



**PLANNERS
NORTH**

ABN: 56 291 496 553
6 Byron Street, PO Box 538
Lennox Head, NSW 2478
Telephone: 1300 66 00 87

16 August 2016
Our Ref: 1315.5

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Dear Sir

RE: Section 96 (1A) Application to amend Development Consent No. 10.2015.214.1 Railway Infrastructure Including a Rail Shed, 2 Railway Platforms and Tree Removal at Bayshore Drive and North of Lawson Street, Byron Bay

PLANNERS NORTH has been engaged by Byron Bay Railroad Company to prepare and submit a Section 96 Application with Byron Shire Council to modify Development Consent No. 10.2015.214.1 relating to an approved application for railway infrastructure including rail shed, 2 railway platforms and tree removal.

This submission comprises a Statement of Environmental Effects.

This application is accompanied by a completed Section 96 application form and land owner authority provided at **Appendix A**.

THE LAND

The subject land comprises rail corridor at Bayshore and north of Lawson Street Byron Bay.

SITE HISTORY

Development Consent No. 10.2015.214.1 for railway infrastructure including a rail shed, 2 railway platforms and tree removal was approved by Byron Shire Council on 17 September 2015. A Section 96 Application was subsequently lodged to undertake the development in two stages.

THE PROPOSAL

The subject application seeks approval to amend Development Consent No. 10.2015.214.1 to delete Condition 15 requiring the imposition of a Section 88E restriction on the title of the land in relation to coastal erosion. Condition 15 relates to the Byron Bay Town Centre Platform only which is mapped subject to coastal hazard. Condition 15 is required to be satisfied prior to the issue of a Construction Certificate and provides as follows:

15) S.88E Restriction to be placed on title - Coastal erosion

Documentary evidence is to be provided to the Principal Certifying Authority that a restriction as-to-user, pursuant to the provisions of S.88E of the Conveyancing Act, 1919, has been placed on the title to the land, the subject of this consent, stating: -

The development granted via development consent number 10.2015.214 must cease if at any time the coastal erosion escarpment comes within 50 metres of the building subject of the consent. The development the subject of this consent must be demolished and removed immediately. Further the landowner must suitably revegetate the land.

In this restriction coastal erosion escarpment means the landward limit of erosion in the dune system caused by storm waves.

Please note: Documents requiring the endorsement of Council associated with the creation or cancellation of easements, restrictions, covenants are subject to fees listed within Council's Fees & Charges.

Comment:

Discussions with Transport for NSW indicate that they do not support the imposition of a restriction on the rail corridor as required by Condition 15. A letter from Transport for NSW is provided at **Appendix B**. It is submitted that Condition 6, which also addresses coastal erosion and requires the development to cease if at any time the coastal erosion escarpment comes within 50m of any building associated with the development, sufficiently addresses this issue. It is not reasonable or necessary in the circumstances to require a restriction on the title of the land which comprises the railway corridor. The proposed works are relative minor in nature.

SECTION 96(1A) OTHER MODIFICATIONS

Pursuant to Section 96(1A) of the Environmental Planning and Assessment Act, the following assessment is provided with respect to the proposed modification to Development Consent Notice 10.2015.214.1.

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 proposed modification is of minimal environmental impact

Comment:

The proposed modification relates to a minor amendment to delete a requirement to place a restriction on the title of the rail corridor. The proposed amendment is of minimal environmental impact, having regard for the provision of Condition 6 to address the issue of coastal hazard.

(b) 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) under this section.

Comment:

The proposed modification relates to substantially the same development as that for which the consent was originally granted, being railway infrastructure.

S.79C(1)(a) STATUTORY CONSIDERATIONS

Pursuant to Section 79C(1)(a) of the Environmental Planning & Assessment Act, 1979, a number of statutes are potentially applicable to any single development proposal. This section reviews the range of instruments and notes their application in terms of the subject development application proposal.

DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

No deemed environmental planning instruments apply to the subject land.

