



CITY OF VINCENT

NOTES

Council Briefing

2 September 2025

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**NOTES OF CITY OF VINCENT
COUNCIL BRIEFING
HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 2 SEPTEMBER 2025 AT 6:00 PM**

PRESENT:	Mayor Alison Xamon Cr Alex Castle Cr Jonathan Hallett Cr Sophie Greer Cr Ashlee La Fontaine	Presiding Member North Ward South Ward South Ward South Ward
IN ATTENDANCE:	Jay Naidoo Prue Reddingius Sarah Hill Lisa Williams Eamonn Lourey Karsen Reynolds Main Bhuiyan Emma Simmons Wendy Barnard	A/Chief Executive Officer A/Executive Director Strategy & Development A/Executive Director Infrastructure & Environment A/Executive Director Community & Business Services Coordinator Place Manager Development & Design Manager Financial Services (left at 6.13pm during Item 5.1) A/Executive Manager Corporate Strategy & Governance Executive Assistant to the Mayor and Council Support
Public:	Approximately one member 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, acknowledging that as the City of Vincent we have a role to play in working towards reconciliation and justice for First Nations people.

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Suzanne Worner on approved leave of absence from 25 August 2025 to 19 September 2025.
Cr Nicole Woolf on approved leave of absence from 02 September 2025 to 08 September 2025.
Cr Ashley Wallace was an apology for this meeting.
Cr Ron Alexander was an apology for this meeting.

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 Greg Johnson of Mt Hawthorn – Item 5.1

His full statement can be found here [1.27](#)

There being no further speakers, Public Question Time closed at approximately 6.06pm.

The following statements were received in writing prior to the meeting.

Mary Cropley of Mt Lawley – Item 5.2

We live opposite the hall / archive.

- Conversion from a community / church hall was approved as a temporary change of use in November 2007. It was approved for 3-5 years only. Based on that fact, how can the renovations be approved when the current use is not formally approved (as far as we know, no request for an extension or permanent change has been made.)?

Administration Response below:

At its Ordinary Meeting on [20 November 2007](#), Council approved a change of use to a public worship building comprising a prayer room, library, museum, office, archival storage, and associated amenities.

This approval was granted on a permanent basis and was not limited to a temporary timeframe.

- The briefing notes prepared by City staff refers to the area around the hall as surrounded by Californian Bungalows. Has the author physically visited the site? Our neighbourhood is made up of mainly Federation homes. Our home and that of our neighbours (directly opposite the hall) were built in 1910. Our neighbour on corner of Harold Street, closest home to the hall, is a 1890's weatherboard heritage home. We highlight this as Californian Bungalows is a misrepresentation and goes to the point of why we wish the proposed changes to address its impact and engagement with our community.

Administration Response below:

We acknowledge that the reference to "Californian Bungalows" in the briefing note was not accurate. The intention was to note that the hall is located within a streetscape characterised by one and two storey dwellings in both traditional and contemporary styles. The report has been updated to reflect this more accurately.

- The response by the Applicant to community consultation refers to future art work not yet determined. Given previous non compliance with City approvals, how can we have the confidence art will be installed. Also, what level of further community consultation will take place on what is proposed. If approved, we ask the City to put firm timelines around completion of the overall planning submission.

Administration Response below:

The submitted plans identify a possible location for future artwork, but the inclusion of artwork is not a requirement of the current application or under the City's planning framework. On this basis, no conditions of approval are required to necessitate its installation as part of this approval.

If the Applicant elects to pursue artwork in the future, it would be subject to a separate application and assessment through the City's Public Art Approval process.

- While not the subject of this Application, we also note the car park beside the hall / archive rooms was approved, again on a temporary basis, in March 2009 on the proviso trees were planted (1 tree per every 4 car spaces) as well as the submission of a detailed landscaping plan including lawn on the north and east verges. Today, September 2, 2025, we confirm there is no landscaping in place including trees. The car park is a stark vacant car park adjacent to the hall / archive building. Given the proposed external changes to the building, it seems sensible to link the two external aesthetics to the decision and approval process.

Administration Response below:

The matter raised relates to an adjacent development site and a separate development approval and is not relevant to the assessment of the current application.

The City will the landscaping and time-limited approval conditions for the car park through our compliance processes. The City's Development Compliance team will reach out to seek further information if required.

On a separate point, it also appears to be a history of non compliance by the owners to the City application approvals and is disappointing to us as owner rate payers who wish to see all of our community to look appealing, sympathetic to our neighbourhood and contribute to our green canopy.

Vanshaj Goyal of Mt Hawthorn – Item 5.1

I am writing as the owner and operator of Porters Liquor Store at 143 Scarborough Beach Road, Mount Hawthorn, immediately adjacent to the subject premises, to formally oppose the proposed change of use from Hotel to Tavern at 141 Scarborough Beach Road.

