

Assessment Officer Report

PA2302635, 206-220 Grey
Street, Traralgon.



Officer Assessment Report
Development Approvals & Design

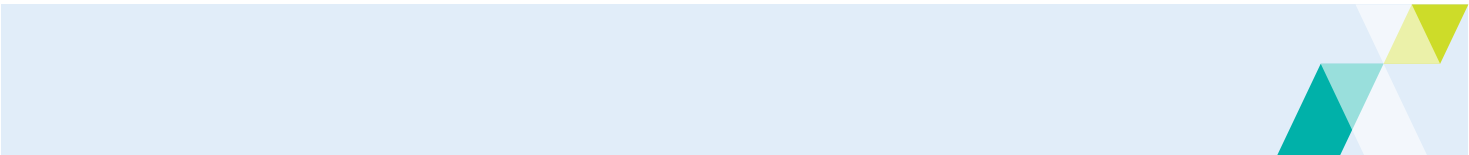


Department
of Transport
and Planning

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Approved by: _____ 18

Executive Summary



Key Information	Details																										
Application No:	PA2302635																										
Received:	4 December 2023																										
Statutory Days:	49 days																										
Applicant:	Marist Schools Australia trading as Lavalla Catholic College																										
Planning Scheme:	Latrobe																										
Land Address:	206-220 Grey Street, Traralgon																										
Proposal:	Lavalla Catholic College – St Paul's Campus - Construction of new school building and works within existing school campus																										
Development Value:	\$ 13.5 m																										
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Latrobe Planning Scheme, the Minister for Planning is the responsible authority for this application because: - Primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply: The estimated cost of development is \$3 million or greater.																										
Why is a permit required?	<table><tr><th>Clause</th><th>Control</th><th>Trigger</th></tr><tr><td>Zone:</td><td>Clause 32.08-2 General Residential Zone (GRZ)</td><td>Buildings and works associated with a Section 2 Use (School).</td></tr><tr><td>Overlays:</td><td>Clause 43.02 Design and Development Overlay Schedule 10</td><td><i>A permit is <u>not</u> required to:</i> <i>Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level.</i> <i>Development plans confirm the overall height does not exceed 10m.</i></td></tr><tr><td>Particular Provisions:</td><td>Clause 52.06 Car Parking</td><td><i>No change to the number of staff and students.</i></td></tr><tr><td>Cultural Heritage:</td><td colspan="2">CHMP is not required</td></tr><tr><td>Total Site Area:</td><td>5,8171</td><td>m²</td></tr><tr><td>Gross Floor Area of new building:</td><td>2,196</td><td>m² across the two levels</td></tr><tr><td rowspan="2">Height:</td><td>2</td><td>Storeys excluding plant</td></tr><tr><td>9.8m</td><td>Metres (total to Australian Height Datum)</td></tr></table>	Clause	Control	Trigger	Zone:	Clause 32.08-2 General Residential Zone (GRZ)	Buildings and works associated with a Section 2 Use (School).	Overlays:	Clause 43.02 Design and Development Overlay Schedule 10	<i>A permit is <u>not</u> required to:</i> <i>Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level.</i> <i>Development plans confirm the overall height does not exceed 10m.</i>	Particular Provisions:	Clause 52.06 Car Parking	<i>No change to the number of staff and students.</i>	Cultural Heritage:	CHMP is not required		Total Site Area:	5,8171	m²	Gross Floor Area of new building:	2,196	m² across the two levels	Height:	2	Storeys excluding plant	9.8m	Metres (total to Australian Height Datum)
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Referral Authorities:	La Trobe City Council - section 52 notice (response received 17 February 2024)																										
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning. No objections have been received as of 20 February 2024.																										
Recommendation:	Grant planning permit PA2302635 and notify council, and the applicant of the decision in writing.																										



Application Process

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

Milestone	Date
Pre-application meeting	N/A
Application lodgement	4 December 2023
Further information requested	7 December 2023
Further information received	21 December 2023
Further plans submitted formally under s50 of the Act	N/A
Further informally substituted sketch plans submitted	N/A
Decision Plans	Plans prepared by Y2 Architects, titled 'Lavalla Catholic College Marian Learning Centre – Stage 1A' and dated November 2023 Plans TP-00 to TP-08.
Other Assessment Documents	Insert references to other assessment documents as relevant: Planning Report authored by Conceptz Town Planning dated 19 December 2023. Landscape Concept Plan authored by 3 Acres Landscape Architecture dated 15 November 2023. Stormwater Management Plan authored by RMG dated November 2023.

