

# PA2403250 - 2 Convention Centre Place, South Wharf



## Officer Assessment Report Development Approvals & Design

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## Contents

<b>Executive Summary</b>	<b>2</b>
<b>Proposal</b>	<b>3</b>
<b>Application Process</b>	<b>3</b>
<b>Proposal Summary</b>	<b>3</b>
<b>Subject Site and Surrounds</b>	<b>5</b>
<b>Referrals and Notice</b>	<b>8</b>
<b>Assessment</b>	<b>10</b>
<b>Recommendation</b>	<b>16</b>

# Executive Summary



Key Information		Details	
Application No:	PA2403250		
Date lodged in POL	2 November 2024		
Statutory Days:	XX on 26/05/2025		
Applicant:	Liquor Plan		
Planning Scheme:	Melbourne		
Land Address:	Part of 2 Convention Centre Place South Wharf 3006 (part Lot 2209 PS615749)		
Proposal:	Use of the land for a Tavern (Bar) (In Capital City Zone)		
Development Value:	\$0 – Temporary tavern is already existing and operating under a Temporary Limited Licence		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because of the use or development of land comprising the Melbourne Convention Centre.		
Why is a permit required?	Clause	Control	Trigger
Zone:	37.04	Capital City Zone 3	Clause 37.04- 1 – Bar
Overlays:	43.01	Heritage Overlay	N/A
	43.02	Design and Development Overlay	N/A
	45.09	Parking Overlay	N/A
Particular Provisions:	52.27	Licensed Premises	Clause 52.27 - To use land to sell or consume liquor.
	53.34	Bicycle Parking	Clause 52.34-2 - to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.(N/A)
Cultural Heritage:	No – not located in an area of cultural heritage sensitivity		
Gross Floor Area:	1,160 m²		
Parking:	Cars	Motorcycles	Bicycles
	0	0	0
Referral Authorities:	City of Melbourne Council (Section 52)		
Public Notice:	Owners and occupiers of adjacent properties (Section 52)		
Informal Notice:	N/A		
Delegates List:	N/A		



Application Process

Background

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

Application process	
Application lodgement	2 November 2024
Further information requested	N/A
Further information received	N/A
Decision Plans	United Registered Building Practitioners, dated July 2024
Other Assessment Documents	<ul style="list-style-type: none"><li>Planning Report prepared by LiquorPlan, dated 18/08/2024</li><li>Site Context Plan prepared by LiquorPlan, dated 18/08/2024</li><li>Venue Management Plan prepared by South Wharf Social dated 08/04/2024</li><li>Waste Management Plan prepared by LiquorPlan, dated 10/04/2025</li></ul>

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

Proposal Summary

3. The proposal can be summarised as follows:

Proposal:	Use of the land for a Tavern (Bar) (290 patrons)
Total Site Area:	1,160 sqm
Land Uses:	Tavern (Bar)
Car Parking:	N/A
Bicycle Parking:	N/A
Loading and Waste arrangements:	The proposed licensed premises will utilise existing service access arrangements within the site for delivery and unloading of goods. Given the site's location within the CBD and its substantial separation from the nearest residential zones (approximately 1km to the south), no restrictions are proposed on the timing of deliveries and transfer activities associated with the use.

4. Specific details of the application include:
- Tavern (Bar) use, with a licensed area encompassing all patron zones, delineated by fencing.
  - Premises to primarily consist of external trading space; the only covered area is the service bar.
  - Trading hours: 11 am–11 pm daily, including public holidays. Exceptions include 12 pm opening on Good Friday and ANZAC Day, and 1 am closing on New Year's Eve.
  - Maximum capacity of 290 patrons, in line with the current Occupancy Permit (note: existing licence allows 300 patrons).

- Snack food (e.g. pizzas, chips, wedges, toasties, crisps, nuts) available until at least 10:30 pm or 30 minutes before closing.
- There will be a minimum of 1 staff on the licensed premises at any time when liquor is sold or consumed on the licensed premises. This includes that there will be a responsible person responsible for the management or control of the licensed premises (ie an adult in the role of manager or acting manager, and including being responsible for security, patron/customer management and complaints). Relevant Responsible Service of Alcohol (RSA) requirements will apply to all staff serving liquor. Other staff will be engaged on an as-required basis based on estimated actual patron numbers (the maximum number of staff to be on the site at any one time will be 10).
- Pedestrian access/egress to/from the licensed premises will be only via the existing entries, with the east of the Tavern to continue to be bounded by picket fencing.
- The licensed premises will operate under the submitted Venue Management Plan.
- In the event that queuing is required, it will be actively supervised, including by advising patrons of wait times, and monitoring incoming prospective patrons for signs of intoxication.

