



Southern Joint Development Assessment Panel Minutes

Meeting Date and Time: 19 December 2019, 10:00 AM
Meeting Number: SJDAP/50
Meeting Venue: Department of Planning, Lands and Heritage,
140 William Street, Perth, via Teleconference

Attendance

DAP Members

Mr Robert Fenn (Presiding Member)
Mr Geoffrey Klem (Deputy Presiding Member)
Ms Shelley Shepperd (Specialist Member)
Cr Grant Henley (Local Government Member, City of Busselton) – *via teleconference*
Cr Paul Carter (Local Government Member, City of Busselton) – *via teleconference*

Officers in attendance

Mr Andrew Watts (City of Busselton) – *via teleconference*
Mr Paul Needham (City of Busselton) – *via teleconference*
Ms Angeline Dewson (City of Busselton) – *via teleconference*
Ms Lee Reddell (City of Busselton) – *via teleconference*
Mr Oliver Darby (City of Busselton) – *via teleconference*

Minute Secretary

Ms Adele McMahon (DAP Secretariat)
Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Graham Taylor (Taylor Robinson Chaney Broderick)
Mr Larry Guise (Across Planning)
Mr Jacob Martin (Cardno) – *via teleconference*

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member declared the meeting open at 10:19am on 19 December 2019 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.

2. Apologies

Nil

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

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Members, Cr Paul Carter and Cr Grant Henley, declared that they participated in a prior Council decision in relation to the application at item 8.1 However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Paul Carter and Cr Grant Henley acknowledged that they were not bound by any previous decision or resolution of the local government and they undertook to exercise independent judgment in relation to any DAP application before them which will be considered on its planning merits.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2017, the Presiding Member determined that the members listed above, who had disclosed an impartiality interest, were permitted to participate in the discussion and voting on the items.

7. Deputations and Presentations

7.1 Mr Larry Guise (Across Planning) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.2 Mr Graham Taylor (Taylor Robinson Chaney Broderick) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel.

7.3 Mr Jacob Martin (Cardno) responded to questions from the panel.

7.4 City of Busselton Officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.



8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lots 395, 12, 371, 600, 124, 20, 309, 122, 121, 376 Prince and Kent Street, Busselton
Development Description:	Expansion and Redevelopment of Busselton Central Shopping Centre
Applicant:	Taylor Robinson Chaney Broderick
Owner:	Trust Co. Australia (Australian Unity Diversified Property Fund) City of Busselton State of WA (Transfer finalised subsequent to application submission)
Responsible Authority:	City of Busselton
DAP File No:	DAP/19/01670

REPORT RECOMMENDATION

Moved by: Ms Shelley Shepperd

Seconded by: Cr Grant Henley

That the Southern JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01670 and accompanying plans DA01-DA10, DA17 and DA18 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 Busselton Local Planning Scheme No. 21, subject to the following conditions:

Conditions:

General Conditions:

- a) The development hereby approved shall be substantially commenced within two years of the date of this decision notice.
- b) The development hereby approved shall be undertaken in accordance with the signed and stamped, approved plan(s), except as may be modified by the following conditions.

Prior to Commencement of the Development Conditions:

- c) The development hereby approved shall not commence until the following plans or details have been submitted to the City and have been approved in writing:
 - i) A stormwater and groundwater management plan, and that plan shall incorporate identification of a sustainable irrigation water supply for landscaping to be incorporated into the development.
 - ii) Details of type and colour of all external materials, including the multi storey car park.
 - iii) A detailed plan which shows natural ground levels, finished ground levels and finished floor levels.



