



Peppermint Grove
The Garden Shire

Notice of Meeting

Dear Councillor,

It is advised that the **Agenda Briefing Forum** will be held in the Council Chamber at the Shire of Peppermint Grove, 1 Leake Street, Peppermint Grove on 11th August 2026 commencing at 5:30pm. The proposed agenda for the Ordinary Council Meeting on August 25th 2026 is attached.

Yours Faithfully,

Mr Don Burnett

CHIEF EXECUTIVE OFFICER

6th August 2026



Peppermint Grove
The Garden Shire

ORDINARY COUNCIL MEETING

To be held:

05:30pm Tuesday 25th August 2026

Shire of Peppermint Grove

1 Leake Street

Peppermint Grove WA 6011



Peppermint Grove
The Garden Shire

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Peppermint Grove

The Garden Shire

1.0 DECLARATION OF OFFICIAL OPENING

At ____ pm, the Presiding Member declared the meeting open and requested that the Affirmation of Civic Duty and Responsibility be read aloud by a Councillor and requested the recording of attendance and apologies.

Council recognises that it is permissible to record the Shire's Council and Forum Meetings in the written, sound, vision medium (or any combination of the mediums) when open to the public, however, people who intend to record meetings are requested to inform the Presiding Member of their intention to do so.

The Presiding Member will cause the Affirmation of Civic Duty and Responsibility to be read aloud by Councillor _____.

Members of the Public present at the Council meeting need to be aware that the meeting is recorded and any of their presentations will be recorded and published on the Shire's website.

Affirmation of Civic Duty and Responsibility

I make this Affirmation in good faith on behalf of Councillors and Officers of the Shire of Peppermint Grove. We collectively declare that we will duly, faithfully, honestly, and with integrity fulfil the duties of our respective office and positions for all the people in the district according to the best of our judgment and ability. We will observe the Shire's Code of Conduct and meeting procedures to ensure efficient, effective and orderly decision making within this forum.

2.0 RECORDING OF ATTENDANCE, APOLOGIES AND LEAVES OF ABSENCE

2.1 ATTENDANCE

Shire President	Cr K Farley SC
Elected Member	Cr J Mahony
Elected Member	Cr P Macintosh
Elected Member	Cr E Bond
Elected Member	Cr C Hohnen
Elected Member	Cr D Singleton
Chief Executive Officer	Mr D Burnett
Manager Corporate and Community Services	Mr J Clapham
Manager Development Services	Mr J Gajic
Manager Infrastructure Services	Mr D McBride

Gallery:

Members of the Public

Members of the Press

2.2 APOLOGIES

Deputy Shire President

Cr P Dawkins

2.3 LEAVES OF ABSENCE

2.4 NEW REQUEST FOR A LEAVE OF ABSENCE

3.0 DELEGATIONS AND PETITIONS

4.0 PUBLIC QUESTION TIME

The Presiding Member will open the public question time by asking the gallery if there were any questions or deputation for Council.

The Agenda;

Question to Council; and

Deputation Forms.

Have been placed at the end of the Council Meeting table in front of the public gallery, for the public, as well as on the Shire Webpage. In the event there are no public members present, the Presiding Member will dispense with Public Question Time.

Rules for Council Meeting Public Question Time

- a)** Public Question Time provides the public with an opportunity to put questions to the Council. Questions should only relate to the business of the Council and should not be a statement or personal opinion.
- b)** During the Council meeting, after Public Question Time no member of the public may interrupt the meeting's proceedings or enter into conversation.
- c)** Whenever possible, questions should be submitted in writing at least 48 hours prior to the start of the meeting.
- d)** All questions should be directed to the President and only questions relating to matters affecting Council may be answered at an Ordinary meeting, and at a Special meeting only questions that relate to the purpose of the meeting may be answered. Questions may be taken on notice and responded to after the meeting, at the discretion of the President.
- e)** The person presiding will control Public Question Time and ensure that each person wishing to ask a question should state his or her name and address before asking the

question. If the question relates to an item on the agenda, the item number should also be stated. In general, persons seeking to ask a question will be given 2 minutes within which to address their question to the Council. The person presiding may shorten or lengthen this time in their discretion.

