



**CITY OF VINCENT**

# **NOTES**

**Council Briefing**

**4 February 2025**



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**NOTES OF CITY OF VINCENT  
COUNCIL BRIEFING  
HELD AT THE E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,  
244 VINCENT STREET, LEEDERVILLE  
ON TUESDAY, 4 FEBRUARY 2025 AT 6:00 PM**

<b>PRESENT:</b>	<p>Mayor Alison Xamon Cr Ron Alexander Cr Suzanne Worner Cr Nicole Woolf Cr Jonathan Hallett Cr Ashley Wallace Cr Sophie Greer Cr Ashlee La Fontaine</p>	<p>Presiding Member North Ward North Ward North Ward South Ward South Ward South Ward South Ward</p>
<b>IN ATTENDANCE:</b>	<p>David MacLennan Dale Morrissy  Rhys Taylor  Jay Naidoo  Karsen Reynolds  Mitchell Hoad Joslin Colli  Ruth Markham  Emma Simmons  Carrie Miller</p>	<p>Chief Executive Officer A/Executive Director Infrastructure &amp; Environment Executive Director Community &amp; Business Services A/Executive Director Strategy &amp; Development A/Manager Development &amp; Design (left the meeting at 6:50pm after item 5.3) A/Manager Strategic Planning Executive Manager Corporate Strategy &amp; Governance Manger of City Buildings and Asset Management (left the meeting at 6:56pm after item 6.3) Coordinator Corporate Strategy &amp; Governance Corporate Strategy &amp; Governance Officer</p>

**Public:** Approximately 8 members of the public.

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

The Presiding Member, 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.”

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

Cr Alex Castle on approved leave of absence from 01 February 2025 to 09 February 2025.

## **3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS**

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

### **3.1 Kate Parker of Perth – Item 5.6**

Listen to their full statement [here](#).

**3.2 Emma Pegrim of Perth – Item 5.6**

Listen to their full statement [here](#).

**3.3 Scott Robinson of North Perth – Item 6.1**

Listen to their full statement [here](#).

**3.4 Josh Topelberg of Subiaco – Item 5.5**

Listen to their full statement [here](#).

**There were no submissions received in writing prior to the meeting.**

There being no further speakers, Public Question Time closed at approximately 6:15pm.

**4 DECLARATIONS OF INTEREST**

Nil

**REPORTS**

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

**Items which Council Members wish to discuss which have not already been the subject of a public question/comment and the following was advised:**

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Cr Worner	5.1, 5.2, 5.3
Cr Woolf	8.1, 8.5
Cr Wallace	6.3
Cr La Fontaine	8.2

## REPORTS WITH DISCUSSION

### 5.6 RESPONSE TO PETITION - WILLIAM STREET TOWN CENTRE PUBLIC ARTWORK COMMISSION

- Attachments:
1. Arts Rebound: Town Centre Artwork EOI 
  2. Arts Rebound: Town Centre Artworks Brief 
  3. Arts Rebound: William Street Town Centre Concept Design Proposals - Panel Assessment - Confidential
  4. Globe Information Pack - Confidential

#### RECOMMENDATION:

That Council:

1. **NOTES** the response to the petition;
2. **RESOLVES** not to proceed with the artwork in the current approved location; and
3. **REQUESTS** the Chief Executive Officer investigate alternate locations for the artwork and present a report back to Council by June 2025.

#### CR WORNER:

Was the arts advisory consulted during the process?

#### EXECUTIVE MANAGER CORPORATE STRATEGY AND GOVERNANCE:

*At a Special Council Meeting 30 March 2020 Council resolved to establish an Arts Relief Working Group comprising three elected members – Cr Fotakis, Cr Smith and Cr Wallace for the period 1 April 2020 to 30 September 2020. With Cr Fotakis appointed as Chair and Cr Hallett, Castle and Loden deputy members.*

*The Arts Advisory Group (AAG) was involved in the concept and initial planning stages of the project, including developing the EOI document which detailed the procurement process and Assessment Panel. The project had the following touch points with the AAG:*

- *14 October 2020 AAG meeting the approach to securing two significant artworks was discussed, and then email discussion took place between the 'Public Art Subgroup' of the AAG (including two Councillors and three non-Councillor members) before the draft Expression Of Interest (EOI) was presented at 27 October 2020 Council Workshop.*
- *24 February 2021 the draft EOI including proposed locations presented to AAG for feedback.*
- *7 April 2021 AAG meeting draft EOI discussed and further refined.*
- *19 May 2021 AAG meeting the project was discussed, final feedback received and incorporated into EOI ahead of 22 June 2021 Ordinary Meeting where Council endorsed the EOI.*
- *23 February 2022 AAG meeting project update was provided with the successful artwork concepts (after procurement phase July-December 2021).*

#### CR WALLACE:


Can we have an estimate of the footing costs given this is cited as a reason not to proceed in this location?

