

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	15 Greenhill Court, Bunyip VIC 3815 L47 LP204881 V9719 F759
The application is for a permit to:	Construct an outbuilding associated with a dwelling
The applicant for the permit is:	
The application reference number is:	T230510
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<p>Cardinia Shire Council 20 Siding Avenue Officer 3809</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a></p>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).
  - \* include the name and address of the objector/ submitter.
  - \* include the application number and site address.
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	18 March 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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## Application Summary

Portal Reference	A32329LJ
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## Basic Information

Proposed Use	We are applying for permission to build a shed on the above address to provide security/shelter for our cars/motorbikes/caravan and trailers. This shed will also be used for business purposes.
Current Use	The land consisting of 2 acres has a house and double garage insitu. There is a vacant paddock at the rear of the property.
Cost of Works	\$50,000
Site Address	15 Greenhill Court Bunyip 3815

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

## Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

## Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$675.80	100%	\$675.80
			Total	\$675.80

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### Documents Uploaded

Date	Type	Filename
26-07-2023	A Copy of Title	Section 32 Signed.pdf
17-10-2023	A Copy of Title	Copy of Title.pdf
17-10-2023	Encumbrance	Plan.pdf
17-10-2023	Site plans	shed.docx
17-10-2023	Existing floor plan	[REDACTED] B123406041 - [12x25x4] - QUOTE.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

### Lodged By

Site User	[REDACTED]
Submission Date	17 October 2023 - 12:49:PM

### Declaration

☒ By ticking this checkbox, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T230510
Address of the Land:	15 Greenhill Court Bunyip 3815

## APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Shed permit will not be for business purposes as originally outlined. The shed will be for personal use only		

<b>Specify the estimated cost of any development for which the permit is required:</b>		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	
<b>Signature:</b>	
<b>Date:</b>	13/02/2024

## LODGEMENT

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
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## IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p>
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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09719 FOLIO 759

Security no : 124109823221M  
Produced 17/10/2023 11:53 AM

### LAND DESCRIPTION

Lot 47 on Plan of Subdivision 204881S.  
PARENT TITLE Volume 09438 Folio 481  
Created by instrument LP204881S 29/12/1986

### REGISTERED PROPRIETOR

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP204881S FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX026150P (E)	DISCHARGE OF MORTGAGE	Registered	07/07/2023
AX026151M (E)	TRANSFER	Registered	07/07/2023
AX026152K (E)	MORTGAGE	Registered	07/07/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 15 GREENHILL COURT BUNYIP VIC 3815

### ADMINISTRATIVE NOTICES

DOCUMENT END

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**Application No: T230510 PA (Version 3)**

**Property No: 4344700800**

**Address: Lot 47, 15 Greenhill Court, Bunyip VIC 3815**

**Proposal: Construction of a shed for storage and security of belongings**

The purpose of the shed is to provide safe and secure undercover lockable area for our belongings. These include cars, motorbikes, caravan, and trailers. The shed will not be for the purpose of a home-based business however only to store business material and trailers/caravans when not in use. Councils section 50A is completed as per request on (24/01/2023). The size of the shed has been reduced from 300sqm to 200sqm at Councils request on (14/11/2023). As per the section 32 provided as time of sale (March 2023) and attached to initial application, the shed will not be built outside any building envelopes, over any easements or covenants. Please see below evidence of this as per initial plan of subdivision (1986).

**Scaled Site Plans:**

See below an aerial view of our property (our house marked with the blue emblem).