Grounds for Objection

1. No Additional Community Benefit – Oversupply of Packaged Liquor
There are already eight packaged liquor outlets within a 5 km radius, including our store and others nearby. Allowing another outlet would only create unnecessary duplication and risk negative community outcomes, without offering any additional benefit.
2. Zoning Intent and Planning Vision
The current hotel licence serves on-premise consumption and accommodation, consistent with tourism and hospitality objectives. A tavern licence permitting takeaway packaged liquor undermines this balance and conflicts with the City's planning intent.
3. Tourism and Economic Opportunity
Rather than eliminating its accommodation function, the premises could upgrade its rooms and support tourism and local economic growth, which Mount Hawthorn and Leederville sorely need.
4. Negative Precedent and Underutilised Approvals
Past changes in land use, such as Copper & Oak, remain unutilised. Granting further approvals without clear necessity dilutes the integrity of the City's planning framework.
5. Public Interest and Social Harm
Oversupply of packaged liquor is well-documented to contribute to increased social harm and antisocial behaviour. There is no demonstrated community need for this proposed change.

Key Questions for the Council

In addition to the above points, I would appreciate clarification on the following matters during the Council's consideration:

1. How does this proposal deliver a genuine community benefit when there are already eight packaged liquor outlets within 5 km?

Administration Response below:

The number of existing packaged liquor outlets is not a relevant planning consideration. The City assesses proposals on their individual merits, including consistency with the planning framework and potential impacts on local amenity. Broader issues regarding outlet numbers and community impact are considered separately through the liquor licensing process.

2. If the issue is compliance with accommodation standards, why isn't the Council requiring the operator to upgrade the existing rooms rather than eliminating accommodation altogether?

Administration Response below:

The City cannot compel an operator to pursue a particular business model. The City's role in the planning process is to assess the application that has been submitted, which in this case is for a change of use from Hotel to Tavern.

The top floor of the building is proposed to remain in its current form, meaning there is opportunity for accommodation to be reinstated in the future should the operator choose to do so.

3. What safeguards are in place to prevent the negative social impacts of oversupply of packaged liquor in our community?

Administration Response below:

The premises already has approval to operate as a Hotel land use, which permits the sale of packaged liquor. The proposed change of use to Tavern also allows this, although the applicant has confirmed they do not currently intend to sell packaged liquor.

Safeguards regarding potential oversupply and broader social impacts are addressed through the separate liquor licensing process, which specifically considers community impact and harm minimisation.

4. Has the Council considered the precedent this sets for other venues to convert their land use simply for commercial advantage without improving community amenity?

Administration Response below:

Council is required to assess each application on its individual merits against the planning framework. Commercial competition and the business motivations of an operator are not relevant planning considerations.

Any future proposals for licensed premises would also be assessed on their merits, with regard to their locational context, potential impacts on amenity, and consistency with relevant planning objectives.

5. Given the City's stated objective to promote tourism and diverse land use, how does approving this application align with those goals?

Administration Response below:

Promoting tourism and diverse land uses is a key objective under the City's planning framework, and this proposal supports that by continuing the site's long-standing role as a hospitality venue.

The premises would retain its food and beverage functions and associated employment opportunities, contributing to the diversity of hospitality offerings within the Mount Hawthorn Town Centre.

The surrounding locality provides a wide range of residential options, and the first floor will remain intact, allowing for hotel use and accommodation to be reinstated in the future if sought by the operator.

In summary, the existing mix of services already serves the community effectively. This proposal offers no tangible benefit, risks undermining planning principles, and fails to align with the City's tourism and development objectives.

I respectfully request that the Council refuse this application.

Thank you for considering this submission. Please confirm receipt, and feel free to contact me should you require any further clarification.

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 Castle	5.1
Cr Hallett	5.3

REPORTS WITH DISCUSSION

5.1 NO. 141 (LOT: 6; D/P: 98568) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN - PROPOSED CHANGE OF USE FROM HOTEL TO TAVERN

Ward: North

Attachments:

1. Location and Consultation Plan 
2. Development Plans 
3. Applicant Cover Letter 
4. Clause 67 Assessment 
5. Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2, **APPROVES** the application for a Change of Use from Hotel to Tavern at No. 141 (Lot: 6; D/P: 98568) Scarborough Beach Road, Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Approval

- 1.1 This approval is for a Change of Use from Hotel to Tavern as shown on the approved plans dated 27 June 2025 and 19 August 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 Tavern shall be limited to a maximum capacity of 470 people on-site at any one time; and
- 2.3 The Tavern shall have the following hours of operation:
 - Monday to Saturday: 6:00am to 12:00am (midnight); and
 - Sunday and Public Holidays: 7:00am to 12:00am (midnight);unless an Extended Trading Permit for alternative hours is issued by the Racing Gaming and Liquor Division of the Department of Local Government, Sport and Cultural Industries;

3. Venue Management

- 3.1 Prior to the commencement of the Tavern use, a Venue Management Plan shall be submitted to and approved by the City. The Venue Management Plan shall address the following matters, to the satisfaction of the City:
 - Floor plans of the premises;
 - Noise control and management measures;
 - The number of patrons;
 - Hours of operation;
 - Management of patron behaviour, including measures to address anti-social behaviour;
 - Community relations and complaint management procedure;
 - Car parking and access arrangements;
 - Rubbish collection and disposal and litter associated with the development; and

- Deliveries.