#### EXECUTIVE MANAGER CORPORATE STRATEGY AND GOVERNANCE:

*In December 2024 as the footing design was approaching resolution, the Engineering Piling Contractor provided a preliminary quote of \$150,000 for the four footings which was not accounted for in the project budget. At this stage it was decided not to continue work on the installation preparations, which was continuing to incur costs, given the footings cost estimate would likely prevent the project from moving forward.*

*It is also worth noting that this estimate does not include installation costs such as the relocation of services required at the northern corner and traffic management.*

**6.1 COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF) APPLICATION - NORTH PERTH TENNIS CLUB FEMALE AND ACCESSIBLE AMENITIES UPGRADE**

- Attachments:
1. North Perth Tennis Club - Draft Grant Application - Confidential
  2. North Perth Tennis Club - Female and Accessible Amenities Drawing 

**RECOMMENDATION:****That Council:**

1. **ENDORSES** the proposal from North Perth Tennis Club to upgrade its female and accessible amenities; and
2. **APPROVES** the inclusion of \$9,983.33 (ex GST) for North Perth Tennis Club female and accessible amenity upgrade on the 2025/2026 budget, subject to confirmation of the required financial contribution through external grant funding and North Perth Tennis Club, and the submission of the grant application to the Department of Local Government, Sport and Cultural Industries.

**CR GREER:**

Will there be an accessible shower included in the works? If not is there a possibility of doing so?

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:**

*It is currently not intended to include an accessible shower. The Club will review the design and look to include one. Space is tight within the existing room and may be unlikely during this upgrade.*

**CR GREER:**

Will the new sliding door to the bathrooms be automatic?

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:**

*The current design is for a manual sliding door. Adding electronic mechanisms for an automatic door are very expensive, more prone to fail and increase the operating and maintenance costs. The use is intended as an Accessible Unisex Facility under the requirements of the National Construction Code and in compliance with AS 1428.1.*

**5.5 ADVERTISING OF THE DRAFT WILLIAM STREET PLANNING FRAMEWORK**

- Attachments:
1. Draft William Street Planning Framework 
  2. Review of Central Perth Design Policies and New Northbridge Design Guidelines 

**RECOMMENDATION****That Council**

1. **PREPARES** the draft William Street Planning Framework as included in Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft William Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **PREPARES** a notice of proposed revocation of the New Northbridge Design Guidelines and Central Perth Development Policies, for the purpose of community consultation pursuant to Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
4. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

**CR WORNER:**

What is Administration's view on the reference to 'maximum' building heights?

**A/MANAGER STRATEGIC PLANNING:**

*Changing the term 'maximum' would not affect the community consultation process, and Administration will consider alternative wording as part of this.*










*The purpose of setting a 'maximum' building height is to provide clear guidance on the expected scale of future development in the area, based on Administration's context analysis and the preliminary engagement with community.*

*Using 'maximum' building heights is also consistent with how building height standards have been previously addressed in recent planning frameworks, such as North Claisebrook and Pickle District Planning Frameworks, and the draft Leederville Precinct Structure Plan.*

*The William Street Planning Framework is a local planning policy that must be given due regard in assessing development applications. This means a decision-maker could approve an application which exceeds a prescribed height, whether referred to as 'maximum' height or alternate terminology, as long as it meets the relevant policy objectives.*



**5.1 NO. 173 (LOT: 7; D/P: 867) OXFORD STREET, LEEDERVILLE - PROPOSED CHANGE OF USE FROM SMALL BAR TO TAVERN INCLUDING ALTERATIONS AND ADDITIONS****Ward:** South

- Attachments:**
1. Consultation and Location Plan 
  2. Development Plans 
  3. Acoustic Report 
  4. Transport Impact Statement 
  5. Venue Management Plan 
  6. Summary of Submissions - Administrations Response 
  7. Summary of Submissions - Applicants Response 
  8. Clause 67 Assessment 
  9. 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 application for a proposed Change of Use from Small Bar to Tavern including Additions and Alterations at No. 173 (Lot: 7; D/P: 867) Oxford Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions with the associated determination advice notes in Attachment 9:

**1. Development Approval**

This approval relates to a Change of Use from Small Bar to Tavern including Additions and Alterations as shown on the approved plans dated 15 January 2025. No other development forms part of this approval;

**2. Use of Premises**

2.1 This approval is for a Tavern as defined in the City of Vincent Local Planning Scheme No. 2. The use of the subject land for any other land use may require further approval from the City;

2.2 The hours of operation of the Tavern shall be limited to:

- 6:00am to 12:00am Monday to Saturday
- 6:00am to 10:00pm Sunday;

2.3 The Tavern shall be limited to a maximum of 200 patrons and 8 staff at any one time;

**3. Acoustic Report and Noise Management**

3.1 All operational measures, recommendations and construction specifications outlined approved acoustic report (Acoustic Engineering Solutions, dated 29 October 2024) shall be implemented prior to the occupation or use of the development the subject of this approval, and maintained thereafter, to the satisfaction of the City at the expense of the owners/occupiers. This includes the rear garden roof that should be constructed in accordance with the materials and specifications as detailed within Figure 4 of the Acoustic Report, to the satisfaction of the City;

3.2 The Tavern shall operate in accordance with operational scenarios and recommendations of the approved Acoustic Report at all times, to the satisfaction of the City;

**4. Venue Management**

The premises shall operate in accordance with the approved Venue Management Plan dated 13 January 2025 at all times, to the satisfaction of the City;

## 5. Façade Design

- 5.1 Doors and windows and adjacent floor areas fronting Oxford Street shall maintain an active and interactive relationship with the street, to the satisfaction of the City;
- 5.2 Glazing and/or tinting shall have a minimum of 70 percent visible light transmission to provide unobscured visibility between the street and the interior of the tenancy, to the satisfaction of the City;
- 5.3 Internal security and privacy treatments shall be located and installed internally behind the glazing line or recessed, and shall be transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street, to the satisfaction of the City;

## 6. Landscaping

All landscaping shown in the approved plans shall be undertaken prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

## 7. Bicycle Facilities

A minimum of six long-term bicycle bays shall be provided on-site and designed in accordance with AS2890.3 prior to the occupation or use of the development the subject of this approval and maintained thereafter, to the satisfaction of the City; and

## 8. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

### CR HALLETT:

What is the impact of this recommendation on the local traffic and car parking?