LOCAL ENVIRONMENTAL PLANS

The proposed Byron Town Platform is partly located within the area to which Byron Local Environmental Plan 2014 (BLEP14) applies and partly located within the area to which Byron Local Environmental Plan 1988 (BLEP88) applies. The relevant provisions of BLEP88 are addressed below.

Name: Byron Local Environmental Plan, 1988 (BLEP88)

Application In Subject Case:

Zone:

The land on which the Byron Town platform is proposed is partly zoned 7 (f2) (Urban Coastal Land Zone) in accordance with the provisions of the BLEP88. The Byron Bay Town Platform is also partly located on land to which BLEP14 applies as addressed below.

Permissibility:

The proposed structures are permissible with Council's consent in the 7 (f2) zone.

Concurrence:

No concurrence is required by the proposed works.

Advertising:

The proposal does not require advertising in accordance with the provisions of BLEP88.

Special Provisions Applicable:

The following provisions of BLEP88 are applicable to Council's consideration of the subject proposal:

Clause 2 – Aim Objectives and Guiding Principles:

(1) Aim

The aim of this plan is to promote sustainable development in Byron by furthering the objects of the Environmental Planning and Assessment Act 1979, particularly in regard to:

- (a) the application to proposed development of guiding principles for the management, development and conservation of natural and human made resources (including natural areas, forests, coastal areas, water, agricultural land, extractive resources, towns, villages and cultural amenities) for the purpose of promoting the social and economic welfare of the community, protecting ecological and cultural heritage and achieving a better environment,*
- (b) the promotion and coordination of the orderly and economic use and development of land,*
- (c) the provision and coordination of community services and facilities,*
- (d) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities and their habitats, and*
- (e) the provision of increased opportunity for public involvement and participation in environmental planning and assessment.*

(2) Objectives

The objectives of this plan are:

- (a) to enhance individual and community (social and economic) well-being by following a path of economic development that safeguards the welfare of future generations,*
- (b) to provide for equity within and between generations, and*
- (c) to protect biodiversity, and re-establish and enhance essential ecological processes and life support systems.*

(3) Guiding principles

The objectives can be achieved through the implementation of the following guiding principles:

- (a) The precautionary principle. The precautionary principle means that where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.*
- (b) The principle of intergenerational equity. This principle means that the present generation must ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.*
- (c) The principle of conserving biological diversity and ecological integrity. This principle aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.*
- (d) The principle of improving the valuation and pricing of social and ecological resources. This principle means that the users of goods and services should pay prices based on the full life cycle costs (including the use of natural*

resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).

- (e) *The principle of eliminating or reducing to harmless levels any discharge into the air, water or land of substances or other effects arising from human activities that are likely to cause harm to the environment.*
- (f) *The principle of encouraging a strong, growing and diversified economy that promotes local self-reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.*
- (g) *The principle of providing credible information in open and accountable processes to encourage and assist the effective participation of local communities in decision making.*

Comment:

The proposed modification to the approved railway infrastructure does not raise any issues in relation to the consistency of the proposed development with the aim, objectives and guiding principles contained in Clause 2 of BLEP88.

Clause 9 – Zone Objectives

The Objectives and Land Use Table relating to the 7 (f2) (Urban Coastal Land Zone) are set out as follows:

Zone No 7 (f2) (Urban Coastal Land Zone)

1 Objectives of zone

The objectives of the zone are:

- (a) *to identify urban land likely to be influenced by coastal processes,*
- (b) *to permit urban development within the zone subject to the council having due consideration to the intensity of that development and the likelihood of such development being adversely affected by, or adversely affecting, coastal processes,*
- (c) *to permit urban development within the zone subject to the council having due consideration to:*
- (d) *(i) the need to relocate buildings in the long term,*
(ii) the need for development consent to be limited to a particular period,
(iii) the form, bulk, intensity and nature of the development, and
(iv) continued safe public access to the site, and
- (e) *to allow detailed provisions to be made, by means of a development control plan, to set aside specific areas within the zone for different land uses and intensities of development.*

2 Without development consent

Bushfire hazard reduction.

