

# Assessment Officer Report

PA2403113, 145 Grammar  
School Road, Merrijig



Officer Assessment Report  
Development Approvals & Design

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# Executive Summary



Key Information	Details		
<b>Application No:</b>	PA2403113		
<b>Received:</b>	28 August 2024		
<b>Statutory Days:</b>	112		
<b>Applicant:</b>	Geelong Grammar School c/- Urbis		
<b>Planning Scheme:</b>	Mansfield		
<b>Land Address:</b>	145 Grammar School Road, Merrijig		
<b>Proposal:</b>	Refurbishment of existing library building, including partial demolition, buildings and works for the construction of a new single storey outdoor services building.		
<b>Development Value:</b>	\$ 3.8 m		
<b>Why is the Minister responsible?</b>	In accordance with the schedule to Clause 72.01 of the Greater Shepparton Planning Scheme, the Minister for Planning is the responsible Authority for this application because it is for the development of school building 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 as the estimated cost is greater than \$3 million.		
<b>Why is a permit required?</b>	<b>Clause</b>	<b>Control</b>	<b>Trigger</b>
<b>Zone:</b>	Clause 35.08	Rural Activity Zone (RAZ)	<i>Use the land for Secondary School Buildings or works associated with a Section 2 use – Use has existing rights</i>
<b>Overlays:</b>	Clause 42.01	Environmental Significance Overlay Schedule 2 (ESO2)	N/A
	Clause 42.03	Significant Landscape Overlay, Schedule 1 (SLO1)	<i>Construct a building or construct or carry out works</i>
	Clause 44.06	Bushfire Management Overlay	<i>Construct a building or construct or carry out works associated with an Education Centre.</i>
<b>Particular Provisions:</b>	Clause 52.06	Car Parking	N/A
<b>Cultural Heritage:</b>	A CHMP is not required as the changes to the building are not defined to be high impact and the area has been lawfully used as an education centred prior to 28 May 2007.		
<b>Total Site Area:</b>	440	ha	
<b>Gross Floor Area:</b>	548	m <sup>2</sup>	
<b>Referral Authorities:</b>	CFA (s55 – determining) City of Mansfield (Informal)		
<b>Public Notice:</b>	Notice of the application under section 52 of the Act was not required because the nature of works was not deemed to cause material detriment to any other party.		
<b>Delegates List:</b>	N/A		



## Application Process

- The school has had an extensive planning permit history over many years. The planning permits that have been previously issued by Mansfield Council are as follows:
  - P0191/10  
*Construction of a shed*
  - P0127/11 – issued 17/01/2012  
*Approval of a masterplan for replacement of the existing accommodation units.*
  - P0127A/11 – amended permit issued 11 July 2016  
*Buildings and works (Development of additional accommodation units and associated works)*
  - P011/20 – issued 17/04/2020  
*Buildings and works related to upgrading the creek crossing.*
  - P033/17 – issued 10/05/2017  
*Construction of access track*
- A Cultural Heritage Management Plan is not required.
- The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting (applicant and council)	12 March 2024
Pre-application meeting (DTP)	6 May 2024
Application lodgement	29 August 2024
Further information requested	N/A
Further information received	N/A
Decision Plans	Plans prepared by <b>McIldowie Partners Architects</b> , dated <b>05/08/2024</b>
Other Assessment Documents	<ul style="list-style-type: none"><li>- Landscape Plan, prepared by Jeavons Landscape Architects, dated 21/06/2024</li><li>- Stormwater Memo, prepared by Adams Structural and Civil Engineering, dated 31 May 2024.</li><li>- Waste water memo, prepared by Lucid Consulting Australia, dated 05/06/2024</li></ul>

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

## Proposal Summary

- Planning permit PA2403113 proposed to partially demolish one of the school buildings (library) refurbishment and buildings and works for a new building to create an area for Outdoor Education Services (EOS).
- The proposal can be summarised as follows:

- Buildings and works for partial demolition of an existing building (Library).
- Internal refurbishment of existing library.
- Construction of new Outdoor Education Services Building, comprising of laundry, ski store, repair room, retail area, workroom and office.