4.1 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE FROM A PREVIOUS MEETING

4.2 QUESTIONS FROM MEMBERS OF THE PUBLIC

5.0 DECLARATIONS OF INTEREST

5.1 FINANCIAL INTEREST

5.2 PROXIMITY INTEREST

5.3 IMPARTIALITY INTEREST

5.4 INTEREST THAT MAY CAUSE A CONFLICT

5.5 STATEMENT OF GIFTS AND HOSPITALITY

6.0 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

7.0 CONFIRMATION OF MINUTES

OFFICER RECOMMENDATION– ITEM NO 7.1

Moved:

Seconded:

That the minutes of the Ordinary Council Meeting, of the Shire of Peppermint Grove held in the Council Chambers on 28th July 2026 be confirmed as a true and accurate record.

8.0 OFFICERS REPORTS

8.1 LIST OF ACCOUNTS PAID JULY 2026

Due to the early closing of the agenda, the list of accounts for July 2026 will be presented at the Ordinary Council meeting scheduled for August 25th, 2026.

8.2 FINANCIAL STATEMENTS FOR PERIOD ENDING 31ST JULY 2026

Due to the early closing of the agenda, the financial statements for July 2026 will be presented at the Ordinary Council meeting scheduled for August 25th, 2026.

8.3 DRAFT GARDEN SHIRE LOCAL PLANNING STRATEGY 2026**ATTACHMENT DETAILS**

<u>Attachment No</u>	<u>Description</u>
Attachment No.1	Draft Improvement Plan No.65 – Cottesloe Station Precinct Map- see attachments
Attachment No.2	Part 1 of the Draft Garden Shire Local Planning Strategy- see attachments
Attachment No.3	Part 2 of the Draft Garden Shire Local Planning Strategy- see attachments

Location	:	Shire-wide
Land Use	:	Draft Garden Shire Local Planning Strategy 2026 (DLPS)
Voting Requirement	:	Simple Majority
Disclosure of Interest	:	Declaration not required due to being Shire-wide
Previous Items	:	Item 3.3, Concept Forum dated July 2026
Assessing Officer	:	Mr P Zadeian
Authorising Officer	:	Mr J. Gajic

PURPOSE OF REPORT

This report recommends Council undertake preliminary community consultations with a strong focus on the key growth scenarios to be contained within Part 2 (Background and Information Analysis), of the Draft Local Planning Strategy 2026 (the '*Draft Strategy*').

It also recommends Council adopt and promote a preference for '*Option B*' growth scenario as a basis for responding to Draft Improvement Plan No.65 – Station Precincts and the intended base R30 residential coding.

SUMMARY AND KEY ISSUES

- In 2017, the Western Australian Planning Commission (WAPC) endorsed the Shire's current Local Planning Strategy.
- In December 2023, the WAPC approved the Shire's *Report of Review*, subject to a review of all residential densities to enable more housing.
- Since then, the Shire's Concept Forum has considered several growth scenarios with dwelling yields that more than double the Shire's current housing stock.
- The Shire has presented its preferred '*moderate*' growth strategy to the Minister for Planning and the WAPC, which is now reflected in the core of Cottesloe Station Precinct.
- In June 2026, the State government released Draft Improvement Plan No.65 - Station Precincts, outlining a core and frame around Mosman Park and Cottesloe Train Stations.

- In July 2026, the Minister declared that from 2027 all new or amending local planning schemes will be required to have a R30 base zone residential coding.
- This Draft Strategy is based on sound town planning principles that responds to Draft Improvement Plan No.65 – Station Precincts and the R30 base zone residential coding.

