



Metro West Joint Development Assessment Panel Minutes

Meeting Date and Time: 3 April 2020; 9.00am
Meeting Number: MWJDAP/264
Meeting Venue: via electronic means.

This DAP meeting was conducted by electronic means open to the public rather than requiring attendance in person.

Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (A/Deputy Presiding Member)
Mr Peter Lee (A/Specialist Member)
Cr Kerry Smyth (Local Government Member, City of Nedlands)
Cr John Wetherall (Local Government Member, City of Nedlands)

Officers in attendance

Mr Joshua Scrutton (City of Nedlands)
Mr Ross Jutras-Minett (City of Nedlands)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Peter Mrdja (Urbanista Town Planning)
Mr Malcolm McKay (mackay urbandesign)
Mr Paul McQueen (Lavan Legal)
Mr David Karotkin (Carabiner)
Mr Mark Aaronson (maaarch)
Ms Lucy Shea (HWL Ebsworth Lawyers)
Mr Cameron Leckey (CLE Town Planning & Design)
Mr Paul McGarry
Mr Andrew Edwards
Mr Ian Love
Mr Simon Edis
Ms Jenny Edis
Mr Nick Palmer
Ms Bronwyn Stuckey
Mr Peter Robins
Ms Janette Offermann
Mr Fergus Bennett
Mr Jim Hancock
Ms Robyn Hancock



Members of the Public / Media

There were 37 members of the public in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9.07am on 3 April 2020 and acknowledged the traditional owners and pay respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2017 which states '*A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.*', the meeting would not be recorded.

In response to the COVID-19 situation, this meeting was convened via electronic means. Members were reminded to announce their name and title prior to speaking.

2. Apologies

Mr Jarrod Ross (Deputy Presiding Member)
Mr Jason Hick (Specialist Member)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil



7. Deputations and Presentations

- 7.1 Mr Andrew Edwards addressed the DAP against the application at Item 10.1.
- 7.2 Mr Ian Love addressed the DAP against the application at Item 10.1 and responded to questions from the panel.
- 7.3 Mr Simon Edis and Ms Jenny Edis addressed the DAP against the application at Item 10.1.
- 7.4 Mr Nick Palmer addressed the DAP against the application at Item 10.1.
- 7.5 Ms Bronwyn Stuckey addressed the DAP against the application at Item 10.1.
- 7.6 Mr Peter Robins addressed the DAP against the application at Item 10.1.
- 7.7 Ms Janette Offermann addressed the DAP against the application at Item 10.1.
- 7.8 Mr Fergus Bennett addressed the DAP against the application at Item 10.1.
- 7.9 Ms Lucy Shea (HWL Ebswoth Lawyers) and Mr Cameron Leckey (CLE Town Planning & Design) addressed the DAP against the application at Item 10.1.
- 7.10 Ms Mr Petar Mrdja (Urbanista Town Planning), Mr Paul McQueen (Lavan Legal), Mr Malcolm McKay (mackay urbandesign), Mr Mark Aaronson (maaarch) Mr David Karotkin (Carabiner) and Mr Paul McGarry addressed the DAP in support of the application at Item 10.1 and responded to questions from the panel.
- 7.11 The City of Nedlands Officers addressed the DAP in relation to the application at Item 10.1 and responded to questions from the panel.

PROCEDURAL MOTION

Moved by: Ms Francesca Lefante

Seconded by: Ms Lee O'Donohue

That the Metro West Panel Members receive legal advice from representatives of the State Solicitors Office and that such advice is received behind closed doors, in accordance with section 5.10.2g of the DAP Standing Orders 2017.

The Procedural Motion was put and CARRIED UNANIMOUSLY.

REASON: to receive legal advice from representatives of the State Solicitors Office.

The meeting was closed to the public at 11.47am
The meeting was reopened to the public at 12.23am



8. Form 1 – Responsible Authority Reports – DAP Application

Nil

9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

- 10.1** Property Location: No. 135 (Lot 684) Broadway, Nedlands
Development Description: Mixed Use Development comprising Seven levels, 20 Serviced Apartments units, 8 Multiple Dwellings and Café with Basement Parking
Applicant: Cedar Cove Pty Ltd C/- Urbanista Town Planning
Owner: Cedar Cove Pty Ltd
Responsible Authority: City of Nedlands
DAP File No: DAP/19/01655

REPORT RECOMMENDATION

Moved by: Mr Peter Lee

Seconded by: Ms Lee O'Donohue

That the Metro West JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01655 and accompanying plans (Attachment 1) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City Of Nedlands Local Planning Scheme No. 3, and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
3. This approval is for Serviced Apartments, Multiple dwellings and Cafe. Development shall be in accordance with these land uses as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval.
4. Prior to occupation of the development the finish of the parapet walls is to be finished in accordance with the hereby approved plans.



