



**CITY OF VINCENT**

# **MINUTES**

**Ordinary Council Meeting**

**17 September 2024**

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**MINUTES OF CITY OF VINCENT  
ORDINARY COUNCIL MEETING  
HELD AS AN E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,  
244 VINCENT STREET, LEEDERVILLE  
ON TUESDAY, 17 SEPTEMBER 2024 AT 6.00PM**

<b>PRESENT:</b>	Mayor Alison Xamon Cr Alex Castle Cr Ron Alexander Cr Suzanne Worner Cr Nicole Woolf Cr Jonathan Hallett Cr Sophie Greer Cr Ashlee La Fontaine	Presiding Member North Ward North Ward North Ward North Ward South Ward South Ward South Ward
<b>IN ATTENDANCE:</b>	Peter Varris Rhys Taylor  Jay Naidoo  Karsen Reynolds  Mitchell Hoad  Hannah Ellwood  Sarah Hill  Dale Morrissy  Joslin Colli  Wendy Barnard	A/Chief Executive Officer A/Executive Director Community & Business Services A/Executive Director Strategy & Development A/Manager Development & Design (left at 7.55pm after Item 12.1) A/Manager Strategic Planning (left at 7.56pm after Item 12.1) A/Manager Engineering (left at 7.30pm after Item 10.1) Manager Parks (left at 7.09pm after Item 10.4) Manager Community Facilities (left at 7.39pm during Item 9.2) Executive Manager Corporate Strategy & Governance Mayor and Council Support

**Public:** Approximately 17 members of the public.

## **1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY**

The Presiding Member, Mayor Alison Xamon declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

“The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present, and we also acknowledge that as a Council the City of Vincent has a role to play in working towards reconciliation and justice for First Nations people.”

## **2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE**

Cr Ashley Wallace is an apology for this meeting.

## **3 (A) PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS**

The following questions and statements were received at the meeting. This is not a verbatim record of questions and statements made at the meeting.

### **3.1 Dean Turner of Leederville – Item 10.3**

His full statement can be found [here](#).

**3.2 Richard Pappas of Scarborough - Item 9.1**

His full statement can be found [here](#).

**3.3 Lesley Florey of Mt Hawthorn – Item 10.1 and other**

Her full statement can be found [here](#).

Mentioned that she was not included in any communication about the stormwater drainage policy.

*Administration has provided the following response:*

*The policy relates to requirements to contain stormwater on residential, commercial and industrial land, and the conditions under which a connection to the City's stormwater drainage infrastructure might be considered. It does not reference or relate to City stormwater drainage infrastructure under private property.*

*The policy was advertised as below:*

- *Perth Voice – 29 June 2024  
E-newsletter - 28 June 2024 and 12 July  
News item on the City's website  
Notice exhibited on the notice board at the City's Administration and Library and Local History Centre.*

*It was also on the Imagine Vincent website for comment.*

**Questions**

1. From 11 April 2024 to date, how many pipes have been UV lined?
2. Will the City take responsibility for damage to a stormwater pipe damaged due to lack of compaction of the pipe?
3. In what month and year was the City's Administration reception cashier area moved to the Library?
4. What was the total cost incurred?
5. What was the total cost to move the reception cashier area back to the Administration Centre?

**3.4 Neil Stacey of North Perth – Item 9.1**

His full statement can be found [here](#).

**3.5 Emily Bird of North Perth – Item 9.1**

Her full statement can be found [here](#).

**3.6 Lee Ginbey of North Perth – Item 9.3**

His full statement can be found [here](#).

**3.7 Ben Doyle of Perth – Item 9.1**

His full statement can be found [here](#).

**3.8 Maurice Ryan of Highgate – Item 9.2**

His full statement can be found [here](#).

**3.9 Michael Mann of Quinns Rocks – Item 9.2**

His full statement can be found [here](#).

**3.10 Elizabeth Roberts of North Perth – Item 9.2**

Her full statement can be found [here](#).

**3.11 Frances Thomas of Perth – Item 9.2**

Her full statement can be found [here](#).

**3.12 Nick Mondia of North Perth – Item 9.2**

His full statement can be found [here](#).

**3.13 Jane Tran of Perth – Item 9.2**

Her full statement can be found [here](#).

**3.14 Clair Mann from Quinns Rocks - Item 9.2**

Her full statement can be found [here](#).

**3.15 Nunzio Mondia of North Perth – Item 9.2**

His full statement can be found [here](#).

**3.16 Dudley Maier of Highgate – Item 10.1 and 9.2**

His full statement can be found [here](#).

No statements were submitted prior to the Meeting.

Administrations' responses will be provided in the Agenda for the 22 October 2024 Ordinary Council Meeting.

There being no further speakers, Public Question Time closed at approximately 6.50pm.

**(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE****Dudley Maier of Highgate**

1. In April 2024 the City's web site indicated that the conversion to underground power in Area 3 (Perth Highgate – Western Power Project 348) would commence in 'late 2025'. The city's web site currently shows the commencement date for this area as 'late 2026'.

- 1.1. Why has the commencement date slipped again?

*To minimise disruption to residents and to manage cash flow requirements, the City has asked Western Power to avoid having more than two project areas in construction at one time. For this reason, the third project area is planned to start construction after the first project area is completed. The first project area experienced delays in the planning and procurement phase. This carries through to the planned start date of the third project area.*

- 1.2. Was the change of commencement date initiated by the city or by Western Power?