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

Proposal Summary

3. The proposal can be summarised as follows:

Key Information	Details
Proposal:	Lavalla Catholic College – St Paul's Campus - Construction of new school building within existing school campus
Total Site Area:	5,8171 m ²
Gross Floor Area:	2,196 m ² across the two levels
Height:	9.8m
Setbacks:	43.6m from Grey Street 63.8m from Grubb Avenue



Land Uses:	School
Car Parking:	N/A – no changes to existing car parking arrangements, staff or student numbers
Bicycle Parking:	N/A – no changes to existing bicycle parking arrangements, staff or student numbers
Motorcycle Parking:	N/A – no motorcycle spaces are provided and there are no changes to existing staff or student numbers

4. The application proposes to:
 - Demolish the existing MacKillop Technology Centre building (no planning permit required).
 - Demolish the existing gazebo structures to the north of this building (no planning permit required).
 - Construct a new Marian Learning Centre building in the area currently occupied by the MacKillop Centre.
5. The new building will be 9.8 m in height providing a total floor area of 2,196 m² across two levels. The building will contain library space, gathering / library extension space, research and prototyping spaces, studio learning areas, amenities and undercover space. Two stairwells and a lift provide access between levels.
6. The building has been architecturally designed and will be constructed with a variety of materials, finishes and colours including red brick, pre-cast concrete panels, rammed earth, CFC cladding, glazing, timber look cladding and metal cladding. Windows are operable (able to be opened) for ventilation as indicated on the application plans. Due to the substantial setbacks from the nearest residential areas, occasional opened windows will not result in any adverse amenity impacts.
7. Waste collection points for the College remain unaffected by the proposal.
8. The applicant has also confirmed that there are no proposed changes to the number of staff and student enrolments nor school hours of operation.
9. The applicant has provided a concept image of the proposal below:



Figure 1: Perspective image of the proposed building (source: applicant's submitted plans)



Figure 2: site plan showing the location of the new building (source: applicants submitted plans)



Figure 4 – south and west elevation (source: applicants submitted plans)



Site Description

10. Lavalla Catholic College Traralgon is a secondary school providing education for students in years 7 to 12. The College has provided Catholic education in the Marist tradition to the LaTrobe Valley community for more than 60 years. The College is situated across two Campuses:
 - Junior (years 7-9) – St Paul's Campus, 186-204 Grey Street, Traralgon
 - Senior (years 10-12) – Kildare Campus, 33-39 Kosciuszko Street, Traralgon
11. This application applies to the Junior campus at Grey Street. College buildings are sited across two lots (Lot 29 LP51129 and land in CP10645), each with frontage to Grey Street at the south. Buildings across the site range from single to double storey.
12. The new building is proposed on the south-west parcel of the school site, known as Lot 29 on Plan of Subdivision 51129. There are no Covenants, Agreements or other restrictions registered on the Title Search to the land. The Title Plan shows an easement for "drainage and sewerage purposes" along the northern boundary of the lot and running generally from the north-east corner, south-west through the site, to generally midway along the Grubb Avenue frontage of the lot.
13. The balance of the school development is contained on land in Plan of Consolidation 106145. There are no Covenants, Agreements or other restrictions registered on the Title Search to the land. The Title Plan identifies a 2.4 m wide drainage and sewerage easement running north to south along the west boundary of the lot. Lot 1 on LP122790 and Lot 21 on LP85411 contain open space to the north of the school site. No development is proposed on either of these allotments.

Site Surrounds



Figure 5: zoning map

15. Development surrounding the site can be described as follows:
 - To the **north** of the site: north of the open space is an area within the Neighbourhood Residential Zone 4. This area also forms part of the established residential precinct with predominantly single storey dwellings presenting to the street.
 - To the **south** of the site: Properties opposite the site to the south in Grey Street are broadly zoned General Residential 1 (south-west) and Neighbourhood Residential 4 (south-east). Being in an established residential neighbourhood, lots are developed with dwellings in accordance with the residential zoning and character of the area. Dwellings are typically single storey.