### A/MANAGER DEVELOPMENT & DESIGN:

*The applicant submitted a Traffic Impact Statement (TIS), included as **Attachment 4**.*

*The TIS concludes that the existing public car parking in the surrounding area can accommodate the additional parking demand generated by the Tavern, and that the impact of this traffic on the surrounding road network, including Oxford Street, would be insignificant.*

*The TIS has been reviewed and supported by the City's Engineering team.*

*The TIS assumes that:*

- 50% of patrons are expected to already be in the area and walk to the site,
- 40% will use taxis, rideshare, public transport, or bicycles,
- 10% will travel by private car.

*Regarding additional private vehicle trips associated with increased patronage, the TIS estimates the proposed tavern would generate an additional +64 private vehicular trips specifically destined for the tavern on weekends, including +2 additional trips during the typical weekend PM peak hour.*

*The TIS confirms that these additional private vehicle trips can be accommodated by the public parking available within close proximity to the site, which includes 50 on-street parking bays and 651 off-street public parking spaces, all within a comfortable walking distance from the site.*

*Parking data further supports this, with the following findings:*

- On-Street Parking: A 2018 City parking survey identified an average of 28 bays available at any one time. The busiest period was between 9:00am and 11:00am on Friday morning, when 11 bays were available.
- Off-Street Parking: A 2021 survey of The Avenue and Frame Court car parks found an average of 20 percent availability of parking bays during both weekday and weekend peak periods.

*This data confirms that adequate parking is available to accommodate the additional traffic generated by the proposed tavern.*

**CR HALLETT:**

Do we have any police data on violence in Leederville?

**A/MANAGER DEVELOPMENT & DESIGN:**

*WA Police have provided the following crime statistics for 2024 in the suburb of Leederville.*

- *48 counts of assault (non-family);*
- *3 counts of disorderly conduct;*
- *3 liquor offences (against licensee) – in March and May 2024;*
- *1 liquor offence (other); and*
- *2 counts of drug/drink driving.*








*Of the above statistics, the below specifically relate to crimes occurring on Oxford Street, Leederville:*

- *8 (of 48) counts of assault (non-family); and*
- *3 (of 3) liquor offences (against licensee) - in March and May 2024.*

*There is no indication that these crimes are linked to the operations at the subject site.*

**5.2 NO. 500 (LOT: 41; D/P: 418433) FITZGERALD STREET, NORTH PERTH - PROPOSED CHANGE OF USE FROM RESTAURANT/CAFE TO RESTAURANT/CAFE AND SMALL BAR (AMENDMENT TO APPROVED)**

**Ward:** South

- Attachments:**
1. Consultation and Location Plan 
  2. Development Plans 
  3. Acoustic Assessment 
  4. Previous Joint Development Assessment Panel Approval 
  5. Summary of Submissions - Applicant's Response 
  6. Summary of Submissions - Administration's Response 
  7. Clause 67 Assessment 

**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 Change of Use from Restaurant/Café to Restaurant/Café and Small Bar (Amendment to Approved) at No. 500 (Lot: 41; D/P: 418433) Fitzgerald Street, North Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on the development approval 5.2023.218.1 granted on 12 December 2023 continue to apply to this approval except as follows:

**1.1 Condition 1 is modified as follows:**

This approval is for a Change of Use from Restaurant/Café to Restaurant/Café and Small Bar (Amendment to Approved) as shown on the approved plans dated 18 August 2023, 3 July 2024, 11 December 2024 and 10 January 2025. No other development forms part of this approval;

**1.2 Condition 2.3 is modified as follows:**

The Restaurant/Café and Small Bar shall be limited to the following hours of operation:

- Monday to Sunday: 7:00am to 5:00pm; and
- All deliveries shall be limited to 7:00am to 2:00pm, Monday to Friday;

**1.3 Condition 3.1 is modified as follows:**

Prior to the commencement of the operating hours outlined in Condition 2.3, an amended Venue Management Plan shall be submitted to and approved by the City. The amended Venue Management Plan shall outline the approved operating hours of the development and shall be prepared in accordance with City's Policy No. 7.5.7 – Licensed Premises, to the satisfaction of the City;

**1.4 Condition 6 is modified as follows:**

Prior to the commencement of the operating hours outlined in Condition 2.3, eight parking bays on-site, as identified in Attachment 2, shall be line marked with painted letters which read 'Café Parking', to the satisfaction of the City;

**1.5 Condition 9 'Signage' is added as follows:**

- 9.1 Prior to the commencement of the operating hours outlined in Condition 2.3, the existing signs highlighted in red on the plans shall be removed, to the satisfaction of the City.

- 9.2 Prior to the commencement of the operating hours outlined in Condition 2.3, all signage shown on the approved plans shall be installed to the dimensions and locations shown on the approved plans, to the satisfaction of the City. The sign located to the northern elevation of the bin store shall be installed to the top left corner of the wall, replacing existing signage in this location, to the satisfaction of the City.
- 9.3 All signage is to be in strict accordance with the City’s Local Planning Policy: Signs and Advertising, unless further development approval is obtained.
- 9.4 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site.

