

6 June 2014

1301012202112022000100332311223033013

Ausgrid
Property Group GPO Box 4009
SYDNEY NSW 2001

Dear Sir/Madam

Application Number: DA2014/0236
Address: Lot 6 DP 771621, Middleton Road, CROMER NSW 2099
Proposed Development: Demolition works, alterations and additions to existing depot buildings for refurbishment of the existing office, warehouse and carparking

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's eServices website at www.warringah.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,



Alex Keller
Senior Planner

NOTICE OF DETERMINATION

Application Number:	DA2014/0236
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Ausgrid
Land to be developed (Address):	Lot 6 DP 771621, Middleton Road CROMER
Proposed Development:	Demolition works, alterations and additions to existing depot buildings for refurbishment of the existing office, warehouse and carparking

DETERMINATION - APPROVED

Made on (Date)	06/06/2014
Consent to operate from (Date):	06/06/2014
Consent to lapse on (Date):	06/06/2019

Detail of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the *Building Code of Australia*.

Note: Works are to be certified in accordance with state building laws or as otherwise specified by Consent conditions.

DEVELOPMENT CONSENT CONDITIONS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Cover Sheet Details - A000 Issue 3	6.3.14	Greenbox
Proposed Site Plan - A004 Issue 4	6.3.14	Greenbox
Proposed Ground Floor Plan - A100 Issue 7	6.3.14	Greenbox
Proposed Mezzanine Floor Plan - A105 Issue 5	6.3.14	Greenbox
Proposed Roof Plan - A110 Issue 5	6.3.14	Greenbox
Proposed GA Elevations - A150 Issue 5	6.3.14	Greenbox
Proposed GA Sections - A200 Issue 3	6.3.14	Greenbox
Demolition Ground Floor Plan - A950 Issue 4	6.3.14	Greenbox
Demolition - Roof Plan - A951 Issue 3	6.3.14	Greenbox
Demolition - Elevations - A953 Issue 3	6.3.14	Greenbox

Engineering Plans		
Drawing No.	Dated	Prepared By
Stormwater Management Plan 111724-00-MIE100	5.3.14	Meinhardt
Stormwater Miscellaneous Details 111724-00-MIE150	5.3.14	Meinhardt

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Hazardous Building Materials Assessment	October 2013	Prensa

Report		
Environmental Handbook for Construction and Maintenance	July 2011	Ausgrid
BCA Capability Statement	24 February 2014	Blackett Maguire Goldsmith
Disabled Access Report	25 February 2014	Cheung Access

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Assessment Report and Landscaped Concept Plan	February 2014	Ausgrid Environmental Services Section

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan - A006 Issue 2	6.3.14	Greenbox

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

Other Department, Authority or Service	eServices Reference	Dated
Ausgrid	Response Energy Aust Referral	26 March 2014

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(i) showing the name, address and telephone number of the supervisor for the work, and

(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(c) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(i) protect and support the adjoining premises from possible damage from the excavation, and

(ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. General Requirements

(a) Unless otherwise authorised:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent is to remain onsite at all times until the final Occupation. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(f) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(g) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(h) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(j) Prior to the commencement of any development onsite for:

- i) Building/s that are to be erected
- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished

- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

(k) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

5. **Carparking Areas**

The parking dimensions, internal circulation, aisle widths, kerb splay corners and grades of the car park are to comply with AS2890.1. Where disabled persons parking spaces are provided, they must be in accordance with Australian Standard 2890.6

Reason: To ensure compliance with Australian Standards. (DACTRBOC2)

CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE SATISFIED PRIOR TO CERTIFICATION OF THE BUILDING WORKS IN ACCORDANCE WITH STATE BUILDING LAWS

6. **On-site Stormwater Detention Compliance Certification**

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by *Meinhardt Infrastructure & Environment*, drawing number 111724-00-MIE100 Rev00 and 111724-00-MIE150 Rev00, dated 5/03/2014.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development. (DACENC03)

7. **Trees and / or Landscaping**

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) Existing trees which must be retained

All trees not indicated for removal on the approved plans.

(b) Tree protection

i) No tree roots greater than 50mm diameter are to be cut unless authorised by a qualified Arborist on site.

ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.

iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites.

iv) All tree protection measures are to be in place prior to commencement of works

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

8. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**

(b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**

(c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**

(d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **

(e) AS 4970 - 2009 'Protection of trees on development sites'***

(f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**

(g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**

(h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**

(i) AS 2890.5 - 1993 Parking facilities - On-street parking**

(j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**

(k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**

(l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**

(m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

(n) AS 4674 Design, construction and fit out of food premises

(o) AS1668 The use of mechanical ventilation

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website

http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

9. **Sewer / Water Quickcheck**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water.
(DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT

10. **Public Liability Insurance - Works on Public Land**

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

11. **Noise Disturbance**

No contractors or sub-contractors are to be on-site undertaking any construction or demolition works or activity outside the consented work hours of this consent where noise will be created that exceeds 5DbA measured at any nearby residential property boundary.

Reason: Residential amenity(DACPLEDW1)

12. Removal of Lead

All work involving lead removal must not cause lead contamination of air or ground, and the Work Plan submitted to comply with item (b) must comply with the requirements of Australian Standard AS4361.2 – Guide to lead paint management – Residential and commercial buildings. Particular attention must be given to the control of dust levels on the site.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily. (DACHPBOC5)

13. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

14. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Warringah Council's Minor Works Policy. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

15. Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAE03)

16. Installation and Maintenance of Sediment Control

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Section 2.1 of the *Environmental Handbook for Construction and Maintenance*, by Ausgrid dated July 2011. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

17. Asbestos & Hazardous Material

In relation to the demolition of the existing building (or part of a building) on the site:

a) A report prepared by an appropriately qualified person (such as an occupational hygienist or environmental consultant) is to be demonstrated in the documentation for certification of the building work in accordance with the state building laws, detailing whether any asbestos or hazardous materials exist on the site that are affected by the proposed building works (e.g. lead in paints and ceiling dust or asbestos).