*Please see above.*

- 1.3. How many FTEs are employed on the Underground Power program? What percentage of their time is spent in that program?

*There are 1.4 FTE employed directly on the Underground Power program. Several other staff who work on the project absorb this as part of their existing roles at no additional cost to the City.*

- 1.4. Can you confirm that the Business Case for underground power presented to Council on 13 December 2022 indicated that construction would commence in October 2023, April 2024 and January 2025 for areas 1, 2 and 3 respectively?

*Yes, those are the construction start dates listed in the Preliminary Business Case presented to Council on 13 December 2022. The forecast construction start date for each project area is indicative only and remains subject to change until a Co-Funding Agreement for that project area is executed between the City and Western Power.*

2. At the beginning of August I was informed by a member of the administration that the City has over 200m3 of stormwater storage and infiltration installed at the City’s Administrations Centre, and that the installation was done 7 years ago (circ 2017). I was also informed that the city has over 400m3 of stormwater storage and infiltration capacity installed (i.e. about half of all storage is located at the Administration Centre).

When the Loftus Centre was redeveloped in 2007-2008 stormwater storage and infiltration system(s) were installed as part of the redevelopment.

- 2.1. How much extra capacity was created about 7 years ago, and how much previously existed (from the redevelopment)?

*The 2020/2021 works were to replace and enhance capacity and performance of the pre-existing system, with the following specifications installed -*

TOTAL NUMBER OF CHAMBERS	126	CHAMBERS
OVERALL TANK HEIGHT	0.68	m
OVERALL TANK LENGTH	41.88	m
OVERALL TANK WIDTH	4.38	m
TANK INFILTRATION AREA	183	m <sup>2</sup>
TOTAL STORAGE VOLUME IN CHAMBERS	65	m <sup>3</sup>
TOTAL STORAGE VOLUME IN ROCK	46	m <sup>3</sup>
TANK STORAGE VOLUME	111	m <sup>3</sup>
EXCAVATION VOLUME	180	m <sup>3</sup>
DRAINAGE ROCK VOLUME	115	m <sup>3</sup>

*It is understood that there was an increase in capacity, but this is unable to be quantified across the chamber, rock and drainage volumes.*

- 2.2. What was the cost of the extra storage added about 7 years ago?

*The 2020/2021 upgrade work cost \$118,500.*

- 2.3. What precipitated the decision to add extra storage at the Administration Centre – what areas had become vulnerable to potential flooding?

*The extra storage was added to mitigate significant water shedding from the Loftus Centre roof (approx. 1.4 hectares) that was unable to be contained within pre-existing retention system, the performance of which had deteriorated. Note images of flooding below.*



- 2.4. Why was this prioritised over other areas of the city that had experienced localised flooding?

*The flooding originating from the Loftus Centre was impacting access and use of the pathway and if not addressed, had the potential to erode and damage limestone walling and tiered seating. It was also impacting the Leederville Oval playing surface and mitigation was required to address stakeholder concerns.*

3. In answer to a question I asked at the last meeting, the administration have said that an adjustment of the budget for the Business Enhancement Grants from \$32,500 to approximately \$114,000 was reflected in the mid-year budget review (19 March 2024).

- 3.1. Was this change to the budget explicitly identified for council or was it buried in the line item relating to Policy and Place Services?

*No, these costs were included in the Policy & Place services budget.*

- 3.2. Were council members explicitly informed that the budget for Business Improvement Grants was to be increased – if so, when?

*No.*

- 3.3. Did the administration approve the grants totalling approximately \$114,000 prior to getting Council approval to significantly increase the budget for the grants?

*The increased spend was funded by other savings identified in the budget and did not require additional budget to be approved by Council.*

**Lesley Florey of Mt Hawthorn**

6. Will Council raise and list this important matter for audit with the Audit Committee?

*This would be at the discretion of Council Members whether to consider inclusion of this matter in the internal audit program.*

7. From 10 April 2024 to date, how many pipes have been UV lined?

*Response included in the minutes in response to questions from July:*

*From 1 April to 30 June 2024, how many properties with stormwater pipes have been relined and at what cost?*

*One. The cost has previously been detailed.*

8. A formal complaint has been raised against a City decision maker. Please confirm if I will be advised of the outcome of the complaint, and which regulatory body oversees the complaint process within the City of Vincent, particularly when it involves a decision maker?

*Administration will be in contact directly about this matter.*

**4 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS**

Nil

**6 CONFIRMATION OF MINUTES****COUNCIL DECISION****Moved: Cr Worner, Seconded: Cr Hallett**

That the minutes of the Ordinary Meeting held on 20 August 2024 be confirmed.

**CARRIED (8-0)****For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine**Against:** Nil**(Cr Wallace was an apology for the Meeting.)****7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**

The Presiding Member Alison Xamon made the following announcement:

**7.1 40 KM/H SPEED LIMIT**

The next steps to lower the speed limit to 40km/h have now been rolled out. A few residents were concerned about the placement of some of the signs and the City has been liaising with Main Roads, who are responsible to the installation of the signs and some of them have been moved. Hopefully that situation has resolved.

Some residents are happy to see the reduction in the speed limit, but are concerned about how it will be enforced. Enforcing the speed limit is the responsibility of the police, but if there is a certain area that the new speed limit is regularly not being followed, you are welcome to contact the City who can liaise with the police, but you are encouraged to contact the police directly, to see if they could set up speed traps.