1.6 Condition 10 ‘Acoustic Report’ is added as follows:

The premises shall operate at all times in accordance with the criteria and all recommended conditions/restrictions outlined approved acoustic report (Herring Storer Acoustics, dated 22 November 2024) to the satisfaction of the City.

**MAYOR XAMON:**

Is there any opportunity to implement short-term measures, such as extending the yellow line, to improve congestion on Venn Street, before the local traffic study commences in April 2025?

**A/MANAGER DEVELOPMENT & DESIGN:**

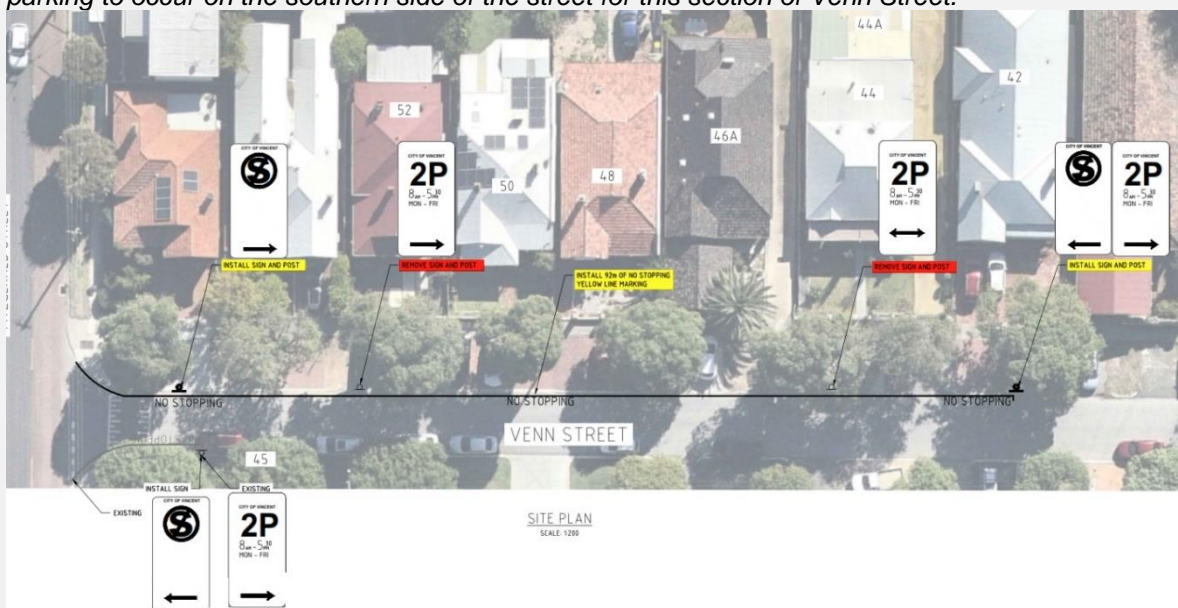
Short-term measures have been recently implemented to reduce congestion to the eastern end of Venn Street. These include:

1. The restriction of on-street parking to the northern side of Venn Street; and
2. Increased patrols to monitor and enforce compliance with the revised on-street parking restrictions.

The yellow ‘No Stopping’ line marking and ‘No Stopping’ signs were installed to the northern side of Venn Street in August 2024.

As shown in **Figure 1** below, the line marking extends approximately 100 metres from the intersection of Fitzgerald Street to the driveway of No. 42 Venn Street. Two ‘No Standing’ signs are placed on either side of this line marking. The existing 2P signs to the northern side of Venn Street have been removed (shown in red below).

These restrictions prevent parking on the northern side and adjacent property verges, permitting on-street parking to occur on the southern side of the street for this section of Venn Street.



**Figure 1 – Venn Street Line Marking and ‘No Stopping’ Sign Plan (Red highlights indicate signage removed and yellow highlights indicate new signs installed.)**

**CR LA FONTAINE:**

Would it be worth including the operating hours, including closing times, from other cafes in the area as well?

**A/MANAGER DEVELOPMENT & DESIGN:**

*The scope of this application is only to consider an earlier opening time of 7:00am, instead of the previously approved 8:00am.*

*All other operating hours, including afternoon and evening operations, will remain unchanged and are not within the scope of this application. These hours have been previously assessed and accepted by the City as appropriate for the premises.*

*For reference, the approved operating hours for the venues detailed within the Officer Report are outlined below:*

<b>Café</b>	<b>Address</b>	<b>Approved Operating Hours</b>	<b>Alfresco Dining</b>
Hobart Deli	No. 45 Hobart Street, North Perth	Monday to Wednesday: 7:00am to 5:00pm Thursday and Friday: 7:00am to 9:00pm Saturday and Sunday: 7:00am to 4:00pm	Yes
West End Deli	No. 95 Carr Street, West Perth	Tuesday: 7:00am to 5:00pm Wednesday to Saturday: 7:00am to 10:30pm	Yes
BOOtoo	No. 274 Bulwer Street, Perth	Monday to Sunday: 7:00am to 10:00pm	Yes
Cheerio Coffee	No. 50 Cleaver Street, West Perth	Monday to Sunday: 6:00am to 6:00pm	No – Coffee Window
Chu Bakery	No. 498 William Street, Highgate	Tuesday to Sunday: 7:00am to 4:00pm	No – Coffee Window

