



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 196th Meeting of the
State Commission Assessment Panel
held on Wednesday 22 January 2025 commencing at 9:00am
Level 9, 83 Pirie Street Adelaide / Microsoft Teams video conferencing

1. OPENING

1.1. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member acknowledged the traditional custodians of the land on which the State Commission Assessment Panel meets, and paid respect to Elders past and present.

1.2. PRESENT

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| Presiding Member | Rebecca Thomas |
| Members | Rebecca Rutschack (Deputy Presiding Member) David Altmann (Item 2.2.1) via MS Teams Paul Leadbeter Don Donaldson Marck Adcock (Occasional Member) |
| Secretary | Amy Arbon |
| DHUD Staff | Troy Fountain Damon Huntley Nathan Grantham Tegan Lewis Jeremy Wood |
| 1.3. APOLOGIES | John Eckert Jenny Newman |

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 SMFA

24015601
262 Waymouth Street, Adelaide
264 Waymouth Street, Adelaide
268 Waymouth Street, Adelaide

Construction of a multi-level mixed-use building, fifteen (15) levels comprising dwellings, floors two (2) to fourteen (14), retail and restaurant (ground and first floor levels) and partial demolition of an existing Local Heritage Place.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant:

- Matthew King
- Chelsea Jurek
- Corey Polyak
- Scott Meek
- Laura Bamford

Representations:

- James Levinson
- Pat McCarthy

Agencies:

- Damien Heffernan (ODASA)

Council:

- Kosta Tsekouras via MS Teams

Observing:

- Lia Weston
- Elizabeth Rushbrook

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
- 2) The Development Application 24015601, by SMFA is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

Pursuant to section 102(3) of the *Planning, Development and Infrastructure Act of 2016*, the following matters shall be reserved for further assessment to the satisfaction of the State Planning Commission and prior to the granting of Development Approval:

Reserved Matter 1

The applicant shall submit a final detailed schedule of high quality and durable external materials and finishes, and a physical samples board prepared in consultation with the Government Architect.

Reserved Matter 2

A Landscaping Plan that details the location, size and species of trees and plants at ground-level and the first-floor terraces shall be submitted.

Reserved Matter 3

Final details of the balustrade treatment to the eastern sides of the balconies (noted as BALC.1) to apartments on level 2 and level 3 which assists to limit access between the subject site and the neighbouring eastern property, shall be submitted.

Reserved Matter 4

The applicant shall submit a wind tunnel testing report to quantify the wind conditions and determine adequate wind control measures with specific consideration to achieving sitting criteria for the level 1 western terrace and balconies.

Reserved Matter 5

A final noise assessment report shall be submitted that considers noise generated by site uses including the restaurant and general area noise from roads and public realm. Recommendations regarding noise levels, music and the management of openings within the restaurant tenancy shall be considered.

CONDITIONS

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.

Conditions imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Condition 3

The application has been assessed and the development with a maximum building height of RL 94.100 metres Australian Height Datum (AHD) the application **will** penetrate the Adelaide Airport Obstacle Limitation surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996* with final approval by the Department of Infrastructure, Transport, Regional Development, Communication and the Arts.

The development will infringe the OLS by approximately 29.1 metres.

Crane operations associated with construction require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.

Conditions imposed by Environment Protection Authority under Section 122 of the Act**Condition 4**

Remediation works must be undertaken in accordance with the *Construction Environmental Management Plan, HR Dhillons Investment Pty Ltd, 262 – 268 Waymouth Street Adelaide South Australia* dated 14 October 2024 and prepared by Echo Risk Consulting Pty Ltd and must be overseen by a suitably qualified and experienced site contamination consultant.

Condition 5

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site Contamination Assessment 2021*) is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

Condition 6

For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination consultant.

ADVISORY NOTES**Advisory Note 1**

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 3

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 4

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 5

All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Advisory Note 6

Unless exempt from requiring development approval, no additional signs shall be constructed or displayed on the land without the approval of Council.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act**Advisory Note 7**

The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

2.2.2 Buckingham Arms Development Pty Ltd

24029287

1 Walkerville Terrace, Gilberton
7 Walkerville Terrace, Gilberton
9 Walkerville Terrace, Gilberton
12 Northcote Terrace, Gilberton
Lot 56 Northcote Terrace, Gilberton

Construction of a 10-level, mixed use building (comprising commercial/retail tenancies, serviced apartments and dwellings), basement carparking, installation of rooftop solar panels, refurbishment of a Local Heritage Place and the removal of four (4) significant trees and four (4) regulated trees.