7. The applicant has provided the following concept image/s of the proposal:

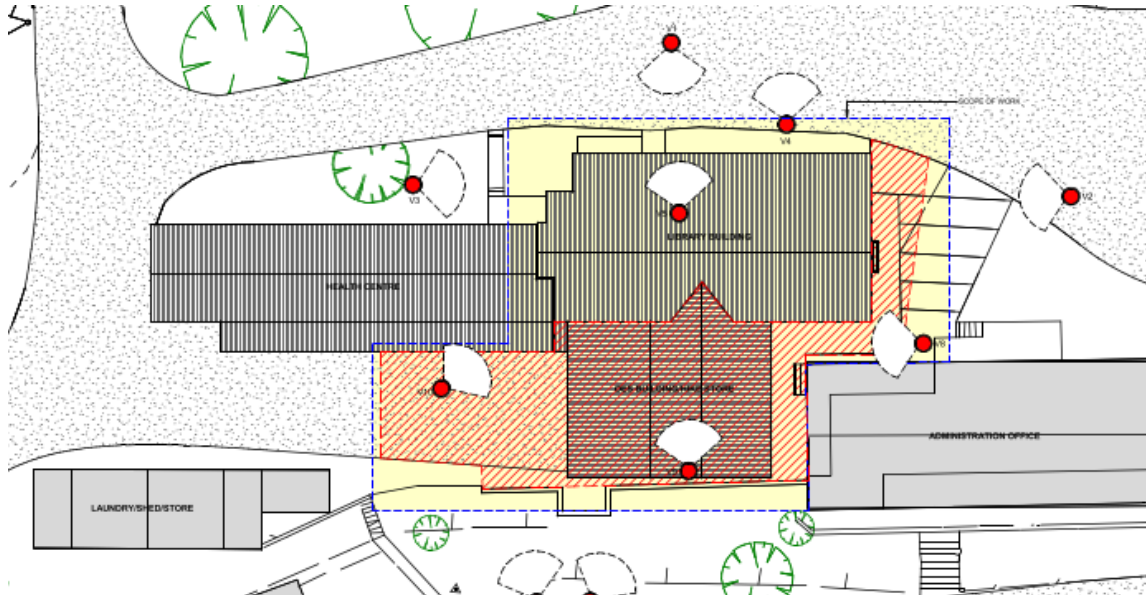


Figure 1: Existing site plan

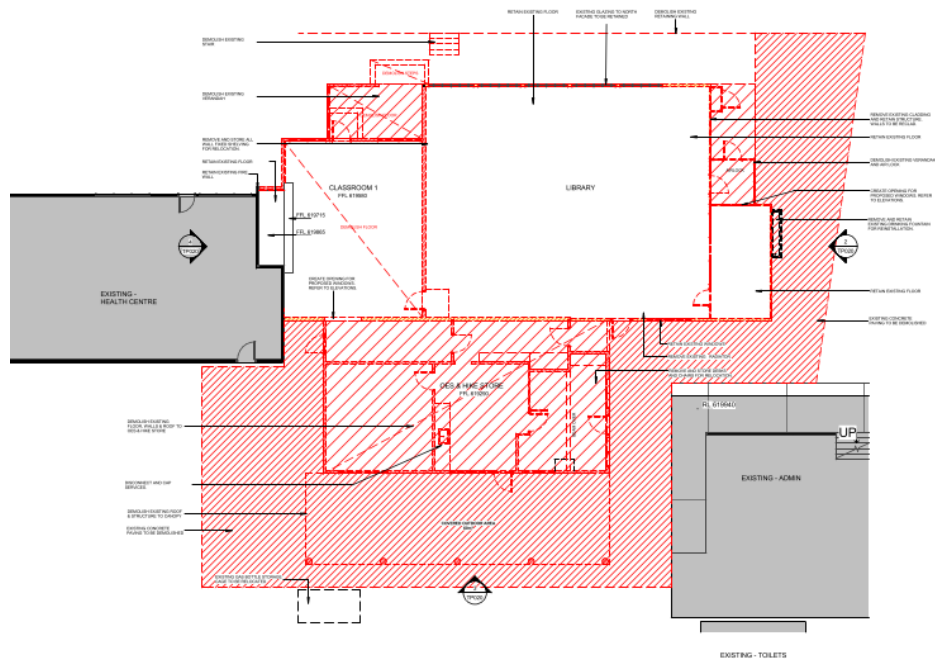


Figure 2: Proposed demolition

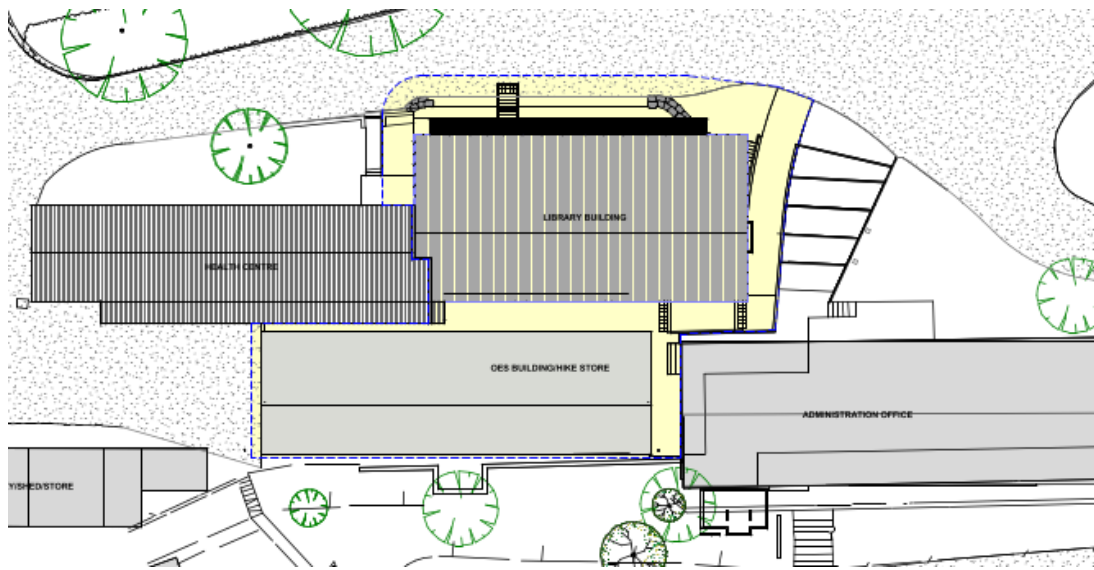


Figure 3: Proposed site plan

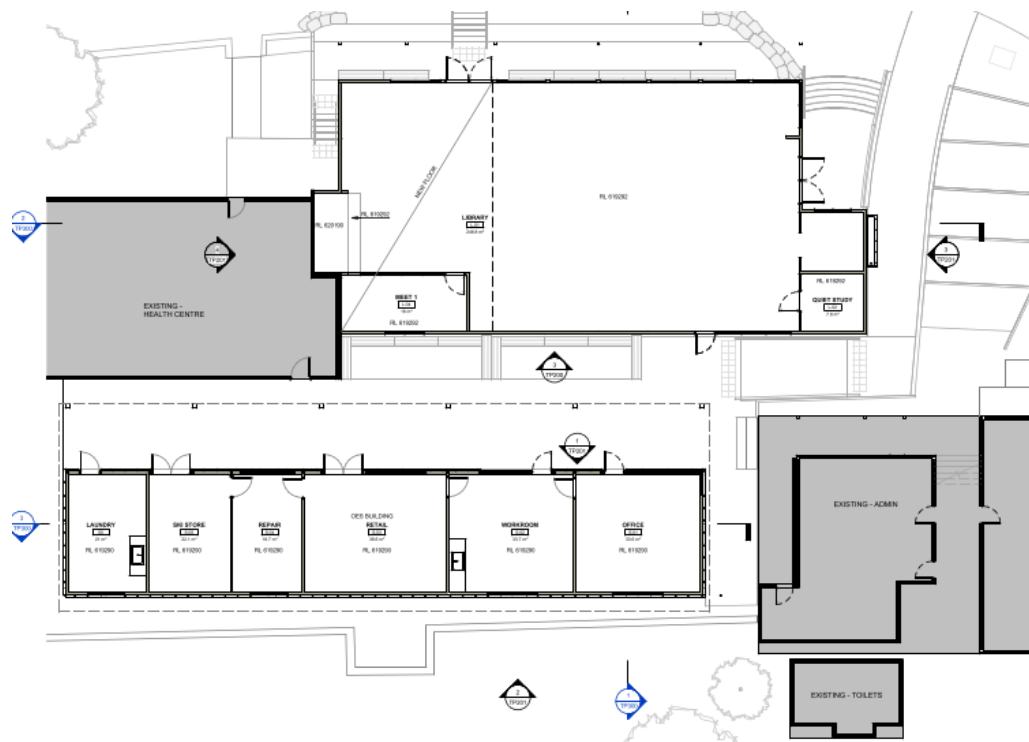


