

DETERMINATION OF DEVELOPMENT APPLICATION

DESCRIPTION OF DEVELOPMENT

DA No.	DA02/0555.06 (DA19/0448)
Description of development	Modifications to Lot & Road Layout & Subdivision Staging -42 Lot Rural Residential Subdivision
Classification of development	<p>The classification of the building(s) forming part of this consent is as follows:</p> <ul style="list-style-type: none">▪ N/A

DETAILS OF THE APPLICANT

Name & Address	Pazit Pty Ltd PO Box 13 Horsley Park NSW 2175
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NOTES

1. Your attention is drawn to the attached conditions of consent in Attachment 1.
2. You should also check if the modification of the development requires a Construction Certificate to reflect the modification to the development consent subsequently issued by Council.
3. It is recommended that you read the Advisory Note enclosed with this consent.

DETAILS OF THE LAND TO BE DEVELOPED

Legal Description: Lot 166 DP 803478
Lot 1672 DP 855001
Lot 4132 DP 857093

Property Address: 19-105 Capitol Hill Drive, MOUNT VERNON NSW 2178

DECISION OF CONSENT AUTHORITY

In accordance with Section 4.18(1)(a) and Section 4.55 of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in Attachment 1.

Date from which consent operates 15 July 2002
Date the consent expires 15 July 2004
Date of this decision 15 July 2002 (as amended on 28 July 2005, 23 October 2009, 25 January 2010 & 15 April 2010 under Section 96 of the Environmental Planning and Assessment Act 1979 and on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979).

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

OTHER APPROVALS

APPROVAL BODIES:

APPROVAL BODY NAME	DATE OF GENERAL TERMS OF APPROVAL	REF. NO.	NO. OF PAGES	RELEVANT LEGISLATION
Land and Water Conservation	29 April 2002	ERM2002/001584	6	Rivers and Foreshores Improvement Act 1948
NSW Rural Fire Service	16 July 2013 & 6 September 2019	D19/2843 DA19081920101GB	2	Rural Fires Act 1997

The approval bodies listed above have provided General Terms of Approval for this development in accordance with the relevant legislation. A copy of these General Terms of Approval is provided with this development consent notice. Compliance with the relevant State Government departments' General Terms of Approval is required in conjunction with the following conditions listed in Attachment 1: Conditions of Consent issued by Penrith City Council.

RIGHT OF APPEAL

1. The applicant can appeal against this decision in the Land and Environment Court within 12 months of receiving this notice. The applicant cannot appeal if a Commission of Inquiry was held and the development is designated or integrated development, or State significant development.
2. If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 28 days after the date of this notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against this decision, the objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

REASONS

The conditions in the attached schedule have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instrument.
- To ensure that no injury is caused to the existing and likely future amenity of the neighbourhood.
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.

POINT OF CONTACT

If you have any questions regarding this consent you should contact:

Assessing officer Wendy Connell
Senior Development Assessment Planner

Contact telephone number (02) 4732 7908

SIGNATURE

Name Wendy Connell
Signature

For the Development Services Manager

ATTACHMENT 1: CONDITIONS OF CONSENT

GENERAL

1. The development must be implemented substantially in accordance with the plans numbered 110470/SK05, Version 2, dated 1 April 2020 drawn by J. Wyndham Prince, the application form and any supporting information received with the application except as may be amended by the following conditions.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979 and on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

2. The development shall satisfy the following conditions for each stage prior to the Issue of a Subdivision Certificate:
 - a. Stages 9A & 9D Conditions: 1, 13, 14, 15, 19, 22, 29, 32, 33, 34,
 - b. Stages 9B, 9E & 9F Conditions: All Conditions

The payment of Section 94 contributions shall be made for each stage prior to the subdivision Certificate being issued for that stage.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979 and 16 April under Section 4.55 of the Environmental Planning and Assessment Act 1979.