5. The application involves the proposed Use of land for a Tavern (Bar).

- The “proposed” Tavern is an already existing (albeit very new) one that is now operating under a Temporary Limited Licence (and relevant authorisation from the Council). However, Liquor Licensing Victoria has indicated that it does not want to issue another Temporary Limited Licence but that a (permanent) On premises licence (necessitating also a planning permit to use land for a Tavern) is instead required.
- The proposed Tavern includes the sale and consumption of liquor on the premises under an on premises Licence



# Subject Site and Surrounds



## Site Description

- 6. The subject site is located at Part of 2 Convention Centre Place, South Wharf, within the Capital City Zone – Schedule 3 (Southbank) of the Melbourne Planning Scheme. It forms part of the Melbourne Convention and Exhibition Centre (MCEC) precinct and is situated within Polly Woodside Park, a publicly accessible space bounded by Clarendon Street to the west, Normanby Road to the south, and the Yarra River to the north.
- 7. The site currently accommodates the KIIS Eye Ferris Wheel, a mini-golf course (not part of the licensed area), and a licensed hospitality venue that is the subject of this application. This hospitality use is currently operating under a Temporary Limited Licence and is proposed to transition to a permanent On-premises Liquor Licence.

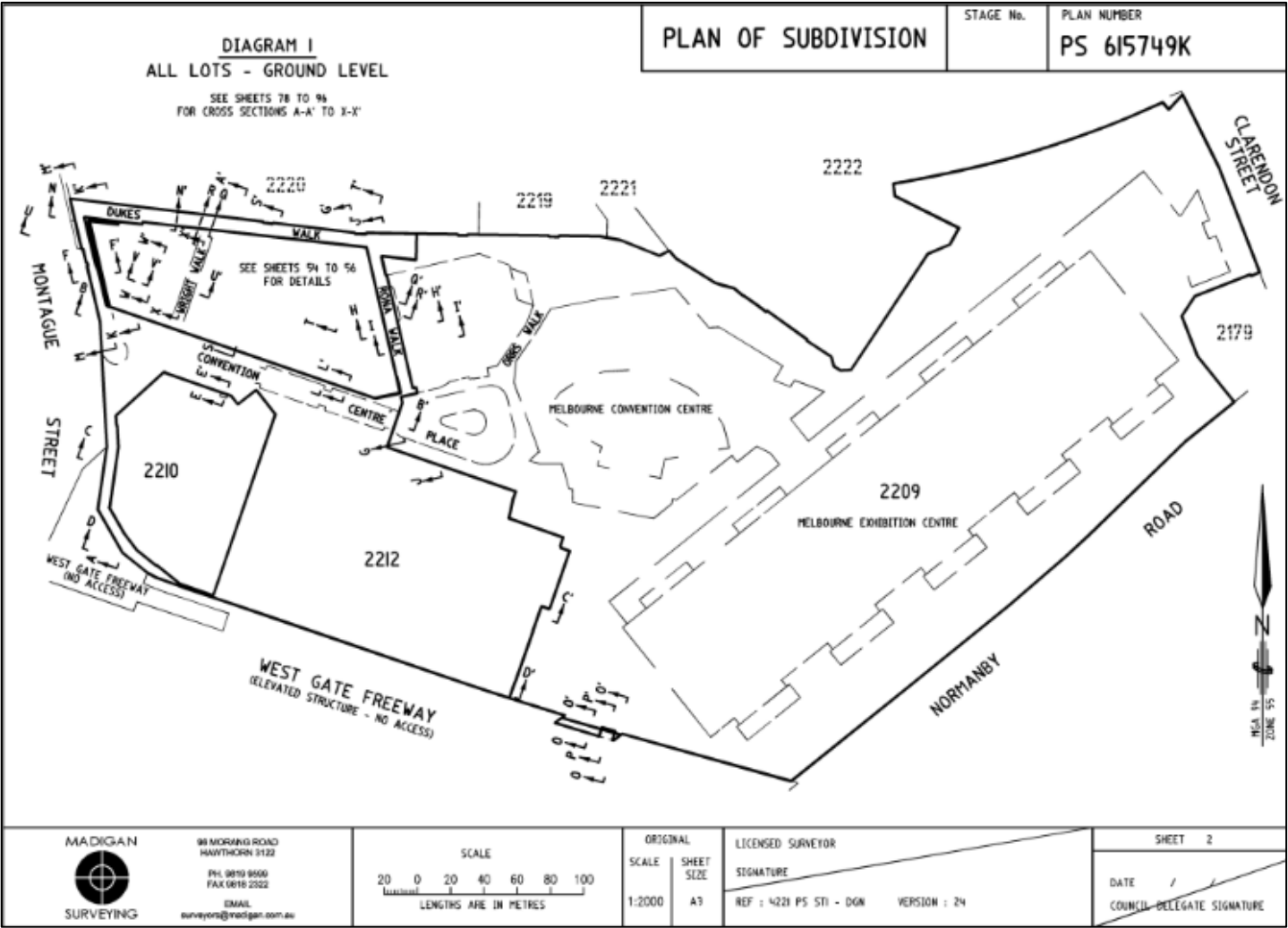


Figure 4 – Title.

8. The broader South Wharf area is a prominent urban renewal precinct characterised by a mix of commercial, cultural, tourism, and entertainment uses. It is well-integrated into the Melbourne Central Business District and forms part of the Southbank Local Area, a key focus for activation and investment in the inner city.
9. The site is highly accessible via multiple modes of transport and is located within the Principal Public Transport Network Area. It is within walking distance of tram and bus routes, as well as train stations and the Night Network. Pedestrian and cycle access to the site is facilitated via wide footpaths and established links along the Yarra River corridor and surrounding streets.
10. The surrounding land uses are predominantly commercial, tourism-related, and public realm spaces, consistent with the area's zoning and planning policy objectives.

### Site Surrounds

11. Development surrounding the site includes:
- To the **north** of the site is the Yarra River, with views across to the Docklands precinct. Land uses on the northern side of the river include commercial and residential developments associated with Melbourne's central city and Docklands.
  - To the **south** of the site is Normanby Road, beyond which are commercial and mixed-use buildings associated with the South Melbourne and Southbank precincts.
  - To the **east** is the Melbourne Convention and Exhibition Centre (MCEC) and South Wharf Promenade, which accommodates a range of licensed venues, restaurants, and entertainment uses.
  - To the **west** is Clarendon Street, a major arterial road lined with mixed-use development including hotels, restaurants, and commercial buildings, forming part of the Southbank commercial and retail spine.