Figure 4: Proposed ground floor plan

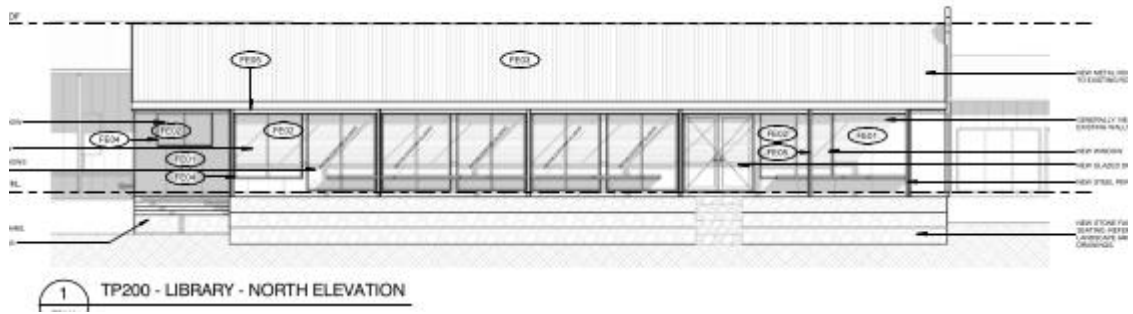


Figure 5: Proposed north elevation Library

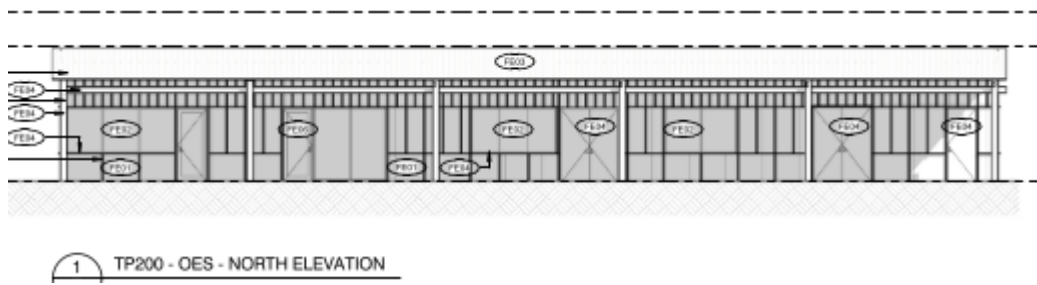


Figure 6: Proposed north elevation OES building

# Subject Site and Surrounds

## Site Description

- The site is an irregular lot of rural land of approximately 440ha accessed via Mt Buller Road.