The City is focused on educating people on the new speed limit and to encourage people to think about slowing down. The 40km/h is only one of the strategies being used to slow traffic, other traffic calming measures are being investigated, depending on their priority and the available budget.

Advocacy is continuing to get more consistency around the lower speed limits across Vincent. I am particularly concerned about Vincent Street, which is 60km/h outside Beatty Park, then 40km/h outside Hyde Park and then the strip between William Street and Beaufort Street is 50km/h. Particularly the part between William Street and Beaufort Street needs to be consistently be 40km/h, as people who are go towards or leaving Hyde Park, as it is on a crest and in a highly built up residential area.

The City is very keen to also progress with advocacy to slow down feeder roads that are becoming more congested, particularly Lord Street, which is currently 60km/h and from Walcott Street to Newcastle Street is heavily congested with increased density and is very difficult to cross, particularly for children going to Highgate Primary School. On game days at HBF Stadium there is a constant flow of pedestrian traffic trying to cross over the road.

We need to ensure that our town centres also have strategies to slow traffic down, the City is liaising with Main Roads to consider having more electronic signage installed.



We need to slow down our streets, it is better for humans, for cyclists, for people on e-scooters and better for our dogs. It is also important that we divert traffic onto bigger main roads where people can more readily get around. This is a huge priority for the City, and other inner city Councils are planning to lower the limits on their roads as well, so it may become the norm.

## 8 DECLARATIONS OF INTEREST

- 8.1 Cr Suzanne Worner declared an impartiality interest in Item 9.2 No. 9 (Lot: 22, D/P: 6645) Baker Avenue, Perth - Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved). The extent of her interest is that she is acquainted with the applicant and has helped him arrange events in the space, and has attended events in the space.
- 8.2 Mayor Alison Xamon declared an impartiality interest in Item 10.3 RFT IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade. The extent of her interest is that she is a member of the East Perth Football Club.
- 8.3 Mayor Alison Xamon declared an impartiality interest in Item 10.4 RFT IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment. The extent of her interest is that she is a member of the East Perth Football Club.
- 8.4 Cr Ron Alexander declared a financial interest in Item 9.4 Outcome of Advertising and Adoption of Local Planning Policy: Development Guidelines for Heritage Places. The extent of his interest is that his home is on the municipal heritage inventory. He is not seeking approval to participate in the debate or to remain in Chambers or to vote on the matter.

## REPORTS

The Presiding Member, Mayor Alison Xamon, advised the meeting of:

- (a) **Items which are the subject of a question, comment or deputation from Members of the Public, being:**  
Items 9.1, 9.2, 9.3, 10.1, 10.3 and 10.4.
- (b) **Items which require an Absolute Majority decision which have not already been the subject of a public question/comment, being:**  
Items 12.1.
- (c) **Items which Council Members/Officers have declared a financial or proximity interest, being:**  
Items 9.4.

The Presiding Member, Mayor Alison Xamon, requested Council Members to indicate:

- (d) **Items which Council Members wish to discuss which have not already been the subject of a public question/comment or require an absolute majority decision and the following was advised:**

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Mayor Xamon	13.1
Cr Woolf	9.4

The Presiding Member, Mayor Alison Xamon therefore requested the Executive Manager Corporate Strategy & Governance, to advise the meeting of:

- (e) **Unopposed items which will be moved “En Bloc”, being:**  
Items 10.2, 11.1, 11.2, 11.3 and 12.2
- (f) **Confidential Reports which will be considered behind closed doors, being:**  
Nil

**ITEMS APPROVED "EN BLOC":**

The following Items were adopted unopposed and without discussion "*En Bloc*", as recommended:

**COUNCIL DECISION**

**Moved: Cr Castle, Seconded: Cr Woolf**

**That the following unopposed items be adopted "En Bloc", as recommended:  
Items 10.2, 11.1, 11.2, 11.3 and 12.2**

**CARRIED (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and  
Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**

**10.2 RFT IE318/2024 PRUNING OF STREET TREES UNDER POWERLINES****Attachments: 1. Evaluation Worksheet - IE318-2024 Pruning of Street Trees - Confidential****RECOMMENDATION:****That Council**

- 1. NOTES the outcome of the evaluation process for Tender IE318/2024 Pruning of Street Trees under Powerlines; and**
- 2. ACCEPTS the tender submission of Classic Tree Services for Tender IE318/2024 Pruning of Street Trees under Powerlines Portion A and Portion B.**

**COUNCIL DECISION ITEM 10.2****Moved: Cr Castle, Seconded: Cr Woolf****That the recommendation be adopted.****CARRIED UNANIMOUSLY “EN BLOC” (8-0)****(Cr Wallace was an apology for the Meeting.)**

11.1 FINANCIAL STATEMENTS AS AT 31 JULY 2024

Attachments: 1. Financial Statements as at 31 June 2024 

**RECOMMENDATION:**

That Council RECEIVES the Financial Statements for the month ended 31 July 2024 as shown in Attachment 1.

**COUNCIL DECISION ITEM 11.1**

**Moved:** Cr Castle, **Seconded:** Cr Woolf

That the recommendation be adopted.

**CARRIED UNANIMOUSLY “EN BLOC” (8-0)**

(Cr Wallace was an apology for the Meeting.)