15 GREENHILL COURT BUNYIP 3815



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15 GREENHILL CT BUNYIP VIC 3815		PROPOSED SHED LOCATION		Sheet No. 2	
Z MOANER ZONE 10		Survey - Gertzel		File - G:\Users\jason\Documents\Bunyip\15 Greenhill Ct\15 Greenhill Ct.dwg	
Original Size - A3		Drawn - SMA		26/06/2017	
Scale - 1:500 at A3		Form S114		Revision 4	
1		13/2/2024		For Information Only	
Ref. No.		Date		Notes	
Document History					

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<p>LP204881S EDITION 1 -PARISH/ TOWNSHIP / CHART 3 APPROVED</p>		<p>NOTATIONS LAND SUBJECT TO EASEMENT NL LAND APPROPRIATED OR SET ASIDE E-1 DRAINAGE AND SEWERAGE THE ROAD WITHIN THE THICK CONTIGUOUS LINE FOR WAY AND DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS. OTHER NOTATIONS LOTS 1-45 (BOTH INCLUSIVE) AND 55-76 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p>		<p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. _____ IN PROCLAIMED SURVEY AREA NO. _____ THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF: VOL 3438 FOL 481 LAST PLAN REF: LP 2048800 LOT 125.</p>		<p>PLAN OF SUBDIVISION COUNTY MORNINGTON PARISH BUNYIP CROWN ALLOTMENT 80(PART)</p>		<p>NUMBER OF SHEETS IN PLAN 1 NUMBER OF THIS SHEET 1 SCALE 1:12000 ORIGINAL SCALE 1:12000 SHEET SIZE A3 LENGTHS ARE IN METRES OFFICE LP 204881S VICTOR</p>	
<p>OFFICE USE ONLY</p> <p>PLAN APPROVED AT 29-12-86 ON</p> <p>(ASSISTANT) REGISTRAR OF TITLES</p>									
<p>CERTIFICATION BY SURVEYOR I, Basil Thomas TOMKINSON of 87-101 Rodden Street WEST MELBOURNE certify that this plan has been prepared from a survey made under my immediate direction and supervision in accordance with the Surveyors Act 1978 and completed on 29th Dec, 1986. that this plan is accurate and correctly represents the alleged boundaries and the contents of the survey in CS Date 29th Dec, 1986 Licensed Surveyor Surveyors Act 1978</p>		<p>CERTIFICATE OF MUNICIPAL CLERK MUNICIPALITY PAKENHAM COUNCIL REF. THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENT NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE</p>		<p>DATE MUNICIPAL CLERK DATE MUNICIPAL CLERK</p>		<p>DATE MUNICIPAL CLERK</p>			
<p>AMENDMENTS TOMKINSON &amp; ASSOCIATES, SURVEYORS. 87 RODDEN ST., WEST MELB. PH 0328 2807. 107 BAXTER ST., BENDIGO PH 0541 42 033.</p>		<p>SURVEYORS REF. 3021</p>		<p>DATE MUNICIPAL CLERK</p>		<p>DATE MUNICIPAL CLERK</p>			

- As evident on Lot 47 (15 Greenhill Ct), the front boundary is 40m and rear boundary is 40.2m and the side boundary is 193.5m totalling 7661m<sup>2</sup> in land size. There is only ONE existing easement which is at the far rear of the property labelled E-1 is

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drainage and sewerage. This easement will be unaffected from shed location as it will be 87m away from rear of proposed shed.

- The land is very flat with minimal fall (as evident by land surveyor documentation below) and there is nil retaining walls currently on the property and none that need to occur to any existing buildings.
- There will not be any extension to existing driveways. There is a previous driveway that extends down the side of the house towards the shed that will be sufficient.
- All vegetation within 15m is visible on the detailed site plan above and is explained on the arborist report attached.
- Location of earthworks will be only where the shed is situated as per the site plan and detailed further below.

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# LEVEL PLAN

15 Greenhill Court  
Bunyip

SCALE 1:200 (A3)

DENOTES APPROX.  
VICMAP TITLE LINE

W

E

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON RL INVID DM 1 (P 1 01 55A)
- TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
- TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
- ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.