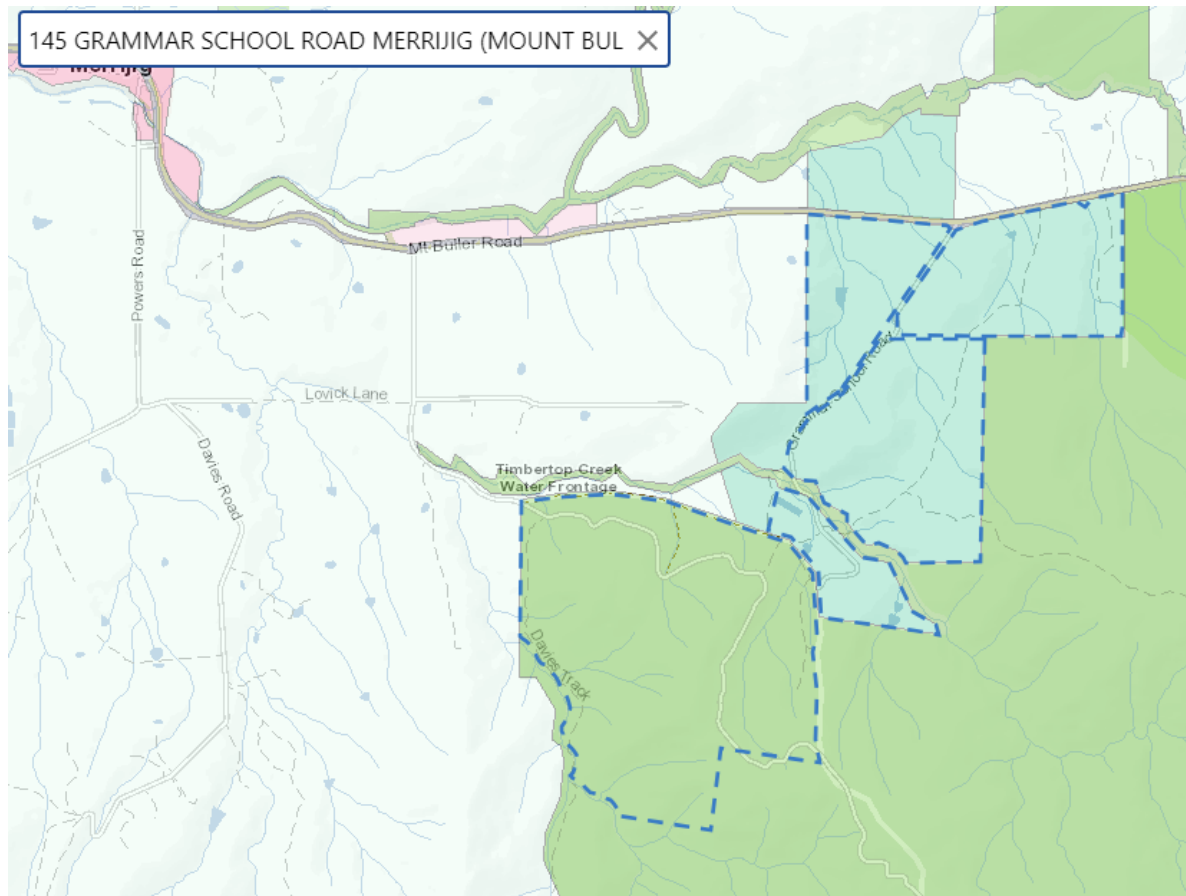


Figure 7: Subject site

- The site comprises of multiple buildings as part of the year 9 campus for Geelong Grammar – Timbertop program. The buildings include student and staff accommodation, classrooms, dining hall, library etc. Students have an academic program running 5 days a week with the addition of outdoor adventure and education on the weekends.
- School buildings are nestled into the landscape and consist of single storey-built form occupying a small footprint in relation to the overall site.





Figure 8: School buildings (source Geelong Grammar)

## Site Surrounds

11. The surrounding development to the site is minimal, the surrounding landscape is generally rural with large areas of land zoned Public Conservation and Resource.
12. Development surrounding the site can be described as follows:
  - To the **north** of the site:

To the north of the site is the Merrijig township and the Mt Buller Road. There is extensive privately owned farmland between the subject site and Merrijig.
  - To the **south** of the site:

The Howqua Track adjoins the site to the south, the track runs through native bushland, the gravel road links to the Merrijig township.
  - To the **east** of the site:

To the east of the site is a large section of native bushland.
  - To the **west** of the site:

To the west of the site, a privately owned property with residence is accessed via Wild Dog Road.



*Figure 9: School site (blue dashed line) broader context of surrounds*



## Municipal Planning Strategy

13. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
<b>02.01</b>	Context <i>Identifies Mansfield Shire as an area of significant visual, cultural and environmental value.</i>
<b>02.02</b>	Vision <i>To live work and play in an inclusive, dynamic and prosperous place where community spirit is strong and people are empowered to engage in issues that affect their lives.</i>
<b>02.03-1</b>	Settlement – Merrijig <i>Merrijig is a small town with growth potential as it is supported by reticulated sewerage.</i>
<b>02.03-2</b>	Environmental and landscape values <i>Identifies that remnant vegetation is a high priority.</i>
<b>02.03-5</b>	Built environment and heritage <i>Development of land along the Maroondah Highway and other major routes such as Mount Buller Road in the Shire need to be sensitive to their role as gateways to the Alpine areas.</i>
<b>02.04</b>	Strategic framework plan <i>Nominates the site location in the Upper Delatite Valley.</i>

## Planning Policy Framework

14. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

<b>Clause 11</b>	<b>Settlement</b>
<b>11.01-1L-02</b>	Settlement – Other local areas <i>Land identified in the Merrijig Framework Plan.</i> <ul style="list-style-type: none"> <li>- <i>Develop Merrijig as a tourist gateway to Mount Buller and Mount Stirling as well as local commercial and community centre for the surrounding rural community.</i></li> <li>- <i>Provide infill housing opportunities at Merrijig between Alpha Street and Omega Street.</i></li> </ul>
<b>Clause 12</b>	<b>Biodiversity</b>
<b>12.01-2S</b>	Native Vegetation Management <i>To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.</i>
<b>12.04-1S</b>	Sustainable development in alpine areas <i>To facilitate sustainable use and development of Alpine areas for year round use and activity.</i> <i>Ensure that the use and development of land is managed to minimise the disturbance of indigenous flora and fauna and sensitive landscapes.</i>
<b>12.05</b>	Significant environments and landscapes <i>To protect and conserve environmentally sensitive areas.</i>
<b>Clause 14</b>	<b>Natural Resource Management</b>
<b>14.02-1L</b>	Catchment planning and management <i>Minimise adverse impacts from wastewater management systems (both individually and cumulatively) on catchment health and water quality.</i>
<b>Clause 15</b>	<b>Built environment and heritage</b>
<b>15.01-1S</b>	Urban design



*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

<b>15.01-2S</b>	<p>Building design</p> <p><i>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</i></p> <p><i>Ensure that development responds and contributes to the strategic and cultural context of its location.</i></p>
<b>Clause 19</b>	<b>Infrastructure</b>
<b>19.02-2S</b>	<p>Education facilities</p> <p><i>Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.</i></p> <p><i>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).</i></p>

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

## Zoning and Overlays

### Applicable Zone/s

#### Rural Activity Zone (RAZ)

16. A planning permit is required to construct a building or construct or carry out works in accordance with a Section 2 use of Clause 32.08-9. The site benefits from existing use rights and therefore no planning permit is required to use land for the school.

17. The purpose of the **Rural Activity Zone** is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To provide for other uses and development, in appropriate locations, which are compatible with agriculture and environmental and landscape characteristics of the area.*
- *To ensure that use and development does not adversely affect surrounding land uses.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*
- *To protect and enhance natural resources and the biodiversity of the area.*
- *To encourage uses and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

18. The following sections include a discussion of how the proposal responds to these requirements.


### Applicable Overlay/s

#### Bushfire Management Overlay (BMO)

19. A planning permit is required to construct a building or construct or carry out works associated with a Section 2 Use (Education Centre) in accordance with Clause 44.06-2.

20. The objectives and decision guidelines relevant to this proposal are:

- *The Municipal Planning Strategy and the Planning Policy Framework.*



21. The proposed works are located within land affected by the BMO, they have submitted a Bushfire Planning Report as part of the application documents.