Prior to the Issue of a Construction Certificate

3. Any Construction Certificate issued by the Principal Certifying Authority or Certifying Authority shall incorporate plans and details for erosion and sediment control in accordance with the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

4. A Construction Certificate shall be issued by a Certifying Authority to include the following civil works.
 - a. Roads and drainage
 - b. Stormwater drainage
 - c. Overland flowpath
 - d. Interallotment drainage
 - e. Earthworks

- f. Access roads for rights of carriageway & access handles
- g. Sealed pavement for all areas of vehicular access.
- h. Linemarking and signage

Civil design drawings shall be prepared strictly in accordance with Penrith City Council's Design and Construction Guidelines and Construction Specification for Civil Works and applicable Australian Standards.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

5. **Special Condition** – Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the proposed roads have been designed in accordance with Penrith City Council's Design and Construction Guidelines and Construction Specification for Civil Works and the following criteria:

All roads are to be designed to an ESA traffic loading of 5 x 104

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

Prior to the Commencement of Works

6. Prior to the commencement of works on site, including approved clearing of site vegetation, erosion and sediment control measures shall be installed. The erosion and sediment control measures are to be installed in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

7. Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

Requirements during Construction

8. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

9. Prior to the issue of the **Subdivision Certificate** a maintenance bond is to be lodged with Penrith City Council for engineering works. The value of the bond shall be determined in accordance with Penrith City Council's Bond Policy. The bond will be administered in accordance with this policy.

Note: Contact Council's Development Engineering Unit on 4732 7777 for further information relating to bond requirements.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

10. Prior to the issue of a Subdivision Certificate or Occupation Certificate a checklist and supporting documentation shall be submitted to the Principal Certifying Authority demonstrating that each condition of the development consent has been satisfactorily addressed.
11. The **Subdivision Certificate** shall not be issued until all conditions of consent except those relating to ongoing operational matters, have been completed.
12. All construction works are to be undertaken strictly in accordance with Penrith City Council's Engineering Works Development Control Plan and Guidelines for Engineering Works for Subdivisions and Developments Part 2 -Construction.
13. All boundary fences are to be rural in character in accordance with the City of Penrith Rural Development Control Plan 1991.
14. All services (water, sewer, electricity, telephone and gas), including the provision of service conduits and stub mains, are to be installed within the proposed public roads before final inspection of the engineering works.
15. Prior to the release of the linen plan, the following service authority clearances shall be obtained:
 - i. a Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water.
 - ii. a letter from Integral Energy stating that satisfactory arrangements have been made for electricity supply to all proposed allotments in the subdivision, including any necessary easements.
 - iii. a from an approved telecommunications service provider (Telstra or Optus) that satisfactory arrangements have been made for underground telephone services to all proposed allotments in the subdivision, including any necessary easements.

These clearances are to be submitted to the Principal Certifying Authority.

16. Stamped plans, specifications, a copy of the consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.
17. Engineering design drawings are to be prepared strictly in accordance with Penrith City Council's Engineering Works Development Control Plan and the Guidelines for Engineering Works for Subdivisions and Developments Part 1 -Design.
18. After completion of all the engineering works, Work-as-Executed Drawings and Certificates are to be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Works Development Control Plan and Guidelines for Engineering Works for Subdivisions and Developments -Part 1 Design and Part 2 Construction.
19. Where the disposal of drainage involves the provision of drains across lands owned by others, drainage easements shall be provided. The width of the drainage easement is to be in accordance with Penrith City Council's Engineering Works Development Control Plan and Guidelines for Engineering Works for Subdivisions and Developments, Part 1-Design and Part 2-Construction. Documentary evidence of the creation of the easement is to be submitted to Council (for information purposes) prior to the issue of a Construction Certificate.
20. The erection of street signs at the intersection of each street. Appropriate names for the streets are to be selected from Penrith City Council's approved street names list. If you do not agree to any of those listed you may suggest to Council other appropriate names. The

regulations imposed under the Roads Act require that these street names are advertised on two occasions; firstly as a proposal, and secondly as an official naming. This process means that you must pay the required advertising fee to Council before the Council can commence the process to name the street.

21. No trees are to be removed from within the subdivision without the prior consent of Penrith City Council. Any trees to be removed as part of the engineering work are to be shown on engineering plans submitted for approval.
22. Submission of the original Linen Plan and ten (10) copies. The Linen Plan must indicate that:

"It is intended to dedicate all new roads to the public as road" All dedications of roads/ drainage are to be undertaken at no cost to Penrith City Council.

The following information is to be shown on one (1) copy of the plan.