NOBELIUS LAND SURVEYORS

P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
Fax 03 5941 7359  
mail@nobellus.com.au

DRAWN

CHECKED : H.S

DATE OF SURVEY : 01/12/2023

SURV. REF. NO. 21716

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See above proposed shed location on land levels. The shed will be positioned commencing from the rear paddock fence line, which is highlighted by the surveyor to be 82.02m from the front of property. The shed will be positioned to ensure we maximise natural ground and limit the amount of interference of the land (digging and filling). However, we understand given the land is slightly sloping north from 59.73 to 58.48, we will be required to cut a small amount at the front and fill a small amount at the back of the shed. The ground at the front of the shed will be cut down by 400mm and the rear of the shed will be elevated 400mm to ensure majority of the shed remains on natural ground and not exceeding wall height regulations. Therefore, the overall height from natural ground level will be 4.972m and 4.572m from finished ground level.

The construction materials and colours selected for the shed are see below in the photo. It will be a standard Colourbond shed, in a colour called 'woodland grey' which will match our house roof which is Colourbond woodland grey.

The existing height of our house as requested is 7.5m to roof pitch as our house is double story.

## SHED CONFIGURATIONS

### DETAILS OF MAIN BUILDING

Bay Width:	4 x 5.000 m
Span:	10.000 m
Length(total):	20.000 m

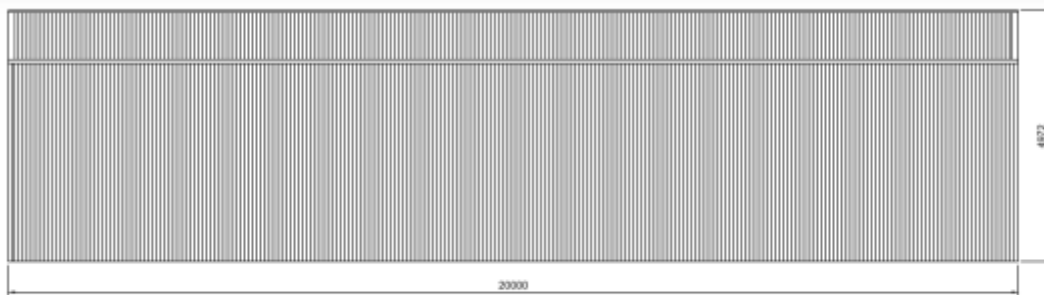
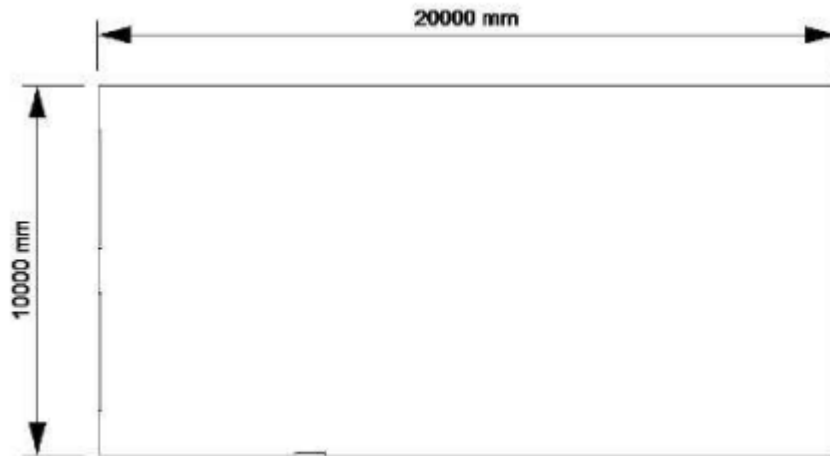
### DETAILS OF MAIN COMPONENTS

Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Columns:	C25019 "C" Purlin, Fixed with heavy duty plates and bolts