- iv) A hard and soft Landscape Plan which should include -
- the location and species of all trees to be removed and / or retained;
 - the location and type of fencing, walls to be installed;
 - the location and type of reticulation to be installed;
 - the location and type of paving, street furniture and lighting to be installed;
 - plant schedule nominating species, planting distances, numbers, planting sizes and anticipated height of each plant at maturity;
 - how the development will integrate with any adjoining road verges and the frontage to Mitchell Park including the proposed pedestrian accessway that links Mitchell Park to Kent Street; and
 - identification of opportunities to relocate trees that will be removed, either incorporated as part of landscape works to be undertaken as part of the development or to other sites.
- v) Satisfactory arrangements shall be made with the City to provide public art works - This entails compliance with the Percent for Art provisions of the City's Development Contribution Policy via appropriate works up to a minimum value of 1% of the Estimated Cost of Development ("ECD"). 50% of the Percent for Art contribution shall be spent on public art works within the development, and 50% shall be spent on works in Mitchell Park.
- vi) Details of the proposed bin storage and loading dock areas including, but not limited to, the design and the materials to be used in their construction.
- vii) A Dust Management Plan detailing measures to be implemented to minimise the amount of dust pollution.
- viii) Details of external signage, including but not limited to the location, dimensions, design, materials and levels of illumination.
- ix) Details of sealing and marking of the car parking bays, lighting, roads and footpath upgrades including pedestrian crossing points on Kent Street and Prince Street and any traffic calming measures.
- x) Details of the bicycle parking facilities, including the location, design and materials.
- xi) An arboricultural report identifying any risks that the proposed development may pose to trees within the vicinity of the site and strategies to avoid those risks. The development must be designed and undertaken in a manner that would see the trees retained and ensure their continued health, and if changes to the detailed design and layout of the proposed development are required to ensure that, amended plans and an appropriate management plan shall be provided.
- xii) A Construction Management Plan, which shall include details of site offices, material compounds, construction parking and closure of footpaths/roads.
- xiii) A strategy setting out how appropriate public toilets are to be provided during the construction process.



- xiv) Easement(s) in accordance with Sections 195 and 196 of the *Land Administration Act 1997* for the benefit of public access are to be placed on the certificate(s) of title of the proposed Lots specifying access rights, notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan), the easement(s) are to state as follows: "The footpaths shall be made available to the benefit of the public".
- xv) A Noise Management Plan detailing the control of all noise emanating from the property which is to include loading docks, service bays, waste management/ bin areas, exhaust air outlets from individual tenancies, air conditioning plants, business activities and amplified music.
- d) The multi storey car park component is to be completed prior to the commencement of development to create any additional lettable floorspace via extension of the existing building to the west over the existing car park bound by Kent Street, West Street and Prince Street.
- e) Works required to implement the multi storey parking component of the development, shall not commence until the following contributions have been paid to the City:
 - i) A contribution of \$60,000.00 towards the upgrading by the City of the Duchess Street/West Street intersection.

Prior to Occupation/Use of the Development Conditions:

- f) The development hereby approved shall not be occupied or used until all plans, details or works required by Condition(s) b), c), d) and e) have been implemented.
- g) Additional lettable floorspace created by the development hereby approved shall not be occupied or used until a copy of the Certificate of Title or other suitable evidence has been provided that the lots subject of this approval have been amalgamated.

On-going Conditions:

- h) The following conditions are to be met on an ongoing basis to the satisfaction of the City for the life of the development:
 - i) All works and actions required by Conditions b), c) and g) are to be maintained.
 - ii) Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, as assessed by the City, are seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.



Advice Notes

1. If the applicant and/or owner are aggrieved by this decision, there may also be a right of review under the provisions of Part 14 of the *Planning and Development Act 2005*. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the decision being made by the Southern Joint Development Assessment Panel.
2. This Decision Notice grants development approval to the development the subject of this application (DA15/0285). It cannot be construed as granting development approval for any other structure shown on the approved plans which was not specifically included in this application.
3. Please note it is the responsibility of the applicant / owner to ensure that, in relation to substantial commencement, this Development Approval remains current and does not lapse. The City of Busselton does not send reminder notices in this regard.
4. In accordance with the provisions of the Building Act 2011 and Building Regulations 2012, an application for a building permit must be submitted to, and approval granted by the City, prior to the commencement of the development hereby permitted.
5. With respect to provision of details prior to commencement of development it is acknowledged that portions of the approved development have been commenced under the previous development approval and that the development will be undertaken through a staged approach, and a staged approach to clearance of conditions will also be necessary.
6. With respect to landscaping works to be undertaken within and adjoining Mitchell Park, road reserves and other relevant City land, an agreement between the property owners and the City will be required to be developed to guide the undertaking of the proposed works.
7. With respect to Percent for Art provisions, applicants are encouraged to review the *Percent for Art Policy Step by Step Guide for Developers* which can be viewed on the City's website at www.busselton.wa.gov.au and liaise with the City's Cultural Development Officer at the earliest possible opportunity.
8. With respect to stormwater and groundwater management, the nature of the groundwater regime is taken into account during the design of the underground storage tanks to ensure that they can provide the design capacity year round. Stormwater detention is to be provided within the development site only, areas within road reserves will not be permitted for discharging rainfall run-off. Provision should be made for any current shortfall in onsite stormwater detention.
9. 68 Queen Street (Lot 425 on Deposited Plan 135060) has been reported under the *Contaminated Sites Act 2003*. Risks from potentially impacted soils and groundwater during construction and maintenance works should be managed through appropriate health and safety planning. In the event that contamination is intercepted during any intrusive works, details of the nature of the contamination should be promptly reported to DWER under the *Contaminated Sites Act 2003*.