- To the **east** of the site: at 154-184 Grey Street is the site of the Traralgon College West Campus. The College is a public secondary college, with students from Years 9-12 attending this Campus (Years 7 and 8 are situated at the Shakespeare Street campus). The land is zoned Public Use Zone 2 (PUZ2 – Education). College buildings are generally sited in the southern half of the property towards Grey Street, with open spaces at the northern end of the site. A car park, accessed via Gilmour Street at the east, is also located to the north of the school buildings.
- To the **west** of the site: Properties opposite the site to the west in Grey Street are broadly zoned General Residential 1 (south-west) and Neighbourhood Residential 4 (north-west). The area forms part of an established residential area and lots are developed with dwellings in accordance with the residential zoning and character of the area. Development is typically single storey and dwellings present to the street.
- **South-west:** Diagonally opposite the site to the south-west, at the intersection of Grey Street with Grubb Avenue, is a small area of land comprising six properties in the Mixed Use Zone. Three of the lots (all with frontage to Grey Street, including the lot at the corner of Grey Street and Grubb Avenue) are commercially developed with a local supermarket, liquor store and petrol filling station. The two properties in the Mixed Use Zone presenting to Grey Street, and a third with frontage to Elizabeth Street are developed with dwellings.



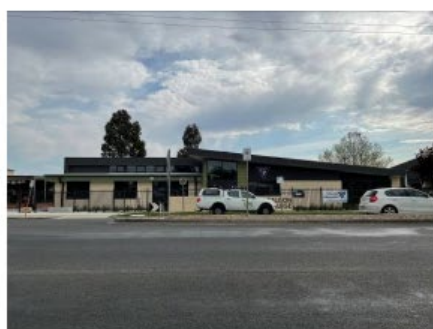
View north west to established residential properties on the west side of Grubb Avenue, opposite the site.



A roundabout controls the Grubb Avenue / Grey Street intersection with a service station diagonally opposite the school.



View south east along Grey Street to residential properties opposite the school to the south.



Traralgon College abuts Lavalla College to the east in Grey Street.



A joint use facility incorporating open sports fields is to the rear (north) of the school site.



Further established residential development is to the north of the sports fields in Douglas Parade.

Figure 6: images of the surrounding area (source page 16 of applicant's submission)



Planning Policy Framework

16. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
- Clause 15.01-2S (Building Design) seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
 - Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
 - Clause 19.02-2S (Education Facilities) seeks to assist the integration of education and early childhood facilities with local and regional communities. And further:
 - *Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.*
 - *Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).*
 - *Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.*

Local Planning Policy Framework

17. The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
18. The following clauses are relevant:
- Clause 19.03-3L (Integrated Water Management) contain strategies to maintain stormwater detention wetlands and infrastructure (such as gross pollutant traps) in urban areas. Reduce the impact of urban water usage and stormwater demands in all commercial, industrial and residential developments through mechanisms such as stormwater capture, Water Sensitive Urban Design, urban landscaping and recycled water infrastructure.

19. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

General Residential Zone

20. A planning permit is required to construct or carry out a building or works associated with a use in Section 2 of Clause 32.08-2. The purpose of the General Residential Zone is:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To encourage development that respects the neighbourhood character of the area.*
 - *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
 - *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
21. The following sections include a discussion of how the proposal responds to these requirements.

Design and Development Overlay 10 (Latrobe Regional Airport – Obstacle Height Area no.3)

22. The land is affected by the Design and Development Overlay 10 which requires all buildings to be within specified height limits.

23. The design objectives of DDO10 are

- *To ensure that all buildings and works are within specified height limits.*
- *To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.*
- *To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.*

24. The decision guidelines of DDO10 state:

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *The location and height of the proposed development.*
- *The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.*
- *Natural surface level survey to determine the AHD level of the proposed development site.*
- *The suitability of building design and the potential impact of building materials on the flight path of aircraft.*

25. Specifically, a permit is not required to:

- *Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level.*

26. No point of the building exceeds 10m above natural ground level therefore no planning permit is triggered under this overlay. However an assessment of the decision guidelines above are provided within this report.