Significant Landscape Overlay – Schedule 1 (SLO1)

22. Clause 42.03 - Significant Landscape Overlay – Schedule 1, a permit is required to construct a building or construct or carry out works.

## Other Overlays

Environmental Significance Overlay – Schedule 2 (ESO2)

23. Pursuant to Clause 42.01 of the Planning Scheme requires a permit to construct a building or carry out works. A permit is not required for buildings and works that meet the following tests:

- *No new wastewater is generated.*
- *No works are being undertaken within 50 metres of Lake Eildon, Lake Nillahcootie or Goulburn River or 30 metres from any other waterway.*
- *Any site is cut less than 1 metre at its maximum depth and less than 300 square metres in area.*
- *No effluent is discharged within 100 metres of a waterway, water storage or reservoir.*
- *No concentration of stormwater is discharged within 100 metres of a waterway, water storage or reservoir unless it is into a drainage system approved by the responsible authority.*

24. The proposed works meet the above tests and a permit is not required. Submitted documents demonstrate that no new waste water is generated as part of the proposed works.

## Particular and General Provisions

### Provisions that Require, Enable or Exempt a Permit

#### Clause 52.06 (Car Parking)

25. Clause 52.06 -1 is applied to an increase in floor area or site area of an existing use. The proposal is not a new use of land but the addition of the new music school and the changes to the existing buildings results in an increase in floor area. The application documents have confirmed that there is no change to operation of the school and no increase to the number of staff or students at the school.

#### Clause 52.34 (Bicycle Facilities)

26. The application proposed no increase to student numbers or teaching staff. As there are no changes to the staff or student numbers, no additional bicycle parking is required.

#### Clause 53.19 (non-government schools)

27. Clause 53.19 applies to the use and 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.

28. 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.



## Referrals

29. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	CFA – no objection	16 December 2024
Referral – Informal	Mansfield Shire – no objection	4 October 2024

## Municipal Council Comments

30. The **Mansfield Shire** Council (the council) considered the application and provided no additional comments.

## Advice sought from other agencies

31. Country Fire Authority (CFA) provided a response of no objection to the proposal subject to the following:

- Any mandatory conditions specified with the planning scheme; and
- The following conditions being include on any planning permit that may be issued.

32. The conditions required by the CFA have been included as conditions on the permit granted are as follows:

### ***Endorsement of Bushfire Management Plan***

1. *Before the development starts, the Bushfire Management Plan prepared by Trerramatrix, dated 17-07-2024, Version 1.0, pages 1 and 2 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.*

33. The CFA also made the following comments in regards to the proposal and the associated fire response:

*CFA is satisfied with the variation to AM4.2 and for use of the pumped hydrant system from the large static water supply to be installed as part of the upgrade to the hydrant system instead of a 10,000 static water tank.*

## Notice

34. The application was not advertised other than to the municipal authority under section 52(1)(b) as it was considered not to cause material detriment to any person because:

- The buildings and works are minor in nature and there are no sensitive residential interfaces which would be affected by the proposal.



## Strategic Direction and Land Use

36. The *Planning Policy Framework* encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
37. The relevant MPS and PPF policies have been considered in assessing the application.
38. The proposed land use is consistent with the strategic direction of the following policies.
39. Clause 12.01-1L (Protection of biodiversity) is supported by the re-use of existing buildings, and construction within an area previously built on, ensuring the character of the landscape is maintained.
40. The proposal is consistent with Clause 12.04-1S by facilitating sustainable development and use in an Alpine area for year-round use and activity. The proposed re-use of existing building infrastructure reduces disturbance to the significant landscapes surrounding the school.
41. The high quality of the design will integrate with the existing school and the surrounding landscape supporting the low-scale bush setting, which is supported by Clauses 15, 15.01-1S, 15.01-2S, 15.01-5S and 19).
42. The proposal is consistent with Clause 19.02-2S which provides the following guidance:

### *Education Facilities*

*To assist in the integration of education and early childhood facilities with local and regional communities.*

- *Consider the demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
  - *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).*
43. The proposal upgrades the existing building and includes the construction of new multipurpose spaces for storage, workshops, laundry and office space.
  44. The renovated building and the new addition will help meet the educational needs of the school community.

## Rural Activity Zone

45. The purpose of the zone is to:
  - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To provide for the use of land for agriculture.*
  - *To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape character of the area.*
  - *To ensure that use and development does not adversely affect the surrounding land uses.*
  - *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*
  - *To protect and enhance natural resources and the biodiversity of the area.*
  - *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*



46. The guidelines in the zone provide limited direction for non-residential uses, (i.e school) but provide direction for general and accommodation issues which is relevant to this application. When assessed against these decision guidelines it is determined that the proposed buildings and works provide an acceptable built form outcome for the location.

47. The use of the land as a school is ongoing and does not trigger a planning permit.

## Buildings and Works

48. Detailed plans have been submitted for the renovation works to the existing library and the proposed new OES building.

49. The works include the following:

### Library

- Demolition of OES and Hike storerooms.
- Demolition of airlock and changes to classroom 1.
- New extended library area.
- New meeting room 1.

### OES

- Construction of new OES building, including Laundry, Ski Store, Repair shop, Retail shop, Workroom and Office.