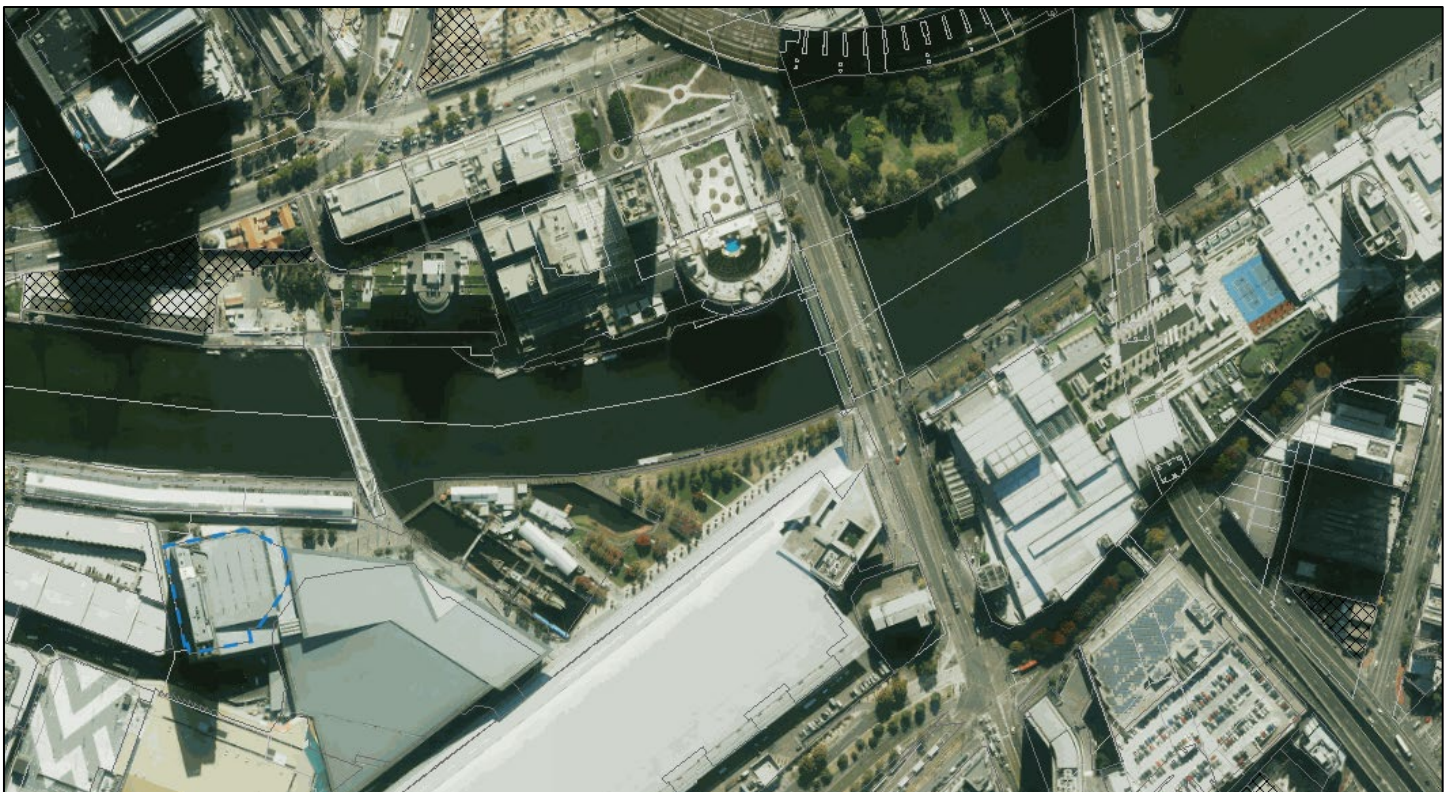


Figure 5 - Subject site in red, VicPlan.