Note: If no hazardous materials are identified, the demolition may proceed in accordance with Australian Standard AS2601 – The Demolition of Structures and the following conditions, including dust control and WorkCover requirements.

b) Should any hazardous materials be identified as per item (a), a Hazardous Substances Management Plan (HSMP) shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws at least seven (7) working days prior to work commencing. The HSMP must satisfy the requirements of Chapters 6 & 8 of the Occupational Health and Safety Regulation 2001 and Australian Standard AS2601 – The Demolition of Structures. The report shall contain details regarding:

- i) The type of hazardous material
- ii) The level or measurement of the hazardous material in comparison to National Guidelines;
- iii) Proposed methods of containment; and
- iv) Proposed methods of disposal;
- v) Details of signage to be provided on the site to comply with the provisions of the Occupational Health and Safety Regulation 2001, to ensure persons are warned, by the use of signs, labels or other similar measures, of the presence of asbestos or asbestos-containing material in a place at which construction work is being carried out.

c) Where unacceptably high levels of lead are found in a premises to be demolished, item (b) is to be followed, and if directed by the appropriately qualified person, the soil sample from site is to be tested by a NATA Registered laboratory before and after demolition and the results demonstrated in the documentation for certification of the building work in accordance with the state building laws.. This will determine whether remediation of the site is necessary.

d) The demolition must be undertaken in accordance with Australian Standard AS2601 – The Demolition of Structures.

Reason: To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily (DACHPGOG5)

18. Removing, Handling and Disposing of Asbestos

Any works involving asbestos based products in relation to removal, handling and disposing of material must be undertaken in accordance with the following requirements:

- Workplace Health and Safety Act
- Workplace Health and Safety Regulation
- Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (1998)] and
- Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)]
- Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005.

Reason: To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily (DACHPGOG5)

19. Requirement to notify about new contamination evidence

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to Warringah Council.

Reason: To protect human health and the environment.(DACHPGOG6)

20. Removal of friable asbestos

Anyone who removes, repairs or disturbs friable asbestos material must hold a current friable asbestos removal licence.

Prior to the commencement of work a site-specific permit approving each friable asbestos project must be obtained from WorkCover.

Reason: To comply with WorkCover requirements (DACHPGOG6)

21. Supervision of Potentially Contaminated Land During Excavation

A suitably qualified and experienced person must be nominated and available during excavation to assess any unexpected contamination, such as asbestos or underground

storage tanks. This person must have sufficient authority to halt works should excavation works reveal contamination.

The name, qualifications and contact details of the suitably qualified person must be in the documentation for certification of the building work in accordance with the state building laws.

Reason: To protect employees, occupants and the environment from potential contamination arising from excavation of the soils.(DACHPHPS5)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO OCCUPATION OF THE BUILDING

22. Flood Lighting

All outside flood lights are to be shielded and have an LUX intensity that will not cause nuisance glare to nearby residents that overlook the site.

Reason: Residential amenity (DACPLFPOC1)

23. Authorisation of Legal Documentation Required for On-site Stormwater Detention

The original completed request forms (Department of Lands standard forms 13PC and/or 13RPA) must be submitted to Council, with a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers certification in accordance with state building laws.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To create encumbrances on the land. (DACENF01)

24. Registration of Encumbrances for On-site Stormwater Detention

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To identify encumbrances on land. (DACENF02)

25. Restriction as to User for On-site Stormwater Detention

A restriction as to user shall be created on the title over the on-site stormwater detention system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the

party to release, vary or modify such restriction.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure modification to the on-site stormwater detention structure is not carried without Council's approval. (DACENF04)

26. On-Site Stormwater Detention Compliance Certification

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a "work as executed" (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system plans are to be provided to Council. Additionally a certificate is to be issued by a qualified engineer in Civil Works registered with the *Institute of Engineers Australia*, stating that the works are in accordance with the approved plans.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure stormwater disposal is constructed to Council's satisfaction. (DACENF10)

27. Positive Covenant for On-site Stormwater Detention

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Warringah Council's delegate prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such covenant.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws..

Reason: To ensure ongoing maintenance of the on-site stormwater detention system. (DACENF12)

28. Creation of Positive Covenant and Restriction as a User

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Warringah Council for authorisation.

A certified copy of the documents shall be provided to Warringah Council after final approval and registration has been made by the "Department of Lands".

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To identify encumbrances on land. (DACENF14)

29. Removal of All Temporary Structures/Material and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

Reason: To ensure bushland management. (DACPLF01)

30. Fire Safety Matters

At the completion of all works, a 'Fire Safety Certificate' will need to be prepared which references all the 'Essential Fire Safety Measures' applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Warringah Council and *the Fire Brigade (Fire and Rescue NSW)*.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Each year the Owners must send to Warringah Council and the Fire Brigade an annual 'Fire Safety Statement' which confirms that all the 'Essential Fire Safety Measures' continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

Right to Review by the Council

You may request Council review the determination of the application, as applicable, under Section 82A of the *Environmental Planning & Assessment Act 1979* if it is not integrated or designated development. Any request to review the application, as applicable, must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal

If you are dissatisfied with this decision the *Environmental Planning & Assessment Act 1979* may give you the right to appeal to the *Land and Environment Court* within 6 months after the date on which the determination was made.

Signed On behalf of the Consent Authority



Signature

Name Alex Keller, Senior Planner

Date 06/06/2014