3 Only with development consent

Any purpose other than a purpose specified in item 2 or 4.

4 Prohibited

Abattoirs; aerodromes; brothels; bulk stores; car repair stations; cemeteries and crematoriums; drive-in banks; drive-in take-away food shops; extractive industries; forestry; generating works (including solar generating works); heliports; industries (other than light industries); institutions; junk yards; liquid fuel depots; mines; motor showrooms; recreation vehicle areas; roadside stalls; rural tourist facilities; sawmills; service stations; stock and sale yards; warehouses; waste recycling centres.

Comment:

The proposed development as modified is consistent with the objectives of 7(f2) Urban Coastal Land Zone. The modification to the consent does not raise any issues in relation to consistency with the objectives of the

relevant zones. As previously noted, the consent includes Condition 6, addressing the issue of coastal erosion and it is not reasonable in the circumstances to require a restriction to be placed on the title of land owned by the State government.

Name: Byron Local Environmental Plan, 2014 (BLEP14)

Application In Subject Case:

Zone:

The land is partly zoned SP2 Rail Corridor in accordance with the provisions of BLEP14.

Permissibility:

The proposed structures are permissible with Council's consent in the SP2 Infrastructure Zone which permits the purpose shown on the land zoning map and any development that is ordinarily incidental or ancillary to the development for that purpose.

Concurrence:

No concurrence is required by the proposed works.

Advertising:

The proposal does not trigger a requirement for advertising in accordance with BLEP14.

Special Provisions Applicable:

The following provisions of the BLEP14 are applicable to council's consideration of the subject proposal.

The zone objectives and land use table for the SP2 Infrastructure Zone are provided as follows:

Clause 2.3 - Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Environmental facilities; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Comment:

The proposed modification does not raise any issues in relation to the consistency of the proposal with the objectives of the SP2 Infrastructure zone.

DEVELOPMENT CONTROL PLANS

The proposed modification to the application does not raise any issues in relation to the consistency of the development with the provisions of Byron Development Control Plan 2010 (BDCP10) or Byron Development Control Plan 2014 (BDCP14). Notwithstanding the request to delete the imposition of a restriction on title in relation to coastal erosion, the consent makes adequate provision to address this issue in Condition 6. That is, the removal of the requirement to place a restriction on the title of the land does not affect Condition 6 which requires the development to cease in the event that the erosion escarpment comes within 50 metres of any building associated with the development.

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the subject application:

Title: SEPP (Infrastructure) 2007

Gazetted: 21.12.07; commences 1.1.08

Abstract: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available [here](#).

SEPP: [SEPP \(Infrastructure\) 2007](#)


Related: [Link to planning.nsw.gov.au](http://link.to.planning.nsw.gov.au)

Comment:

The proposed development does not raise any issues in relation to the consistency of the development with State Environmental Planning Policy Infrastructure 2007.

Title: SEPP No. 55 - Remediation of Land

Gazetted: 28.08.98

Abstract: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#) .

SEPP: [SEPP No. 55 - Remediation of Land](#)

Comment:

The proposed modification does not raise any issues in relation to SEPP 55.

CERTIFIED DRAFT PLANS

No Certified Draft Plans apply.

INTEGRATED DEVELOPMENT CONSIDERATIONS

No integrated approvals within the meaning of Section 91 apply to this project.

79C(1)(b) ENVIRONMENTAL IMPACTS

Section 79C(1)(b) requires that the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, be considered.

Comment:

The proposed modification to the approved development does not raise any issues in relation to potential impacts on the existing natural or built environment. Conditions of Consent have been imposed to address potential impacts.

79C(1)(c) SUITABILITY

Section 79C(1)(c) requires that the suitability of the site for the development, be considered.

Comment:

The proposal remains suitable for the subject land and the modifications, the subject of this application raises no issues in relation to site suitability.

SECTION 79C(1)(d) SUBMISSIONS

Section 79C(1)(d) requires that any submissions made in accordance with this Act or the regulations, be considered.