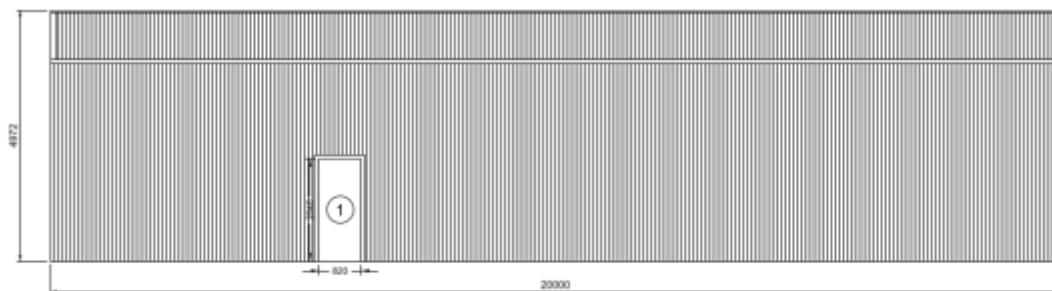
### BUILDING LAYOUT (Quote #: 3123406041)





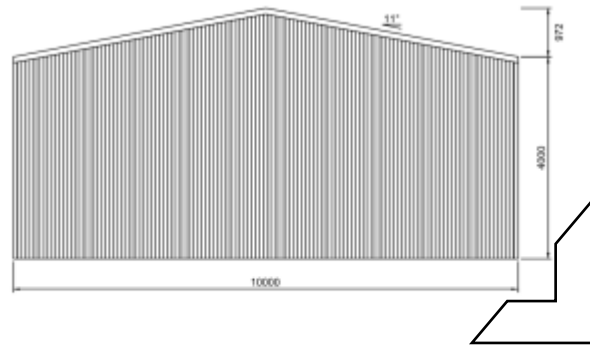


2 LEFT ELEVATION  
2 SCALE: 1:75



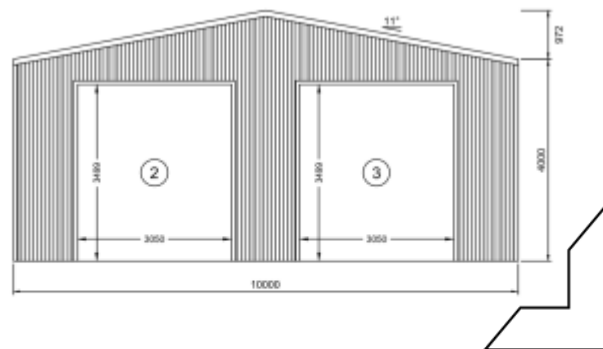
1 RIGHT ELEVATION  
2 SCALE: 1:75

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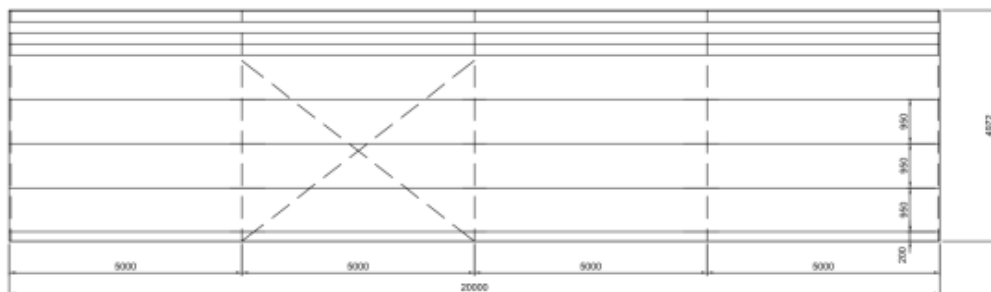
Fill 400mm to keep at natural ground level