BACKGROUND

Under the *Planning and Development Act, 2005*, the Shire has a statutory responsibility to frame and guide its long-term planning directions over the next 10-15 years, which is to be qualified by a local planning strategy. Part 3 of the Planning and Development (Local Planning Schemes) Regulations, 2015 prescribes the structure and content of Local Planning Strategies.

The Shire's current Local Planning Strategy was endorsed by the Western Australian Planning Commission (WAPC) in 2017 and is now overdue for its five (5) yearly review. In December 2023, the WAPC approved the Shire's *Report of Review*, which sets out structural changes to the local planning framework, subject to a direction that:

"... the dwelling targets required by the Central Sub-regional Planning Framework have not been achieved within this five-year review timeframe, and that the Shire would therefore prioritise the review of the density code allocation across the scheme area and pursue opportunities for more residential development."

Since then, work on the Draft Strategy progressed in accordance with WAPC directions and guidelines as well as bilateral discussions with Department of Planning, Lands and Heritage (DPLH). However, the Draft Strategy has been deferred several times to instead give priority to urgent planning scheme amendments for:

- New Short Stay Rental Accommodation (SRTA) provisions;
- Draft Cottesloe Village Precinct Structure Plan, which remains with the WAPC for its consent to advertise;
- Recent planning reforms including Draft Improvement Plan No.65 - Station Precincts and R30 base residential codings for all new and amended planning schemes.

CONSULTATION

The Draft Strategy must ensure that any future land use change is balanced with community aspirations and the requirements of planning legislation. It must also implement broader State policy requirements at a local level with respect for the '*garden suburb*' context of the Shire.

The Shire has presented its preferred '*moderate*' growth strategy to the Minister for Planning, the Chair and full bench of the WAPC (separately) and senior officers of DPLH. The core outline of the Cottesloe Station Precinct reflects the Shire's '*moderate*' growth scenario.

Although comprehensive and credible, the Draft Strategy has not yet been tested with the local community. Part 4.4 of WAPC's Local Planning Strategy Guidelines 2023, states that upon completion of Part 2 – Background and Information Analysis of the Draft Strategy:

“the Local government is strongly encouraged to undertake its first round of stakeholder consultation with members of the community and relevant government agencies and other relevant stakeholders. It is recommended that preliminary consultation occurs prior to and in addition to formal advertising requirements specified in the Regulations.”

In this regard, it is recommended that the Shire proceed to test the series of planning directions and actions which will be the basis of an omnibus amendment to the Shire's Local Planning Scheme No.4 (LPS4).

Specifically, it is recommended that the Shire organise facilitated community workshops to gain feedback on the suite of planning directions and actions within the Draft Strategy, namely:

- a) Responses to key growth scenarios to be included within Part 2 of the Draft Strategy;
- b) Specific responses to Draft Improvement Plan No.65 – Station Precincts;
- c) To advocate and promote a preference for 'Option B' growth scenario as a basis for negotiating and / or responding to the core and frame of the Cottesloe Station Precinct;
- d) To advocate a Special Control Area from the laneway west of View Street to the Freshwater Bay foreshore in order to conserve and retain the core heart of the Garden Shire;
- d) To report back to Council the issues raised and any proposed modifications to the Draft Strategy before seeking WAPC's certification and consent to advertise.

STRATEGIC IMPLICATIONS

There are strategic implications for the Shire's urban structure, including its Garden Shire tree canopy cover, built form character and high residential amenity.

LOCAL PLANNING POLICY IMPLICATIONS

There are local planning policy implications associated with the Draft Strategy, including a full review of the Shire's local policy framework and residential zonings, densities and built form transitions.

STATUTORY IMPLICATIONS

There may be statutory implications, including the Shire's delegated authority under the *Planning and Development Act, 2005*, to determine certain development applications within the core and/or frame of Draft improvement Plan No.65 – Station Precincts.

FINANCIAL IMPLICATIONS

There are no immediate financial implications arising from this report. The costs of community engagement and obtaining strategic advice will be identified in the mid-year budget review.