- i. The location of all buildings and/or other permanent improvements shall comply with any statutory boundary clearances or setbacks as defined by the Building Code of Australia and Council's resolutions.
 - ii. All existing services are wholly contained within the lot served and/or covered by an appropriate easement.
23. This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for Library Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$36,777.00 is to be paid prior to release of the Subdivision Certificate (the rates are subject to a quarterly review). If not paid within the current quarterly period, this contribution will be reviewed in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

The attached schedule should accompany the contribution payment. The Section 94 Contributions Plan for Library Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

As amended on 23 October 2009 under Section 96 of the Environmental Planning and Assessment Act 1979.

24. All roadworks, dedications and drainage works are to be carried out at the applicant's cost.
25. **Condition deleted.**

As amended on 15 April 2010 under Section 96 of the Environmental Planning and Assessment Act 1979.

26. The applicant is required to submit to Penrith City Council a completed "Notice of Commencement and Appointment of Principal Certifying Authority" form at least 2 days prior to the commencement of construction works. If the "Notice of Commencement and Appointment of Principal Certifying Authority" form is not submitted, and Penrith City Council undertakes the first compliance inspection for the proposed development, Council is deemed to have been nominated as the Principal Certifying Authority.
27. Work on the subdivision is not to commence until a Construction Certificate has been issued. Penrith City Council is to be notified 48 hours prior to commencement of engineering works or clearing associated with the subdivision.
28. All Compliance Certificates relating to the engineering works shall be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.
29. A Subdivision Certificate is to be obtained prior to the release of the linen plan of subdivision. The Subdivision Certificate will not be issued if any of the conditions in this consent are outstanding.

30. **Condition deleted.**

As amended on 25 January 2010 under Section 96 of the Environmental Planning and Assessment Act 1979.

31. A detailed landscape plan shall be submitted and approved by Council prior to planting. The landscaping shall generally be in accordance with the landscape concept plan submitted with the application.

32. **Condition deleted.**

As amended on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

33. The linen plan of subdivision is to be supported by an 88B instrument creating a Restriction as to User or easement regarding the following conditions numbers: 13, 32, 34.

34. Council shall be nominated as the only authority permitted to modify, vary or rescind such restriction as to user.

35. Street lighting shall be provided in the development to the same standard as provided elsewhere in the Capitol Hill estate.

36. **Condition deleted.**

As amended on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

37. No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Penrith Council Contaminated Land Development Control Plan. All fill material to be imported shall be validated by an appropriately qualified person as posing no unacceptable risk to human health or the environment, and as being suitable for its intended purpose and land use. All validation works are to be carried out in accordance with Penrith Contaminated Land Development Control Plan, the ANZECC and NH&MRC Guidelines and applicable NSW Environment Protection Authority Guidelines. A copy of the certification shall be submitted to Penrith City Council.

38. A contamination report is to be submitted for all materials currently stockpiled on site. Should the contamination report identify any contaminated material, such material shall be removed and disposed of at a lawful waste disposal facility. Documentation shall be provided to Council of the material's lawful disposal.

39. The proposed roads are to be a minimum constructed width of 7m wide and the kerb line radius of all proposed cul-de-sacs shall not be less than 10m, with kerb and guttering and appropriate drainage by pits and pipes.

As amended on 28 July 2005 under Section 96 of the Environmental Planning and Assessment Act 1979 and on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

40. **Prior to the issue of a Subdivision Certificate**, the dams located on proposed Lots 9102, 9103, 9204 and 9205 are to be dewatered and filled and the relevant validation certificates for any imported fill material shall be submitted to the Principal Certifying Authority.

All fill material to be imported shall be validated by an appropriately qualified person as posing no unacceptable risk to human health or the environment, and as being suitable for its intended purpose and land use. All validation works are to be carried out in accordance with Penrith Development Control Plan, the ANZECC and NH&MRC Guidelines and applicable NSW Environment Protection Authority Guidelines. A copy of the certification shall be submitted to Penrith City Council.

All earthworks shall be undertaken in accordance with Australian Standard 3798 (including compaction) and Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Engineering Construction Specification for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority / Superintendent.

Condition inserted on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

41. Only dam water that complies with the applicable Australian and New Zealand (ANZECC) Guidelines for Fresh and Marine Water Quality Criteria is to be irrigated on site. Water that does not comply with the ANZECC Guidelines criteria is to be removed from the site by a licensed waste contractor for disposal at a lawful waste management facility.