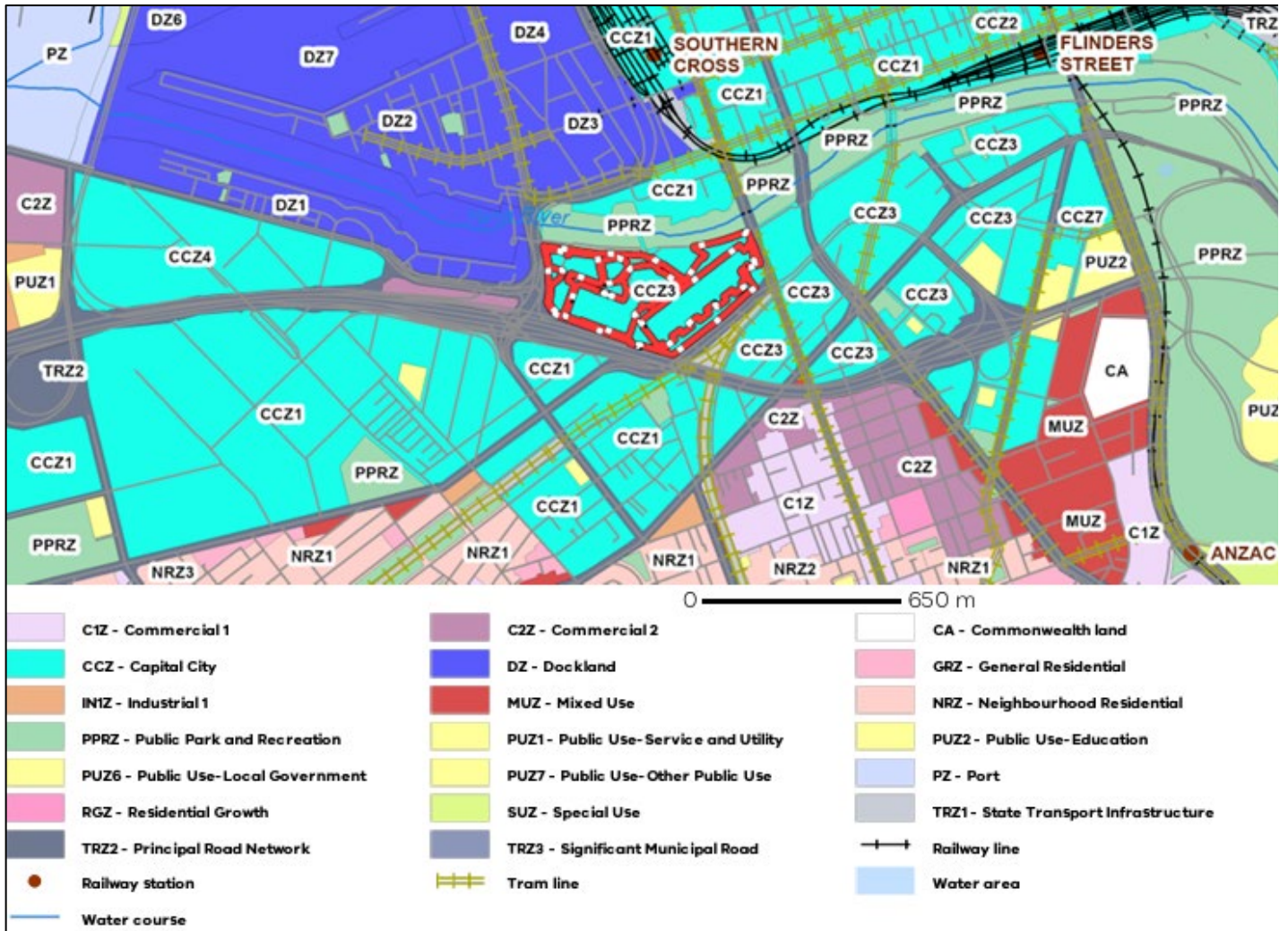


Figure 6 - Zoning map.



Figure 7 - Existing site conditions and toilets





Notice

12. The application was referred to the following agencies:

Provision / Clause	Organisation	Response and date received
Section 52 Referral – Recommending	City of Melbourne Council	11/02/2025 Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , Melbourne City Council does not object to the grant of a planning permit subject to conditions being placed on any permit issued.

The Melbourne City Council proposed the following conditions, which are considered acceptable and will be implemented on the planning permit:

*The use must only operate between the following times:  
11 am and 11 pm Monday to Sunday (except for a 12pm opening time on Good Friday and ANZAC Day and a 1am closing time on New Years Eve - the following day).  
The responsible authority may consent in writing to vary these requirements.*

*At any time no more than 300 persons may be present on the land. The responsible authority may consent in writing to vary this requirement.*

*Operation must be in accordance with the recommendations of the Acoustic Assessment.*

*At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.*

*No amplified live music or entertainment (other than background music) is permitted on the premises without the prior written consent of the Responsible Authority.*

*Operation must be in accordance with the Venue Management Plan*

*Submission of and approval of a revised Waste Management Plan – details of specific matters were provided on 06/11/2024 (attached if needed).*

**Waste conditions (7 May 2025)**

The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by Liquorplan dated 10/04/2025.

The submitted WMP must not be altered without prior consent of the City of Melbourne – Waste and Recycling.

The “flat bed” truck used to collect waste must have a tail lift or similar means to lift the bins.

Conditions proposed address relevant matters, are considered reasonable and generally supported.

Section 52	Owners and Occupiers	The properties marked with a blue dot were notified of the proposed permit:
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One objecting submission was made upon conclusion of advertising to the owners and occupiers of the adjoining properties.

The objection had concerns regarding the effect on the surrounding environment, noise pollution and the removal of significant trees.