5. All stormwater generated on site is to be retained on site. An onsite storage/infiltration system is to be provided within the site for a 1 in 100-year storm event. No stormwater will be permitted to enter the City of Nedlands's stormwater drainage system unless otherwise approved.
6. Prior to the issue of a Building Permit, a geotechnical report addressing the development area is to be prepared by a suitably qualified practitioner at the applicant's cost and submitted to the City of Nedlands and be implemented to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The geotechnical report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the geotechnical report.

Demolition and Construction

7. A Demolition and Construction Management Plan being provided to the City which addresses the control of; vibration, dust, noise, waste, sand, sediment, temporary fencing, hoardings, gantries, site access / egress, site deliveries, heavy construction machinery, traffic control shall be provided to the City of Nedlands with or before the demolition permit and building permit approval applications are submitted and shall be implemented to the satisfaction of the City of Nedlands.

Noise

8. The Acoustic report prepared Hewshott Acoustics International forms part of this approval. The recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands.
9. Prior to the lodgement of a building permit, a noise management plan is to be submitted detailing measures that will be undertaken to ensure noise levels from the development are compliant with the assigned levels prescribed in the Environmental Protection (Noise) Regulations 1997. The plan is to be prepared by a suitably qualified consultant and is to include:
 - sound proofing measures used in the design and construction of the development;
 - predictions of likely noise levels;
 - control measures to be undertaken (including monitoring procedures), and identified noise sensitive receivers; and
 - a complaint response procedure.

All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times.



Vehicle Access and Parking

10. Prior to occupation of the development any new or modified crossover associated with the hereby approved development must receive separate approval from the City of Nedlands.
11. Prior to occupation, the proposed car parking and vehicle access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 to the satisfaction of the City of Nedlands.

Waste Management

12. The waste management plan prepared by Talis Consultants dated 19 March 2020 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands.

Land Use

13. The Short-Term Accommodation Management Plan forms part of this approval. The approved Management plan is to be implemented, adhered to and updated, thereafter to the satisfaction of City of Nedlands.

Landscaping

14. Prior to commencement of development, a detailed landscaping plan prepared by a competent landscape designer shall be submitted to and approved by the City of Nedlands. Landscaping shall be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.
15. Prior to the issue of a Building Permit, all communal and private open space areas shall include a water tap for the purpose of irrigation.
16. Prior to the lodgement of a Building Permit, an arborist report shall be submitted to the City of Nedlands, demonstrating that the construction and built development will not adversely affect the health of any tree located on lots 8 and 685 Broadway, Nedlands and Lot 681 Kingsway Nedlands, to the Satisfaction of the City of Nedlands.



Entry and Lighting

17. Prior to occupation, the applicant shall arrange a suitably qualified consultant to prepare a lighting plan which demonstrates that the proposed development will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard;
 - i. A full site plan indicating the proposed siting of lighting columns including details of their proposed height;
 - ii. Times of operation;
 - iii. A Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
 - iv. Details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity; and
 - v. Details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard.

Visual Privacy

18. All major openings, balconies, and private open space are to comply with the visual privacy setbacks to adjoining properties in accordance with Table 3.5 of *State Planning Policy Residential Design Codes Volume 2 - Apartments* or shall be screened by either:
 - a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level, or
 - b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure.
 - c) a minimum sill height of 1.60 metres as determined from the internal floor level, or
 - d) an alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

19. The sill height of the minor openings to habitable rooms located on the northern and southern elevation shall be reduced to 1.6m.

Universal Access

20. At Building Permit Stage, two (2) multiple dwellings on the hereby approved development plans shall meet 'Silver Level' requirements as defined in the Liveable Housing Design Guidelines.

Legal

21. Prior to occupation of the development, the applicant or landowner shall enter into a Deed of Indemnity with the City, which indemnifies both the City and its waste collection contractors from claims relating to damage caused through the collection process.



22. Prior to the occupation of the development, the applicant or landowner shall enter into a Deed of Indemnity with the City in relation to the works (awnings) to be undertaken in accordance with the approval within the land managed/owned by the City. The Deed of Indemnity shall be prepared/or vetted by the City's solicitors and shall be executed by both parties prior to any construction within the road reserve. All reasonable costs associated with the preparation of the Deed of Indemnity shall be met by the applicant.