10. The area has been identified as having a moderate to low risk of acid sulfate soils occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or ground disturbing works.

AMENDING MOTION 1

Moved by: Mr Robert Fenn

Seconded by: Mr Geoffrey Klem

That preamble be amended to read as follows:

That the Southern JDAP resolves to:

Approve DAP Application reference DAP/19/01670 and accompanying plans DA01-DA03 (Rev D dated 09 of 2019), DA04 (Rev D dated 12 of 2019), DA05 (Rev D dated 12 of 2019), DA06 (Rev E dated 12 of 2019), DA07- DA10, DA17 and DA18 (Rev D dated 09 of 2019) for the **Expansion and Redevelopment of Busselton Shopping Centre upon Lots 395,12,371, 600, 124, 20, 309, 122, 121 and 376 Prince and Kent Streets, Busselton** 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 Busselton Local Planning Scheme 21, subject to the following conditions:

The Amending Motion was put and CARRIED UNANIMOUSLY.

REASON: To clarify the description of the project that is being approved.

AMENDING MOTION 2

Moved by: Mr Robert Fenn

Seconded by: Ms Shelley Shepperd

The following amendments were made en bloc:

- (i) That condition c) v) be amended to read as follows:

*Satisfactory arrangements shall be made with the City to provide public art works. This entails **the Proponent demonstrating** compliance with the Percentage for Art provisions of the City's Development Contribution Policy via **the lodgement of plans defining the** appropriate works up to the minimum value of 1% of the Estimated Cost of Development ("ECD"). ~~50% of the Percent for Art contribution shall be spent on public art works within the development, and 50% shall be spent on works in Mitchell Park.~~*

REASON: Condition c) defines the work to be undertaken prior to development commencing and the Proponent should detail the Public Art works to be included in the building program.

- (ii) That a new condition h) under "Prior to Occupation/Use of the Development Conditions" be added to read as follows and the remaining conditions be re-alphabetised accordingly:



With the exclusion of the 965m² of retail floor space associated with the multi storey car park development, the Proponent shall provide Public Art within the development to the satisfaction of the City prior to any additional retail floor space being occupied.

REASON: to clarify when the Public Art is to be provided, acknowledging the development of retail floor space may proceed in stages.

(iii) That advice note 7 be amended to read as follows:

*With respect to the percentage for Art provisions, applicants are encouraged to review the Percent for Art Policy Step by Step Guide for Developers which can be viewed at the City's website at www.busselton.wa.gov.au and liaise with the City's Cultural Development Officer at the earliest possible opportunity. **The City will also consider a proposal for 50% of the Percentage for Art contribution to be spent on public art works within the development and for 50% to be spent in Mitchell Park.***

REASON: To allow the City and the Proponent some flexibility in determining the actual percentage of funds contributed to public art on and off the development site.

The Amending Motion was put and CARRIED UNANIMOUSLY

AMENDING MOTION 3

Moved by: Mr Robert Fenn

Seconded by: Mr Geoffrey Klem

The following amendments were made en bloc:

(i) That condition c) ix) be replaced with the following:

~~*Details of sealing and marking of the car parking bays, lighting, roads and footpath upgrades including pedestrian crossing points on Kent Street and Prince Street and any traffic calming measures. Detailed plans of the required modifications to street verges, vehicle crossing points, on-street parking, roadside drainage, street furniture, footpaths, lighting and servicing infrastructure to provide vehicular and pedestrian access to the site and to provide the nominated number of on-street car parking bays.*~~

REASON: The approved development will significantly alter the verges adjacent to the development.

(ii) That a new advice note 11 be added to read as follows:

Should the Proponent be unable to create the additional on-street car parking space nominated in the application in close proximity to the approved development, and demonstrated through condition (c) ix) to the reasonable satisfaction of the City, a cash payment in lieu of the required number of car parking bays may be accepted by the City.