**1 REAR ELEVATION**  
SCALE: 1:75 FRAME #5

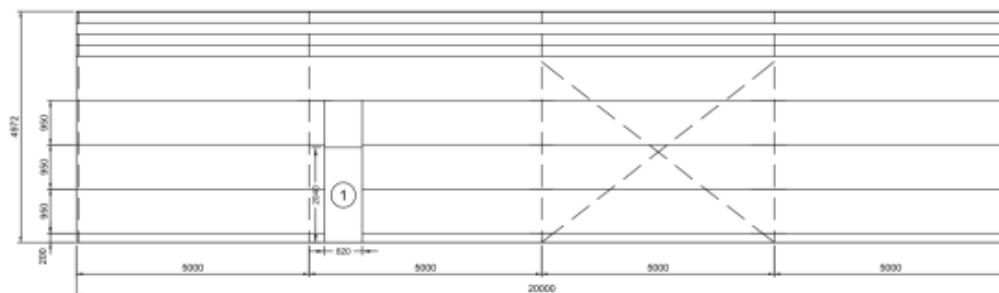


Cut 400mm to keep at natural ground level

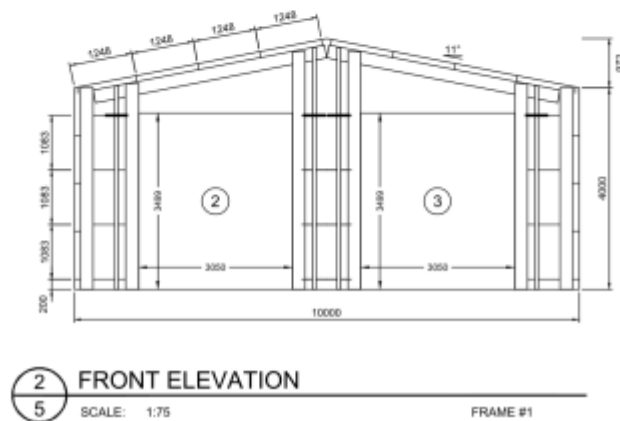
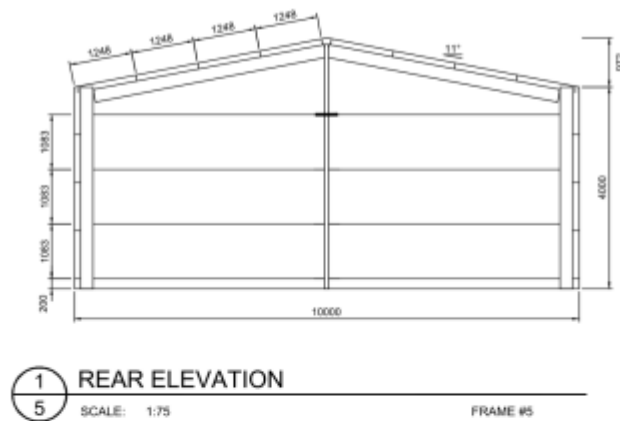
**2 FRONT ELEVATION**  
SCALE: 1:75 FRAME #1



**2 LEFT ELEVATION**  
SCALE: 1:75



**1 RIGHT ELEVATION**  
SCALE: 1:75



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### 3. Design response

As you can see from the information above, the shed will be Colourbond, colour choice is called 'woodland grey.' The same colour and materials as our house roof.

### 4. Vegetation

Please see attached Arborist tree report.

### 5. Native vegetation

Nil trees to be removed as per report attached.

## 6. Setback requirements

### Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)



Table 10: Precinct character guidelines (continued)

Precinct 3	Low density residential area
	<b>Normal lots</b>
Lot characteristics	<ul style="list-style-type: none"> <li>Minimum lot size of 4,000sqm</li> <li>Minimum front setback of 10 metres</li> <li>Minimum side boundary setback of 5 metres</li> </ul>
General	<ul style="list-style-type: none"> <li>Encourage a diversity of development styles.</li> <li>Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure.</li> <li>Retain existing vegetation on the boundary of the sites.</li> <li>Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.</li> <li>Maintain the rural character of large allotments with: <ul style="list-style-type: none"> <li>a) Building setbacks as described above</li> <li>b) No fencing or if fenced, only post and wire style fencing to maintain a continuous flow of vegetation across the landscape</li> </ul> </li> <li>Ensure protection and conservation of native vegetation across the landscape.</li> <li>Encourage the inclusion of native vegetation and garden space for private and commercial development.</li> <li>Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form</li> <li>Ensure the building height respects the existing character of the surrounding area</li> </ul>
Subdivision	<ul style="list-style-type: none"> <li>Maintain generous street, footpath and easement widths in new developments.</li> <li>Demonstrate how the subdivision relates to the existing and intended use and development of adjoining land</li> </ul>

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We would like to position the shed 4m from the boundary fence on the right-hand side (east side) instead of 5m. This will enable us to make better use of our 2 acres without having to add extra driveways and cut/fill on the land. On review of the properties in our court and talking to the owners, there are many properties who have not had to stay 5m from the side boundary.