Condition inserted on 16 April 2020 under Section 4.55 of the Environmental Planning and Assessment Act 1979.

Conditions imposed by the Department of Land and Water Conservation under the Rivers and Foreshores Improvement Act 1948:

General Conditions

1. Irrespective of the granting of this consent or approval by any other Authority, work is not to commence in, or within a horizontal distance of 40m from the top of the bank of the watercourse/foreshore, without the prior issue of a Part 3A permit by the Department of Land and Water Conservation (DLWC).
2. Prior to the issue of the Part 3A permit the applicant must provide DLWC with the following: i) A copy of Council's development consent including all conditions of approval;
 - i. Plans and/or other documentation (3 copies) that satisfy the DLWC's General Terms of Approval and recommendations which are included in the consent conditions; and
 - ii. The appropriate permit fee paid to DLWC.
3. Work is to be carried out in accordance with drawings and any management plans required by these conditions and approved by DLWC that will accompany the 3A permit.
4. Any Part 3A permit issued is to be renewed on an annual basis until all works and all rehabilitation, including maintenance provisions, have been satisfactorily completed in accordance with the permit conditions. Any application for renewal will be lodged at least 1 month prior to the permit expiry date.
5. Work shall not cause damage to, or increase erosion of, the stream bed or banks. The permit holder shall carry out any instructions given by DLWC with a view to preventing degradation of the stream bed or banks.
6. Any vegetation or other material removed from the area of works shall be disposed of so that the material cannot be swept back into the stream during a flood.
7. All works proposed must be designed, constructed and operated so they do not cause erosion or sedimentation and do minimise adverse impacts on aquatic and riparian environments.
8. No plastic netting is to be used for any purpose, in the stream or within the riparian zone unless such netting is of a rapidly biodegradable variety.
9. Erosion and sediment control measures are required to be implemented prior to any works commencing, and must be maintained for as long as necessary after the completion of works, to prevent sediment and dirty water entering the river system. These measures are to

be in accordance with Council's requirements and follow best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1998) manual (the "Blue Book").

10. The excavation of soil/spoil and its removal is the responsibility of the permit holder and the owner or occupier of the land.
11. The approval of NSW Fisheries is required for all proposed designs of in-stream works prior to the issue of the Part 3A permit.
12. These conditions are issued with the proviso that operations shall be carried out on freehold land. Should operations be on Crown Land, these conditions are rendered null and void and the occupier of Crown Land should contact DLWC's Crown Lands section.
13. Work is to be carried out in accordance with any conditions imposed by other government agencies, provided such conditions do not conflict with these conditions or the conditions on the Part 3A permit.
14. The permit holder and the owner or occupier of the land are responsible for any works undertaken by any other person or company on this site,
15. The rehabilitation of the area in accordance with the Part 3A permit conditions is the responsibility of the permit holder and the owner or occupier of the land.
16. Any Part 3A permit granted is not transferable to any other person or company without the written approval of DLWC and does not authorise works at any other site.
17. Any Part 3A permit granted does not give the holder the right to occupy any land without the owner(s) consent no does it relieve the holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the site and/or the activities proposed.
18. Work as executed survey plans of a professional standard shall be provided to DLWC upon request.
19. If, in the opinion of a DLWC officer, any activity is being carried out in such a manner that it may degrade the riparian zone, stream, lake or foreshore environment. All work shall cease immediately upon oral or written direction of such an officer.
20. If the permit conditions have been breached, the permit holder shall restore the site in accordance with the permit conditions and/or as directed by DLWC. If any breach of the permit conditions requires a special site inspection by DLWC, then the permit holder shall pay a fee prescribed by DLWC for this inspection and all subsequent breach inspections.
21. If works are to cease prior to completion DLWC must be notified in writing one month in advance of the cessation of the operation.