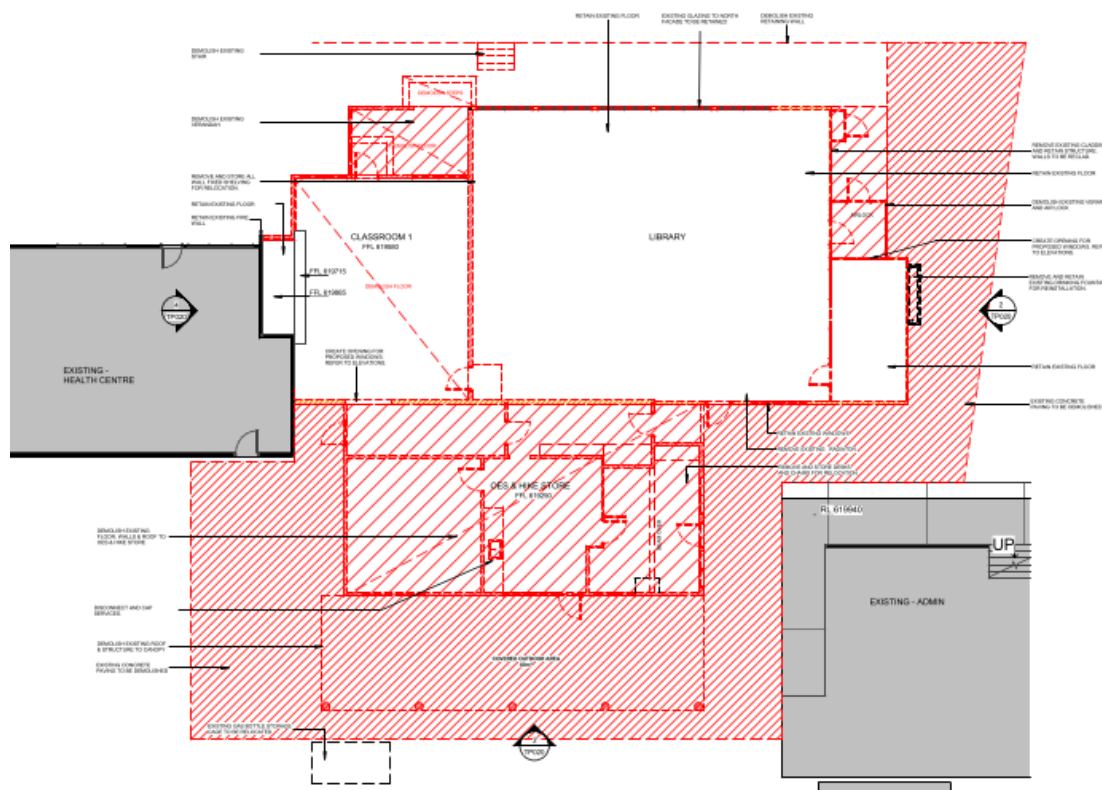


Figure 10: Extent of demolition.