Advice Notes

1. In relation to condition (6), the geotechnical report shall demonstrate how they will contain and dispose of a 1-100-year run-off within their land holding to the satisfaction of the City and any other relevant State Government agencies.
2. In relation to condition (7), the applicant is advised that the Construction Management Plan is to address, but is not limited to the following matters:
 - a) hours of construction;
 - b) traffic management;
 - c) parking management;
 - d) access management;
 - e) management of loading and unloading of vehicles;
 - f) heavy vehicle access;
 - g) dust management;
 - h) waste management (where applicable)
 - i) protection of infrastructure and street trees within the road reserve;
 - j) the need for a dilapidation report of adjoining properties;
 - k) if required, details of and reasons for construction work on the construction site that is likely to be carried out other than between 7.00 am and 7.00 pm on any day which is not a Sunday or public holiday;
 - l) if required, details of and duration of activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7 of the Environmental Protection (Noise) Regulations 1997;
 - m) predictions of noise emission on the construction site;
 - n) use of City car parking bays for construction related activities;
 - o) protection of infrastructure and street trees within the road reserve;
 - p) security fencing around construction sites;
 - q) gantries;
 - r) Staging plan for the entire works;
 - s) Applicable timeframes and assigned responsibilities for tasks;
 - t) Onsite storage of materials and equipment;
 - u) Parking for contractors;
 - v) Waste management;
 - w) Management of noise in accordance with the requirements of the Environmental Protection (Noise) Regulations 1997;
 - x) Management of vibrations;
 - y) Complaints and incidents; and
 - z) Site signage showing the builder's direct contact details (telephone number and email address).
 - aa) dewatering management plan;
 - bb) contact details;
 - cc) site offices;
 - dd) details of measures to be implemented to control noise (including vibration) emissions;



- ee) complaint response procedure to be adopted;
 - ff) details of how dust will be suppressed (e.g. by use of water tanker, independently powered water pumps, high volume hoses) or whether an approval from the water corporation for hydrant standpipe has been granted; and
 - gg) details of how dust and sand drift will be controlled in the event that the landscape remains bare for any period of time after demolition (consideration of more permanent dust suppression or sand drift measures such as hydromulching); and
 - hh) any other relevant matters.
3. In relation to condition (11), the cafe and residential visitor bays are to be clearly noted as such.
 4. In relation to condition (14), the landscaping plan shall detail the following:
 - Demonstrate compliance with Table 4.12 of the State Planning Policy *Residential Design Codes Volume 2 - Apartments*
 - Water permeable paving where located within the deep soil area located on the first floor
 - Comprehensive maintenance plan for all planting on structure including an irrigation plan.
 5. In relation to condition (16), the Arborist is to provide:
 - a Tree Protection Zone and development impact assessment for trees to northern Lot to confirm building does not impact on TPZ.
 - A plan as to how the arborist will engage the builder during construction to provide methodology and works, as required.
 6. In relation to condition (17), the applicant is advised that a Suitably qualified lighting consultant – is to be a Member of the illuminating Engineering Society of Australia and New Zealand.
 7. In relation to condition (17), the applicant is advised that the Relevant Australian Standard is Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting.
 8. In relation to condition (17), the applicant is advised that Certification by a suitably qualified lighting consultant shall demonstrate that the development is in compliance with the relevant Australian Standard. On completion of the installation, the consultant is to confirm that the lighting conforms to the relevant Australian Standard and if not, remedial measures are to be undertaken to rectify the situation and bring about compliance with the relevant Australian Standard. The requirement for confirmation certification on completion of the installation is to be included as a condition on all Planning Approvals granted by the City.
 9. In relation to condition (19), the City seeks larger windows to provide more ventilation, solar access, and horizon outlook.
 10. In relation to condition (21), the applicant is advised that the responsible entity (landowner) is responsible for the maintenance of the common property (including roads) within the development.



11. The applicant is advised that the Public Transport Authority hardstand boarding area is currently compliant to Disability Discrimination Act legislation. As such, construction of the driveway is not to impact the in-situ barrier kerb or boarding area.
12. The applicant is advised that prior to the proposal commencing the applicant shall lodge with the City an Application for Food Premises Alteration / Fit-out which an Environmental Health Officer at the City is satisfied demonstrates food safety outcomes.
13. The applicant is advised that prior to commencing a Food Business a proprietor shall lodge with the City a Food Business Registration / Notification Form.
14. The applicant is advised that prior to commencing a Food Business the premises shall receive an inspection from an Environmental Health Officer at the City which cites that the Food Business may commence.
15. The applicant is advised that designated storage areas for cleaning chemicals and equipment and personal belongings shall be available and separate from any food preparation or food storage area within the proposed food business.
16. The applicant is advised that all internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, lobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
17. The applicant is advised that adequate staff and public sanitary conveniences shall be provided in accordance with the Building Code of Australia.
18. The applicant is advised that Service and/or delivery vehicles are not to service the premises before 7.00 am or after 7.00 pm Monday to Saturday, and/or before 9.00 am or after 7.00 pm on Sundays and Public Holidays unless otherwise approved by the City beforehand.
19. The applicant is advised that the landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the Environmental Protection (Noise) Regulations 1997, in relation to noise.
20. The applicant is advised that prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.
21. Removal and disposal of ACM shall be in accordance with Health (Asbestos) Regulations 1992, Regulations 5.43 - 5.53 of the Occupational Safety and Health Regulations 1996, Code of Practice for the Safe Removal of Asbestos 2nd Edition, Code of Practice for the Management and Control of Asbestos in a Workplace, and any Department of Commerce Worksafe requirements.



22. Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.
23. The development is to comply with the statutory requirements for lodging houses contained within the Health (Miscellaneous Provisions) Act 1911 and City of Nedlands Health Local Laws 2017.
24. Prior to the development commencing the applicant, and proposed keeper, shall lodge with the City an Application for registration of a Lodging House, along with the prescribed fee and details plans and specifications of the lodging house including emergency evacuation routes and fire protection facilities.
25. Prior to commencing operations, the premises shall receive an inspection from an Environmental Health Officer at the City which cites that the lodging house may commence.
26. During the month of December each year, the landowner(s) shall apply to the City for renewal of the registration of the lodging house.
27. The applicant is advised that laundry facilities are to be compliant with the requirements of the Health Act (Laundries and Bathrooms) Regulations and City of Nedlands Health Local Laws 2017. Laundries are not to be located within a room where food is prepared, stored or consumed. Where a laundry is located adjacent to a room where food is stored, prepared or consumed the laundry is to be separated by a wall or approved partition extending from the floor to the roof or ceiling. The door, which when closed shall completely fill the opening.
28. The applicant is advised that the development is to be provided with suitable enclosures for the storage and cleaning of waste receptacles on the premises per the following requirements:
 - a) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - b) Walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self-closing gate;
 - c) Smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
 - d) Easily accessible to allow for the removal of the receptacles;
 - e) Provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City; and
 - f) Provided with a tap connected to an adequate supply of water;
 - g) Adequately ventilated to mitigate odour.
29. The applicant is advised to consult the City's Acoustic Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours;
30. The applicant is advised that ventilation of the proposed food business shall be provided in accordance with the requirements of Australian Standards AS1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and Building Code of Australia (BCA) and be sufficient in ensuring mitigation of odour, so as not to affect other commercial or residential units;



31. The applicant is advised that where floodlighting is proposed, the applicant shall seek independent expert advice from a suitably qualified consultant detailing the particulars of the application, specifications of the type of floodlight proposed and certifying that the proposed lighting will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard;
 - a) A full site plan indicating the proposed siting of lighting columns including details of their proposed height,
 - b) Times of operation;
 - c) A Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
 - d) Details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity; and
 - e) Details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard.

32. The applicant is advised that developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, they need to contract a carrier to install telecommunications infrastructure in their new development. If you choose National Broadband Network (NBN) to service your development, you will need to enter into a developer agreement with NBN. The first step is to register the development via <http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments.html>, once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least six months before the required service date. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments/builders-designers.html>

33. The applicant is advised that all works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, also require a separate approval from the City of Nedlands prior to construction commencing.

34. The applicant is advised that a new crossover or modification to an existing crossover will require a separate approval from the City of Nedlands prior to construction commencing.

35. The applicant is advised that the existing crossover is to be removed and the nature-strip / verge reinstated with grass or landscaping.

36. The applicant is advised that the contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870-2009).

37. The applicant is advised that all street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City of Nedlands.



38. The applicant is advised that BA20 forms will likely be required from two side neighbours or potential adverse effects of basement construction. Please refer to the City’s Building Department for further detail.
39. The applicant is advised that it is noted that the DA plans indicate a Universal Access Toilet for the café on the ground floor. Staff and patrons may share facilities however the provision of facilities will limit the maximum occupancy for the premises. Based on a single UAT and 50/50 ratio of male to female, occupancy of café would be maximum of 50 persons a maximum of 10 person of whom can be employees.

The Report Recommendation was put and CARRIED (3/2).

For: Ms Francesca Lefante
Ms Lee O’Donohue
Mr Peter Lee

Against: Cr Kerry Smyth
Cr John Wetherall

REASON. The proposal is considered to meet the planning framework for the site. The design details and street interface are considered to positively contribute to the mixed-use streetscape. The building bulk, scale and external material are supported, the inclusion of screening treatments, landscaping along the rear boundary and inclusion of residential apartments adjoining the residential sites provides an appropriate interface reflective of the residential zoning of adjoining sites. The improved vehicular access, internal circulation and parking have addressed circulation and functionality and servicing concerns.

The Presiding Member noted the following State Administrative Tribunal Application-

Current SAT Applications		
LG Name	Property Location	Application Description
Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre

11. General Business / Meeting Close

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 12.50am.