OFFICER COMMENT

To frame and guide the long-term planning directions for the Shire over the next 10-15 years. The aims of the Draft Strategy can be summarised as to:

- Set out the strategic planning directions over the next 10-15 years, reviewed every 5 years;
- Identify where, how and why more detailed planning is required; and
- Address all the relevant planning and development issues and opportunities.

The Draft Strategy will inform an omnibus amendment to the Shire's LPS4. It is the centre piece of the Shire's local planning framework and is an informing strategy under the Shire's Integrated Planning and Reporting Framework (IPRF).

The culmination of years of research and development, this Draft Strategy has also been shaped by the recent publication of Draft Improvement Plan No.65 – Station Precincts and the Minister's R-Codes reform package including R30 base zone coding for new planning schemes.

The Draft Strategy is required to be structured into following State planning themes:

Planning Themes		Planning Elements
3.2	Community, Urban Growth & Settlement	▪ Housing ▪ Heritage & Culture ▪ Community Infrastructure
3.3	Economy & Employment	▪ Cottesloe Activity Centre ▪ Stirling Highway Corridor
3.4	Environment	▪ Natural Areas ▪ Landscape Values & Tree Retention ▪ Foreshore Protection
3.5	Physical Infrastructure	▪ Integrated Public Transport ▪ Roads, Laneways and rights-of-ways ▪ Utilities

Each planning theme has a planning direction(s) outlined in tabular format. Each planning direction is supported by an action(s), that outlines what is proposed and how it is to be undertaken in terms of rationale and timeframes.

The Draft Strategy reveals that the Shire's 480 dwelling infill housing target set by the 2018 Central Sub-Regional Planning Framework is unlikely to be achieved under the current local planning policy framework, and that the Shire's housing effort needs to increase.

In response, this Draft Strategy outlines structural changes to accelerate, expand and intensify the Shire's housing effort within the sub-regional context of the Western Suburbs, wherein the Shire's function is largely low density residential. It is designed to reinforce the Shire's garden suburb attributes, in the context of Draft Improvement Plan No.65 – Station Precincts.

Specifically, the '*Option B*' growth strategy is recommended, involving up to 1,242 new dwellings at 70% take-up rate. In effect, this structural change will increase the Shire's housing effort by up to 202.5% of its current housing stock, with more housing types and styles.

The '*Option B*' growth strategy also includes a Special Control Area from the laneway west of View Street to the Freshwater Bay foreshore in order to secure and conserve the core heart of the Garden Shire, which is a highly sought after place to live and work.

The laneway west of View Street is considered to be an appropriate boundary for the frame of the Cottesloe Station Precinct and western edge of the Special Control Area. Named for the clear views once be enjoyed over Freshwater Bay, View Street runs along the natural high ridgeline of the land and follows part of the original colonial path from Perth to Fremantle.

The land between the laneway and View Street now contains an abundance of historically significant houses varying in styles such as Queen Anne and Mediterranean influenced architecture from the 'Garden Suburb' ideal.

The Special Control Area aims to retain the Shire's prevailing planning controls for plot ratio, building heights, street setbacks, side and rear setbacks, single crossovers and tree canopy. It may also seek to retain minimum lot sizes within the current R10 and R15 residential zonings.

When combined, the effect of the proposed structural changes within the Draft Strategy will:

- | | |
|---|--|
| ✓ Retain the high residential amenity, history and tree canopy of the Garden Shire | ✓ Provide a density transition area (R30 – R80) within the frame of Improvement Plan No.65 |
| ✓ Intensify mixed-uses along Stirling Highway | ✓ Enable seamless built form transitions |
| ✓ Intensify landuses, building heights and forms within the Cottesloe District Centre | ✓ Optimise integrated public transport |

In line with WAPC's guidelines on preparing local planning strategies, it is considered prudent to test the Draft Strategy through preliminary public consultations. This process will settle the Shire's optimal growth approach to be advocated in Part 1 of the Draft Strategy.