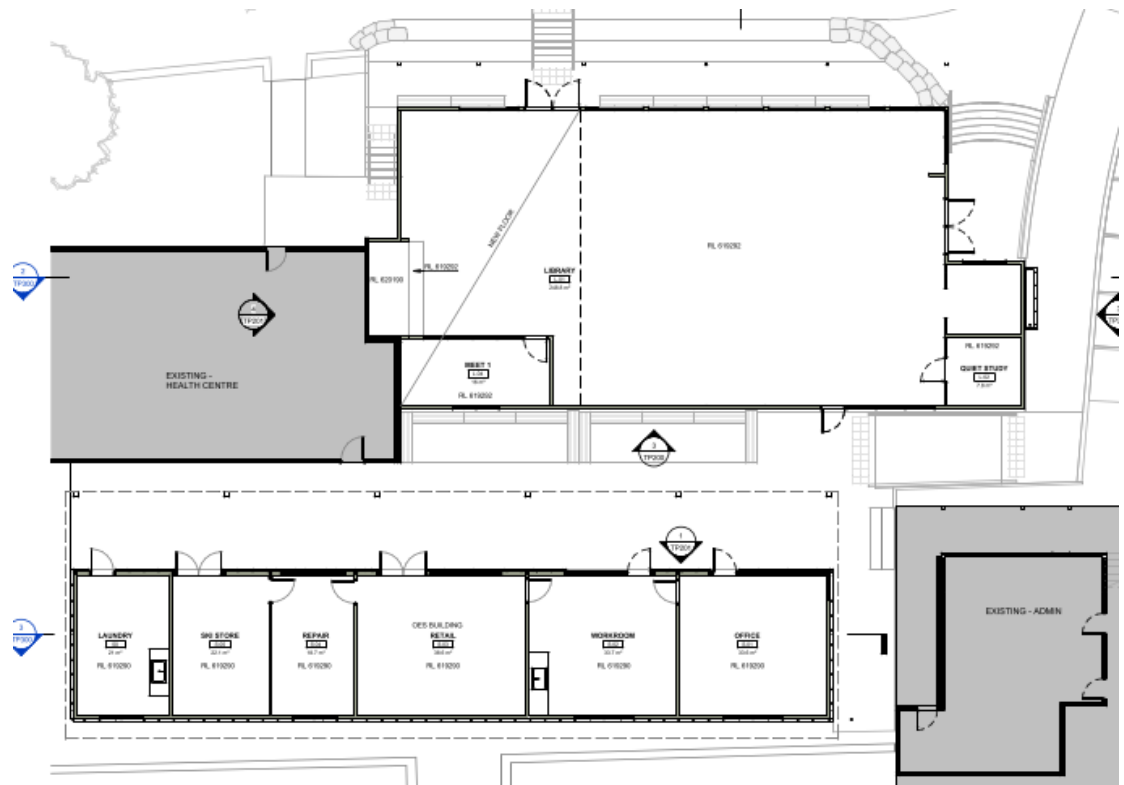


Figure 11: Renovated Library and new OES building

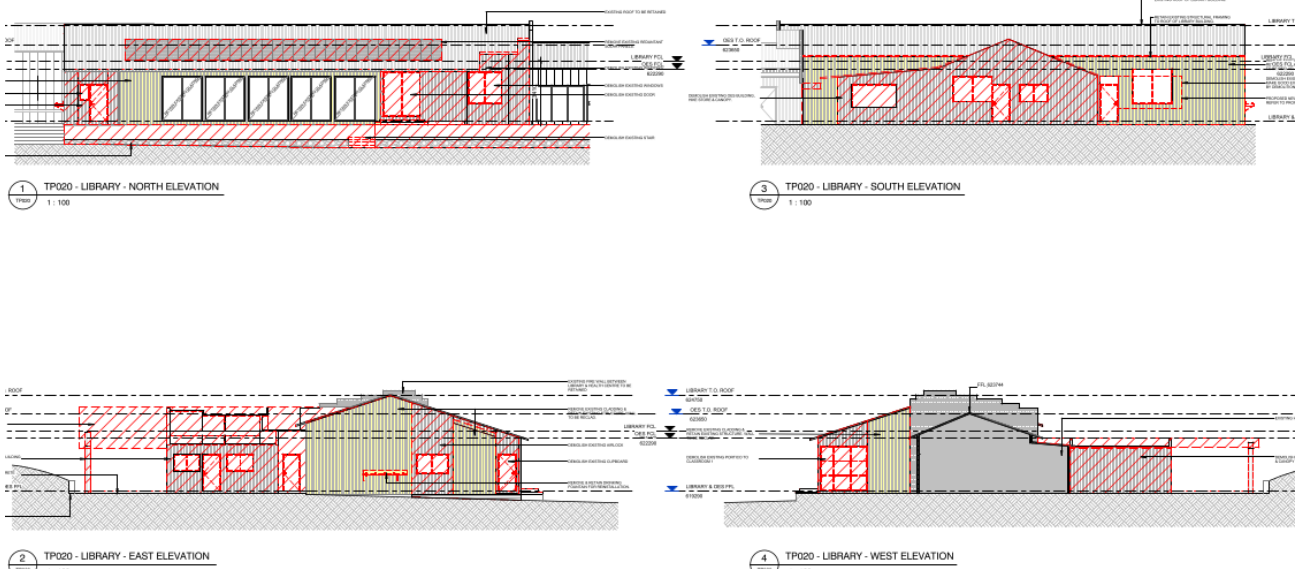


Figure 11: Extent of demolition elevations.

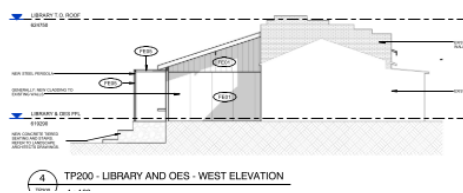
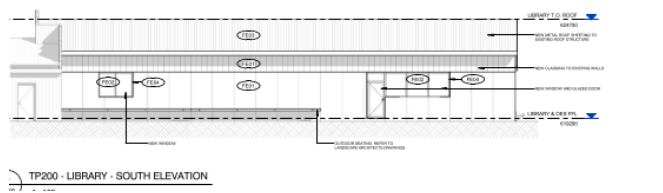
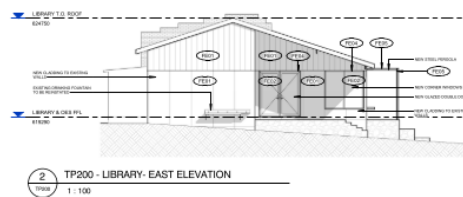
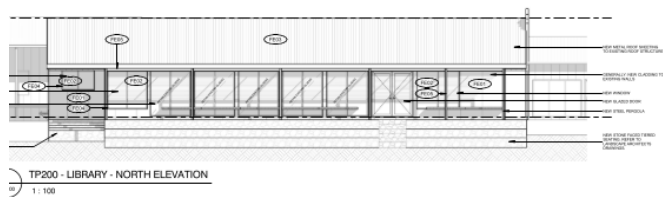


Figure 12: Elevations of Library

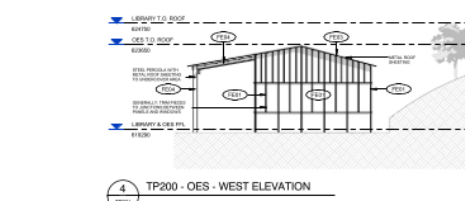
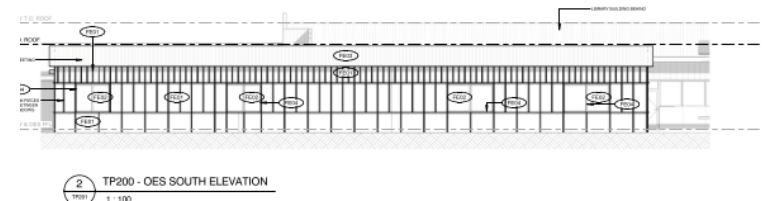
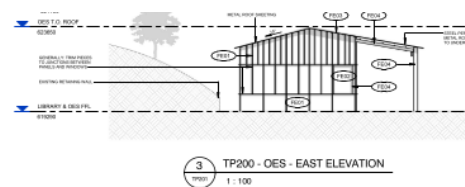
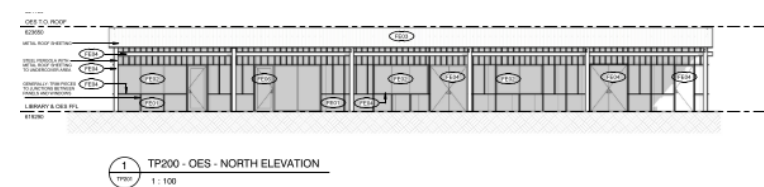


Figure 13: Elevations of OES building

50. The plans show the proposed works located centrally within the school building complex and provides a variety of spaces to support the students in residence.

51. The existing library is updated and extended but will retain a similar built form scale to other adjacent buildings.

### Height and Setbacks

52. The proposal has a maximum building height of 5.4m from FFL which is remaining the same as the existing building. The new roof structure sits lower than the maximum height of the existing retained fire wall between the library and the medical centre.