Comment:

It is submitted that the deletion of Condition 15 does not require the application to be advertised or notified in accordance with Chapter 17 BDCP10 and Part A BDCP14.

SECTION 79C(1)(e) PUBLIC INTEREST

Section 79C(1)(e) requires that requires that the public interest be considered.

Comment:

The proposed development is considered to have substantial public benefit and is therefore consistent with the public interest.

CONCLUSION

The proposal by Byron Bay Railroad Company to modify Development Consent No. 10.2015.214.1 for approved railway infrastructure including a rail shed, two railway platforms and tree removal is considered to have merit.

The modification sought involves the deletion of a requirement to impose a restriction as to use on the title of the land owned by the State government. It is submitted that the modification sought maintains the outcomes of the assessment process pertaining to the application of local environmental plans and development control plans as detailed in this report.

It is concluded that the proposed development will result in substantially the same development as that originally approved by Development Consent No. 10.2015.214.1.

Should Council require any additional information, or wish to clarify any matter raised by this proposal, Council is requested to consult with the writer prior to determination of this application.

Yours faithfully

PLANNERS NORTH



Kate Singleton MPIA CPP

Partnership Principal

Encl Appendix A – Section 96 Application Form and Land Owner Authority
Appendix B – Letter from Transport for NSW

Section 96 Application Form & Land Owner Authority

**BYRON SHIRE COUNCIL**

PO Box 219
Mullumbimby NSW 2482
DX 20007 MULLUMBIMBY
Ph : (02) 6626 7000
Fax: (02) 6684 3018
E-mail: council@byron.nsw.gov.au
Web: www.byron.nsw.gov.au

Office Use Only

S.96 No:
Parcel No(s):
Zoning:
Notations: FPL DIP ASS HER BPL HCV
PR123 (Precinct:
Date Received...../...../.....
#763951 (Updated 16/8/2016)

Section 96 Application to modify a development consent

Issued under Sections 96(1) or 96(2) of the Environmental Planning and Assessment Act 1979

Use this form to apply to **modify an existing development consent**. Council can only approve this application if it is satisfied that the development as modified would be substantially the same development as that approved. Please place a cross in the relevant boxes and fill out all appropriate blank Steps. Please ensure you have submitted all relevant information to minimise delays. Once your application has been assessed you will be advised in writing of Council's determination

Step 1 Details of original development consent ie. the consent being modified

Development Consent No. (ie. 10.2005.500.1) Date of determination (as noted on the front page of your consent
10.2015.214.1 **17 September 2015**

Description of development consented

Step 2 Description of land

Unit No. <input type="text"/>	House No. <input type="text"/>	Street Name Part of the Casino to Murwillumbah Railway Line between Bayshore Drive and Byron Bay, Butler Street (3.4km)	Street Type e.g. St, Rd <input type="text"/>
Suburb or Town <input type="text"/>			Postcode <input type="text"/>
Lot No. <input type="text"/>	DP No. <input type="text"/>	Sec No. <input type="text"/>	Owner/s NSW Government/ Transport for NSW

Step 3 Details of the applicant/s

Given name <input type="text"/>		Surname / Company Name PLANNERS NORTH	
Given name <input type="text"/>		Surname / Company Name <input type="text"/>	
Unit No. <input type="text"/>	House No. <input type="text"/>	Street Name / PO Box PO Box 538	Street Type e.g. St, Rd <input type="text"/>
Suburb or Town Lennox Head		State NSW	Postcode 2478
Contact name Kate Singleton		Daytime telephone 1300 66 00 87	Fax <input type="text"/>
Mobile 0438 803 021		E-mail kate@plannersnorth.com.au	

Step 4 Type and details of modification

Describe the modification that you propose:

Amended to delete Condition 15 requiring the imposition of a Section 88E restriction to be placed on the title of the land in relation to coastal erosion

Modification involving minor error, misdescription or miscalculation (S96(1))

Modification involving minimal environmental impact (s96(1A))

Other modifications (S96(2))

Details continued:

S96(1) Modification involving minor error, misdescription or miscalculation:

Outline the specific error that you would like to amend i.e. condition number and error or change to approved plans that you seek to change

S96(1A) Modification involving minimal environmental impact:

Outline how the proposed modification is of minimal environmental impact

S96(1A) and S96(2) Substantially the same development:

Outline why the proposed modified development is considered substantially the same development as the development for which the consent was originally granted

As discussed in the attached Statement of Environmental Effects.