This objection was provided to the applicant who addressed it with a detailed response.



## Statutory Controls – Melbourne Planning Scheme

Provision		Permit Trigger
<b>Zone</b>	37.04 - Capital City Zone Schedule 3	Clause 37.04- 1 – Bar
<b>Overlay</b>	43.01 - Heritage Overlay	N/A
	43.02 - Design and Development Overlay	N/A
	45.09 - Parking Overlay	N/A
<b>Particular and General Provisions</b>	52.27 - Licensed Premises	N/A
	53.34 - Bicycle Parking	Clause 52.34-2 - to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.(N/A)
	72.01 - Responsible Authority for This Planning Scheme	72.01-1 – Minister is responsible authority.

## Strategic Direction and Land Use

### Plan for Victoria

13. Plan for Victoria provides a long-term strategic framework to guide sustainable growth, economic development, and the delivery of key infrastructure to meet the evolving needs of Victoria's population. The proposal aligns with the plan's objectives by contributing to Melbourne's visitor economy, supporting local employment, and enhancing the activation of a strategic urban precinct.

### Plan Melbourne

14. *Plan Melbourne 2017–2050* is the Victorian Government's metropolitan planning strategy, setting out a vision for a sustainable, productive and liveable city over the long term. It identifies key strategic directions for the delivery of housing, commercial activity, infrastructure and employment within Melbourne's established and emerging urban areas. Relevant strategic outcomes include:
- a) Outcome 1: *Melbourne is a productive city that attracts investment, supports innovation and creates jobs.*
15. Direction 1.2: *Improve access to jobs across Melbourne and closer to where people live*, which encourages employment-generating development in accessible and strategically located areas. The strategy promotes the concept of '20-minute neighbourhoods', aimed at fostering local living by ensuring residents have convenient access to shops, services, jobs, open space, and public transport within a 20-minute trip from their home. The subject site is well located within the metropolitan road network, with direct access to major arterial routes including the Western Ring Road and Calder Freeway. This level of connectivity supports the site's suitability for employment-focused uses and aligns with the objectives of *Plan Melbourne* to facilitate economic activity in accessible locations, consistent with integrated land use and transport planning principles.