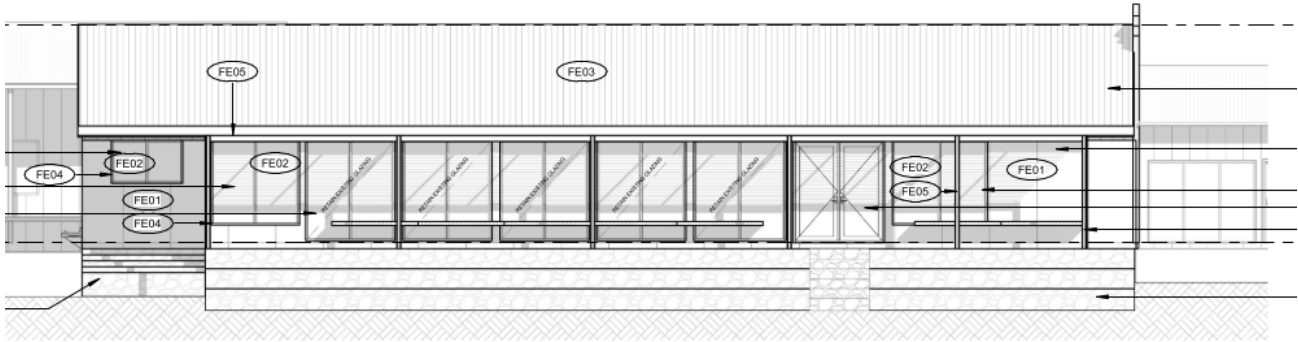


Figure 14: North elevation of new library

### Design Detail

- 53. The applicant has submitted a comprehensive materials schedule as part of the application documents. This includes the design detail for the upgrades to the retained buildings.
- 54. The proposed materials include clear glazing, colorbond metal sheet roofing and fibre cement sheeting for the walls. This material schedule is consistent with the adjoining school buildings and has been designed to meet Bush Fire regulations and considerations.
- 55. The proposed materials and finishes are considered to be acceptable for the location of the proposal and reflect materials required as part of previous approvals for surrounding development.

#### FINISHES PALETTE



Figure 15: Proposed materials palette

## Car and Bicycle Parking, Loading, and Other Services

### Car Parking

- 56. The proposal does not include any additional staff or students and does not trigger the requirement for additional onsite car parking. There are no changes to the existing onsite parking provided for staff.

### Bicycle Facilities

- 57. The proposal does not include any additional staff or students therefore no additional bicycle parking is required as a result of the amendment.

## Waste

58. A waste management plan has not been provided however the waste management on the site is not expected to vary significantly from the current conditions. Waste management will be managed in accordance with the existing operations of the school.

## Environmental Risks

### Bushfire Risk

59. The site is located within a Bushfire Management Overlay (BMO) which has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

60. The application has been submitted with a Bushfire Management Report which confirms that the Geelong Grammar School Timbertop Campus is located in an extreme bushfire risk landscape. The report has made recommendations to meet the requirements of NCC2022 and the BMO as follows:

- Construction to a minimum of BAL-19 standard with no external combustible materials.
- Provision of a defensible space for 60m.
- A minimum of 10,000L static water supply.
- Provision of emergency service vehicle access around the buildings via the existing internal road network.
- Incorporation of the new buildings in the existing Bushfire Emergency Management Plan for the Campus.
- Prohibiting the parking of cars or storage of hazardous materials within 10m of the buildings.

61. The recommendations have been taken into account as part of the design, it should be noted that the school campus has an existing place of shelter as part of the Bushfire Emergency Management Plan. No further changes are required to the plans.

## Sustainability

### Environmentally Sustainable Design (ESD)

62. The application has not been submitted with an ESD report as local planning policy does not provide guidance on requirements, however the changes to the built form will improve the current ESD outcomes through the provision of increased insulation, double glazed windows and improved access to daylight.

### Water Sensitive Urban Design (WSUD)

63. The application has been submitted with a Hydraulic Services Designer Statement which confirms that the development will not generate any additional wastewater.

64. The design has been confirmed by a report prepared by Adams Engineering that there will be limited impact to among of stormwater generation and run off from the proposed buildings.



## Planning Permit

<b>Permit No.:</b>	PA2403113
<b>Planning scheme:</b>	Mansfield Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	145 Grammar School Road, Merrijig

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
Clause 35.08-4	Buildings and works associated with a use in Section 2 of Clause 35.08-1.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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#### Compliance with documents approved under this permit.

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Layout not altered.

2. The layout of the use and development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

#### Endorsed Plans

3. Before the development starts, plans must be approved and endorsed by the Responsible Authority. The plans must be prepared to the satisfaction of the Responsible Authority, be drawn to scale with dimensions, be generally in accordance with the plans prepared by McIldowie Partners Architects, dated 21/06/2024.

#### Landscaping


4. Before the development starts, plans must be approved and endorsed by the Responsible Authority. The plans must be prepared to the satisfaction of the Responsible Authority, be drawn to scale with dimensions, be generally in accordance with the plans prepared by Jeavons Landscape Architects, dated 05/08/2024.

#### Endorsement of Bushfire Management Plan

5. Before the development starts, the Bushfire Management Plan prepared by Trerramatrix, dated 17-07-2024, Version 1.0, pages 1 and 2 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

#### General Amenity

6. The amenity of the area must not be detrimentally affected by the use(s), including through:

- 
- The transport of materials, goods or commodities to and from the land;
  - The unsightly appearance of any buildings, works or materials;
  - The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
  - The presence of vermin;

To the satisfaction of the Responsible Authority.

### **Commencement**

7. This permit will operate from the issued date of this permit.

### **Expiry**

8. This permit will expire if one of the following circumstances apply:

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- a) The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- b) The completion date referred to if a request is made in writing within six months after the permit expires and the development started lawfully before the permit expired.

### **Notes:**

(the following information does not form part of this permit)

The permitted use or development may need to comply with, or obtain the following further approvals:

- These notes are provided for information only and do not constitute part of the permit or conditions of this permit.
- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.
- The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.
- A building permit under the *Building Act 1993*.

# Recommendation



69. The proposal is generally consistent with the relevant planning policies of the Mansfield Planning Scheme and will contribute to the provision of education facilities within the Merrijig area.
70. The proposal is generally supported by the various referral agencies.
71. It is **recommended** that Planning Permit No. PA2403113 for the buildings and works at 145 Grammar School Road, Merrijig be issued subject to conditions.
72. 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.

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Name: Cath te Lintelo  
Title: Senior planner, Development Approvals and Design  
Phone: 03 5172 2327  
Signed: [Redacted]  
Dated: 18 December 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.

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Name: Grant Logan  
Title: Manager, Development Approvals and Design  
Phone: 0428809519  
Signed: [Redacted]  
Dated: 19 December 2024