**11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JULY 2024 TO 31 JULY 2024**

- Attachments:
1. July 2024 Payments by EFT and Payroll 
  2. July 2024 Payments by Direct Debit 
  3. July 2024 Payments by Cheque 
  4. July 2024 Payments for Fuel Cards 

**Recommendation:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 July 2024 to 31 July 2024 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll		\$7,172,838.81
Cheques	82778	\$34.00
Direct debits, including credit cards		\$155,573.42
 Total payments for July 2024		 \$7,328,446.23

**COUNCIL DECISION ITEM 11.2**

**Moved:** Cr Castle, **Seconded:** Cr Woolf

That the recommendation be adopted.

**CARRIED UNANIMOUSLY “EN BLOC” (8-0)**

(Cr Wallace was an apology for the Meeting.)

11.3 INVESTMENT REPORT AS AT 31 JULY 2024

Attachments: 1. Investment Statistics as at 31 July 2024 

**RECOMMENDATION:**

That Council NOTES the Investment Statistics for the month ended 31 July 2024 as detailed in Attachment 1.

**COUNCIL DECISION ITEM 11.3**











**Moved:** Cr Castle, **Seconded:** Cr Woolf

That the recommendation be adopted.

**CARRIED UNANIMOUSLY “EN BLOC” (8-0)**

(Cr Wallace was an apology for the Meeting.)

**12.2 INFORMATION BULLETIN**

- Attachments:
1. Minutes of the Catalina Regional Council - held on 15 August 2024 
  2. Statistics for Development Services Applications as at the end of August 2024 
  3. Register of Legal Action and Prosecutions Monthly - Confidential
  4. Register of Legal Action - Orders and Notices Quarterly - Confidential
  5. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 2 September 2024 
  6. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current 
  7. Register of Applications Referred to the Design Review Panel - Current 
  8. Register of Petitions - Progress Report - September 2024 
  9. Register of Notices of Motion - Progress Report - September 2024 
  10. Register of Reports to be Actioned - Progress Report - September 2024 
  11. Council Workshop Items since 20 August 2024 
  12. Council Briefing Notes - 13 August 2024 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated September 2024.

**COUNCIL DECISION ITEM 12.2**

**Moved:** Cr Castle, **Seconded:** Cr Woolf

That the recommendation be adopted.

**CARRIED UNANIMOUSLY “EN BLOC” (8-0)**

(Cr Wallace was an apology for the Meeting.)

**REPORTS WITH DISCUSSION****10.3 RFT IE346/2024 SULLIVAN LOGISTICS STADIUM SPORTS FLOODLIGHTING UPGRADE**

Attachments: 1. Evaluation Worksheet RFT IE346-2024 - Confidential

**RECOMMENDATION:**

That Council:

1. **NOTES** the outcome of the evaluation process for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade; and
2. **ACCEPTS** the alternate tender submission of Stiles Electrical & Communication Services Pty Ltd for Tender IE346/2024 Sullivan Logistics Stadium Sports Floodlighting Upgrade; and
3. In accordance with section 6.8 of the *Local Government Act 1995* **APPROVES (BY ABSOLUTE MAJORITY)** the establishment of the following capital budget to undertake Stage 1 and 2 of the Sullivan Logistics Stadium Redevelopment works –

Capital Expenditure – Sullivan Logistics Stadium Redevelopment (Stage 1 & 2)	\$5,125,887Dr
Capital Income – Sullivan Logistics Stadium Redevelopment (Grant & Contributions)	\$4,876,083Cr
Capital Income – Transfer from Reserve (Asset Sustainability) (Leederville Oval)	\$ 249,804Cr

**COUNCIL DECISION ITEM 10.3**

**Moved:** Cr Castle, **Seconded:** Cr La Fontaine

That the recommendation be adopted.

**CARRIED BY ABSOLUTE MAJORITY (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**



**10.4 RFT IE345/2024 SULLIVAN LOGISTICS STADIUM PLAYING SURFACE REDEVELOPMENT****Attachments: 1. Evaluation Worksheet RFT IE345-2024 - Confidential****RECOMMENDATION:****That Council:**








- 1. NOTES the outcome of the evaluation process for Tender IE345/2024 Sullivan Logistics Stadium Playing Surface Redevelopment; and**
- 2. ACCEPTS the tender submission of Newground Water Services for Tender IE346/2024 Sullivan Logistics Stadium Playing Surface Redevelopment.**

**COUNCIL DECISION ITEM 10.4****Moved: Cr Castle, Seconded: Cr Hallett****That the recommendation be adopted.****CARRIED (8-0)****For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine**Against:** Nil**(Cr Wallace was an apology for the Meeting.)**

At 7.09pm Manager Parks left the meeting and did not return.