**5.3 PROPOSED AMENDMENT NO. 13 TO LOCAL PLANNING SCHEME NO. 2 AND REVIEW OF LOCAL PLANNING POLICY: SHORT TERM ACCOMMODATION**

- Attachments:
1. Amendment No. 13 to Local Planning Scheme No. 2 
  2. Amended Local Planning Policy: Short Term Accommodation 
  3. Review of Local Planning Policy: Short Term Accommodation 

**RECOMMENDATION:****That Council:**

1. **PREPARES** Amendment No. 13 to Local Planning Scheme No. 2 as included in Attachment 1 for the purposes of community consultation, pursuant to section 75 of the *Planning and Development Act 2005*;
2. **CONSIDERS** Amendment No. 13 to Local Planning Scheme No. 2 to be a standard amendment pursuant to Clause 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the amendment:
  - Would have minimal impact on land in the scheme area that is not subject to the amendment;
  - Would be consistent with the intent of the Urban zone under the Metropolitan Region Scheme to provide for a range of commercial activities;
  - Would not result in significant environmental, social, economic or governance impacts on land in the scheme area;
  - Would be consistent with Planning Bulletin 115/2024 which states that if a scheme amendment introduces or changes permissibility for new short-term rental and traditional accommodation uses, it will be generally progressed as a standard amendment; and
  - Is not considered a complex or basic amendment;
3. **SUBMITS** Amendment No. 13 to Local Planning Scheme No. 2 to the Western Australian Planning Commission for a recommendation to the Minister for Planning to approve the proposed amendment for advertising pursuant to Clause 46B of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
4. Subject to receiving approval from the Minister for Planning **PROCEEDS** to advertise Amendment No. 13 to Local Planning Scheme No. 2 pursuant to Clause 47(1) of the *Planning and Development (Local Planning Scheme) Regulations 2015*;
5. **PREPARES** a notice of amendment for Local Planning Policy: Short Term Accommodation as modified and included in Attachment 2 for the purpose of advertising, pursuant to Schedule 2, Clauses 5 and 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
6. **NOTES** that:
  - In accordance with Section 81(2) of the *Planning and Development Act 2005*, Amendment No. 13 to Local Planning Scheme No. 2 is not required to be referred to the Environmental Protection Authority.  
  
This is because it is an amendment to include or alter a definition of a land use category that would not materially impact the operation of the planning scheme. The proposed amendments would replace existing short-term rental accommodation land use definitions and would not have effect on the substantive nature or operation of the City's Local Planning Scheme No. 2;



- **Public notice of Amendment No. 13 to Local Planning Scheme No. 2 and Local Planning Policy: Short Term Accommodation will be undertaken concurrently; and**
- **Any submissions received during the advertising period for Amendment No. 13 to Local Planning Scheme No. 2 and Local Planning Policy: Short Term Accommodation would be presented to Council for consideration.**

**MAYOR XAMON:**

What legal barriers would exist if the City of Vincent would ban Unhosted Short Term Rental Accommodation (USTRA) in the bounds of our council?

**A/MANAGER STRATEGIC PLANNING:**

Administration does not recommend making USTRA a prohibited 'X' use throughout all zones in the City. The following barriers and conflicts would exist because:

- *Inconsistent with State Regulations: It would be inconsistent with recent amendments to the Regulations that provides exemptions for USTRA to operate for up to 90 nights in a 12-month period. The Regulations would prevail in the event of any inconsistency meaning that USTRA could still operate under the existing exemptions within the City irrespective of any prohibition.*
- *Inconsistent with Planning Guidance: It would be inconsistent with [Planning Bulletin 115/202 Short-Term Rental Accommodation – Guidance for Local Governments](#) which states that USTRA should be listed as either an 'A' or a 'D' use in any zones where a dwelling is capable of being approved, not prohibited outright.*
- *Local Planning Strategy Aim: Prohibiting USTRA would be inconsistent with the City's Local Planning Strategy which seeks to enhance tourism facilities in appropriate locations throughout the City.*
- *Minister's Discretion: The Minister for Planning is the ultimate decision-maker for Amendment No. 13, and it would be unlikely that a blanket prohibition would be supported based on the guidance in the Planning Bulletin and the Local Planning Strategy. If not supportive the Minister would have the discretion to determine the permissibility of USTRA irrespective of Council's recommendation.*
- *Risk of No Policy Guidance: The Policy would guide the assessment of USTRA proposals and has been drafted to include stricter locational criteria to minimise amenity impacts on residential properties. This includes not being located in grouped or multiple dwellings, or within low density Residential or Mixed Use areas.*

*If USTRA were to be prohibited through Amendment No. 13, the Policy would also be required to be amended to remove any requirements related to USTRA. This would be a risk to the City as should the Minister ultimately not support a prohibition, the Policy would have no guidance to assess USTRA proposals against.*

*Any prohibition would not apply retrospectively to properties that have a current planning approval. These properties would be allowed to continue operating in accordance with the terms of its approval.*

**CR GREER:**

Could the Policy include a limitation on the cumulative number of nights USTRA can operate within a 12-month period?