### Melbourne Planning Policy Framework

16. The Planning Policy Framework promotes land use and development that enhances the built environment, supports economic growth, responds to community needs for retail and commercial services, delivers diverse housing options, and integrates transport and infrastructure planning.
17. The relevant Melbourne Planning Scheme and Planning Policy Framework (PPF) policies have been considered in assessing the application and the following are considered relevant:






Clause	Description
<b>Clause 2</b>	<b>Municipal Planning Strategy</b>
02.03-3	Environmental risks and amenity/Amenity, safety and noise
<b>Clause 11</b>	<b>Settlement</b>
11.03-1S	Activity centres
11.03-1R	Activity centres
11.03-6L-12	Southbank
<b>Clause 13</b>	<b>Environmental Risks and Amenity</b>
13.05-1S	Noise Management
13.07-1S	Land use compatibility
13.07-1L-04	Licensed premises
<b>Clause 17</b>	<b>Economic Development</b>
17.01-1S	Diversified economy
<b>Clause 18</b>	<b>Transport</b>
18.01-1S	Land use and transport integration
<b>Clause 19</b>	<b>Infrastructure</b>
19.03-3S	Cultural facilities

18. The proposal is generally supported the state and local policies. A response to the relevant BPS and PPF policies is as follows:

- Policy supports the operation of licensed premises that contribute to social interaction and a vibrant night-time economy (Clause 02.03-3). The proposal is for a small tavern (bar) within the Southbank area, aligning with policy that encourages well-managed venues which enhance the City's activity, character and image, particularly within the Central City as a 24-hour destination.
- Policy encourages the concentration of entertainment and commercial uses within accessible activity centres (Clauses 11.03-1S and 11.03-1R). The proposal is located within Southbank, a designated activity centre, and contributes to its ongoing development by adding a licensed venue that supports diverse land uses, good public transport connectivity and a high level of amenity.
- Local policy supports arts, entertainment, and cultural uses in Southbank (Clause 11.03-6L-12). While the site is outside the designated Arts Precinct, the proposal is consistent with broader economic development strategies for the area, which encourage such uses throughout Southbank.
- Policy seeks to ensure land use compatibility and manage noise emissions to protect community amenity (Clauses 13.05-1S and 13.07-1S). The proposal is appropriately located within a predominantly non-residential precinct, well separated from the nearest residential zones (approximately 1km south of the site). Patrons will enter and exit through Polly Woodside Park, with trading hours limited to 11pm (excluding New Year's Eve) and music restricted to background levels. These factors, along with the area's high ambient noise levels and limited nearby sensitive uses, ensure that the proposal will not generate unreasonable off-site noise impacts.
- The surrounding context includes major non-residential land uses within the Convention Centre precinct and broader Southbank Local Area. There are no dwellings or sensitive accommodation uses in the immediate vicinity, with the nearest residential areas located across the river or to the south. Given the site's setting,



operational scale, and limited hours, the proposal is considered compatible with surrounding land uses and the objectives of noise and amenity-related policy.

- Policy seeks to minimise noise impacts from licensed premises through effective operational controls (Clause 13.07-1L-04). The proposal includes only background music consistent with the Liquor Control Reform Act 1998 definition, ensuring conversation-level volume without the need to raise voices. Waste generated from the premises will be stored on-site and well-separated from sensitive uses, with no bottle crushing proposed. Waste removal will not occur between 9 pm and 7 am, in accordance with policy objectives to limit late-night noise disturbances.
- Policy seeks to strengthen and diversify the economy by supporting a broad range of employment-generating uses, including tourism and hospitality, in appropriate locations (Clauses 17.01-1S, 17.01-1R, 17.02-1S, 17.02-2S, 17.03-1S, 17.03-2S, 17.04-1S and 17.04-1R). The proposal involves a commercial hospitality use (Tavern/Bar) within South Wharf that contributes to economic diversification, supports local tourism, and activates an area identified for business and visitor activity within the planning framework.
- Policy seeks the integration of land use and transport planning to promote sustainable and accessible development (Clauses 18.01-1S, 18.01-3R, 18.02-1S, 18.02-2S, 18.02-3S and 18.02-3R). The site is located within a walkable neighbourhood with convenient access to cycling infrastructure and well-served by public transport. It is located within the Principal Public Transport Network Area (PPTNA) and within walking distance of Night Network services, aligning with objectives to encourage public and active transport use.
- Policy supports the development of a strong cultural environment and improved access to arts, recreation, and cultural facilities (Clause 19.02-3S). The proposal, being a hospitality venue that enhances the cultural and social offerings of South Wharf, contributes to this broader objective.