**9.1 NOS. 367 AND 369 (LOT: 273 & 274; D/P: 1237) FITZGERALD STREET, NORTH PERTH - PROPOSED VIEWING PLATFORM (UNLISTED USE) (UNAUTHORISED EXISTING DEVELOPMENT)**

**Ward:** South

- Attachments:**
1. Consultation and Location Plan 
  2. Development Plans 
  3. Site Photos 
  4. Assessment of Clause 67 – Matters to be Considered by Local Government 
  5. Summary of Submissions - Applicant's Response 
  6. Summary of Submissions - Administration's Response 
  7. Determination Advice Notes 

**COUNCIL DECISION ITEM 9.1**

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for a proposed Viewing Platform (Unlisted Use) (Unauthorised Existing Development) at Nos. 367 and 369 (Lot: 273 & 274; D/P: 1237) Fitzgerald Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

**1. Development Approval**

This approval is for a temporary Viewing Platform (Unlisted Use) including associated fencing (Unauthorised Existing Development) as shown on the approved plans dated 10 June 2024 and 19 August 2024. No other development forms part of this approval;

**2. Time Limited Approval**

This development approval is valid for a maximum period of 9 months from the date of this approval, until 17 June 2025. The Viewing Platform and associated fencing shall be disassembled and removed entirely from the subject site by 1 July 2025, being 14 days after the approval ceases, by the applicant/landowner and to the satisfaction of the City;

**3. Use of Viewing Platform**

**3.1** The Viewing Platform shall be limited to the following hours of operation, by appointment only:

- Monday to Friday: 10:00am to 6:00pm; and
- Saturday and Sunday: 10:00am to 5:00pm;

**3.2** No more than three people are permitted on the Viewing Platform at any one time, to the satisfaction of the City;

**3.3** The base of the Viewing Platform shall be enclosed by the approved fencing during its entire operation and securely locked outside of viewing times, to the satisfaction of the City; and

**3.4** Attendees shall be accompanied by a staff member associated with the Viewing Platform at all times, to the satisfaction of the City; and

**4. Car Parking**

Prior to use of the Viewing Platform, three (3) car parking bays and related access ways as shown on the approved plans shall be available for the Viewing Platform use. These bays shall be line marked, sign-posted and maintained in accordance with Australian Standard AS2890.1, to the satisfaction of the City.

**Moved: Cr Woolf, Seconded: Cr Castle**

**That the recommendation be adopted.**





**CARRIED (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and  
Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**

**10.1 OUTCOME OF ADVERTISING AND ADOPTION OF STORMWATER DRAINAGE CONNECTIONS POLICY**

- Attachments:
1. Stormwater Drainage Connections - Final Policy 
  2. Survey Results of Stormwater Drainage Connections Amended Policy 
  3. Current Stormwater Drainage Connections Policy 
  4. Marked Up - Stormwater Drainage Connections Final Policy 

**RECOMMENDATION:**

That Council **ADOPTS** the Stormwater Drainage Connection Policy at Attachment 1.

**COUNCIL DECISION ITEM 10.1**

**Moved:** Cr Hallett, **Seconded:** Cr Castle

That the recommendation be adopted.

**CARRIED (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**

At 7.30pm A/Manager Engineering left the meeting and did not return.

**9.3 ADVERTISING OF DRAFT AUCKLAND STREET CHARACTER AREA GUIDELINES**

- Attachments:
1. Auckland Street Survey Summary of Comments 
  2. Draft Auckland Street Character Area Guidelines 

**RECOMMENDATION**

That Council:

1. **PREPARES** the amendments to Local Planning Policy: Character Area Guidelines as included as Attachment 2 in accordance with Schedule 2, Part 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **AUTHORISES** the Chief Executive Officer to advertise the proposed amendments in accordance with Schedule 2, Part 2, Clause 4(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**COUNCIL DECISION ITEM 9.3**

**Moved:** Cr Castle, **Seconded:** Cr Woolf

That the recommendation be adopted.

**CARRIED (8-0)**











**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**

**9.2 NO. 9 (LOT: 22, D/P: 6645) BAKER AVENUE, PERTH - CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNLISTED USE (MUSIC STUDIO) (AMENDMENT TO APPROVED)**

**Ward:** South

- Attachments:**
1. Location and Consultation Plan 
  2. Development Plans 
  3. Applicant Justification 
  4. Acoustic Report 
  5. Parking Management Plan 
  6. Venue Management Plan 
  7. Matters to be Considered - Administration Comment 
  8. Summary of Submissions - Administration Response 
  9. Summary of Submissions - Applicant Response 
  10. Determination Advice Notes 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES**, the development application for a Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) at No. 9 (Lot: 22; D/P: 6645) Baker Avenue, Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 10:

1. All conditions and requirements detailed on the development approval 5.2019.171.1 granted on 15 October 2019 are deleted and replaced as follows:

1. **Extent of Approval**

This approval is for Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) as shown on the approved plans dated 14 May 2024 other development forms part of this approval;

2. **Use of Premises:**

- 2.1 **No more than one musical performance event shall be held in any given calendar month;**

- 2.2 **Each musical performance event shall consist of a maximum of five musical performance sessions that shall run for a maximum of four hours each and shall not be held outside of the following hours:**

- **Friday: 11:00am – 11:00pm;**
- **Saturday: 11:00am – 11:00pm;**
- **Sunday: 12:00pm – 7:00pm; and**
- **Sunday, if the following Monday is a public holiday: 11:00am – 11:00pm;**

- 2.3 **A musical performance event outlined in Condition 2.2 may run across a maximum of two consecutive weekends, including the preceding Friday;**

- 2.4 **In addition to the music performance events outlined in Condition 2.2, one additional one-off musical performance session may be held per calendar month. Each one-off musical performance session shall run for a maximum of four hours and shall not commence prior to 10:00am or conclude later than 10:00pm Sunday to Thursday and 11:00pm on Friday and Saturday;**

- 2.5 **The musical performances outlined in Condition 2.2 and Condition 2.4 shall have a maximum occupancy of 100 persons in attendance at any given time inclusive of staff and performers;**

- 2.6 **All patrons are to have left the premises by the time which the musical performance is required to have concluded as outlined in Condition 2.2 and**

**Condition 2.4;**

**2.7** Outside of dedicated musical performance events, the Music Studio may be used between 9:00am and 5:00pm Monday to Saturday for music related activities including, but not limited to:

- Sound and film recording;
- Educational sessions;
- Masterclasses;
- Conferences and meetings; and
- Community events.