**A/MANAGER STRATEGIC PLANNING:**

*USTRA is currently exempt from requiring planning approval under the Regulations where it does not operate for more than 90 nights within a 12-month period.*

*The Policy could include a limit on the cumulative number of nights that USTRA can operate in a 12-month period, but it cannot be less than the exemptions in the Regulations.*

*Administration has not recommended that a limitation on the cumulative nights because:*



- *Management Controls and Locational Criteria:* The management and appropriate location of USTRA is important to minimising impacts on residential amenity irrespective of the number of nights that it operates. The Policy provides for greater controls to minimise anti-social behaviour including limitations on guest numbers, the number and timing of visitors. This would align with the Local Planning Strategy that seeks to encourage tourist facilities within appropriate locations.
- *Lack of Data:* There is insufficient information to determine the appropriate maximum number of nights. The City is unaware of any other local governments within Western Australia that limit the cumulative number of nights for USTRA.

**CR GREER:**

The report states that visitors are not permitted between 7:00am to 10:00pm. Is this the intent of the policy or an error?

**A/MANAGER STRATEGIC PLANNING:**

Administration has updated the report to reflect the Policy which does not permit visitors outside of 7:00am to 10:00pm.

**CR GREER:**

Can Pet Management be elevated to a standalone policy provision?

**A/MANAGER STRATEGIC PLANNING:**

Administration has updated the Policy to include a provision that does not allow for pets to be left unattended at an USTRA.

**CR HALLETT:**

How many STRA is the City aware of that are on the STRA Register?

**A/MANAGER STRATEGIC PLANNING:**

There are 213 properties currently on the STRA. This includes 71 hosted and 142 unhosted.

**CR HALLETT:**

Has the City notified approved STRA land uses of the need to register with DMIRS?

**A/MANAGER STRATEGIC PLANNING:**

The City understands that information has been distributed by DMIRS to STRA platforms to inform operators of the need to register.

As part of community consultation, Administration will write to the owners of properties that have approval to operate short term accommodation inviting comment on Amendment No. 13 and the Policy. This would also remind of the need to register with DMIRS.

At 6:50pm A/Manager Development & Design left the meeting and did not return.

**6.3 RFT IE360/2024 ASBESTOS REMOVAL AND ENCAPSULATION BPLC GRANDSTAND**

**Attachments:** 1. **Evaluation Worksheet RFT 1E360-2024 - Confidential**

**RECOMMENDATION:**

**That Council:**

1. **NOTES** the outcome of the evaluation process for Tender IE360/2024 Asbestos removal and Encapsulation, and **ACCEPTS** the tender submission of Kilmore Group Pty Ltd to undertake and deliver Option 1 - (Encapsulate the existing contaminated window mastic material internal and external);
2. **APPROVES** by Absolute Majority, the sum of \$931,648.09 to be funded through the Mid-Year Budget Review to enable remediation works to be commenced; and
3. **NOTES** this project will be delivered over the 2024/25 and 2025/26 financial years. This work makes the grandstand safe in terms of asbestos. Additional work is required for the grandstand to be made accessible to the general public which is not within this current scope of work.

**MAYOR XAMON:**

What are the roles and responsibilities of Local Governments under the Asbestos National Strategic Plan (Phase 3), and what potential hazards could arise if the council delays expenditure until legally required?

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:**

*The Asbestos National Strategic Plan (Phase 3) aims to establish a nationally consistent and coordinated approach to asbestos awareness, management, and removal. However, no clear timeframes, resources, or funding allocations have been provided to local governments at this stage.*

*The City of Vincent provided feedback on the draft plan last year (via CoV Health Services), advocating for funding, education and resources to support local governments in meeting any future requirements. Until further clarification is provided, the City continues to manage asbestos risks in accordance with existing Work Health and Safety (General) Regulations 2022.*

*Under the Work Health and Safety (General) Regulations 2022, there is a mandatory requirement to manage and control the risk of exposure to asbestos. While access to the grandstand has been restricted to prevent disturbance of asbestos-containing dust, the area is not fully enclosed, requiring ongoing air quality monitoring to ensure there is no elevated risk to the public.*

*Key regulatory considerations include:*

- *r420 – Exposure to airborne asbestos at a workplace*
- *r421A – Regulator may direct tests for, or removal of, asbestos at a workplace*
- *r429 – Asbestos management plan*

*Additionally, the grandstand serves as a critical access point for servicing essential infrastructure, including plumbing, HVAC, and electrical systems. Any failure of these systems, combined with restricted access for maintenance and repairs, could result in significant disruptions to the Beatty Park Leisure Complex. In a worst-case scenario, service delivery could be halted in affected areas.*

*Furthermore, essential water ingress remediation on the grandstand cannot proceed until asbestos treatment is completed. Delaying this work may result in worsening structural issues and increased future remediation costs.*

**CR WOOLF:**

What else would need to be done to make the grandstand publicly accessible?

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:**

*Making the grandstand more publicly accessible would first require the completion of the water ingress remediation works, which are already budgeted but cannot proceed until the asbestos removal is finalised. Additionally, a clear need for broader public use of the grandstand, beyond its current function as a viewing area for water polo, would need to be identified. Any proposed upgrades would then need to be assessed in*

*terms of cost, feasibility, and alignment with the City's acceptable level of risk.*

*At present, the grandstand seating area remains largely unused, as local school carnivals comfortably fit around the pool deck, and interschool events are hosted at the High-Performance Centre (formerly Challenge Stadium) in Mt Claremont.*

**CR WALLACE:**

How could maintenance be undertaken if Council did not approve this recommendation?