REASON: Existing infrastructure within the road reserve and traffic safety requirements may prevent the Proponent from delivering the additional on-street car parking bays nominated in the traffic report



The Amending Motion was put and CARRIED UNANIMOUSLY

AMENDING MOTION 4

Moved by: Ms Shelley Shepperd

Seconded by: Mr Geoffrey Klem

That condition c) xi) be amended to read as follows:

*An arboricultural report identifying any risks that the proposed development may pose to trees within the vicinity of the site and strategies to avoid those risks **in accordance with Australian Standard AS-4970 – Protection of Trees on Development Sites**. The development must be designed and undertaken in a manner that would see the trees retained and ensure their continued health, and if changes to the detailed design and layout of the proposed development are required to ensure that, amended plans and an appropriate management plan shall be provided.*

REASON: to ensure ongoing health of the retained trees.

The Amending Motion was put and CARRIED UNANIMOUSLY

REPORT RECOMMENDATION (AS AMENDED)

That the Southern JDAP resolves to:

1. **Approve** DAP Application reference DAP/19/01670 and accompanying plans DA01-DA03 (Rev D dated 09 of 2019), DA04 (Rev D dated 12 of 2019), DA05 (Rev D dated 12 of 2019), DA06 (Rev E dated 12 of 2019), DA07- DA10, DA17 and DA18 (Rev D dated 09 of 2019) for the Expansion and Redevelopment of Busselton Shopping Centre upon Lots 395,12,371, 600, 124, 20, 309, 122, 121 and 376 Prince and Kent Streets, Busselton 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 Busselton Local Planning Scheme 21, subject to the following conditions:

Conditions:

General Conditions:

- a) The development hereby approved shall be substantially commenced within two years of the date of this decision notice.
- b) The development hereby approved shall be undertaken in accordance with the signed and stamped, approved plan(s), except as may be modified by the following conditions.

Prior to Commencement of the Development Conditions:

- c) The development hereby approved shall not commence until the following plans or details have been submitted to the City and have been approved in writing:
 - i) A stormwater and groundwater management plan, and that plan shall incorporate identification of a sustainable irrigation water supply for landscaping to be incorporated into the development.



- ii) Details of type and colour of all external materials, including the multi storey car park.
- iii) A detailed plan which shows natural ground levels, finished ground levels and finished floor levels.
- iv) A hard and soft Landscape Plan which should include -
 - the location and species of all trees to be removed and / or retained;
 - the location and type of fencing, walls to be installed;
 - the location and type of reticulation to be installed;
 - the location and type of paving, street furniture and lighting to be installed;
 - plant schedule nominating species, planting distances, numbers, planting sizes and anticipated height of each plant at maturity;
 - how the development will integrate with any adjoining road verges and the frontage to Mitchell Park including the proposed pedestrian accessway that links Mitchell Park to Kent Street; and
 - identification of opportunities to relocate trees that will be removed, either incorporated as part of landscape works to be undertaken as part of the development or to other sites.
- v) Satisfactory arrangements shall be made with the City to provide public art works. This entails the Proponent demonstrating compliance with the Percentage for Art provisions of the City's Development Contribution Policy via the lodgement of plans defining the appropriate works up to the minimum value of 1% of the Estimated Cost of Development ("ECD").
- vi) Details of the proposed bin storage and loading dock areas including, but not limited to, the design and the materials to be used in their construction.
- vii) A Dust Management Plan detailing measures to be implemented to minimise the amount of dust pollution.
- viii) Details of external signage, including but not limited to the location, dimensions, design, materials and levels of illumination.
- ix) Detailed plans of the required modifications to street verges, vehicle crossing points, on-street parking, roadside drainage, street furniture, footpaths, lighting and servicing infrastructure to provide vehicular and pedestrian access to the site and to provide the nominated number of on-street car parking bays.
- x) Details of the bicycle parking facilities, including the location, design and materials.



- xi) An arboricultural report identifying any risks that the proposed development may pose to trees within the vicinity of the site and strategies to avoid those risks in accordance with *Australian Standard AS-4970 – Protection of Trees on Development Sites*. The development must be designed and undertaken in a manner that would see the trees retained and ensure their continued health, and if changes to the detailed design and layout of the proposed development are required to ensure that, amended plans and an appropriate management plan shall be provided.
 - xii) A Construction Management Plan, which shall include details of site offices, material compounds, construction parking and closure of footpaths/roads.
 - xiii) A strategy setting out how appropriate public toilets are to be provided during the construction process.
 - xiv) Easement(s) in accordance with Sections 195 and 196 of the *Land Administration Act 1997* for the benefit of public access are to be placed on the certificate(s) of title of the proposed Lots specifying access rights, notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan), the easement(s) are to state as follows: "The footpaths shall be made available to the benefit of the public".
 - xv) A Noise Management Plan detailing the control of all noise emanating from the property which is to include loading docks, service bays, waste management/ bin areas, exhaust air outlets from individual tenancies, air conditioning plants, business activities and amplified music.
- d) The multi storey car park component is to be completed prior to the commencement of development to create any additional lettable floorspace via extension of the existing building to the west over the existing car park bound by Kent Street, West Street and Prince Street.
 - e) Works required to implement the multi storey parking component of the development, shall not commence until the following contributions have been paid to the City:
 - i) A contribution of \$60,000.00 towards the upgrading by the City of the Duchess Street/West Street intersection.