**2.8** When used as outlined in Condition 2.7, the Music Studio shall have a maximum capacity of 80 persons at any given time;

**3. Venue Management Plan**

**3.1** Prior to the commencement or use of the development, an amended Venue Management Plan, to the satisfaction of the City, shall be submitted to and approved by the City. The amended Venue Management Plan shall detail how the development will operate, including, patron numbers, management of patrons before and after attendance for musical performance events and other musical related activities. The amended Venue Management Plan shall be consistent with the Venue Management Plan stamp-dated 4 April 2022 and shall include management strategies for the approved operation, addressing the following:

- Scheduling of musical performances;
- Patron control measures inside and outside the venue before, during and after musical performance events and music related activities to minimise noise impacts on adjoining properties. This shall include a requirement that patrons cannot congregate outside the venue before or after a musical performance;
- Parking and transport management for musical performance events and musical activities, including:
  - The use of the two on-site car parking bays;
  - Attendees being directed to use the Brisbane Street public carpark;
  - Promotion of Public Transport and Rideshare;
  - Discouraging the use of Baker Avenue parking bays; and
  - Identification of drop-off and pick-up locations for taxis rideshare, with no drop-off and pick-up to be from Baker Avenue; and

**3.2** The use of the premises shall be carried out in accordance with the approved Venue Management Plan outlined in Condition 3.1 or any Plan approved by the City thereafter and all requirements of the Venue Management Plan shall be implemented to the satisfaction of the City; and

**4. Acoustic Report**

All recommended measures in the acoustic report produced by Lloyd George Acoustics and dated 7 June 2019 shall be undertaken in accordance with the report to the City's satisfaction, prior to the use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers

At 7.39pm Manager Community Facilities left the meeting and did not return.

Moved: Cr Castle, Seconded: Cr Worner

That the recommendation be adopted.

### AMENDMENT

Moved: Cr Castle, Seconded: Cr Hallett

That Condition 2 be amended as follows:

#### 2. Use of Premises:

- 2.1 No more than one musical performance event shall be held in any given calendar month;
- 2.2 Each musical performance event shall consist of a maximum of five musical performance sessions that shall run for a maximum of four hours each and shall not be held outside of the following hours:
  - Friday: 11:00am – ~~11:00pm~~ 10:00pm;
  - Saturday: 11:00am – ~~11:00pm~~10:00pm;
  - Sunday: 12:00pm – 7:00pm; and
  - Sunday, if the following Monday is a public holiday: 11:00am – ~~11:00pm~~10:00pm;
- 2.3 A musical performance event outlined in Condition 2.2 may run across a maximum of two consecutive weekends, including the preceding Friday;
- 2.4 In addition to the music performance events outlined in Condition 2.2, one additional one-off musical performance session may be held per calendar month. Each one-off musical performance session shall run for a maximum of four hours and shall not commence prior to 10:00am or conclude later than 10:00pm **on any day of the week; Sunday to Thursday and 11:00pm on Friday and Saturday;**
- 2.5 The musical performances outlined in Condition 2.2 and Condition 2.4 shall have a maximum occupancy of 100 persons in attendance at any given time inclusive of staff and performers;
- 2.6 All patrons are to have left the premises by the time which the musical performance is required to have concluded as outlined in Condition 2.2 and Condition 2.4;
- 2.7 Outside of dedicated musical performance events, the Music Studio may be used between 9:00am and 5:00pm Monday to Saturday for music related activities including, but not limited to:
  - Sound and film recording;
  - Educational sessions;
  - Masterclasses;
  - Conferences and meetings; and
  - Community events.
- 2.8 When used as outlined in Condition 2.7, the Music Studio shall have a maximum capacity of 80 persons at any given time;

#### REASON:

The proposed operating time until 11:00pm is not appropriate within the residential context. The initial time limited approval proved successful but an approval in perpetuity with an increase in intensity is not appropriate.



**ADMINISTRATION'S COMMENT:**

Administration supports the 11:00pm finish.

This is because the recommendations of the Acoustic Report confirm that noise levels would comply with Assigned Levels of the Noise Regulations at this time. Patron behaviour would be appropriately managed by measures detailed within the Venue Management Plan.

These measures would adequately address concerns in relation to noise, parking and patron management, and would ensure that impacts on the amenity of the adjoining residential properties are minimised throughout all operating hours.

Measures are secured through conditions of approval recommended by Administration and would ensure the Music Studio could operate until 11:00pm, with an acceptable impact to the amenity of the area.