Particular and General Provisions

General Requirements and Performance Standards

27. Clause 53.19 – (Non-Government Schools) applies to use or development of land for a primary school, secondary school or education centre that is ancillary to carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school. An application to which Clause 53.19 applies, exempts it from the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.

28. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*
- The standard (W2) states the stormwater management system should be designed to:
- *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).*



- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*



Referrals

Municipal Council Comments

30. The Latrobe City Council (the council) was notified of the application on 7 December 2023. Comments from Latrobe City Council were received on 17 February 2024.
31. Council confirmed no conditions relating to vehicle access, parking or submission of a site drainage plan and computations are required. However, Council seek conditions and notes relating to the following:
- All stormwater discharging from the proposed building and associated works hereby approved, must be conveyed to the legal point of discharge by the existing drainage systems within the property.
 - Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land.
 - Notes for the planning permit relating to building permit being required and Local Law requirements.
32. The suggested conditions and notes have been included on the planning permit.

Notice

33. The applicant was directed to give notice by way of erecting two signs on the site and notifying adjoining owners and occupiers.
34. No objections have been received to date.



Key Policy Issues

Planning Policies

36. The state planning policies encourage appropriate land use and development that considers demographic trends, existing and future demand requirements and the integration of facilities into local and regional communities in planning for the location of education and early childhood facilities (Clause 19.02-2S).
37. The proposal, which includes a new building for the existing school, is consistent with the planning policies which seek to facilitate the establishment and expansion of education facilities to meet the existing and future education needs of communities. Policy also recognises that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass) (Clause 19.02-2S).
38. The proposal is consistent with the planning policies for an existing education facility by ensuring that new development has been sited and designed to respect adjacent buildings and is compatible with the surrounding residential area.
39. The building is a built-for-purpose school building and its two storey building scale and design is compatible with the surrounding context.
40. Overall, it is considered that the proposed development is consistent with the relevant policies of the Scheme.

Land Use and Built Form

General Residential Zone

41. The proposal involves a new building located in the centre of the existing school site which meets the decision guidelines of the GRZ. In particular:
 - A permit is required for the proposed buildings and works given they are associated with the school (a section 2 permit required) land use. It meets the purpose (as relevant) of the GRZ to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
 - The proposal is an appropriate response to the site and neighbourhood character and will have minimal impact on the amenity of surrounding residential land.
 - The proposed 2 storey building height is not a significant deviation from the 1-2 storey buildings in the area and is generally consistent with the scale of existing school buildings.
 - The proposal is capable of achieving an appropriate landscaping outcome, as shown in the submitted Landscaping Plan.
 - Car parking, waste collection and vehicle arrangements are not altered.
 - Student and staff numbers are not increased, and therefore will be no change to traffic impacts.

Design and Development Overlay 10

42. The proposed building is located central to the site and is below the required 10m under DDO10. The location and height of the development is not considered to adversely impact the intent of DDO10. Therefore there is no need to prevent this building from being built as it will not interfere with and cause a safety hazard to aircraft operations.
43. The elevations and plans submitted with the application clearly show the natural surface level which has informed the AHD level of the proposed building.
44. The proposed building has been architecturally designed and will be constructed with a variety of materials, finishes and colours including red brick, pre-cast concrete panels, rammed earth, CFC cladding, glazing, timber look cladding and metal cladding. There will be no reflective materials. The building design and materials are considered to be suitable for the site and do not pose a potential impact on the flight path of aircraft.



Built Form and Layout

45. The proposed double storey building (up to 9.8m in height) is compatible in scale with other buildings on the school site.
46. The siting of the building within the centre of the site, the extensive building street setbacks of 81.7m to Grey Street and 63.8m from Grubb Road, and the landscaping around the building provides an appropriate response to the local context.
47. The accessways to and from the school remain as existing and allows for continued efficient connection to the wider area.
48. The form and height of the new building (being no higher than 10m) is consistent with Schedule 10 to the Design and Development Overlay that seeks to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport and ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles.
49. The siting of the new building is considered to provide an acceptable response to context and the wider area. The distance of the new building from neighbouring dwellings will ensure that it does not visually dominate the streetscape.
50. The proposed building has been architecturally designed and will be constructed with a variety of materials, finishes and colours including red brick, pre-cast concrete panels, rammed earth, CFC cladding, glazing, timber look cladding and metal cladding. This provides good articulation to the overall built form.
51. Proposed colours and materials are contemporary and generally consistent with the mixed style of school buildings on the site.
52. The proposal is consistent with planning policy which acknowledges that new educational buildings are different to dwellings (including height, scale and mass).

