



**PLANNING AND REGULATORY  
COMMITTEE MEETING**

**MINUTES**

**20 NOVEMBER 2018**

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## TABLE OF CONTENTS

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ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT .....	1
3	APOLOGIES AND LEAVE OF ABSENCE .....	1
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA .....	1
6	BUSINESS OUTSTANDING.....	2
	NIL .....	2
7	PUBLIC FORUMS/DEPUTATIONS .....	3
	NIL .....	3
8	OFFICERS' REPORTS .....	4
8.1	D/571-2013 - MINOR CHANGE APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT .....	4
8.2	DECISIONS UNDER DELEGATION - OCTOBER 2018 .....	13
8.3	MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - OCTOBER 2018.....	14
9	NOTICES OF MOTION .....	15
	NIL .....	15
10	URGENT BUSINESS\QUESTIONS .....	16
11	CLOSURE OF MEETING.....	17

**REPORT OF THE PLANNING AND REGULATORY COMMITTEE MEETING  
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON  
ON TUESDAY, 20 NOVEMBER 2018 COMMENCING AT 9.04AM**

**1 OPENING****2 PRESENT**

## Members Present:

Councillor C E Smith (Chairperson)  
The Mayor, Councillor M F Strelow  
Councillor N K Fisher  
Councillor C R Rutherford  
Councillor M D Wickerson

## In Attendance:

Ms C Worthy – General Manager Community Services (Executive Officer)  
Mr E Pardon – Chief Executive Officer  
Mr S Gatt – Manager Planning and Regulatory Services  
Ms T Fitzgibbon – Coordinator Development Assessment  
Ms K Moody – Coordinator Health and Environment  
Ms S Czarkowski – Acting Coordinator Facilities  
Ms A O'Mara – Senior Planning Officer  
Ms K Talbot – Senior Media Officer  
Ms L Leeder – Senior Committee Support Officer

**3 APOLOGIES AND LEAVE OF ABSENCE****4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****COMMITTEE RESOLUTION**

THAT the minutes of the Planning and Regulatory Committee held on 6 November 2018 be taken as read and adopted as a correct record.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Wickerson

**MOTION CARRIED**

**5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

**6 BUSINESS OUTSTANDING**

Nil

**7 PUBLIC FORUMS/DEPUTATIONS**

Nil

## 8 OFFICERS' REPORTS

### 8.1 D/571-2013 - MINOR CHANGE APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT

<b>File No:</b>	<b>D/571-2013</b>
<b>Attachments:</b>	<b>1. Locality Plan 2. Site Plan</b>
<b>Authorising Officer:</b>	<b>Tarnya Fitzgibbon - Coordinator Development Assessment Steven Gatt - Manager Planning and Regulatory Services Colleen Worthy - General Manager Community Services</b>
<b>Author:</b>	<b>Amanda O'Mara - Senior Planning Officer</b>

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#### SUMMARY

<i>Development Application Number:</i>	<i>D/571-2013</i>
<i>Applicant:</i>	<i>The Rockhampton Grammar School</i>
<i>Real Property Address:</i>	<i>Lot 9 on CP908779, Parish of Rockhampton</i>
<i>Common Property Address:</i>	<i>124 Quarry Street, The Range</i>
<i>Area of Site:</i>	<i>1.15 Hectares</i>
<i>Planning Scheme:</i>	<i>Rockhampton City Plan 2015</i>
<i>Planning Scheme Area:</i>	<i>The Range North Residential Area, Precinct 2 – Special Use Precinct</i>
<i>Current Planning Scheme:</i>	<i>Rockhampton Region Planning Scheme 2015</i>
<i>Current Planning Scheme Zone:</i>	<i>Community Facilities Zone</i>
<i>Planning Scheme Overlays:</i>	<i>Nil Applicable</i>
<i>Existing Development:</i>	<i>Child Care Centre</i>
<i>Approval Sought:</i>	<i>Minor Change to Development Permit D/571-2013 for a Material Change of Use for an Educational Establishment</i>
<i>Level of Assessment:</i>	<i>Impact Assessable</i>

#### 9:06AM

Mayor Strelow informed the meeting of an interest in Item 8.1 - D/571-2013 - Minor Change Application for a Development Permit for a Material Change of use for an Educational Establishment and declared the following:

“I declare that I have a conflict of interest in this matter as my grandchild Harlow Jasperson attends the child care centre; and I will be dealing with this declared conflict of interest by leaving the meeting while this matter is discussed and voted on.”

#### COMMITTEE RECOMMENDATION

##### RECOMMENDATION A:

THAT in relation to the application for a request for a Minor Change to Development Permit D/571-2013 for a Material Change of Use for an Educational Establishment, made by The Rockhampton Grammar School, on Lot 9 on CP908779, Parish of Rockhampton, located at

124 Quarry Street, The Range, Council resolves that:

**1. Condition 12.5 be deleted:**

*Provide a 1.8 metre high solid fence between the subject site and adjacent residential properties north-west of the development. The fence must be constructed of materials and finishes that are aesthetically pleasing and commensurate with the surrounding residential area.*

**RECOMMENDATION B:**

That in relation to the above changes, Council resolves to issue an Amended Decision Notice:

**1.0 ADMINISTRATION**

1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.