Conditions Specific to DA

22. These general terms of approval relate to the subdivision lot and road plan as shown on Drawing No. 23/21 0/9DA-H Sheets 1 and 2, by Pazit Pty Ltd, dated 14 March 2002.
23. The final design of the wetland and realignment of the tributary of Ropes Creek, as shown on Plan No. 6963/E2 Issue A Sheets 1 and 2, by J Wyndham Prince Pty Ltd, dated 25 February 2002 is to be prepared by a person(s) with relevant knowledge, qualifications and experience in the preparation of such plans, to the satisfaction of Penrith City Council and approved prior to the issue of the Part 3A Permit.
24. The realignment of the tributary of Ropes Creek is to be designed and reconstructed into a "natural" drainage line. The design of the watercourse is to be carried out in consultation with

the DLWC and with the approval of Penrith City Council **prior to the issue of the Part 3A Permit.**

25. A *Stream Restoration Plan* for all stream works is to be prepared by a person(s) with relevant knowledge qualifications and experience in the preparation of such plans in consultation with and with the approval of DLWC **prior to the issue of the Part 3A Permit** in accordance with but not limited to DLWC's Draft Guidelines for Watercourse Planning and Design (Attachment A). The Stream Restoration Plan is to describe how the wetland and reconstructed watercourse are to be implemented and how flows will enter and exit the wetland and realigned watercourse.
26. Any other services utilities or infrastructure not shown on the submitted plans including unforeseen roads and other access, cycleways, drainage works. Crossings, communications, water, electricity or gas supply that involves excavations on "Protected Land" (as defined in the Rivers and Foreshores Improvement Act, 1948) or that may effect flows, are not to be implemented without the prior approval of DLWC.
27. A *Soil and Water Management Plan* (S&WMP) for all site works is to be prepared by a person(s) with relevant knowledge, qualifications and experience in the preparation of such plans, in consultation with, and with the approval of DLWC **prior to the issue of the Part 3A Permit**. The S&WMP is to cover all aspects of soil and water management requirements for the site that could impact on the stream and must include details of staging, monitoring, management responsibilities, maintenance and decommissioning requirements. The S&WMP must meet the requirements outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1998) manual (the "Blue Book").
28. A *Vegetation Management Plan* (VMP) is to be prepared by a person(s) with relevant knowledge, qualifications and experience in the preparation of such plans in consultation with and with the approval of. DLWC **prior to the issue of the Part 3A Permit** in accordance with but not limited to DLWC guidelines on How to prepare a Vegetation Management Plan (Attachment B). The VMP is to detail the protection establishment and maintenance of a native vegetation riparian zone including the staging of works monitoring and performance criteria and who is to undertake the tasks and be in accordance with the Landscape Concept Plan by Pittendrigh Shinkfield Bruce dated 6 March 2002.
29. The riparian zone is to consist of a diverse range of native plan species local to the area and is to be densely planted and fully structured (i.e. trees. shrubs and groundcovers). Trees and shrubs are to be planted at approximately equal numbers at an average density of one plant per square metre. Groundcover species are to be planted at an average density of at least four plants per square metre in addition to trees and shrubs. The riparian zone width and a species list are to be approved prior to issue of a Part 3A Permit.
30. The area covered by the Vegetation Management Plan must be maintained and monitored for a period of two years following final planting and primary bush regeneration works to ensure successful native vegetation establishment.
31. A brief and concise report addressing the performance criteria as specified in the Vegetation Management Plan and any problems implementing the plan and means to overcome these shall be forwarded to DLWC every six months for the duration of the maintenance period.
32. The person or organisation responsible for implementing the endorsed Vegetation Management Plan must certify in writing to DLWC that plantings will be done based on a local native seed source. This certification is to be provided with the first six monthly monitoring report and with every monitoring report thereafter for any supplementary plantings.
33. **As a pre-condition to the granting of the Part 3A Permit** a bond may be required. The bond must be in the form of a cash or a bank guarantee from any bank licensed pursuant to the Banking Act 1959 (Cth) is to be provided in favour of DLWC, for an amount equal to the cost of rehabilitation in accordance with the Rehabilitation Plan, required by condition 27 and subject to the approval of DLWC. If a bank guarantee is to be provided it must be in the

format of **Attachment C**. The moneys will be held until such time as the plan and any specified maintenance period are complete. The sum held may be reduced on application to the DLWC, subject to the satisfactory completion of stages of restoration. DLWC may at any time, and more than once and without notice to the Permit holder, demand all or part of the moneys available under the bank guarantee, if in its opinion, the Permit holder has failed at any time to meet the performance criteria set out in the Plan.

Wendy Connell

Signature

For the Development Services Manager