3.2 The premises shall operate in accordance with the approved Venue Management Plan, to the satisfaction of the City;

4. Façade Design

4.1 Doors and windows and adjacent floor areas fronting Scarborough Beach Road and Fairfield Street shall maintain an active and interactive relationship with this street. Ground floor 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. Darkened, obscured, mirrored, or tinted glass or other similar materials, as considered by the City, is prohibited;

4.2 Curtains, blinds and other internal treatments that obscure the view of the internal area from Oxford Street are not permitted to be used during the hours of the business operation; and

4.3 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;

5. Signage

5.1 All signage is to be in accordance with the City's Signs and Advertising Policy, unless further development approval is obtained; and

5.2 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; and




6. Car Parking

Prior to first commencement of the use, 12 car parking bays shall be provided in the locations shown on the approved plans for the exclusive use of the Tavern, to the satisfaction of the City.

NO QUESTIONS ON NOTICE

At 6.13pm Manager Financial Services left the meeting and did not return.

5.3 ANNUAL REVIEWS 2024/25 - ACCESSIBLE CITY STRATEGY, THRIVING PLACES STRATEGY AND ARTS PLAN

- Attachments:**
1. 2024/25 Annual Review (IV) - Accessible City Strategy 
 2. 2024/25 Annual Review (II) - Thriving Places Strategy 
 3. 2024/25 Annual Review (II) - Arts Plan 

RECOMMENDATION:

That Council RECEIVES the 2024/25 Annual Review of the Accessible City Strategy included as Attachment 1, the 2024/25 Annual Review of the Thriving Places Strategy included as Attachment 2, and the 2024/25 Annual Review of the Arts Plan as Attachment 3.

CR GREER:

Seek further information on the actions in the arts plan that are being delayed or not started for this year, particularly 6.1, 7.2 and 7.3.

A/EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:

Administration acknowledges that several projects and initiatives identified in the Arts Plan, such as Actions 6.1 and 7.3, were delayed during the 2024–25 financial year. These delays were primarily due to resourcing, workload, and budgetary constraints. Project timelines were adjusted to allow the completion of live programs before initiating new ones.

Despite these challenges, the team delivered a range of significant outcomes, as detailed in the Report and Attachment 3 – 2024/25 Annual Review (II) – Arts Plan.

Looking ahead to 2025–26, Administration remains committed to delivering a sustainable, high-quality Arts program. Key annual initiatives such as the Mural Co-Funding Program, Lightbox Laneway Gallery, Vincent Film Project, and Public Art Maintenance program will continue, alongside regular assessments of murals and Percent for Art applications.

The focus remains on completing and/or significantly progressing key in-progress projects including The Globe and Pickle Poles public artworks, the arts collection audit and valuation, and planning for the Noongar artworks at Robertson Park before allocating resources to new initiatives. This approach ensures high-quality outcomes, avoids resource overstretch, and enables more efficient year-to-year program delivery.








Once current projects are completed, Administration will progress the following Arts Plan initiatives as scheduled below:

- Undertake a cultural audit of creatives and arts organisations in City of Vincent (Action 1.1) and publish this to the public (Action 1.2) – scheduled across 25/26 and 26/27 FY.
- Investigate and implement a new system for art collection record keeping and maintenance schedule (Action 3.4) – scheduled to commence in 26/27 FY.
- Develop options for the Public Infrastructure Mural Program (Action 5.5) – scheduled to commence 25/26 and in progress through to 27/28 FY.
- Investigate reduced-fee and alternative length of time options for creatives to hire Vincent spaces (Action 6.1) – scheduled across 24/25 and 25/26 FY.
- Facilitate or promote skill development opportunities for creatives to build upon their capacities (Action 7.2) – scheduled to commence in 25/26 FY.
- Incorporate planning for the Vincent Legal Laneway into the Safer Vincent Plan review which is considering graffiti more broadly (Action 7.3) – scheduled to commence in 24/25 and progress through to 26/27 FY.
- Explore partnership opportunities to deliver a large, scale temporary art installation (Action 8.3) – scheduled to commence in 25/26 and progress through to 27/28 FY.