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:**

*Alternative access routes to critical infrastructure are currently being investigated. However, sections of the grandstand that provide access to HVAC and plumbing areas are located on the roof adjacent to the grandstand glazed curtain wall. Without appropriate treatment, these areas may remain inaccessible.*

**CR WALLACE:**

Requested a copy of the asbestos register, management plan, and air monitoring results for the asbestos removal and encapsulation at Beatty Park Leisure Centre grandstand.

**A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:**

*This has been provided to Council Members separately.*

At 6:56pm Manager City Buildings and Asset Management left the meeting and did not return.

**8.1 APPOINTMENT OF ELECTORAL COMMISSIONER TO CONDUCT THE CITY OF VINCENT ORDINARY ELECTION 18 OCTOBER 2025**

- Attachments:
1. Letter from WA Electoral Commissioner dated 12 December 2024 - conduct of City's 2025 ordinary election 
  2. Written Agreement from WA Electoral Commission to conduct 2025 election 

**RECOMMENDATION:**

That Council:

1. **APPROVES BY ABSOLUTE MAJORITY**, in accordance with:
  - 1.1 section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the ordinary election, together with any other elections or polls which may also be required; AND
  - 1.2 section 4.61(2) of the *Local Government Act 1995*, that the method of conducting the 2025 ordinary election will be as a Postal election; and
2. **NOTES** that the estimated cost of the Electoral Commissioner conducting the City's 2025 ordinary election by postal vote is \$137,678 (including GST).

<b>NO QUESTIONS ON NOTICE</b>
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**8.2 REVIEW OF COUNCIL PROCEEDINGS - RECORDING AND WEB STREAMING POLICY**


















- Attachments:
1. Council Proceedings - Recording and Web Streaming Policy 
  2. Assessment of Policy 

**RECOMMENDATION:**

That Council REPEAL the Council Proceedings – Recording and Web Streaming Policy at Attachment 1.

**NO QUESTIONS ON NOTICE**

## 8.5 INFORMATION BULLETIN

- Attachments:
1. Minutes for Arts Advisory Group 13 November 2024 
  2. Unconfirmed Minutes Sustainability and Transport Advisory Group 28 November 2024 
  3. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 28 November 2024 
  4. Unconfirmed Minutes of the Catalina Regional Council Meeting held on 5 December 2024 
  5. Unconfirmed Minutes of the Mindarie Regional Council Meeting - 12 December 2024 
  6. Unconfirmed Catalina Regional Council Special Council Meeting Minutes - 19 December 2024 
  7. Minutes for Arts Advisory Group Meeting 7 August 2024 
  8. Statistics for Development Services Applications as at the end of December 2024 
  9. Register of Legal Action and Prosecutions Monthly - Confidential
  10. Register of Legal Action - Orders and Notices Quarterly - Confidential
  11. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 28 January 2025 
  12. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current 
  13. Register of Applications Referred to the Design Review Panel - Current 
  14. Quarterly Street Tree Removal Information 
  15. Register of Petitions - Progress Report February 2025 
  16. Register of Notices of Motion - Progress Report - February 2025 
  17. Register of Reports to be Actioned - Progress Report - February 2025 
  18. Council Workshop Items since 17 November 2024 
  19. Council Briefing Notes - 10 December 2024 

## RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated February 2025.

**CR WOOLF:**

Did the applicant provide the required information on 31 January 2025 in relation to the Angove Street SAT appeal of the DAP refusal from 2023?

**A/EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:**

*Administration has requested an update from the DPLH Appeals team but is still awaiting a response.*

*A separate update will be provided to Elected Members once we receive a reply, and it will be shown in the Information Bulletin for the March Council meeting agenda.*

**ADDITIONAL INFORMATION**

*The SAT Register has been updated with these recent changes:*

- *Concrete Batching Plant (No. 120 Claisebrook Road, Perth):  
The mediation scheduled for 7 February 2025 has been rescheduled for 10 March 2025.*
- *Child Care Centre (No. 235 Brisbane Street, Perth):  
Further mediation is scheduled for 25 February 2025.*

**REPORTS WITH NO DISCUSSION****5.4 ADVERTISING OF THE DRAFT BEAUFORT STREET TOWN CENTRE PLANNING FRAMEWORK**

Attachments: 1. Draft Beaufort Street Town Centre Planning Framework 

**RECOMMENDATION**

That Council:

1. **PREPARES** the draft Beaufort Street Town Centre Planning Framework as included as Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft Beaufort Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
3. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

<b>NO QUESTIONS</b>
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**6.2 RFT IE371/2024 LEVEL 1, ADMINISTRATION BUILDING HVAC RENEWAL**

**Attachments: 1. Evaluation Worksheet RFT IE371-2024 - Confidential**

**RECOMMENDATION:**

**That Council:**

- 1. NOTES the outcome of the evaluation process for Tender IE371/2024 Administration Building Level 1 HVAC Upgrade; and**
- 2. ACCEPTS the tender submission of Grosvenor Engineering Group Pty Ltd for Tender IE371/2024 Administration Building Level 1 HVAC Upgrade.**

<b>NO QUESTIONS</b>
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**7.1 FINANCIAL STATEMENTS AS AT 30 NOVEMBER 2024**

Attachments: 1. Financial Statements as at 30 November 2024 

**RECOMMENDATION:**

That Council RECEIVES the Financial Statements for the month ended 30 November 2024 as shown in Attachment 1.