## Capital City Zone

19. The purpose of the Capital City Zone (CCZ) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To enhance the role of Melbourne's central city as the capital of Victoria and as an area of national and international importance.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.
- To create through good urban design an attractive, pleasurable, safe and stimulating environment.

20. CCZ Schedule 3 South Bank lists the purpose:

- To develop Southbank as an extension of the central city, providing for a mix of commercial and residential land uses that complement the capital city function of the locality.
- To comfortably accommodate a residential and worker population in a pleasant neighbourhood where all public spaces are comfortable, bright and safe.
- To maintain and enhance the role of Southbank as a cultural and arts precinct.
- To develop Sturt Street as an arts and performance precinct with services and activities for local residents and visitors.
- To support art facilities and creative industry businesses along Sturt Street.
- To deliver local services and facilities within an approximate 400 m walk from all residences.
- To provide uses at ground floor and upper podium floors to promote a visual link with, and facilitate the passive surveillance of, the public realm.
- To support commercial, retail and community uses along pedestrian corridors.

- 
21. The site is located within the Capital City Zone – Schedule 3 (Southbank) (Clause 37.04), which provides strategic direction for development within Melbourne’s central city. While a planning permit is not required for the serving of liquor in this zone, the associated commercial use is supported by the zone’s purposes, including: enhancing Melbourne’s role as the capital of Victoria; supporting commercial land uses that complement the capital city function; activating the ground floor to facilitate passive surveillance and engagement with the public realm; and encouraging pedestrian-oriented retail and hospitality uses. The proposal is consistent with these objectives and contributes to the ongoing development and vibrancy of Southbank.

#### Use of land

22. Exemption from notice and review: The schedule to this zone *may* specify that an 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 Act.
23. Section 2 of the CCZ Schedule 3 **requires a planning permit** for use of land for a ‘Bar’. No exemption from notice is listed in the schedule.
24. Schedule 1 to Clause 52.27 – Licensed Premises states that a **permit is not required** for all land within the Capital City Zone.

#### Decision Guidelines

25. Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:
- The matters set out in section 60 of the Act.
  - Any significant effects the environment, including the contamination of land, may have on the use or development.
  - The Municipal Planning Strategy and the Planning Policy Framework.
  - The purpose of the zone, overlay or other provision.
  - Any matter required to be considered in the zone, overlay or other provision.
  - The orderly planning of the area.
  - The effect on the environment, human health and amenity of the area.
  - The proximity of the land to any public land.
  - The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
  - The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

#### Amenity and Noise

26. The proposed use currently operates under an Occupancy Permit for a Place of Public Entertainment (POPE), which allows a maximum of 300 patrons. Adequate area, exists, toilets and staff are provided in accordance with the existing POPE. The area is also located approximately 1 km from the nearest residential properties. These measures, including noise and hours of operation conditions, indicate amenity impacts on the location will be acceptable.
27. No live entertainment is proposed. Noise levels are proposed as background only.
28. Conditions have been imposed requiring the use to ensure that at all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021. Further, conditions have been imposed designating operating times, and operations to be in accordance with the Venue Management Plan.





## Cumulative impact

29. The application report details that the area can accommodate the increase in the proposed use, without unacceptable impacts. Patron management measures are proposed to prevent over queuing and the broader location supports a mix of night time entertainment and range of activities compatible with the strategic objectives of the planning scheme.

## Car Parking

30. The site is subject to Parking Overlay Schedule 1 (PO1) under the Melbourne Planning Scheme, which overrides the standard car parking requirements that would otherwise apply under Clause 52.06, including those varied by the Principal Public Transport Network Area. A planning permit is required to provide additional car parking spaces in excess of the car parking rates at Clause 3.0 of this schedule.
31. As no on-site car parking is proposed in conjunction with the Tavern (Bar) use, a permit is not required under Clause 52.06.
32. The site is located within a highly accessible inner-city precinct with excellent access to public transport, walking and cycling infrastructure. Given the site's context and proximity to the Principal Public Transport Network, car parking is not required.