REPORTS WITH NO DISCUSSION

5.2 NO. 42 (LOT: 24; D/P: 26565) MARY STREET, HIGHGATE - PROPOSED ALTERATIONS AND ADDITIONS TO PLACE OF WORSHIP

Ward: South

- Attachments:
1. Consultation and Location Plan 
 2. Development Plans 
 3. Heritage Impact Statement 
 4. Sacred Heart Church Conservation Plan 2004 
 5. Summary of Submissions - Applicant's Response 
 6. Summary of Submissions - Administration's Response 
 7. Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2, **APPROVES** the application for Alterations and Additions to Place of Worship at No. 42 (Lot: 24; D/P: 26565) Mary Street, Highgate, 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 Plans

This approval is for Alterations and Additions to Place of Worship as shown on the approved plans dated 20 May 2025. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development; and

4. 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.

NO QUESTIONS ASKED

ADDITIONAL INFORMATION, MANAGER DEVELOPMENT & DESIGN:

In response to a public statement, a minor update has been made to the Comments section of the Officer Report to clarify the housing typologies within the surrounding context of the site.

5.4 ANNUAL REVIEW 2024/25 - PLACE PLANS

- Attachments:**
1. 2024/25 Annual Review (IV) - Leederville Town Centre Place Plan 
 2. 2024/25 Annual Review (IV) - Beaufort Street Town Centre Place Plan 
 3. 2024/25 Annual Review (II) - North Claisebrook Place Plan 
 4. 2024/25 Annual Review (II) - Pickle District Place Plan 

RECOMMENDATION:

That Council RECEIVES the 2024/25 Annual Review of the Leederville Town Centre Place Plan included as Attachment 1, the 2024/25 Annual Review of the Beaufort Street Town Centre Place Plan included as Attachment 2, the 2024/25 Annual Review of the North Claisebrook Place Plan include as Attachment 3, and the 2024/25 Annual Review of the Pickle District Place Plan included as Attachment 4.

NO QUESTIONS ASKED

7.1 FINANCIAL STATEMENTS AS AT 31 JULY 2025




Attachments: 1. Financial Statements as at 31 Jul 2025 

RECOMMENDATION:

That Council **RECEIVES** the Financial Statements for the month ended 31 July 2025 as shown in Attachment 1.

NO QUESTIONS ASKED

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JULY 2025 TO 31 JULY 2025

- Attachments:**
1. July 2025 - Payments by EFT and Payroll 
 2. July 2025 - Payments by Direct Debit 
 3. July 2025 - Payments by Fuel Cards 

Recommendation:

That Council **RECEIVES** the list of accounts paid under delegated authority for the period 01 July 2025 to 31 July 2025 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$7,070,034.16
Direct debits, including credit cards	\$ 160,235.69
 Total payments for July 2025	 \$7,230,269.85

NO QUESTIONS ASKED

7.3 INVESTMENT REPORT AS AT 31 JULY 2025

Attachments: 1. Investment Report as at 31 July 2025 

RECOMMENDATION:

That Council **NOTES** the Investment Statistics for the month ended 31 July 2025 as detailed in Attachment 1.

NO QUESTIONS ASKED

8.1 INFORMATION BULLETIN

- Attachments:**
1. **Unconfirmed Minutes for Catalina Regional Council Meeting on 21 August 2025** 
 2. **Statistics for Development Services Applications as at the end of August 2025 - to follow due to end of month** 
 3. **Register of Legal Action and Prosecutions Monthly - Confidential**
 4. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 21 August 2025** 
 5. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current** 
 6. **Register of Applications Referred to the Design Review Panel - Current** 
 7. **Snap, Send, Solve Update as at August 2025** 
 8. **Unrecoverable Parking Infringements Write-Off** 
 9. **Register of Petitions - Progress Report - September 2025** 
 10. **Register of Notices of Motion - Progress Report - September 2025** 
 11. **Register of Reports to be Actioned - Progress Report - September 2025** 
 12. **Council Workshop Items since 22 July 2025** 
 13. **Council Briefing Notes - 5 August 2025** 

RECOMMENDATION:

That Council **RECEIVES** the Information Bulletin dated September 2025.

NO QUESTIONS ASKED.**ADDITIONAL INFORMATION:**

The State Administrative Tribunal Register has been updated for the following matters:

- No. 120 Claisebrook Road, Perth – At its meeting on 28 August 2025 the WAPC reconsidered the application and approved amendments to Conditions 11-14 which related to decontamination and remediation. The matter is listed for a further directions hearing on 26 September 2025 to consider how it will progress; and
- No. 41-43 & 45 Angove Street, North Perth – The mediation scheduled for 2 September 2025 was vacated and rescheduled to 22 October 2025, with the applicant to provide additional information to the DPLH by 8 October 2025.

Statistics for Development Services Applications for the month of August have now been included.

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

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

Nil

12 CLOSURE

There being no further business the meeting closed at 6.16pm.