**AMENDMENT CARRIED (6-2)**

**For:** Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Hallett and Cr Greer

**Against:** Cr Alexander and Cr La Fontaine

**(Cr Wallace was an apology for the Meeting.)**

**COUNCIL DECISION ITEM 9.2**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES, the development application for a Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) at No. 9 (Lot: 22; D/P: 6645) Baker Avenue, Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 10:

1. All conditions and requirements detailed on the development approval 5.2019.171.1 granted on 15 October 2019 are deleted and replaced as follows:

1. **Extent of Approval**

This approval is for Change of Use from Single House to Single House and Unlisted Use (Music Studio) (Amendment to Approved) as shown on the approved plans dated 14 May 2024 other development forms part of this approval;

2. **Use of Premises:**

- 2.1 **No more than one musical performance event shall be held in any given calendar month;**

- 2.2 **Each musical performance event shall consist of a maximum of five musical performance sessions that shall run for a maximum of four hours each and shall not be held outside of the following hours:**

- **Friday: 11:00am – 10:00pm;**
- **Saturday: 11:00am – 10:00pm;**
- **Sunday: 12:00pm – 7:00pm; and**
- **Sunday, if the following Monday is a public holiday: 11:00am – 10:00pm;**

- 2.3 **A musical performance event outlined in Condition 2.2 may run across a maximum of two consecutive weekends, including the preceding Friday;**

- 2.4 **In addition to the music performance events outlined in Condition 2.2, one additional one-off musical performance session may be held per calendar month. Each one-off musical performance session shall run for a maximum of four hours and shall not commence prior to 10:00am or conclude later than 10:00pm on any day of the week;**

- 2.5 **The musical performances outlined in Condition 2.2 and Condition 2.4 shall have a maximum occupancy of 100 persons in attendance at any given time inclusive of staff and performers;**

- 2.6 **All patrons are to have left the premises by the time which the musical performance is required to have concluded as outlined in Condition 2.2 and Condition 2.4;**

- 2.7 **Outside of dedicated musical performance events, the Music Studio may be used between 9:00am and 5:00pm Monday to Saturday for music related activities including, but not limited to:**

- **Sound and film recording;**
- **Educational sessions;**
- **Masterclasses;**
- **Conferences and meetings; and**
- **Community events.**

- 2.8 **When used as outlined in Condition 2.7, the Music Studio shall have a maximum capacity of 80 persons at any given time;**

**3. Venue Management Plan**

**3.1** Prior to the commencement or use of the development, an amended Venue Management Plan, to the satisfaction of the City, shall be submitted to and approved by the City. The amended Venue Management Plan shall detail how the development will operate, including, patron numbers, management of patrons before and after attendance for musical performance events and other musical related activities. The amended Venue Management Plan shall be consistent with the Venue Management Plan stamp-dated 4 April 2022 and shall include management strategies for the approved operation, addressing the following:

- Scheduling of musical performances;
- Patron control measures inside and outside the venue before, during and after musical performance events and music related activities to minimise noise impacts on adjoining properties. This shall include a requirement that patrons cannot congregate outside the venue before or after a musical performance;
- Parking and transport management for musical performance events and musical activities, including:
  - The use of the two on-site car parking bays;
  - Attendees being directed to use the Brisbane Street public carpark;
  - Promotion of Public Transport and Rideshare;
  - Discouraging the use of Baker Avenue parking bays; and
  - Identification of drop-off and pick-up locations for taxis rideshare, with no drop-off and pick-up to be from Baker Avenue; and

**3.2** The use of the premises shall be carried out in accordance with the approved Venue Management Plan outlined in Condition 3.1 or any Plan approved by the City thereafter and all requirements of the Venue Management Plan shall be implemented to the satisfaction of the City; and

**4. Acoustic Report**

All recommended measures in the acoustic report produced by Lloyd George Acoustics and dated 7 June 2019 shall be undertaken in accordance with the report to the City's satisfaction, prior to the use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers

**CARRIED (6-2)**

**For:** Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Hallett and Cr Greer

**Against:** Cr Alexander and Cr La Fontaine

**(Cr Wallace was an apology for the Meeting.)**

At 7:50 pm, Cr Ron Alexander left the meeting due to a previously declared financial interest.

**9.4 OUTCOME OF ADVERTISING AND ADOPTION OF LOCAL PLANNING POLICY:  
DEVELOPMENT GUIDELINES FOR HERITAGE PLACES**

- Attachments:
1. Draft Local Planning Policy Development Guidelines for Heritage Places - Clean Copy 
  2. Draft Local Planning Policy Development Guidelines for Heritage Places - Initial Version for Consultation 
  3. Summary of Submissions - Administration Response 
  4. Department of Planning, Land & Heritage Review of Heritage Management Local Planning Policies 
  5. Draft Local Planning Policy Development Guidelines for Heritage Places - markup 

**RECOMMENDATION:**

That Council:

1. PROCEEDS with amendments to Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties included as Attachment 5, pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. NOTES that Administration will publish a notice in accordance with Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**COUNCIL DECISION ITEM 9.4**

**Moved: Cr Woolf, Seconded: Cr Greer**

That the recommendation be adopted.

**CARRIED (7-0)**

**For:** Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

**(Cr Alexander was absent from the Council Chamber and did not vote.)**

**(Cr Wallace was an apology for the Meeting.)**

At 7:52 pm, Cr Ron Alexander returned to the meeting.