<b>NO QUESTIONS</b>
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**7.2 FINANCIAL STATEMENTS AS AT 31 DECEMBER 2024**

Attachments: 1. Financial Statements as at 31 December 2024 

**RECOMMENDATION:**

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

<b>NO QUESTIONS</b>
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**7.3 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 NOVEMBER 2024 TO 30 NOVEMBER 2024**

- Attachments:
1. November 2024 - Payments by EFT and Payroll 
  2. November 2024 - Payments by Direct Debit 
  3. November 2024 - Payments by Cheques 
  4. November 2024 - Payments by Fuel Cards 

**Recommendation:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 November 2024 to 30 November 2024 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	\$9,091,467.81
Cheques	\$1,571.81
Direct debits, including credit cards	\$327,866.65
Total payments for November 2024	<b>\$9,420,906.27</b>

<b>NO QUESTIONS:</b>
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**7.4 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 DECEMBER 2024 TO 31 DECEMBER 2024**

- Attachments:
1. December 2024 - Payments by EFT and Payroll 
  2. December 2024 - Payments by Direct Debits 
  3. December 2024 - Payments by Cheques 
  4. December 2024 - Payments by Fuel Cards 

**Recommendation:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 December 2024 to 31 December 2024 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

EFT payments, including payroll	\$9,572,461.49
Cheques	\$860.35
Direct debits, including credit cards	\$176,830.89
Total payments for December 2024	<b>\$9,750,152.73</b>

<b>NO QUESTIONS</b>
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**7.5 INVESTMENT REPORT AS AT 30 NOVEMBER 2024**

**Attachments:** 1. Investment Statistics as at 30 November 2024 

**RECOMMENDATION:**

That Council **NOTES** the Investment Statistics for the month ended 30 November 2024 as detailed in Attachment 1.

<b>NO QUESTIONS</b>
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**7.6 INVESTMENT REPORT AS AT 31 DECEMBER 2024**

**Attachments:** 1. Investment Statistics as at 31 December 2024 

**RECOMMENDATION:**

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

<b>NO QUESTIONS</b>
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**8.3 COUNCIL RECESS PERIOD 2024-2025 - RECEIVING OF ITEMS DEALT WITH UNDER DELEGATED AUTHORITY BETWEEN 10 DECEMBER 2024 AND 4 FEBRUARY 2025**

**Attachments: Nil**

**RECOMMENDATION:**

**That Council RECEIVES the report on the items of business was dealt with under delegated authority during the over the Council recess period, 11 December 2024 and 3 February 2025:**

- 1. Enter into lease with Western Australian Land Authority – Portion 11 Summers Street, East Perth (East Perth Power Station Land).**

<b>NO QUESTIONS</b>
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**8.4 RESPONSES TO MOTIONS CARRIED AT THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 11 DECEMBER 2024**

Attachments: 1. Annual General Meeting of Electors - 11 December 2024 Minutes 

**RECOMMENDATION:**

That Council **NOTES** and **ENDORSES** the following recommendations provided by Administration to the General Business motions carried at the Annual Meeting of Electors held on Wednesday 11 December 2024 for the reasons outlined in the report:

**1. Motion 4.2 – Scheme Amendment – That Council **NOTES**:**

- Community consultation on proposed amendments to Policy No. 7.6.3 – Trees of Significance will conclude on 13 February 2025 pursuant to its resolution from its meeting on 10 December 2024. The outcomes of community consultation would be presented to a future meeting by mid-2025;
- The review of Policy No. 7.6.3 – Trees of Significance is one part of Administration's broader approach to improving tree canopy on private land. Other measures would include a further review of planning controls in the City's local planning framework, investigation of financial and non-financial incentives, community education and awareness, and advocacy to the State Government; and
- If ultimately approved by Council, Administration would continue to monitor the implementation of an amended Policy No. 7.6.3 – Trees of Significance as part of this broader approach to tree protection.

**2. Motion 4.3****(1) Gas Appliances (Residential) – That Council **NOTES**:**

- There is currently no legislative ability for the City to ban gas connections for new residential development or to require removal in existing residences. Any change to this would be required to be made by the State Government; and
- Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.

**(2) Gas Appliances (Businesses) – That Council **NOTES**:**

- There is currently no legislative ability for the City to ban gas connections for new businesses or to require removal in existing businesses. Any change to this would be required to be made by the State Government; and
- Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.



**(3) Gas Appliances (Incentives)** – That Council NOTES Administration is currently investigating opportunities to incentivise electrification as part of the GreenTrack program through the review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design that will be progressed in 2025, and the Climate Transition Adaption Plan that is scheduled to be developed in 2025/26.

**NO QUESTIONS**

**5 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**6 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

Nil

**7 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED****11.1 APPOINTMENT OF EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT**

Attachments: 1. Position Description - Executive Director Strategy and Development

**RECOMMENDATION:**

That Council, pursuant to section 5.37(2) of the Local Government Act 1995, **ACCEPTS** the recommendation of the Chief Executive Officer to employ the preferred candidate as the City's Executive Director Strategy and Development on a five-year (5) contract of employment, subject to the terms and conditions as determined by the Chief Executive Officer.

<b>NO QUESTIONS</b>
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**12 CLOSURE**

There being no further business the meeting closed at 7:02pm.