Prior to Occupation/Use of the Development Conditions:

- f) The development hereby approved shall not be occupied or used until all plans, details or works required by Condition(s) b), c), d) and e) have been implemented.
- g) Additional lettable floorspace created by the development hereby approved shall not be occupied or used until a copy of the Certificate of Title or other suitable evidence has been provided that the lots subject of this approval have been amalgamated.
- h) With the exclusion of the 965m² of retail floor space associated with the multi storey car park development, the Proponent shall provide Public Art within the development to the satisfaction of the City prior to any additional retail floor space being occupied.



On-going Conditions:

- i) The following conditions are to be met on an ongoing basis to the satisfaction of the City for the life of the development:
 - iii) All works and actions required by Conditions b), c) and g) are to be maintained.
 - iv) Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, as assessed by the City, are seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.

Advice Notes

1. If the applicant and/or owner are aggrieved by this decision, there may also be a right of review under the provisions of Part 14 of the *Planning and Development Act 2005*. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the decision being made by the Southern Joint Development Assessment Panel.
2. This Decision Notice grants development approval to the development the subject of this application (DA15/0285). It cannot be construed as granting development approval for any other structure shown on the approved plans which was not specifically included in this application.
3. Please note it is the responsibility of the applicant / owner to ensure that, in relation to substantial commencement, this Development Approval remains current and does not lapse. The City of Busselton does not send reminder notices in this regard.
4. In accordance with the provisions of the Building Act 2011 and Building Regulations 2012, an application for a building permit must be submitted to, and approval granted by the City, prior to the commencement of the development hereby permitted.
5. With respect to provision of details prior to commencement of development it is acknowledged that portions of the approved development have been commenced under the previous development approval and that the development will be undertaken through a staged approach, and a staged approach to clearance of conditions will also be necessary.
6. With respect to landscaping works to be undertaken within and adjoining Mitchell Park, road reserves and other relevant City land, an agreement between the property owners and the City will be required to be developed to guide the undertaking of the proposed works.



7. With respect to the percentage for Art provisions, applicants are encouraged to review the Percent for Art Policy Step by Step Guide for Developers which can be viewed at the City's website at www.busselton.wa.gov.au and liaise with the City's Cultural Development Officer at the earliest possible opportunity. The City will also consider a proposal for 50% of the Percentage for Art contribution to be spent on public art works within the development and for 50% to be spent in Mitchell Park.
8. With respect to stormwater and groundwater management, the nature of the groundwater regime is taken into account during the design of the underground storage tanks to ensure that they can provide the design capacity year round. Stormwater detention is to be provided within the development site only, areas within road reserves will not be permitted for discharging rainfall run-off. Provision should be made for any current shortfall in onsite stormwater detention.
9. 68 Queen Street (Lot 425 on Deposited Plan 135060) has been reported under the *Contaminated Sites Act 2003*. Risks from potentially impacted soils and groundwater during construction and maintenance works should be managed through appropriate health and safety planning. In the event that contamination is intercepted during any intrusive works, details of the nature of the contamination should be promptly reported to DWER under the *Contaminated Sites Act 2003*.
10. The area has been identified as having a moderate to low risk of acid sulfate soils occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or ground disturbing works.
11. Should the Proponent be unable to create the additional on-street car parking space nominated in the application in close proximity to the approved development, and demonstrated through condition c) ix) to the reasonable satisfaction of the City, a cash payment in lieu of the required number of car parking bays may be accepted by the City.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motions.

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

Nil



10. Appeals to the State Administrative Tribunal

The Presiding Member noted the following State Administrative Tribunal Application

Current Applications		
LG Name	Property Location	Application Description
City of Bunbury	Lot 101 Forrest Highway, Vittoria	Proposed Road House and 2 pylon signs

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 11:07am.