows:

- Construction of an underground garage
- Access stairs
- Retaining wall.

4. Specific details of the application (referred to as 'the Project') include:

Garage:

- The construction of an underground double garage with zero setbacks to Delatite Lane lease boundary and the rear (southern lease boundary). (Refer to Figures 1 & 2).
- Comprises 48.9 sqm.
- Earthworks (cut) comprising maximum 3.2m. (Refer to Figure 3).
- Garage doors comprise timber shiplap material in brown tones.

Access stairs:

- Galvanised access stairs comprising 1m wide, 4.4 m long and a height of 2.6 m. (Refer to Figures 1, 2 and 4).
- Access stairs will provide pedestrian access to the existing lodge from the basement of the garage and Delatite Lane.
- Part of the access stairs is located within unallocated Crown land.

Retaining wall:

- The construction of a new retaining wall to merge with the existing retaining wall to the west side of the proposed garage. (Refer to Figures 1 and 2).
- Retaining wall constructed of natural stone.
- Part of the retaining wall is located within unallocated Crown land.

General:

- No vegetation is proposed to be removed.
- Ground level to be rehabilitated/landscaped comprising small shrubs and grasses. (Refer to Figure 5).

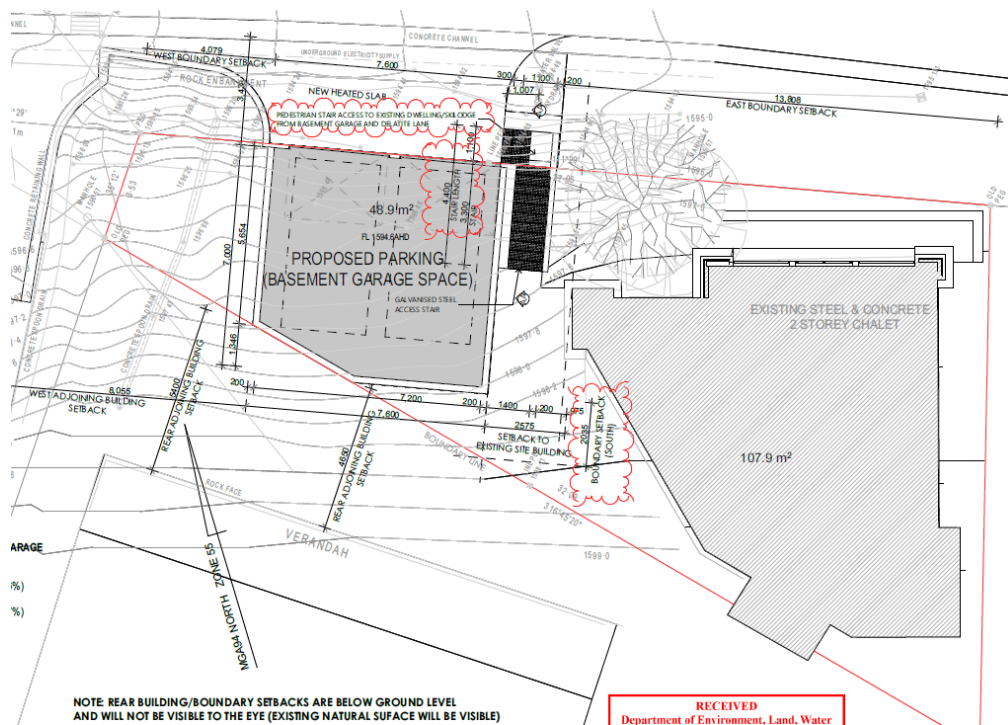


Figure 1: Lower floor plan of proposed garage (Source: Application)

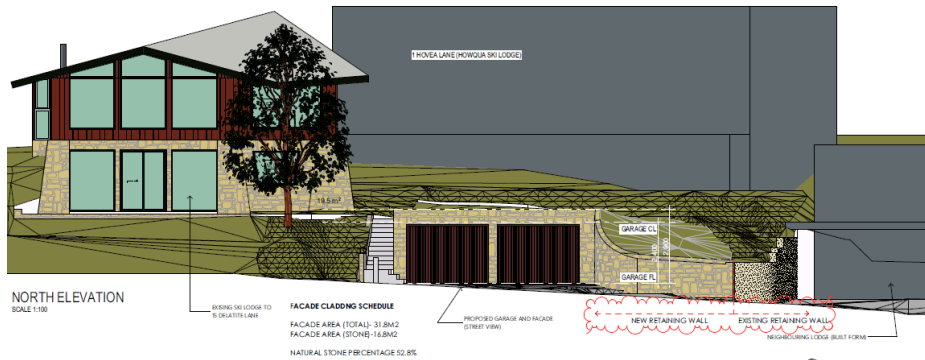


Figure 2: Elevation plan of proposed garage (Source: Application)