Amenity Impacts

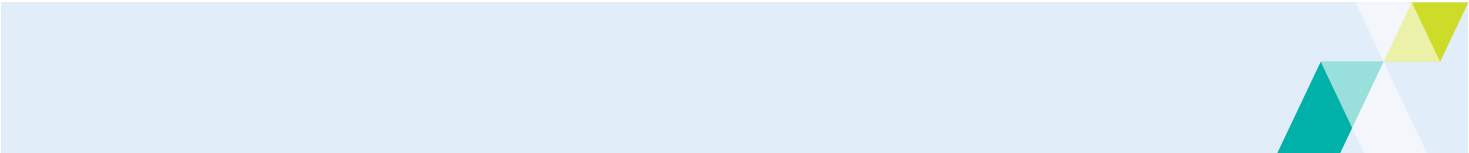
53. The proposed building will create additional shadow compared with existing conditions. However, this will fall within the subject site boundaries as shown on shadow diagrams for 22 September submitted by the applicant. There will be no impact on neighbouring dwellings at the equinox.
54. There are no residential dwellings within proximity to the new building, therefore no new overlooking or amenity impacts are created.
55. Windows are operable (able to be opened) for ventilation. Due to the substantial setbacks from the nearest residential areas, such windows will not result in any adverse amenity impacts.

Landscaping

56. The landscape plan shows landscaping surrounding the proposed building and features such as a raingarden that will assist with stormwater runoff treatment. In addition, a number of existing trees will be retained which will provide some screening and softening of the built form.
57. There is sufficient space for the planting of new trees around the new administration building and within the subject site. Overall, the proposal provides a balance of retained and proposed landscaping and generally responds to the natural landscape and neighbourhood character of the area.

Traffic and Car Parking

58. It is considered that the proposal will result in no change to traffic generation compared with existing conditions given there is no increase to staff or student numbers. This responds to planning policy which seeks to ensure that traffic



generated by the use is appropriate to the street and the locality and will not adversely affect existing traffic patterns and safety.

Clause 53.18 (Stormwater Management in Urban Development)

59. The application is supported by a Stormwater Management Strategy prepared by RMG and dated November 2023. The proposal provides the following drainage strategy for Lavalla Catholic College – Marian Learning Centre Development as follows:

- Minor drainage flows (20% AEP) will be conveyed via underground pits and pipes to the existing stormwater network.
- Overland flows will be conveyed via the internal site grading and discharged to the road reserve where flows will then follow natural overland flow paths.
- A raingarden is to be constructed in the north-western corner of the proposed works extent to provide stormwater treatment prior to discharging to the legal point of discharge.
- A swale is to be installed parallel to the building to the north, draining towards the internal connection point to prevent a build-up of water next to the existing building and also assist with stormwater treatment.
- 2 double chamber pits (one north and one west) are to be installed within the underground stormwater network to allow detention storage within the pipe network. Oversized pipes are to be used to meet site storage requirements so as to not overload the existing stormwater network.

60. A permit condition will ensure that the proposed sustainable design elements are implemented.

Recommendation



61. The proposal is generally consistent with the relevant planning provisions of the Latrobe Planning Scheme and will contribute to the provision of enhanced education facilities within the school.
62. No comments were provided from Latrobe City Council and no objections were received from the informal notice of the application.
63. It is **recommended** that Planning Permit No. **PA2302635** for the construction of a building and construct and carry out works associated with an existing school at 206-220 Grey Street, Traralgon be issued subject to conditions.
64. It is **recommended** that the applicant and the council be notified of the above in writing.

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.

Name:

Title: Senior Planner, Development Approvals and Design

Signed:

Phone:

Dated: 15 February 2024

Approved by:

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

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

Name:

Title: Manager, Development Approvals and Design

Signed:

Phone:

Dated: 20 February 2024