1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of the use, unless otherwise stated.

1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:

1.6.1 Operational Works:

- (i) Road Works;
- (ii) Access and Parking Works;
- (iii) Stormwater Works; and
- (iv) Roof and Allotment Drainage Works.

1.6.2 Plumbing and Drainage Works; and

1.6.3 Building Works.

1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.

1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

**2.0 APPROVED PLANS AND DOCUMENTS**

2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Number</u>	<u>Dated</u>
Stage 1 and Stage 2, Site Plan, MCU Application	MCU 01, Revision 2	5 December 2013
RGS ELC Stage 1 & 2, Floor Plans, MCU Application	MCU 02, Revision 2	5 December 2013
Stage 1 and Stage 2, Elevations, MCU Application	MCU 03, Revision 2	5 December 2013
Pedestrian Crossings and Intersection Concept Plan	R12310	18 August 2014
Infrastructure Report	R12310	December 2013

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Operational Works.

### 3.0 STAGED DEVELOPMENT

3.1 This approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Room 1, Room 2 and carpark (Stage One); and

3.1.2 Room 3, Room 4 and Room 5 (Stage Two).

in accordance with the approved Site Plan (refer to condition 2.1).

3.2 Stage one must be completed prior to Stage two.

3.3 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

### 4.0 ROAD WORKS

4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works on the site.

4.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).

4.3 All pathways and access ramps must be designed and constructed in accordance with *Australian Standard AS1428 "Design for Access and Mobility"*. All pathways located within a road reserve or public use land must be provided with public space lighting in accordance with *Australian Standard AS1158 "Lighting for Roads and Public Spaces"*.

4.4 All pathways must incorporate kerb ramps at all road crossing points.

4.5 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.



## 5.0 ACCESS AND PARKING WORKS

- 5.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 5.3 The existing access for the proposed development must be upgraded to accommodate two-way traffic and comply with the requirements of the *Capricorn Municipal Development Guidelines*.
- 5.4 A minimum of thirty-two (32) parking spaces must be provided on-site.

## 6.0 SEWERAGE WORKS

- 6.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*.
- 6.2 The development must be connected to Council's reticulated sewerage network.
- 6.3 The existing sewerage connection point(s) must be retained and upgraded, if necessary, to service the development.
- 6.4 Sewer connections located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

## 7.0 WATER WORKS

- 7.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, the *Plumbing and Drainage Act*.
- 7.2 The development must be connected to Council's reticulated water network.
- 7.3 The existing water connection point(s) must be retained and upgraded, if necessary, to service the development.
- 7.4 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.
- 7.5 The applicant must ensure adequate fire fighting protection is available from the existing hydrant within the Reservoir Road reserve and also from the on-site fire fighting equipment for the proposed development. Should adequate protection not be achievable, upgrade of on-site fire fighting equipment, internal pillar hydrant, water tanks, and pumps will be required. The fire fighting strategy must be approved by a suitably qualified Hydraulic Consultant.

## 8.0 PLUMBING AND DRAINAGE WORKS

- 8.1 All plumbing and sanitary drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and Council's Plumbing and Drainage Policies.
- 8.2 Alteration, disconnection or relocation of internal sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act*.
- 8.3 Sewerage/amended sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's sewerage reticulation. Arrester traps must be provided where commercial or non-domestic waste water is proposed to be discharged into the system.

- 8.4 Hoses must be provided at the refuse container area, and washdown must be drained to the sewer in accordance with a Plumbing and Drainage Permit and Sewerage Trade Waste Permit.
- 9.0 STORMWATER WORKS
- 9.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 9.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 9.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.
- 9.4 The Operational Works (stormwater works) application must include an assessment of how the development meets the water quality objectives of the *State Planning Policy*.
- 9.5 The proposed development must not increase peak stormwater runoff for a selected range of storm events up to and including the one in one hundred year storm event (100 year Average Recurrence Interval) for the post development condition.
- 9.6 Easements must be provided over all land assessed to be within the one in one hundred year rainfall event (100 year Average Recurrence Interval) inundation area.
- 9.7 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a Drainage Strategy, prepared and certified by a Registered Professional Engineer of Queensland, which as a minimum includes:
- 9.7.1 details of any proposed on-site detention/retention systems and associated outlet systems required to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems;
- 9.7.2 identification and conceptual design of all new drainage systems, and modifications to existing drainage systems required to adequately manage stormwater collection and discharge from the proposed development;
- 9.7.3 demonstration of how major design storm flows are conveyed through the subject development to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*;
- 9.7.4 identification of the area of land inundated as a consequence of the minor and major design storm events in the catchment for both the pre-development and post-development scenarios; and
- 9.7.5 details of all calculations, assumptions and data files (where applicable).
- 10.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 10.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the site.
- 10.2 All roof and allotment drainage must be in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 10.3 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure.