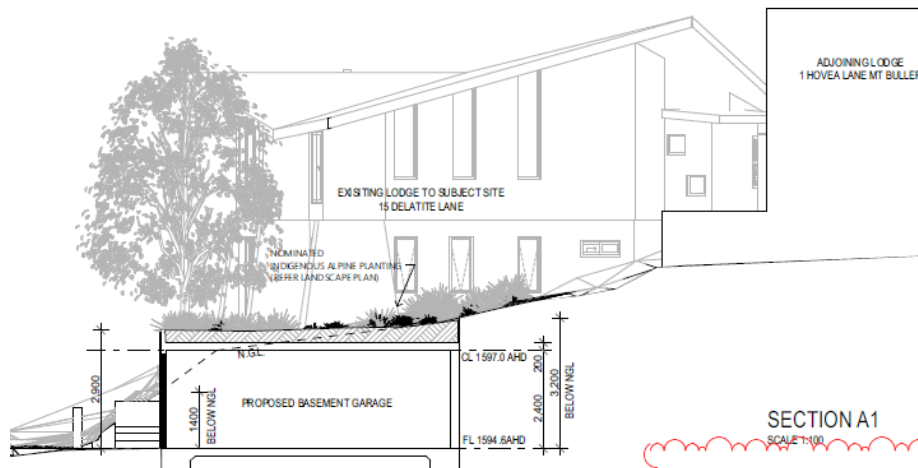


Figure 3: Section of proposed garage (Source: Application)

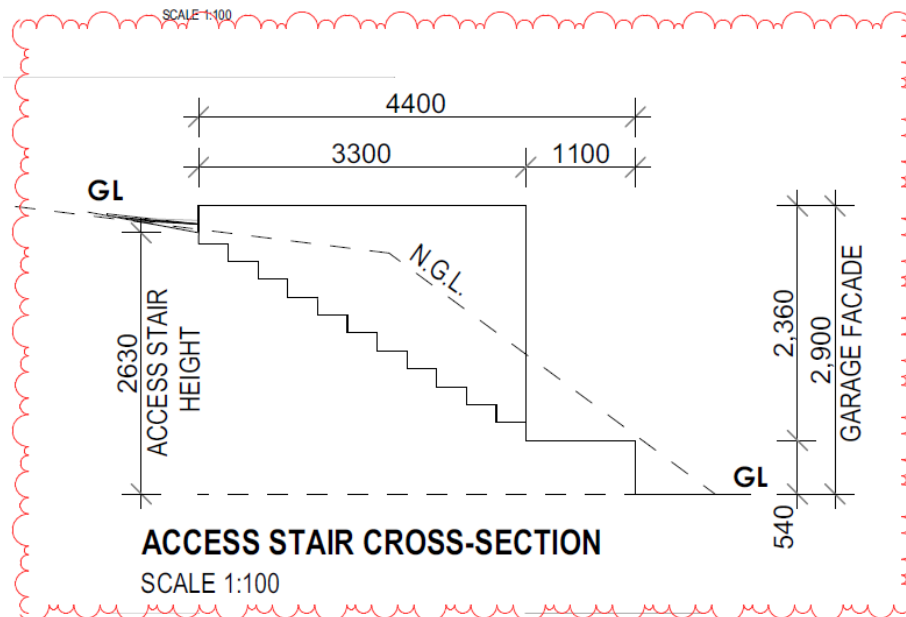


Figure 4: Elevation plan of proposed garage (Source: Application)

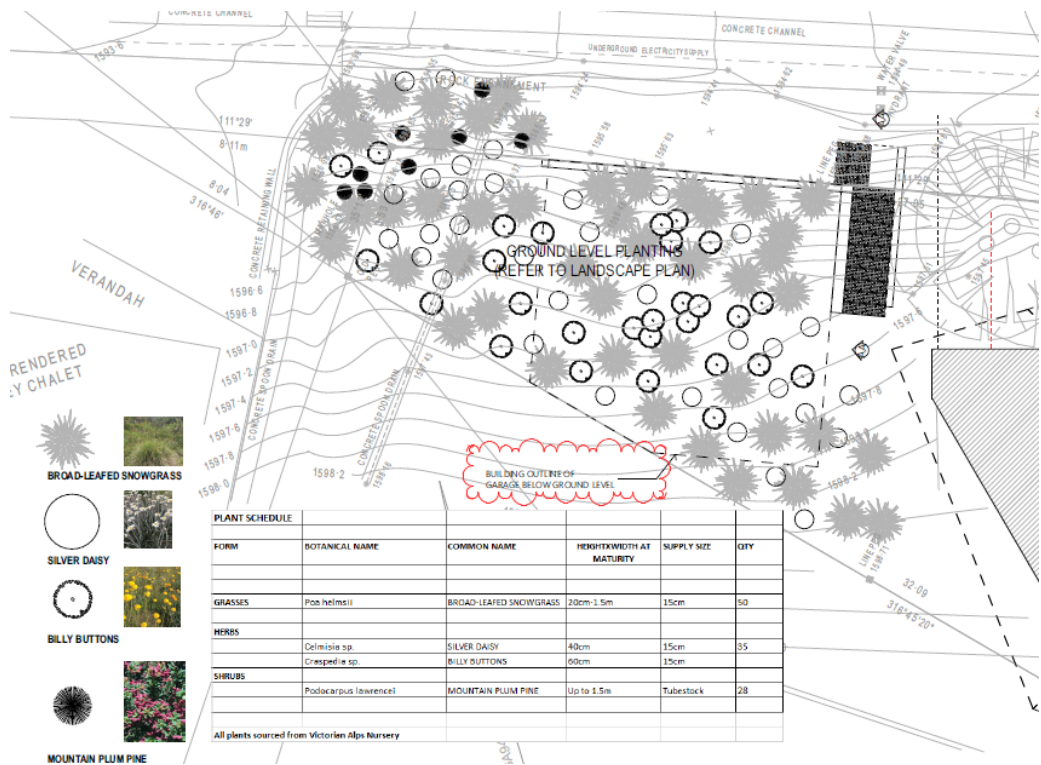


Figure 5: Landscaping/rehabilitation plan (Source: Application)

Subject Site and Surrounds

Site Description

- The site is located within the Mount Buller village, approximately 200 m west of Mount Buller Alpine Resort office. (Refer to Figures 6 and 7).

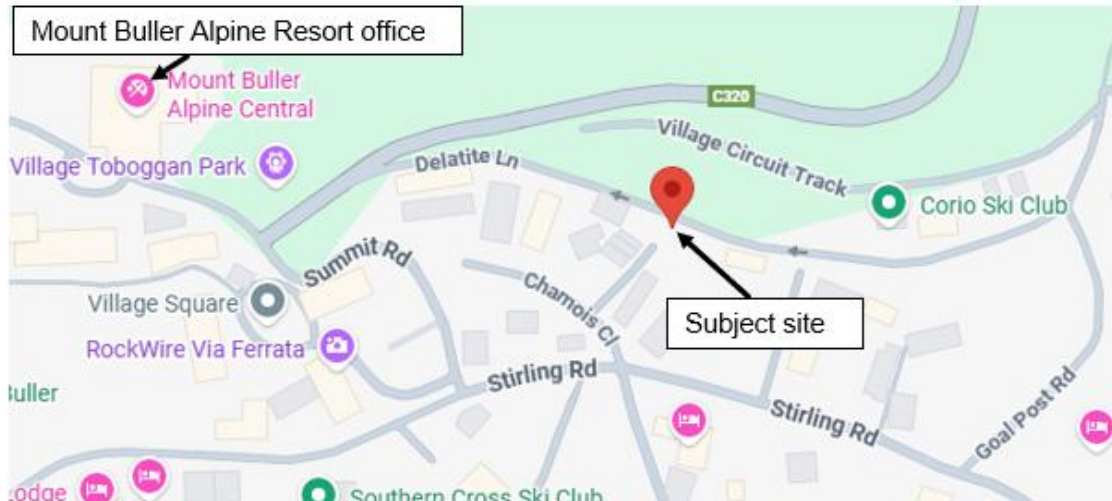


Figure 6: Location of site and context – Source: Google maps (modified by DTP)



Figure 7: Aerial location of site outlined in blue – Source: Google maps (modified by DTP)

- The site is near the middle and on the upper side of Delatite Lane. The site comprises 287 sqm in area, is irregular shaped with the existing lodge setback 1.4 m from the Delatite Lane lease boundary. (Refer to Figure 8).
- The site has a crossfall from the south falling steeply towards the north (Delatite Lane).
- The site is presently occupied by a two storey level stone and steel-clad ski lodge.