Help Guide

Before submitting your application, please ensure that you have attached all the information Council requires to assess your proposal.

Step 1	Provide details of previous consent. The Development Application number, the date of determination (ie. date approved) and the description can all be found on the Notice of Determination.
Step 2	Land description can also be found on the Notice of Determination, alternatively it will also be on your Rates notice.
Step 3	Council needs these details to contact the applicant regarding the application
Step 4	<p>Tick the type of modification sought. If you are unsure, discuss with Council's Duty Planner.</p> <p>Give details of the manner and extent of the modification sought. If you wish to modify conditions of development consent you need to provide precise wording for each condition you wish to modify. In the case of a 'Modification involving minor error, misdescription or miscalculation (s96(1))' indicate the error or misdescription or miscalculation.</p> <p>If more space is required please attach further details</p>

Information required **Six (6) copies of amended information are required to be submitted.**

Architectural Plans – Amended plans must be coloured or clouded to show the changes from the approved plans.	<input type="checkbox"/>
Drainage/ Engineering Plans – Amended plans must be coloured or clouded to show the changes from the approved plans.	<input type="checkbox"/>
Amended BASIX certificate for the development, if the changes proposed will alter the location of windows, skylights and/or air conditioning. Note: BASIX is required for all Residential Development (new dwellings/ units/ townhouses/Alts & Adds to dwelling/installation of a pool or spa).	<input type="checkbox"/>

Other information – please list

Official use only

Advertising level: Level 0 Level 1 Level 2 Level 3 Level

Received by (Council officer) – Name:

Signature:	Date:
------------	-------

Notes/comments/additional information:

Privacy Policy

The information you provide in this application will enable your application to be assessed by Council and any relevant state agency. If the information is not provided, Council can refuse the application. Your application will be notified or advertised to the public for comment if the development is Designated Development, Integrated Development or other Advertised Development. Council will also keep the application in a Register that can be viewed by the public at any time. Please contact the Council if the information in your application is incorrect or if it changes. Information collected will be used in accordance with Council's Privacy and Personal Information Management Plan.

Signatures of all owner/s

The owners of the land to be developed must sign the application.

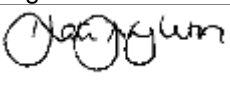
If you are not the owner of the land, you must have all owner/s sign the application. If the application is on Crown land, an authorised officer of the Department of Lands must sign the application.

As the owner/s of the above property, I/we consent to this application and consent to the council, its servants or agents entering upon the property without first having given notice, for the purpose of carrying out all or any inspections which may deem appropriate in connection with the processing of this application.

Signature <input type="text" value="See attached authority"/>	Signature <input type="text"/>
Name <input type="text"/>	Name <input type="text"/>
Date <input type="text"/>	Date <input type="text"/>

Applicants

- Anyone can apply for approval but if the applicant is not the owner of the land, then the owner's written consent to lodge the application is required.
- All correspondence will be sent to the applicant. It is important to notify Council of any change of address and/or telephone number if this occurs during the processing of the application.
- By signing this application, you are acknowledging that you have read the notes and instructions on this form, and have included all the requested information as it applies to this application.
- The information provided in this application is required to enable the application to be assessed by Council and any relevant state agencies. The public is entitled to inspect the application and any associated documents.

Signature 	Signature <input type="text"/>
Name <input type="text" value="Kate Singleton"/>	Name <input type="text"/>
Date <input type="text" value="15.08.16"/>	Date <input type="text"/>

IMPORTANT INFORMATION

Prior to submitting your application, please ensure that you have attached ALL the information Council requires to assess your proposal as outlined in the Lodgement Checklist on the previous page.