## Access and Circulation

33. The site is well-integrated with the existing pedestrian and transport network, with primary access for patrons via Polly Woodside Park. The venue benefits from high levels of walkability and direct connections to nearby tram and bus services, as well as the broader Southbank and CBD pedestrian network.

## Bicycle Facilities

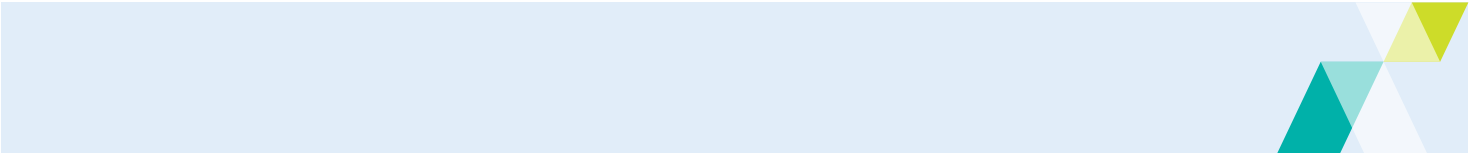
34. No new external building or works, or additional car or bicycle parking are proposed.
35. The proposal has been assessed against the requirements of Clause 52.34 – Bicycle Facilities of the Melbourne Planning Scheme. While the Tavern occupies a broader area, only the bar structure and associated decking constitute leasable floor area. This leasable area is insufficient to trigger the provision of bicycle parking under Clause 52.34, which requires a minimum of 150 sqm to generate one employee bicycle parking space.
36. Accordingly, the proposal does not require bicycle parking under the Planning Scheme and is compliant with the applicable provisions of Clause 52.34. Notwithstanding this, it is noted that existing bicycle parking facilities are in proximity to the site, providing for broader access and encouraging active transport options in the South Wharf precinct.

## Loading / Unloading

37. The proposed licensed premises will utilise existing service access arrangements within the site for delivery and unloading of goods. Given the site's location within the CBD and its substantial separation from the nearest residential zones, no restrictions are proposed on the timing of deliveries and transfer activities associated with the use.
38. Given the site context, zoning, and non-residential surrounding uses, the proposed delivery and waste management arrangements are considered appropriate.

## Waste Management

39. Waste storage and collection arrangements are integrated with the existing Melbourne Convention and Exhibition Centre facilities, with on-site waste stored in a secure, fenced area not accessible to the public. Bins will be collected



by private contractor services via the Capital City Trail without the use of mechanical tugs, minimising disruption to the public realm.

40. Waste volumes are calculated based on actual patron capacity rather than floor area, resulting in significantly lower estimated waste generation than standard benchmarks. The proposal anticipates a weekly maximum of 798L for each of garbage and recycling, with provision for organic and glass waste separation if required in the future.
41. The proposed waste management system is considered appropriate for the scale and nature of the use, with 660L garbage and recycling bins collected daily, quiet waste handling procedures, and operational flexibility to increase collection frequency or expand waste streams if needed.
42. Melbourne City Council waste engineers have reviewed the waste management report, and it is considered acceptable. The council have recommended standard waste conditions which will be implemented.

# Recommendation



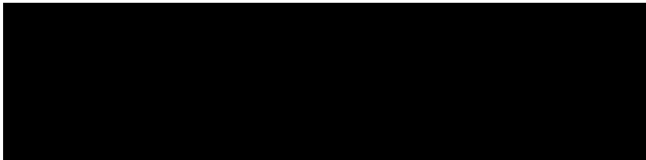
43. The proposal is generally consistent with the relevant planning policies of the Melbourne Planning Scheme and will contribute to the provision of bar within the Southbank area.
44. The proposal is generally supported by the various referral agencies.
45. It is recommended that Planning Permit No. PA2403250 for the use and development of the land for a data centre at 2 Convention Centre Place, South Wharf be issued subject to conditions.
46. It is recommended that the applicant and the council be notified of the above in writing.
47. A Notice of Decision is to be issued prior to the determination as one outstanding objection has been received and no exemptions are noted.



**Prepared 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.



Signed:



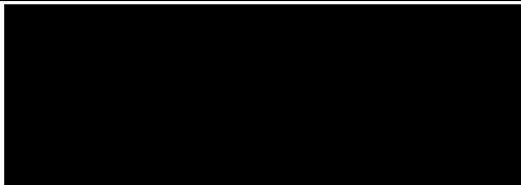
Dated: 23/05/2025

**Reviewed / 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:
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- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:



Title:

Signed:



Phone:

Dated: 27/05/2024