Site Surrounds

- The surrounding area is surrounded by other ski lodge buildings, ranging in size of 3 to 5 levels in height.



Figure 8: Photograph of site (street view) including existing lodge – Source: Application



Planning Policy Framework

- The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.
- The following policies are considered relevant to this application:

Clause no.	Description
02-03-5	Built environment
02-03-6	Economic development
12.01-1S	Protection of biodiversity
12.01-2S	Native vegetation management
12.04-1S	Sustainable development in alpine areas
13.02-1S	Bushfire planning
13.04-2S	Erosion and landslip
15.01-2S	Building design
15.03-2S	Aboriginal cultural heritage
17.04-1S	Facilitating tourism

Local Planning Policy Framework

- The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
- The MSS within the Alpine Resorts Planning Scheme identifies the objectives and strategies for the Mount Buller alpine resort.
- The following clauses are relevant:

Clause no.	Description
11.01-1L	Alpine villages
12.01-1L	Protection of biodiversity in alpine resorts
12.04-1L	Sustainable development – alpine resorts
12.04-1L	Sustainable development – Mt Buller Alpine Resort
13.02-1L	Bushfire planning – alpine resorts
13.04-2L	Erosion and landslip in alpine resorts
15.01-2L	Built form in alpine resorts
17.04-1L	Alpine tourism

- The assessment section of this report provides an assessment of the relevant planning policies.

Statutory Planning Controls

Clause 37.02 – Comprehensive Development Zone, Schedule 1 (CDZ1)

- The land is affected by the CDZ1.
- A planning permit is triggered to construct a building or construct or carry out works pursuant to the CDZ1. The purpose of the CDZ1 is:
 - To encourage development and the year round use of land for a commercially orientated, alpine resort.
 - To provide for residential development in a variety of forms in an alpine environment.



- *To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.*
 - *To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.*
18. CDZ1 includes application requirements and decision guidelines for consideration of the site's context, including a Site Environmental Management Plan (SEMP). The following sections include discussion of how the proposal responds to these requirements.

Clause 43.02 – Design and Development Overlay, Schedule 1 (DDO1)

19. A planning permit is triggered to construct a building or construct or carry out works pursuant to the DDO1. The site is located in a DDO1-A1 precinct which contains specific development requirements in relation to maximum height, minimum setbacks, maximum site coverage, colours and materials.
20. The design objectives of the DDO1 include:
- *To ensure that development within the Mt Buller Village creates and enhances an identifiable individual resort character.*
 - *To ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.*
 - *To ensure view corridors are protected between buildings and provide opportunities for view sharing.*
 - *To provide safe pedestrian and skier access and linkages within the Village and to the skifields.*
21. The following sections include discussion of how the proposal responds to these requirements.

Clause 44.01 – Erosion Management Overlay, Schedule 1 (EMO1)

22. A planning permit is triggered to construct a building or construct or carry out works pursuant to the EMO1.
23. The EMO1 includes application requirements and decision guidelines that require a Geotechnical Assessment accompanied by a Landslide Risk Assessment. The following sections include discussion of how the proposal responds to these requirements.

Operational Provisions

Clause 65.01 – Approval of an application or plan

24. Clause 65 sets out the decision guidelines that the responsible authority must consider before deciding on an application, including the proposal's effect on the amenity of the area.