### 11.0 SITE WORKS

- 11.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 11.2 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 11.3 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes, in accordance with the landscaping plan approved by Council; or
  - (ii) removed for disposal at a location approved by Council;  
within sixty (60) days of clearing. Any vegetation removed must not be burnt.
- 11.4 All site works must be undertaken to ensure that there is a lawful point of discharge to which the developed flows from the land drain. Easements will be required over any other land to accommodate the flows.

### 12.0 BUILDING WORKS

- 12.1 The existing demountable building and storage shed on the subject land must be removed.
- 12.2 All external elements, such as air conditioners, must be adequately screened from public view, to Council's satisfaction. Noise from any external elements, such as air conditioners, must not exceed the limits specified in the *Environmental Protection Act*.
- 12.3 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- 12.4 Childproof fencing must be provided between play areas and roads, carparks, driveways and neighbouring properties.
- 12.5 **Deleted**
- 12.6 All waste storage areas must be surrounded by at least a 1.8 metre high fence that obstructs from view the contents of the bin compound by any member of the public from any public place.
- 12.7 Impervious paved and drained washdown areas to accommodate all refuse containers must be provided. The areas must be aesthetically screened from any road frontage or adjoining property.

### 13.0 LANDSCAPING WORKS

- 13.1 Landscaping must be established generally in accordance with the approved plans (refer to condition 2.1).
- 13.2 All landscaping must predominantly contain plant species that are locally native to the Central Queensland region.
- 13.3 Landscaping, or any part thereof, upon reaching full maturity, must not:
- (i) obstruct sight visibility zones as defined in the *Austrroads 'Guide to Traffic Engineering Practice'* series of publications;
  - (ii) adversely affect any road lighting or public space lighting; or
  - (iii) adversely affect any Council infrastructure, or public utility plant.

13.4 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.

13.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).

#### 14.0 ELECTRICITY AND TELECOMMUNICATIONS

14.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

#### 15.0 ASSET MANAGEMENT

15.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.

15.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.

15.3 'As constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

#### 16.0 ENVIRONMENTAL

16.1 The Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.

#### 17.0 OPERATING PROCEDURES

17.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Archer Street, Quarry Street or Reservoir Street.

17.2 Noise from the activity must not cause an environmental nuisance.

17.3 All waste storage areas must be kept in a clean, tidy condition in accordance with *Environmental Protection (Waste Management) Regulations*.

#### ADVISORY NOTES

##### NOTE 1. Aboriginal Cultural Heritage

It is advised that under *Section 23 of the Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website [www.datsima.qld.gov.au](http://www.datsima.qld.gov.au).

**NOTE 2. Asbestos Removal**

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.

**NOTE 3. General Environmental Duty**

General environmental duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.

**NOTE 4. Licensable Activities**

The proposed activity will most likely require amendment to both the premises Food Business Licence and Food Safety Program, Council's Environment and Public Health Unit must be consulted to determine whether any amendment approvals are required prior to each stage of the development.

**NOTE 5. General Safety Of Public During Construction**

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

**NOTE 6. Adopted Infrastructure Charges Notice**

This application is subject to infrastructure contributions in accordance with Council policies. The contributions are presented on an Adopted Infrastructure Charges Notice.

**NOTE 7. Aboriginal Cultural Heritage**

It is advised that under *Section 23 of the Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website [www.datsima.qld.gov.au](http://www.datsima.qld.gov.au).

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This application is subject to infrastructure contributions in accordance with Council policies. The contributions are presented on an Adopted Infrastructure Charges Notice.

**Moved by:** Councillor Wickerson

**Seconded by:** Councillor Rutherford

**MOTION CARRIED**

**8.2 DECISIONS UNDER DELEGATION - OCTOBER 2018**

**File No:** 7028  
**Attachments:** Nil  
**Authorising Officer:** Steven Gatt - Manager Planning and Regulatory Services  
Colleen Worthy - General Manager Community Services  
**Author:** Tarnya Fitzgibbon - Coordinator Development Assessment

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**SUMMARY**

*This report outlines the properly made development applications received in October 2018 and whether they will be decided under delegation or decided by Council.*

9:09AM Mayor Strelow returned to the meeting

**COMMITTEE RECOMMENDATION**

THAT this report into the applications lodged in October 2018 be received.

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Fisher

**MOTION CARRIED**

**8.3 MONTHLY OPERATIONS REPORT FOR PLANNING AND REGULATORY SERVICES - OCTOBER 2018**

**File No:** 1464  
**Attachments:** 1. Monthly Operations Report for Planning & Regulatory Services - October 2018  
**Authorising Officer:** Colleen Worthy - General Manager Community Services  
**Author:** Steven Gatt - Manager Planning and Regulatory Services

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**SUMMARY**

*The Monthly Operations Report for the Planning and Regulatory Services Section for October 2018 is presented for Councillor's information.*

**COMMITTEE RECOMMENDATION**

THAT the Planning and Regulatory Services Monthly Operations report for October 2018 be 'received'.

**Moved by:** Councillor Fisher  
**Seconded by:** Councillor Wickerson  
**MOTION CARRIED**



**9 NOTICES OF MOTION**

Nil

**10 URGENT BUSINESS QUESTIONS**

**11 CLOSURE OF MEETING**

There being no further business the meeting closed at 9:37am.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE