

# Minutes

## Ordinary Meeting

**Thursday, 26 February 2026**

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore



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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9:01am.

**2 WELCOME AND OPENING**

Councillor J Natoli acknowledged the Traditional Custodians of the land on which the meeting took place.

Rabbi Oshy Goodman from the Chabad Sunshine Coast provided a blessing.

**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****COUNCILLORS**

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6 (Absent Items 8.7 - 13)
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

**COUNCIL OFFICERS**

Chief Executive Officer  
Chief Financial Officer  
Director Business Transformation and Performance  
Director Community Strengthening  
Director Infrastructure and Natural Assets  
Director Sustainable Growth and Planning  
Executive Manager  
Principal Development Planner  
Principal Development Engineer (Traffic)  
Principal Development Engineer (Hydraulics)  
Head of Property  
Manager Sport & Community Venues  
Coordinator Financial Services  
Coordinator Strategic Property

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**4 RECEIPT AND CONFIRMATION OF MINUTES**

**Council Resolution**

**Moved: Councillor J Natoli**

**Seconded: Councillor T Burns**

*That the Minutes of the Ordinary Meeting held on 29 January 2026 be received and confirmed.*

**Carried unanimously.**

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**5 MAYORAL MINUTE**

NIL

**6 INFORMING OF CONFLICTS OF INTEREST**

**6.1 PRESCRIBED CONFLICTS OF INTEREST**

NIL

**6.2 DECLARABLE CONFLICTS OF INTEREST**

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Development Application for a variation approval to establish a residential community at 239 Wisers Road, Buderim.

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.2 Development Application for a variation approval to establish a residential community at 239 Wisers Road, Buderim.

**7 PRESENTATIONS / COUNCILLOR REPORTS**

NIL

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**8 REPORTS DIRECT TO COUNCIL****8.1 QUARTERLY PROGRESS REPORT, QUARTER 2 2025-26****File No:** Council Meetings**Author:** Manager Strategy and Policy  
Business Transformation and Performance**Appendices:** App A - Chief Executive Officer's Quarterly Progress Report -  
Quarter 2, 2025-26

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**Council Resolution** (OM26/5)**Moved:** Councillor J Broderick**Seconded:** Councillor E Hungerford*That Council:*

- (a) receive and note the report titled "Quarterly Progress Report, Quarter 2 2025-26" and
- (b) endorse the Chief Executive Officer's Quarterly Progress Report - Quarter 2, 2025-26 (Appendix A).

**Carried unanimously.**  
  

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**8.2 DEVELOPMENT APPLICATION FOR A VARIATION APPROVAL TO ESTABLISH A RESIDENTIAL COMMUNITY AT 239 WISES ROAD, BUDERIM**

**File No:** MCU22/0221 & OPW22/0354

**Author:** Principal Development Planner  
Sustainable Growth and Planning

**Appendices:** App A - Recommended Conditions of Approval (Amended)

**Attachments:** Att 1 - Detailed Assessment Report  
Att 2 - Proposal Plans  
Att 3 - Wises Preliminary Approval Document  
Att 4 - Setback and Development Controls  
Att 5 - Extract of SARA Concurrence Agency Response  
Att 6 - Submitter Location Map

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**NOTIFICATION OF INTEREST**

**In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor R Natoli gave notice of a Declarable Conflict of Interest.**

*I, Councillor Rosanna Natoli, notify that I have a Declarable Conflict of Interest in Item 8.2 to be considered at the Ordinary Meeting on 26 February 2026 due to the fact that a submitter to the item being discussed, Mr Ashley Douglas (Doug) Fry, participated in my election campaign by handing out How to Vote cards over a number of days.*

*I have no ongoing relationship with Mr Fry.*

*In addition, Councillor Joe Natoli, who is a related party of mine, was assisted by Mr Fry during his election campaign.*

**The Mayor vacated the Chair at this time.**

**The Deputy Mayor took the Chair at this time.**

**In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor R Natoli may participate in a decision in relation to agenda item 8.2, including by voting on the matter.**

**Council Resolution**

**Moved:** Councillor T Landsberg

**Seconded:** Councillor T Bunnag

*In accordance with s150ES(3)(b)(i) of the *Local Government Act 2009*, that despite the conflict of interest, Councillor R Natoli may participate in the discussions and decision relating to Agenda Item 8.2 as the interest is not considered to be sufficient to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest.*

**Carried unanimously.**

**In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor R Natoli and Councillor J Natoli were not eligible to vote, and did not vote on this matter.**

**The Mayor returned to the Chair at this time.**

### **NOTIFICATION OF INTEREST**

**In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor J Natoli gave notice of a Declarable Conflict of Interest.**

*I, Councillor Giuseppe (Joe) Natoli, notify that I have a Declarable Conflict of Interest in Item 8.2 to be considered at the Ordinary Meeting on Thursday, 26 February 2026.*

*Councillor Rosanna Natoli, a related party of mine, was assisted in her 2024 election campaign by submitter Mr Ashley Douglas (Doug) Fry by handing out How To Vote Cards.*

*Mr Fry may have handed out my how to vote cards whilst assisting the campaign of Councillor Rosanna Natoli.*

*I have no ongoing relationship with Mr Fry. Mr Fry has left the Sunshine Coast.*

**In accordance with s150ES(3)(b) of the *Local Government Act 2009* the eligible Councillors were required to decide whether Councillor J Natoli may participate in a decision in relation to agenda item 8.2, including by voting on the matter.**

### **Council Resolution**

**Moved: Councillor T Burns**

**Seconded: Councillor J Broderick**

*In accordance with s150ES(3)(b)(i) of the *Local Government Act 2009*, that despite the conflict of interest, Councillor J Natoli may participate in the discussions and decision relating to Agenda Item 8.2 as the interest is not considered to be sufficient to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest.*

**Carried unanimously.**

**In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor J Natoli and Councillor R Natoli were not eligible to vote, and did not vote on this matter.**

**MOTION****Moved: Councillor W Johnston****Seconded: Councillor C Dickson**

That Council:

- (a) receive and note the report titled "Development Application for a Variation Approval to Establish a Residential Community at 239 Wisers Road, Buderim"
- (b) APPROVE application no. MCU22/0221 for Preliminary Approval for a Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014 and application no. OPW22/0354 for Development Permit for Operational Work (Bulk Earthworks) at 239 Wisers Road, Buderim, subject to imposition of the conditions of approval identified in Appendix A as amended
- (c) note its intention to consider a special rate or charge (Benefited Area Levy), pursuant to section 94 of the *Local Government Regulation 2012*, on any lots created as part of this development approval to cover any costs associated with maintaining a higher than normal landscaping standard, with any such special rate or charge to be considered as part of Council's budget process for the relevant financial year and
- (d) note all future requests for a negotiated decision notice and requested changes to the approval to be determined by delegated Council officers where the changes would not have a material impact on the outcome of the original decision.

**AMENDMENT****Council Resolution** (OM26/6)**Moved: Councillor T Bunnag****Seconded: Councillor E Hungerford***That Council:*

- (a) *receive and note the report titled "Development Application for a Variation Approval to Establish a Residential Community at 239 Wisers Road, Buderim"*
- (b) *APPROVE application no. MCU22/0221 for Preliminary Approval for a Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014 and application no. OPW22/0354 for Development Permit for Operational Work (Bulk Earthworks) at 239 Wisers Road, Buderim, subject to imposition of the conditions of approval identified in Appendix A as amended and to include the following:*

*Insert Condition 38A**38A Zebra crossings on raised platforms must be provided on Sunshine Cove Way. The works must be constructed in accordance with an Operational Work approval and, unless otherwise agreed with Council, must:*

- (a) *be constructed prior to lodgement of plan sealing of the first stage of development in Precinct 3 or Precinct 4*

- (b) be provided in place of the existing refuge island crossings at the following locations:
  - (i) on the eastern leg of the Sunshine Cove Way / Hervey Chase roundabout
  - (ii) on the south-western leg of the Sunshine Cove Way / Bedarra Circuit roundabout
  - (iii) on the western leg of the Sunshine Cove Way / Sunrise Drive intersection, except that an assessment must also be made (certified by an RPEQ) and submitted with the operational work application identifying the most appropriate location on Sunshine Cove Way at this intersection for the replacement raised platform crossing, including consideration of moving it to the eastern leg of the intersection, taking into account available sight distance and vehicle speeds. This may require removal and / or realignment of existing path connections
  - (iv) on the western leg of the Sunshine Cove Way / Amity Avenue intersection
- (c) modify the carriageway and drainage as necessary to maintain safe travel on existing on-road bike lanes
- (d) include street lighting.

Replace Condition 70 as follows

70 The 6200m<sup>2</sup> public local park in Precinct 1 and the additional public local park required in Precinct 2 required by this Preliminary Approval must be designed with the following features, standards and attributes:

- (a) direct and publicly accessible road frontage for a minimum two sides or minimum 50% of the perimeter
- (b) generally regular in shape (i.e. rectilinear, and approximately similar in width and length)
- (c) graded to a maximum 1:33 and minimum 1:50 for the passive and active recreation areas
- (d) flood immunity in accordance with the Planning scheme policy for development works
- (e) standards matching Council's Recreation Parks Plan 2021 - 2031 and the Planning scheme policy for development works requirements for a 'Local Park'
- (f) include public amenities that:
  - (i) comply with Council's Open Space Landscape Infrastructure Manual or an equivalent level of performance
  - (ii) achieves a minimum 1% AEP flood immunity
  - (iii) includes at least one PWD cubicle, designed as a modular unit
  - (iv) provides a Council maintenance tap in close proximity
  - (v) provides access compliant with AS1428 (Design for Access and Mobility) and all relevant portions, including connection to Council's road verge path network
- (g) embellishments in accordance with the Planning scheme policy for development works (with the exception of the provision of a public amenities) and in accordance with Council's Open Space LIM or an equivalent standard as agreed with Council
- (h) vehicle restriction devices (e.g. bollards) and maintenance access and emergency services access points in accordance with Council's Open Space LIM, or an equivalent standard as agreed with Council
- (i) roadside parking allocation for a Council waste services truck and a maintenance vehicle, signed appropriately, with bins located no more than 50m away
- (j) provide a power supply to the park, including a metered supply point designed in

- accordance with Council's Open Space LIM standards*
- (k) provide a water meter of sufficient size to service the public amenities and any other water take off points*
  - (l) through-connections to the pedestrian and cycle paths of the wider estate pedestrian network*
  - (m) free of encumbrances that are not directly related to the delivery of the park (e.g. transformers, pump stations, substations, overland flow, underground services not related to the park)*
  - (n) required service connections for a local park (i.e. water, power, stormwater etc.)*
  - (o) endemic species of varying strata levels to promote the urban ecology.*
- (c) note its intention to consider a special rate or charge (Benefited Area Levy), pursuant to section 94 of the Local Government Regulation 2012, on any lots created as part of this development approval to cover any costs associated with maintaining a higher than normal landscaping standard, with any such special rate or charge to be considered as part of Council's budget process for the relevant financial year and*
- (d) note all future requests for a negotiated decision notice and requested changes to the approval to be determined by delegated Council officers where the changes would not have a material impact on the outcome of the original decision.*

**Carried unanimously.**

**The amendment became the motion.**

**The motion moved by Councillor T Bunnag and seconded by Councillor E Hungerford was put.**

**Carried unanimously.**

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**8.3 MANAGEMENT OF MAROOCHYDORE CITY CENTRE PROJECT**

**File No:** Council Meetings  
**Author:** Acting Project Manager  
Finance and Commercial Partnerships

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**Council Resolution** (OM26/7)

**Moved:** Councillor J Natoli  
**Seconded:** Councillor M Suarez

*That Council:*

- (a) *receive and note the report titled "Management of Maroochydore City Centre Project"*
- (b) *resolve to take all steps necessary as sole shareholder of SunCentral Maroochydore Pty Ltd ACN 603 652 231 (SunCentral) to cause SunCentral to transition its activities to Council and otherwise cease its trading operations and*
- (c) *delegate to the Chief Executive Officer the power to take the steps required to enable the orderly transition of activities to Council and the cessation of SunCentral's operations including:*
  - (i) *sign shareholder resolutions as Council's body corporate representative*
  - (ii) *give directions or instructions to SunCentral and its Board*
  - (iii) *execute contracts and other instruments for the purpose of the transition of activities and cessation of operations and*
  - (iv) *appoint Council's Chief Financial officer, as sole Director of the SunCentral body corporate entity, following the transition of activities and cessation of operations.*

**Carried unanimously.**

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**8.4 SUNSHINE COAST INDOOR SPORT NETWORK PLAN 2026**

**File No:** Council Meetings  
**Author:** Manager Sport & Community Venues  
Community Strengthening  
**Appendices:** App A - Sunshine Coast Indoor Sport Network Plan 2026  
**Attachments:** Att 1 - Human Rights Assessment of Compatibility

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**Council Resolution** (OM26/8)**Moved:** Councillor T Bunnag**Seconded:** Councillor D Law*That Council:*

- (a) *receive and note the report titled "Sunshine Coast Indoor Sport Network Plan 2026"*
- (b) *adopt the Sunshine Coast Indoor Sport Network Plan 2026 (Appendix A)*
- (c) *refer the recommendations within the Sunshine Coast Indoor Sport Network Plan 2026 to future budget considerations and*
- (d) *support the ongoing advocacy for a Council-wide Major Indoor Sport Centre to State and Federal governments.*

**Carried unanimously.**

**8.5 JANUARY 2026 FINANCIAL PERFORMANCE REPORT**

**File No:** Council Meetings

**Author:** Coordinator Financial Services  
Finance and Commercial Partnerships

**Attachments:** Att 1 - January 2026 Financial Performance Report  
Att 2 - January 2026 Capital Grant Funded Project Report

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**Council Resolution** (OM26/9)

**Moved:** Councillor J Broderick

**Seconded:** Councillor E Hungerford

*That Council receive and note the report titled "January 2026 Financial Performance Report".*

**Carried unanimously.**

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**8.6 BUDGET REVIEW 2**

<b>File No:</b>	<b>Council Meetings</b>
<b>Author:</b>	<b>Coordinator Financial Services Finance and Commercial Partnerships</b>
<b>Appendices:</b>	<b>App A - 2025-26 Amended Budget Financial Statements App B - 2025-26 Amended Minor Capital Works Program</b>

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**Council Resolution** (OM26/10)

**Moved:** Councillor J Broderick  
**Seconded:** Councillor E Hungerford

*That Council:*

- (a) *receive and note the report titled "Budget Review 2 2025-26"*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2025-26 financial year incorporating:*
  - (i) *the statement of income and expenditure*
  - (ii) *the statement of financial position*
  - (iii) *the statements of changes in equity*
  - (iv) *the statement of cash flow*
  - (v) *the relevant measures of financial sustainability*
  - (vi) *the long-term financial forecast*
  - (vii) *Council's 2025-26 Capital Works Program, endorse the indicative four-year program for the period 2027 to 2030, and note the five-year program for the period 2031 to 2035*
- (c) *note the following documentation applies as adopted 7 July 2025*
  - (i) *the Debt Policy*
  - (ii) *the Revenue Policy*
  - (iii) *the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and*
  - (iv) *the Revenue Statement*
  - (v) *the rates and charges to be levied for the 2025-26 financial year and other matters as adopted 7 July 2025*
  - (vi) *the Strategic Environment Levy Policy*
  - (vii) *the Strategic Arts and Heritage Levy Policy*
  - (viii) *the Strategic Transport Levy Policy*
  - (ix) *Prescribed Services Charge Plan (No. 2) 2025-26 Financial Year and*
- (d) *endorse the 2025-26 Minor Capital Works Program (Appendix B).*

**For: Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor C Dickson, Councillor E Hungerford, Councillor T Bunnag and Councillor M Suarez.**

**Against: Councillor D Law.**

**Carried.**

**Councillor D Law raised a point of order in relation to Councillor J Natoli's comments not being related to the item. The Mayor upheld the point of order.**



**8.7 DISPOSAL (LEASE) OF COUNCIL OWNED LAND - MAROOCHYDORE**

**File No:** F25/000161  
**Author:** Principal Property Officer  
Finance and Commercial Partnerships

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**Council Resolution** (OM26/11)

**Moved:** Councillor J Natoli  
**Seconded:** Councillor J Broderick

*That Council:*

- (a) *receive and note the report titled "Disposal (Lease) of Council Owned Land - Maroochydore"*
- (b) *resolve that, in accordance with sections 236(1)(c)(iii) and (2) of the Local Government Regulation 2012, an exception applies to disposing of a valuable non-current asset (described as a grant of a lease over the premises at Lot 341 RP88443, 103 Wrigley Street, Maroochydore) on the basis that the disposal is for the purpose of renewing the lease to the existing tenant and*
- (c) *authorise the Chief Executive Officer to publicly release details in relation to the lease, once the lease has commenced.*

**Carried unanimously.**

**Councillor C Dickson was absent for the discussion and vote on this item.**

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**8.8 AUDIT COMMITTEE MEETING - 12 FEBRUARY 2026**

**File No:** Council Meetings  
**Author:** Acting Manager Audit, Assurance and Risk Advisory Services  
Finance and Commercial Partnerships  
**Appendices:** App A - Minutes of the Audit Committee Meeting of 12 February 2026

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**Council Resolution** (OM26/12)

**Moved:** Councillor J Broderick  
**Seconded:** Councillor E Hungerford

*That Council:*

- (a) receive and note the report titled "Audit Committee Meeting - 12 February 2026" and
- (b) endorse the Minutes of the Audit Committee meeting of 12 February 2026 (Appendix A).

**Carried unanimously.**

**Councillor C Dickson was absent for the discussion and vote on this item.**

**9 NOTIFIED MOTIONS**

NIL

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**10 TABLING OF PETITIONS****10.1 PETITION - REQUEST FOR SPEED LIMIT REDUCTION AT THE ENTRANCE OF HALCYON NIRIMBA, BANYA AVENUE, BANYA****Council Resolution** (OM26/13)**Moved: Councillor J Broderick****Seconded: Councillor W Johnston**

*That the petition tabled by Councillor J Broderick relating to the request for speed limit reduction at the entrance of Halcyon Nirimba, Banya Avenue, Banya be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor C Dickson was absent for the vote on this item.**

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**10.2 PETITION - REQUEST BY OWNERS OF MARINA WALK, ALEXANDRA HEADLAND TO CHANGE STREET ACCESS AFTER HOURS****Council Resolution** (OM26/14)**Moved: Councillor J Natoli****Seconded: Councillor T Landsberg**

*That the petition tabled by Councillor J Natoli relating to the request for Marina Walk, Alexandra Headland to change street access after hours be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor C Dickson was absent for the vote on this item.**

**10.3 PETITION - REVIEW OF TRAFFIC SAFETY IN EUDLO****Council Resolution** (OM26/15)**Moved: Councillor W Johnston****Seconded: Councillor T Burns**

*That the petition tabled by Councillor W Johnston relating to the request to review Traffic Safety in Eudlo Village be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor C Dickson was absent for the vote on this item.**

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**10.4 PETITION - IMPROVE PEDESTRIAN SAFETY ON DIAMOND VALLEY ROAD, MOOLOOLAH VALLEY****Council Resolution** (OM26/16)**Moved: Councillor W Johnston****Seconded: Councillor T Burns**

*That the petition tabled by Councillor W Johnston relating to the request to improve pedestrian safety on Diamond Valley Road, Mooloolah Valley be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

**Councillor C Dickson was absent for the vote on this item.**

**11 CONFIDENTIAL SESSION**

NIL

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**12 NEXT MEETING**

The next Ordinary Meeting will be held on 26 March 2026 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

**13 MEETING CLOSURE**

The meeting closed at 2:08pm.

Confirmed 26 March 2026.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_