Member, David Altmann, declared a conflict of interest due to his previous engagement by a Representer and according, left the meeting for this agenda item.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant:

- Kent Cook
- Matthew King
- Chelsea Jurek
- Scott Meek
- Susan McDougall
- Jacqui Stacey
- Ben Wilson
- Paul Davey via MS Teams

Representations:

- Phillip Brunning on behalf of the Walkerville Residents Association
- Lucy Hood MP
- Greg Vincent on behalf of the Town of Walkerville
- Phil Harris
- Mike Duigan
- Heidi Kneebone
- Cathryn Hamilton
- Pamela Wilkinson
- Jessica Nguyen
- Malcolm Cochran
- Susan Shannon via MS Teams

Agencies:

- Robert Hill (EPA) via MS Teams
- Melissa Chrystal (EPA) via MS Teams
- Aya Shirai-Doull (ODASA) via MS Teams

Council:

- Michael Walmesley
- Siobhan Kelly
- Fiona Barr
- Sam Hosking
- James Kelly via MS Teams

Observing:

- Sarah Spencer
- Karen Grob
- Elizabeth Rushbrook
- Helga Cochrane
- Mayor Melissa Jones via MS Teams

- Vanessa Perry via MS Teams
- Dale Perry via MS Teams

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
- 2) The Development Application 24029287, by Buckingham Arms Development Pty Ltd is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

Pursuant to section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment prior to the granting of Development Approval:

Reserved Matter 1

The applicant shall submit a detailed landscaping plan and proposed maintenance strategy, which details the location, species and proposed height of plants at the time of planting being annotated, to the satisfaction of the State Planning Commission.

Reserved Matter 2

The applicant shall submit a final detailed schedule of external materials and finishes, and a physical samples board prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 3

The applicant shall provide a final Stormwater Management Plan, prepared in consultation with DIT and Council, so the satisfaction of the State Planning Commission nominating on-site detention methods.

Reserved Matter 4

The applicant shall provide an updated acoustic report which should specifically address the assumptions in the current report, recommend appropriate mitigation measures and provide a detailed analysis of noise impacts from the loading bay and internal laneway on internal occupants, to the satisfaction of the State Planning Commission.

Reserved Matter 5

The applicant shall provide an updated plan nominating privacy screening treatments between apartments which face each other, to restrict views from apartments 308 and 406 to the north-east and the balcony of terraced apartment 008.

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

Waste Management shall be undertaken in accordance with the approved Waste Management Plan prepared by Colby Phillips Advisory and dated 26 August 2024.

Condition 3

The recommendations detailed in Sections 3.2, 3.3 and 3.4 of the Traffic and Parking Report prepared by Cirqa shall be fully incorporated into the development. Such measures shall be undertaken prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

Condition 4

Prior to commencement of any site works, a "Tree Protection Zone" shall be established and managed throughout the construction process in accordance with the Tree Protection Plan for 1 to 9 Walkerville Terrace, Gilberton prepared by J. Gary Moran and dated October 2024, File No: 24029287, to the satisfaction of Council. The Tree Protection Plan relates to the four significant Jacaranda mimosifolia - 'Jacaranda' trees located within Councils verge along Northcote Terrace and Walkerville Terrace.

Condition 5

Privacy treatments details to the balcony and windows of the northern townhouses shall be installed prior to occupation of the dwellings.