Clause 71.02-3 – Integrated decision making

25. Clause 71.02-3 outlines that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.



Referrals

26. The application was referred to the following groups:

Provision/ Clause	Organisation	Response Received (date)
Section 55 Referral - Determining (Clause 7.0 of Schedule 1 to CDZ (37.02) for: <i>'any use or development which requires connection to reticulated services.'</i>	Alpine Resorts Victoria (ARV)	<u>24 September 2025</u> No objection subject to conditions.
Section 55 Referral – Recommending (Clause 7.0 of Schedule 1 to EMO (44.01) for: <i>'all applications.'</i>	Alpine Resorts Victoria (ARV)	<u>2 September 2025 & 23 December 2025</u> No objection subject to conditions.
Section 55 Referral - Determining (Clause 7.0 of Schedule 1 to CDZ (37.02) for: <i>'any use or development which requires connection to reticulated services.'</i>	AusNet Services	<u>27 August 2025</u> No objection subject to notes.
Section 55 Referral - Determining (Clause 7.0 of Schedule 1 to CDZ (37.02) for: <i>'any use or development which requires connection to reticulated services.'</i>	Buller Gas	<u>18 September 2025</u> No objection subject to conditions
<i>Section 55 Referral - Determining (Clause 7.0 of Schedule 1 to CDZ (37.02) for: 'any use or development that involves alteration to the topography including native vegetation removal.'</i>	Department of Energy, Environment and Climate Action (DEECA)	<u>3 October 2025</u> No objection and no conditions.

Notice

27. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 pursuant to the following provisions:

- Schedule 1 to Clause 37.02 (CDZ)
- Schedule 1 to Clause 43.02 (DDO).

28. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 pursuant to the following provisions:

- Schedule 1 to Clause 44.01 (EMO).

29. Clause 8.0 of Schedule 2 to CDZ (Clause 37.02) requires notice be given to the 'relevant Resort Management Board and relevant adjoining Municipal Council' for any use or development.

30. Notice was given to the ARV and Mansfield Shire Council on 22 August 2025 and 2 December 2025 respectively. On 24 September 2025, the ARV responded advising no objection subject to conditions. On 24 December 2025, the Mansfield Shire Council responded advising no objection and no conditions.

31. The applicant was directed to give notice by way of erecting one sign on the site, notice to adjoining leaseholders and occupiers and display of a notice at the ARV office. No objections have been received to date.

Planning Policy

Consistency with State and Local Planning Policies

32. Broadly, the planning policies relevant to this Project encourage the sustainable use and development of the Alpine areas for year-round use and activity, encourage tourism development, seek to protect areas prone to erosion and landslip and environmentally sensitive areas, and ensure that development respects the Alpine character.
33. The specific policies relevant to Mount Buller that apply, and a response to them, is provided as follows:
- To ensure that the design, scale, height and materials of development are sympathetic to the existing natural and built form character of the resorts (Clause 02.03-5).
 - To maintain the unique 'village' atmosphere by siting buildings within the alpine landscape, retain trees (where possible) and maintain the compactness of the developed area (Clause 02.03-5).
 - To facilitate the right mix of commercial, retail, accommodation, entertainment, community and service facilities for the ongoing viability of resorts as year round destinations (Clause 02.03-6).
 - Encourage a range of residential accommodation types and densities to cater for the needs of the permanent and visitor population (Clause 11.01-1L).
 - To assist the protection and conservation of Victoria's biodiversity (Clause 12.01-1S) and to preserve and enhance the habitat of threatened species and communities within the alpine resorts (Clause 12.01-1L).
 - To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation (Clause 12.01-2S).
 - To facilitate sustainable use and development of Alpine areas for year-round use and activity (Clause 12.04-1S) and to maintain the character of the resort and its relationship to the broader natural and cultural landscape of Mt Buller and Mt Stirling (Clause 12.04-1L).
 - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Clauses 13.02-1S and 13.02-1L).
 - To protect areas prone to erosion, landslip or other land degradation processes (Clause 13.04-2S) and to ensure that geotechnical hazards are managed throughout the resorts so as to minimise risk to property and persons (Clause 13.04-2L).
 - To achieve building design outcomes that contribute positively to the local context and enhance the public realm (Clause 15.01-2S) and to utilise materials such as the natural stone and timber to provide strong design elements, resulting in a cohesive design language for Mt Buller (Clause 15.01-2L).
 - To ensure the protection and conservation of places of Aboriginal cultural heritage significance (Clause 15.03-2S).
 - Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities (Clause 17.04-1S) and to provide for year round recreation, having regard to environmental, social, ecological, economic, aesthetic and safety considerations (Clause 17.04-1L).
34. The Project is consistent with the relevant policies. The proposal has appropriately considered the geotechnical requirements to reduce the risk to life and property. The proposal will also be developed in accordance with the submitted Site Environmental Management Plan (SEMP). The proposal has considered the protection of biodiversity by appropriately avoiding the removal of vegetation. Furthermore, the development supports the Alpine Resorts as a major tourist destination by improving an existing tourist (accommodation) facility.
35. Furthermore, the Project will not increase the risk to life or property from bushfire, noting that the proposal does not trigger a permit under the Bushfire Management Overlay.
36. The following section of this report will detail the key issues in this matter in light of relevant planning policy and controls.



Zoning and land use

37. The proposal meets the relevant purpose of the CDZ1 which include:
 - *To encourage development and the year round use of land for a commercially orientated, alpine resort.*
 - *To provide for residential development in a variety of forms in an alpine environment.*
 - *To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.*
38. The proposed garage and structures, will be constructed as ancillary components of an existing lodge, used for accommodation purposes. As such, a planning permit is not triggered for the use as the accommodation use is established.
39. The garage and ancillary structures will improve accessibility to the existing lodge, thus encouraging appropriate development for year-round use of the site.
40. Construction will be undertaken in accordance with an approved Site Environmental Management Plan (SEMP) to protect waterbodies from sediment discharge and minimise impacts to biodiversity during construction. Furthermore, no vegetation will be removed. These measures will ensure the development is undertaken in accordance with sound environmental management and land capability practices that take into account the environmental significance of the area.

Built form

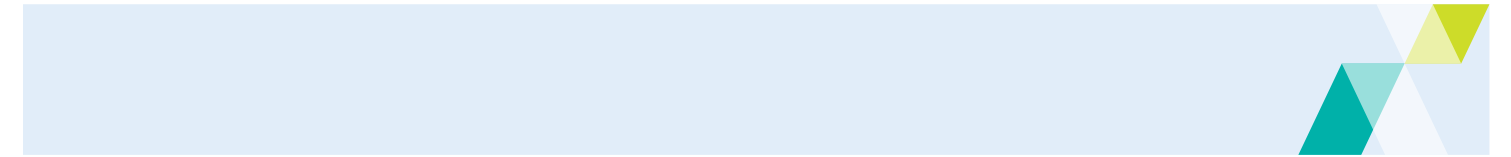
41. The site is subject to the Design and Development Overlay, Schedule 1 (Mt Buller Alpine Resort Village). Relevant design objectives include ensuring that the Mt Buller Village creates and enhances an identifiable individual resort character and to ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.
42. The proposed garage will be constructed underground and only the garage doors will be visible from the streetscape. The retaining wall will be visible from the streetscape, however this structure is considered satisfactory given the wall will be constructed of natural stone, to match the existing lodge façade.
43. The proposed external staircase will provide safe pedestrian access from the garage to the existing lodge.
44. The site where the garage will be located will be landscaped/rehabilitated with ground level planting consisting of small scale grasses and shrubs, suitable within the alpine area. The landscape plan forms part of the architectural plans and a condition of permit will require the land be rehabilitated in accordance with the plans.
45. There are several requirements stated in the table to schedule 1 of the DDO and the subject site is located within A1 area, referred to as DDO1-A1. In assessing the appropriateness of the built form of the proposal, consideration of the DDO1-A1 requirements is required. A brief assessment will now follow.

Maximum height:

46. The DDO1-A1 provides for minimum setback requirements for a building, including 6 m requires the maximum height of any part of a building to not exceed 3 storeys or 11 m above natural ground level. The proposed garage will be below ground level therefore fully compliant. The proposed stairs will be approximately 2.6 m in height and the retaining wall approximately 2.9 m, easily complying with the maximum height requirements.

Minimum setbacks:

47. Setback requirements include buildings to be setback 6m from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3 m from the frontage of the site. The proposed garage will have a zero setback to the Delatite Lane lease boundary and 3.4 m to the Delatite Lane kerbside or constructed edge of the road. Part of the external staircase (1.1 m) is located within unallocated Crown land (or commonly referred to as within the road reserve), however most of it (4.4 m) is located within the lease boundary. Nonetheless, variations are sought for the garage, stairs and retaining wall (also partly within the unallocated Crown land). The variations sought are considered reasonable given the garage is below ground and only the garage, retaining wall and stairs will be visible from the street. These structures are all minor in scale and will not dominate the streetscape, particularly with the use of suitable colours and materials, commonly used within the alpine environment.