**12.1 CONSIDERATION OF AUTHORISATIONS ASSOCIATED WITH LAND MANAGEMENT**

- Attachments:
1. Deed of Discharge and Release No. 51 Albert Street, North Perth 
  2. Certificate of Title No. 51 Albert Street, North Perth 
  3. Right of Carriageway Easement to No. 177 (Lot: 2) Scarborough Beach Road, Mount Hawthorn 
  4. Proposed Delegation - Power to Modify Documents 

**RECOMMENDATION:**

That Council:

1. APPROVES the Withdrawal of Caveat over No. 51 Albert Street, North Perth;
2. APPROVES the:
  - 2.1 Surrender of Easement over Lot 3 on Diagram 62595; and
  - 2.2 Grant of an Easement over a portion of Lot: 109 on Plan: 3642;
3. AUTHORISES the execution of such documents as required to effect the:
  - 3.1 Withdrawal of Caveat G758743 – No. 51 Albert Street, North Perth; and
  - 3.2 Surrender of Easement and Grant of Easement – Coogee St carpark;to be executed in accordance with the Execution of Documents Policy; and
4. DELEGATES BY ABSOLUTE MAJORITY the power to approve modification, variation, amendment or removal of an existing encumbrance, right or burden condition already approved by Council, under Delegated Authority or as required by a condition of a subdivision approval relating to the land within the control and management of the City, under Section 5.41 of the *Local Government Act 1995*, as detailed in Attachment 4.

**COUNCIL DECISION ITEM 12.1**

**Moved:** Cr Woolf, **Seconded:** Cr Greer

That the recommendation be adopted.

**CARRIED BY ABSOLUTE MAJORITY (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

(Cr Wallace was an apology for the Meeting.)

**13.1 NOTICE OF MOTION - MAYOR ALISON XAMON - RODENTICIDE USE**

That Council:

**1. NOTES that:**

- 1.1 the City of Vincent only uses First-Generation Anti-coagulant Rodenticides (FGARs) in its operations and services;**
- 1.2 the City's website provides up to date information in relation to the control of rodents, and includes non-baiting options; and**
- 1.3 all demolition permits issued by the City include the following advice: *"The use of first-generation anticoagulant rodenticides is strongly recommended to reduce secondary poisoning occurring in non-target animals such as native birds of prey"*; and**

**2. REQUESTS the Chief Executive Officer to:**

- 2.1 write to the Western Australian Local Government Association (WALGA) to seek an update on the outcomes of their Central Metropolitan Zone meeting, Item 6.2 'Campaign to Legislate Second Generation Anti-coagulant rodenticides' in April 2022; and**
- 2.2 undertake a community education program to raise awareness of the impacts of Second-Generation Anticoagulant Rodenticides (SGARs) on native wildlife, which will include:**
  - 2.2.1 Producing a fact sheet for community members, to be provided to residents in City of Vincent welcome packs and available in the library;**
  - 2.2.2 Delivering a communications campaign via Vincent social media channels to promote wildlife responsible rodent control and emphasise the importance of early reporting of sightings and infestations to enable timely intervention;**
  - 2.2.3 Sourcing and providing information from Birdlife Australia to the community and business on "owl friendly" choices for rodent control;**
  - 2.2.4 Promotion of Owl Awareness Day on August 4 as an annual reminder to community and business about wildlife responsible rodent control; and**
  - 2.2.5 Distribute educational brochures to food businesses and residents on reports of rodent sightings, that encourage alternative methods of rodent control and where baiting is necessary, recommend the use of FGARs over SGARs.**

At 7.55pm A/Manager Deverlopment & Design left the meeting and did not return.

At 7.56pm A/Manager Strategic Planngng left the meeting and did not return.

**COUNCIL DECISION ITEM 13.1**

**Moved: Mayor Xamon, Seconded: Cr Hallett**

**That the recommendation be adopted.**

**CARRIED (8-0)**

**For:** Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Greer and Cr La Fontaine

**Against:** Nil

**(Cr Wallace was an apology for the Meeting.)**

**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)**

Nil

**15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

Nil

**16 URGENT BUSINESS**

Nil

**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

Nil

**18 CLOSURE**

There being no further business, the Presiding Member, Mayor Alison Xamon, declared the meeting closed at 8.03pm with the following persons present:

<b>PRESENT:</b>	<b>Mayor Alison Xamon</b>	<b>Presiding Member</b>
	<b>Cr Alex Castle</b>	<b>North Ward</b>
	<b>Cr Ron Alexander</b>	<b>North Ward</b>
	<b>Cr Suzanne Worner</b>	<b>North Ward</b>
	<b>Cr Nicole Woolf</b>	<b>North Ward</b>
	<b>Cr Jonathan Hallett</b>	<b>South Ward</b>
	<b>Cr Sophie Greer</b>	<b>South Ward</b>
	<b>Cr Ashlee La Fontaine</b>	<b>South Ward</b>
<b>IN ATTENDANCE:</b>	<b>Peter Varris</b>	<b>A/Chief Executive Officer</b>
	<b>Rhys Taylor</b>	<b>A/Executive Director Community &amp; Business Services</b>
	<b>Jay Naidoo</b>	<b>A/Executive Director Strategy &amp; Development</b>
	<b>Wendy Barnard</b>	<b>Mayor and Council Support</b>
	<b>Joslin Colli</b>	<b>Executive Manager Corporate Strategy &amp; Governance</b>

**Public:** No members of the public.

These Minutes were confirmed at the 22 October 2024 meeting of Council as a true and accurate record of the Council Meeting held on 17 September 2024.

Signed: Mayor Alison Xamon

Dated