Conditions imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act

Condition 6

The applicant must provide a minimum of 15% as 'affordable housing' of all dwellings in accordance with the criteria determined by the Government Gazette 2 May 2024 under regulation 4 of the *South Australian Housing Trust Regulations 2010* (or any updates) and Affordable Housing Plan dated 25 September 2024. The applicant has committed to entering into an Affordable Housing Land Management Agreement that will be registered on the Title of the land within 10 working days of purchase and settlement on the land from the current landowner.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 7

The Northcote Terrace access and the Walkerville Terrace access points shall be located in accordance with the SMFA Citify, Walkerville Terrace Development, Ground Floor Plan, Drawing No. B2.22, Drawing Issue: Planning, Revision 8 dated 5 September 2024 with traffic movements undertaken as shown in CIRQA, Traffic and Parking Report, Project # 22486, Version 2.4 dated 24 September 2024. The Northcote Terrace access shall operate on a left turn in and left turn out basis only and the Walkerville Terrace access shall cater for left turn in, left turn out and right turn in movements only. The access points shall be suitably signed, and line marked to reinforce the desired traffic flow.

Condition 8

The Walkerville Terrace bus stop shall be relocated (including bus pad, shelter, tactiles and stop, etc) to the satisfaction of DIT and Council with all costs being borne by the applicant.

Condition 9

All road works deemed required to facilitate safe access to the development (including relocation of road signs, bus stops, side entry pits and other road infrastructure) shall be designed and constructed to the satisfaction of the Department for Infrastructure and Transport, with all costs (including design, construction, project management and any changes to road drainage, lighting, vegetation removal, etc. required) being borne by the applicant. All works shall be completed prior to operation of the development.

Note: Prior to undertaking any construction works, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone (08) 8226 8244, mobile 0400 436 745 or via email: narendra.patel@sa.gov.au to obtain approval and discuss any technical issues regarding the required road works. The applicant may be required to enter into a Developer Agreement with DIT to undertake and complete this work.

Condition 10

The largest vehicles permitted on-site shall be restricted to a 10-metre service vehicle.

Condition 11

All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009 and all commercial vehicle facilities shall be designed in accordance with AS 2890.2:2018.

Condition 12

Any infrastructure within the road reserve (e.g. road signs, side entry pits, etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 13

All redundant crossovers to Northcote Terrace and Walkerville Terrace shall be reinstated with council standard kerb and gutter prior to the development becoming operational. All costs shall be borne by the applicant.

Condition 14

A final stormwater management plan shall be developed in conjunction with DIT (and Council) and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. All drainage infrastructure is to be to the satisfaction of Council and DIT.

Condition 15

All stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Northcote Terrace and Walkerville Terrace. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Conditions imposed by Environment Protection Authority under Section 122 of the Act**Condition 16**

Remediation works must be undertaken in accordance with the *Construction Environmental Management Plan, Former Buckingham Arms 1-9 Walkerville Terrace, Gilberton, South Australia - Citify Group*, dated 15 November 2023 prepared by Agon Environmental and must be overseen by a suitably qualified and experienced site contamination consultant.

Condition 17

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site Contamination Assessment 2021*) is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

If a certificate of occupancy is not required pursuant to regulation 103 of the *Planning, Development and Infrastructure (General) Regulations 2017*, a person must not occupy the building for the purpose authorised under the development approval until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

Condition 18

For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination consultant.

ADVISORY NOTES**Advisory Note 1**

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

Advisory Notes imposed by The Corporation of the Town of Walkerville under Section 122 of the Act**Advisory Note 4**

Conditions of previous consents continue to apply to the subject land unless expressly varied by this consent.

Advisory Note 5

Encumbrances although not administered by Council may apply to your property. You are therefore advised to check for encumbrances on your Certificate of Title prior to commencing work.

Advisory Note 6

Your attention is drawn to the EPA *Stormwater Pollution Prevention Code of Practice* which provides for site management practices during the construction process.

Advisory Note 7

Whilst not administered by Council the provisions of the *Fences Act 1975* may apply to any works proposed affecting boundary fences including requirements for consultation and notification of adjoining owners. It is recommended that your obligations under the Fences Act are confirmed prior to any works affecting boundary fences (existing or proposed).

Advisory Note 8

Retaining walls constructed to retain a difference in ground levels exceeding (1) metre in height require development approval.

Advisory Note 9

Your attention is drawn to the provisions of the *Local Nuisance and Litter Control Act 2016* which makes it an offence to undertake an activity that results in a local nuisance including, but not limited to, fixed machine noise, odour, and the collection of waste noise before 9am or after 7pm on any Sunday or public holiday; or after 7pm or before 7am on any other day.