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48. Other setback requirements include a 3 m minimum side setback to any other boundary. The proposed development will meet the minimum side setback requirement to the eastern and western side boundaries however the garage will be setback between zero and 1.6 m from its southern lease boundary. This variation is considered reasonable given it will be underground and there will be no significant visual impact or change from existing conditions.
49. The DDO1-A1 includes a 6 m minimum setback from any building on an adjoining site. The proposed garage will be setback approximately 4.6 m from its closest adjoining building to the south (4 Chamois Close), however, similarly as above, the variation sought is considered reasonable given the garage is underground and there will not be any significant visual impact or change when viewed from the south side (or the closest neighbouring building).

Site coverage:

50. The proposed development only marginally alters the site coverage from existing conditions as the garage footprint is for approximately 49 sqm. Even so, the maximum site coverage will be 54.7%, which is below the maximum site coverage specified in the DDO1-A1 of 60%.

Car parking:

51. Car parking requirements are specified that are applicable to the DDO1-A1 which includes 1 space per 140 sqm of gross floor area and the access ways to have a minimum width of 3 m. These provisions are both met, given two new car spaces will be provided to the site where none were previously provided for. Secondly, the accessway leading to the garage is wider than 3 m.
52. However, the provision also requires the car parking to be a minimum 3 m setback from all site boundaries. As discussed above, the garage has a zero front setback to the streetscape, however given only the garage is visual with the garage being below ground, the setback variation in this instance is considered satisfactory.

Colours and wall materials:

53. In terms of colours and materials, the DDO1-A1 specifies the preferred use of corrugated iron, profiled metal, timber and natural stone as suitable wall cladding materials. Furthermore, the use of natural stone to the external façade visible from the road is encouraged. Natural alpine tones are also required in materials and finishes.
54. The proposed development includes garage doors constructed of timber shiplap material in brown tones. The retaining wall includes natural stone material which accounts for 52% of natural stone visible from the road, easily complying with the 15% requirement. Furthermore, the external stairs will be constructed of metal material.

Environmental Considerations

Geotechnical

55. The subject site is within an Erosion Management Overlay (EMO1). Accordingly, a Geotechnical Assessment and Landscape Risk Assessment was prepared by DM Lawrance, dated 15 October 2025. The slope risk to the property has been identified as 'very low'.
56. Provided that the recommendations of the report are adhered to, geotechnical and landslip hazards associated with the proposal will be appropriately managed.

Site Environmental Management Plan (SEMP) & Construction Waste Management Plan (CWMP)

57. As detailed earlier, the SEMP is considered satisfactory and will be endorsed to form part of any permit issued. However, the ARV have recommended a condition be included to require a CWMP be endorsed by the responsible authority and be in consultation with the ARV. The CWMP must demonstrate how different construction waste types will be separated and legally disposed off mountain. It must include details on the expected types of waste, methods proposed to reduce, reuse and recycle, a contingency plan for unexpected types of waste discovered and acknowledgement that all waste must be removed from the alpine resort.
58. It is considered appropriate to include this as a condition of any permit to issue.

Cultural heritage

59. The application information demonstrates adequate evidence that the site has been significantly disturbed and no Cultural Heritage Management Plan is considered to be required prior to the planning permit decision.

Referral responses



60. The application required referral to the ARV, Buller Gas and AusNet Services, for the provision of services. The ARV and Buller Gas required standard conditions be included in any permit to issue. AusNet Services required two notes be included relating to services in the area.
61. DEECA were referred to pursuant to the CDZ however did not object or require any conditions to be included.
62. Goulburn-Murray Water were referred to pursuant to the site being within a declared Special Water Supply Catchment Area however did not respond.
63. All the conditions and notes are considered acceptable and should be included on any permit that issues.



Recommendation

64. **It is recommended** Planning Permit No. PA2503885 for *Buildings and works for an underground garage, associated access stairs and retaining wall* at (CA162B) 15 Delatite Lane and unallocated Crown land, Mount Buller, be issued subject to conditions.

Conclusion

65. The development is generally consistent with the relevant planning policies of the Alpine Resorts Planning Scheme and will improve access to the existing lodge.
66. The proposal is generally supported by referral authorities, subject to conditions.
67. **It is recommended that a Permit be** issued for Application No. PA2503885 being for *Buildings and works for an underground garage, associated access stairs and retaining wall* at (CA162B) 15 Delatite Lane and unallocated Crown land, Mount Buller, subject to conditions.



Prepared approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	[Redacted]		
Phone:	[Redacted]	Dated:	19 January 2026

Reviewed by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
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Name:	[Redacted]	Signed:	[Redacted]
Title:	[Redacted]		
Phone:	[Redacted]	Dated:	19/01/2026