- 5 Greenhill Court Bunyip- House and shed less than 5m from side boundary
- 7 Greenhill Court Bunyip- Multiple small sheds on side boundary
- 9 Greenhill Court Bunyip- house and shed less than 5m from side boundary
- 11 Greenhill Court Bunyip- Car garage less than 5m from side boundary
- 13 Greenhill Court Bunyip- Granny flat and shed less than 5m from side boundary
- \*15 Greenhill Court Bunyip- Our garage is 3m from the side boundary fence
- 17 Greenhill Court Bunyip- House is situated less than 5m from side boundary fence
- 19 Greenhill Court Bunyip- House and shed less than 5m from side boundary fence
- 21 Greenhill Court Bunyip- Shed less than 5m from side boundary fence
- 23 Greenhill Court Bunyip- Shed less than 5m from side boundary fence
- 25 Greenhill Court Bunyip- House is situated less than 5m from side boundary fence

Given the above information, we request council to reconsider allowing us to position the shed 4m from the side boundary consistent with all our neighbours. This will have zero impact to our neighbours or cause any future issues.

#### 7. Section 50A completed and attached.

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# DAVIDSON'S TREE SERVICES

## TREE REPORT 114



LOCATION OF TREE; 15 Greenhill court Bunyip 3815

DATE OF INSPECTION. 29/1/2024

AIM OF REPORT; To inspect site location for new shed area and report on the affect this building will have on nearby existing trees.

The building site is located at the rear of the existing house. Its boundaries have been clearly marked out. The only two mature trees possibly affected by this new construction are two trees in the neighbouring property to the west. Smaller trees planted between the house and the construction site are too immature in growth to be affected.

Tree 1/ this tree is located further down the block in the neighbour's property on the western side. It has been identified as *Eucalyptus globulus* subsp *bicostata*, or commonly known as Sothern Blue Gum.

This tree is approximately 15 meters in height with a canopy spread of approximately 13 meters. It has a DBH of 1 metre. It is in an isolated position and subject to prevailing winds with no close surrounding trees. It has mowed lawn surrounding its base and some smaller lower canopy trees sharing its root zone.

It is of poor to medium health with low vigour. There is abundant dead wood and evidence of past limb failure. It is multi stemmed. Fruiting fungal bodies have been spotted in the trunk, common to this species when they are of low health. The competing grass and smaller trees below may be contributing to this Blue Gums poor health as they prefer abundant soil water.

The main trunk is situated 12.5 meters away from the edge of the future building.

The Critical Root Zone was calculated using the DBH of 1 metre and was found to be 12 metre radius. This puts this tree's location far enough from the future work site boundaries to not affect its health.

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Tree 1/ *Eucalyptus globulus* subsp *bicostata*,

Tree 2/ This tree is also located on the western neighbour's property but further up towards the house. Because of the poor health of the tree with minimal foliage and no evident fruit or flower buds it's hard to accurately identify this tree. The round leaves and the course fissured bark indicate it may be *Eucalyptus polyanthemos*, commonly known as Red Box. Its approximately 12 meters high with a canopy spread of 12 meters. It has a DBH of 80cm. It is of poor health and may be overgrazed by possums and also affected by insects eating its leaves. It contains abundant dead wood. It is an isolated tree surrounded by thick mowed grass which may be competing with its root system for water. The trunk was measured at 12.4 meters away from the new building site. Taking into account it's DBH, this trees Critical Root Zone was calculated as 9.60 metre radius. This makes this tree well clear of the site to cause any further decline to this tree.





Tree 2/*Eucalyptus polyanthemos*

For more information regarding this report, please contact me on the number below.

[REDACTED]

Dip Hort Arboriculture VCAH Burnley

[REDACTED]

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