Advisory Note 10

- If during excavation work, any filling, disturbed soil or soils subject to potential softening or “collapse” are revealed an Engineer’s investigation and recommendation shall be submitted to Council prior to the construction of the swimming pool.
- Your attention is drawn to the requirements for a hydrostatic value to be located at the base of the swimming pool to alleviate all external water pressure.
- Your attention is drawn to the requirement in the South Australian Additions of the Building Code of Australia for a swimming pool water recirculation and filtration system to comply with AS 1926.3 and have a least two pump intakes not less than 800mm apart.
- Your attention is drawn to the requirements in AS 1926.1 (swimming pool safety) for the fitting of childproof devices to windows and self-latching devices and closers to doors that open into the fenced area around the pool.
- Back flush water from the pool or spa shall be discharged to the sewer, common effluent (CWMS/STEDS) connection point or other method of disposal considered to be acceptable by Council’s Community Health Team pursuant to the South Australian Public Health Act 2011. Back flush water must not be discharged to Council’s stormwater system or a waste control system on the subject site.
- In accordance with the *Planning, Development and Infrastructure (Swimming Pool Safety) (Fencing) Variation Regulations 2021* you are advised that a prescribed swimming pool safety feature must be installed prior to filling the pool. Temporary fencing may only be installed and maintained for a period that does not exceed 2 months

following the completion of the construction of a swimming pool. After 2 months has expired, temporary fencing will no longer be permissible and the approved permanent designated safety feature for the pool must be in place

Advisory Note 11

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289)

Advisory Note 12

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 13

Any works undertaken on Council owned land (including but not limited to works relating to reserves crossing places landscaping footpaths street trees and stormwater connections and underground electrical connections) shall require authorisation of Council Further information and/or specific details can be obtained by contacting Council on 8342 7100

Advisory Note 14

The applicant shall at their own expense in all things carry out all alterations to any existing inverts, kerbs, water table, footpaths, pavements, or other works in the public roads adjacent to the subject land necessary to give effect to any demolition or construction of buildings or structures, site works or other works forming part of the development approval to the reasonable satisfaction of the Council. The applicant shall also at their own expense in all things repair and make good any damage to any such inverts, kerbs, water table, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.

Advisory Note 15

Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment's must be repaired / reinstated to Council's satisfaction at the developer's expense.

Advisory Note 16

No trees or shrubs shall be removed or pruned on Council's road verge without Council approval.

Advisory Note 17

Excavations for footpath crossovers or any other work undertaken on the public road reserve must not be commenced until approval has been given by Council.

Advisory Note 18

The landowner/developer is responsible for ensuring that building work is sited in the approved position. This may necessitate a survey being carried out by a licensed land surveyor. Allotment boundaries will not be certified by Council staff; however, Council may enforce removal of any encroachments over council land.

Advisory Note 19

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

Advisory Note 20

You are further advised that Building Rules consent is required for the application pursuant to the *Planning, Development and Infrastructure Act 2016*.

Advisory Note 21

The proponent is reminded of Clause 23 under Part 6 of the *Environment Protection (Noise) Policy 2007*. The clause states that construction activity must not occur on a Sunday or other public holiday; and on any other day except between 7am and 7pm. Exceptions to this requirement are prescribed in Clause 23(1) b of the *Environment Protection (Noise) Policy 2007*.

Advisory Note 22

Any food premises must not commence business until a 'Food Business Notification Form' has been completed and submitted to Council's Community Health Team as required by the *Food Act 2001*

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 23

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5m strip of land from the Northcote Terrace frontage for future upgrading of the Northcote Terrace / Robe Terrace / Park Road / Walkerville Terrace intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0m of the possible requirement.

As the proposed development is located within the above areas, the attached consent form should be completed by the applicant and returned to DIT (via email dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

Advisory Note 24

Should traffic flows on Northcote Terrace and Walkerville Terrace be impacted during the construction/demolition works, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 25

The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1 Wednesday 12 February 2025,
Level 9 Pirie Street, Adelaide / MS Teams

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 3:25PM

Confirmed: 23/01/2025



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Rebecca Thomas
PRESIDING MEMBER