A report back to Council on the findings and recommendations for modifications arising from the preliminary public consultations will be prepared. The modified Draft Strategy will then be referred to the WAPC for its consent to a formally advertise through extensive community consultations. A schedule of submissions and any proposed modifications will be reported back to WAPC for its final certification and publication of the Strategy.

OFFICER RECOMMENDATION/S – ITEM NO 8.3**That Council:**

1. Prepare and finalise the Garden Shire Draft Local Planning Strategy 2026 in accordance with Clause 11 of the Planning and Development (Local Planning Schemes) Regulations, 2015.
2. Undertake preliminary consultations with the Shire community and relevant State government agencies, particularly in response to key growth scenarios to be included within the Draft Local Planning Strategy 2026.
3. Delegate authority to the Chief Executive Officer to organise facilitated community workshops to evaluate preliminary community feedback, with a strong focus on the key growth scenarios to be contained within Part 2 (Background and Information Analysis), of the Draft Local Planning Strategy 2026.
4. Advocate and promote a preference for the '*Option B*' growth scenario the Draft Local Planning Strategy 2026 as a basis for negotiating zonings, density transitions and dwelling yields within the frame and core of Draft Improvement Plan No.65 – Station Precincts.
5. Advocate and promote a Special Control Area from the laneway west of View Street to the Freshwater Bay foreshore on the eastern edge and outside the frame of Draft Improvement Plan No.65 – Station Precincts.

This Special Control Area aims to secure and conserve the core of the Garden Shire by retaining current planning controls for plot ratio, building heights, street setbacks, side and rear setbacks, single crossovers, minimum lot sizes and tree canopy currently prescribed within R10 and R15 zones of the Shire's Local Planning Scheme 4.

6. At the conclusion of preliminary public consultations receive a report back on the issues raised and any proposed modifications before furnishing a copy of the Draft Local Planning Strategy 2026 to the Western Australian Planning Commission for certification in accordance with clause 12 of the Planning and Development (Local Planning Schemes) Regulations 2015.

8.4 MATTERS FOR INFORMATION AND NOTING**ATTACHMENTS DETAILS**

<u>Attachment Number</u>	<u>Details</u>
Attachment 1	Building/Planning/Library Statistics and Infringements Issued: see below

Voting Requirement	:	Simple Majority
Subject Index	:	Matters for Information
Disclosure of Interest	:	Nil
Author	:	Allana West, Records and Executive Officer
Responsible Officer	:	Don Burnett, Chief Executive Officer

PURPOSE OF REPORT

The Shire of Peppermint Grove regularly receives and produces information for receipt by the Elected Members. The purpose of this item is to keep Elected Members informed on items for information received by the Shire.

The 'Matters of Information' report will be presented at each Council meeting and will provide an update on a number of areas of the Shire's operations and provide information and correspondence of interest to elected members.

BACKGROUND

It is intended that the following information is provided on a regular basis, either monthly or quarterly, noting some of this data is still to be collected in a presentable format

- Seal register (when the Shire seal has been applied)
- Development applications determined including amendments and deemed-to-comply checks
- Building permits determined including demolition permits, occupancy permits and time extensions
- Miscellaneous approvals including new food premise registrations, stallholder and trader permits, environmental health approval to construct, extend or alter a public building, and applications approved under the heritage grant scheme
- Subdivisions and amalgamations approved by the Western Australian Planning Commission
- Local laws parking and dog infringements
- Library statistics

SUMMARY AND KEY ISSUES

The following reports are presented to Council in the following tables:

Building Applications Determined

Development Applications Determined

Miscellaneous Approvals

Infringements Issued

Library Statistics

WRMC Statistics

Building Applications Determined July 2026

Application Number	Location	Description	Decision
BA2026/001024	6 The Esplanade	Modifications to Forward Works Associated with a Single House (Eastern and Southern Boundary Piling Works)	Approved
BA2026/001023	54 Johnston Street	Single House and Ancillary Works	Approved

Planning Applications Determined July 2026

Application Number	Location	Description	Discretion Sought	Decision
DA2026/00014	52 The Esplanade	Boundary Wall (Right-of-Way)	Fencing Height	Refused by Council (CEO Delegated to Approve Lower Design)

Subdivisions Determined by the WAPC July 2026

Application Number	Location	Description	Decision
N/A	N/A	N/A	N/A

Miscellaneous Approvals and Matters July 2026

Location	Description	Decision
Tenancy 16A Cottesloe Central Shopping Centre	Registration of a Skin Penetration Premises	Approved
DA2025/00014	Revised Plans Endorsed Identifying Acoustic Screens for AC Outdoor Units at 54 Johnston Street	Approved

Infringements Issued and Compliance Matters July 2026

Location	Breach	Amount
Forrest Street	Parking Contrary to a No Parking Sign	\$80
Forrest Street	Parking Contrary to a No Parking Sign	\$80

Library Statistics for July 2026

Library Stats	July 2026	July 2025	July 2024
Loans	21,434	21,908	22,968
New Borrowers Registered	89	103	115

Monthly Website Statistics July 2026

The Grove Library	Total Users: 2667	New Users: 2334
Shire of Peppermint Grove	Total Users: 1646	New Users: 1557

Western Metropolitan Regional Council Waste Update**Annual Budget Adoption**

Adopted at Special Meeting on 2 July. Key features include:

- **Balanced Budget Position** – a modest surplus of \$5,702 is projected.
- **Capital Investment** – New capital works totalling \$750,000 are proposed. This includes the installation of a second static waste compactor at an estimated cost of \$490,000.
- **Reserve Contributions** – Net contributions to reserves of \$310,000.
- **Unit Rates** – charge rates for the various waste streams for member councils set on a full cost recovery basis. Other customers pay a margin.

Waste to Energy

The East Rockingham Waste to Energy plant is now under commissioning. The WMRC provided the very first deliveries of residual waste, building up the waste bunker. First fire with waste occurred on 16 July.

WMRC no longer delivers any residual waste to landfill.

DiCOM Deconstruction

Legal notice has been given to DiCOM that the WMRC is now exercising its rights to remove and dispose of the DiCOM facility and to make-good the site. The WMRC is now proceeding with arrangements to sell items, utilising the funds to undertake the works.

Second Waste Compactor

Tenders close tomorrow (29 July) for the installation of another static compactor. This will allow the full retirement of the silo system.

CONSULTATION

There has been no consultation undertaken in respect to this matter.

STRATEGIC IMPLICATIONS

There are no strategic implications in respect to this matter.

POLICY IMPLICATIONS

There are no policy implications in respect to this matter.

STATUTORY IMPLICATIONS

There are no statutory implications in respect to this matter.

FINANCIAL IMPLICATIONS

There are no financial implications in respect to this matter.

OFFICER COMMENT

That Council notes the updates outlined in the attachments across a number of areas of the Shire's operations.

OFFICER RECOMMENDATION– ITEM NO 8.4

That Council receives the information in this report.

9.0 COMMITTEE REPORTS

9.1 2025 COMPLIANCE AUDIT RETURN

All ARIC reports will be presented to council at the Ordinary Council meeting scheduled for Tuesday August 25th, 2026.

9.2 ARIC MATTERS FOR INFORMATION AND NOTING

All ARIC reports will be presented to council at the Ordinary Council meeting scheduled for Tuesday August 25th, 2026.

9.3 ARIC RISK REGISTER AND OUTSTANDING DEBTORS REVIEW

All ARIC reports will be presented to council at the Ordinary Council meeting scheduled for Tuesday August 25th, 2026.

10.0 NEW BUSINESS INTRODUCED BY DECISION OF COUNCIL

11.0 MOTIONS ON NOTICE

12.0 CONFIDENTIAL ITEMS OF BUSINESS

13.0 CLOSURE OF MEETING

At pm, there being no further business the meeting closed.