Failure to submit all require information will result in delays in determining your application.

Payment Options

Council accepts payments by cash, cheque, money order, eftpos or credit card (Visa and Master only) at Council's administration offices. All cheques are to made payable to Byron Shire Council. Should you wish to mail your application package to Council and wish to use the credit card facility, please download An Authority to Charge Credit Card form which can be found at www.byron.nsw.gov.au/forms or alternatively enclose a cheque or money order.

Please be aware of the statutory obligations to disclose **Political Donations and Gifts** that may apply to you or associated people if you are lodging a development or s96 application. A failure to meet your obligations is an offence. Links to information and resources on this topic are available from Council's website at <http://www.byron.nsw.gov.au/political-donations> or from Council. All Political Donations and Gifts Disclosure Statements will be public documents.

LAND OWNER AUTHORITY
TO WHOM IT MAY CONCERN

Transport for NSW as the owner of the Casino to Murwillumbah Rail line hereby consents to BYRON BAY RAILROAD COMPANY or its agents to lodge a Section 96 Application with Byron Shire Council with respect to modifying **Development Consent No. 10.2015.214.1** for rail infrastructure for the proposed amendments:

1. To delete Condition 15 regarding coastal erosion hazard and the imposition of a restriction as-to-user on the title of the land
2. To enable the development to be carried out in two stages with Stage 1 comprising Bayshore Drive infrastructure and Stage 2 comprising Byron Town Centre infrastructure
3. To enable amendments to the platform design to increase the accessible platform from 28m in length to 40m in length to cater for the length of the train in its entirety.

Name: *Dan Champness - Property Manager TNSW*

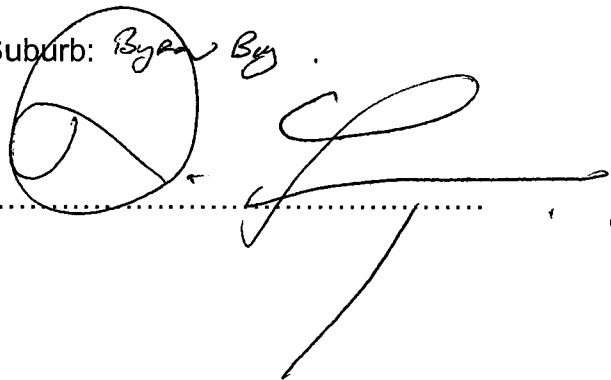
Address: *237 Wharf Road, Newcastle, 2300*

Dated: *14/8/16*

in respect to land described as:

Rail Corridor Part of the Casino to Murwillumbah Rail Line

Locality/ Suburb: *Byron Bay*

Signed: 

APPENDIX B

Letter from Transport for NSW



15 August 2016

The General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Email: council@byron.nsw.gov.au

Dear Sir,

RE: Development Consent No. 10.2015.214.1

Transport for NSW (TfNSW) refer to the above Development Application for railway infrastructure including a rail shed, two railway platforms and tree removal. The development is located within TfNSW land on the Casino to Murwillumbah Railway corridor.

TfNSW note that part of that approval provides for the construction of a railway platform within the railway corridor to the north of Shirley Street and that this platform is located within the coastal erosion lands identified in Byron Development Control Plan 2014. As a result, TfNSW understand that two conditions of consent have been imposed on the subject application in relation to coastal hazard, those conditions provided as Consent Condition:

6) Coastal Erosion

15) S.88E Restriction to be placed on title - Coastal erosion

In regards to these conditions TfNSW does not agree to the registration of a restriction on the title to the land as currently required by condition 15 of the development consent. This is formally qualified in the following attachment.

In addition TfNSW has been requested by Bryon Bay Railroad Company to consent to the section 96 application to increase the design length of the accessible platform from 28m to 40m and to allow the development to be carried out in two stages.

Please see the attached Land Owners consent for lodgement of the relevant section 96 application.

Yours sincerely

Dan Champness
Property Manager
Transport for NSW

Attachment A: Land owner consent for the section 96 application