



CITY OF VINCENT

MINUTES

Annual Meeting of Electors

16 December 2025

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**MINUTES OF CITY OF VINCENT
ANNUAL MEETING OF ELECTORS
HELD AT THE ADMINISTRATION AND CIVIC CENTRE
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 16 DECEMBER 2025 AT 7.00 PM**

PRESENT:	Mayor Alison Xamon	Presiding Member
	Cr Alex Castle	North Ward
	Cr Suzanne Worner	North Ward
	Cr Ashlee La Fontaine	South Ward
	Cr Sophie Greer	South Ward
	Cr Nicole Woolf	North Ward
	Cr Con Poullos	North Ward
	Cr Reece Wheadon	South Ward
IN ATTENDANCE:	David MacLennan	Chief Executive Officer
	Jay Naidoo	Executive Director Strategy & Development
	Rhys Taylor	Executive Director Community & Business Services
	Peter Varris	Executive Director Infrastructure & Environment
	Lisa Williams	Executive Manager Community & Business Services
	Mitchell Hoad	Manager Strategic Planning & Sustainability
	Luke McGuirk	Manager Engineering
	Emma Simmons	A/Executive Manager Corporate Strategy & Governance
	Wendy Barnard	Executive Assistant to the Mayor and Council Support
Public:	Approximately 15 members of the public.	

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Mayor Alison Xamon declared the meeting open at 7.00pm 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 LEAVE OF ABSENCE

Nil

3 REPORTS

3.1 2024/25 ANNUAL REPORT (INCLUDING 2024/25 FINANCIAL REPORT)

Attachments: 1. City of Vincent 2024/25 Annual Report 

Moved: Ben Hodsdon **Seconded:** Nicole Woolf

Discussion took place around the annual report, as detailed below:

The Presiding Member, Mayor Alison Xamon, highlighted the key achievements of the Annual Report, her statement can be found [here](#).

The CEO, David MacLennan gave a short update on additional achievements in the Annual Report, his statement can be found [here](#).

The Executive Director Community & Business Services, Rhys Taylor, gave a short presentation on the Financial Report, his statement can be found [here](#).

Nicole Woolf spoke to the annual report, acknowledging the City's strong leadership and all City staff. Her full statement can be found [here](#).

As there were no further speakers, the meeting proceeded to General Business.

4 GENERAL BUSINESS

The Presiding Member, Mayor Alison Xamon, explained the procedure for the receiving, discussion and approval of motions. She then called for questions.

4.1 Ken Hendy of Perth

Mr Hendy spoke about the noise and anti-social behaviour he is experiencing from the nightclub near his residence and asked what the Council is able to do, and what could the residents do in this situation?

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

The Presiding Member, Mayor Xamon thanked Mr Hendy for his comments and advised that a response will be included in the February 2026 Council Meeting agenda, and a staff member will meet with him at his residence to address the matter further.

4.2 Mark Mackenzie of Perth

Mr MacKenzie spoke about the anti-social behaviour he is dealing with at his residence and requested assistance to deal with the issue.

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

4.3 Ben Hodsdon of West Perth

Mr Hodsdon thanked the Council for the work it has done, specifically in relation to traffic management and the management of heritage buildings.

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

The Presiding Member requested the A/Executive Manager Corporate Strategy & Governance to advise whether any questions or statements had been received in writing prior to the meeting, as outlined below.

Administration's responses are provided in italics.

4.4 Mary Gray of North Perth

GAS

Concerning the need to reduce gas use, at the AGM last year I asked 3 questions and presented 3 motions which were accepted. To follow up, report of progress on these issues is requested.

Questions

1. Has the City required that there be no gas appliances in new houses and in home renovations and extensions?

No. This is because new gas connections remain optional for property owners through State Government legislation.

The City does not have any involvement with the installation of gas connections which occurs directly with a supplier.

Banning new gas connections would require the support of and change from the State Government.

2. Has the City introduced requirements for no gas appliances in renovations and extensions of business premises, or in the City's premises? In how many cases has this been applied? In how many cases has gas supply been disconnected?

Requirements for No Gas Appliances

In response to the motions raised at last year's AGM, Administration advised that it would be reviewing its local planning policies, including the Built Form and Sustainable Design Policies. The intention of the review was to support the shift away from gas and towards electrification.

The outcome of this review was considered by Council at its [August 2025 meeting](#) where it approved amendments to both the Built Form and Sustainable Design Policies for the purpose of advertising. The [amended Sustainable Design Policy](#) included a number of changes which aims to consolidate and build on the previous standards of the Built Form Policy for a Life Cycle Assessment (LCA) to be submitted which demonstrates a reduction on global warming potential – such as through savings from using electricity rather than gas.

Key changes include:

- Improved ESD principles that are currently within the Built Form Policy.*
- Includes an assessment pathway on how ESD principles can be achieved.*
- Includes the existing GreenTrack development application pathway as an incentive for landowners seeking to include ESD initiatives and retain trees.*
- Outlines departures of built form standards that can be supported where they result in an improved ESD outcome. This includes departures to building heights, street setbacks, lot boundary setbacks and visual privacy.*

Related to gas usage, the previous policies did not provide any specific guidance around removal of gas connections and encouraging electrification.

The amended Sustainable Design Policy requires residential (including new homes and additions) and non-residential development to outline how it meets various sustainable design principles. This can be demonstrated through submission of various formal reports like an LCA, or by incorporating specific sustainable design measures such as being all electric with no gas connection, installation of solar panels and/or battery storage systems.

Community consultation on these policies was carried out between October and November 2025.

While the amended Built Form Policy was approved by Council at its [December 2025 meeting](#), we are undertaking a further review of the Sustainable Design Policy with a view to this being considered by Council in early 2026 for final approval.

Because the City is not involved in gas connections, we do not have any data available on how many gas connections have been disconnected.

Gas Appliances in City Buildings

At its meeting in August 2025 Council adopted the [Sustainable Vincent Framework](#) which aims to support the City's pathway to achieving net zero and ensure that sustainability is embedded within our operations.

We are also in the early stages of preparing the City's Climate Transition Action Plan (CTAP) which would be the roadmap to the achieving net zero from the City's operations.

As this progresses in 2026 this would further consider the shift towards electrification in the City's buildings and facilities as part of the asset renewal cycle.

3. Has the City introduced an incentive program for householders and businesses to remove all gas appliances? If so, please describe the incentives.

The amended Sustainable Design Policy aims to introduce an incentive approach to encourage the implementation of environmentally sustainable design measures, such as removal of gas connections.

There are two incentives which would apply through this:

1. *The City's current GreenTrack program applies to developments which submit a LCA (and could include those which demonstrate global warming potential savings through electrification). Meeting the GreenTrack criteria would mean that the City:*
 - *Provides a prioritised development assessment, including an initial assessment of the application within 10 working days, and assessment of amended plans within 5 working days.*
 - *A reduced application fee of up to \$200.*
2. *The ability to consider departures from planning standards where these support an improved sustainable design outcome. These would include opportunities for increased building height and reduced setbacks.*

As we progress and finalise the review of the amended Sustainable Design Policy we are continuing to explore further incentives from a planning perspective which could encourage this shift towards electrification.

The Presiding Member, Mayor Alison Xamon, requested the A/Executive Manager Corporate Strategy & Governance to read any motions received in writing prior to the meeting, as below:

4.5 Rob Gemelli of Mt Hawthorn

Motion

That Council install two or three hour parking restrictions on The Boulevard between Berryman Street and Larne St, Mount Hawthorn. Residents on the street should receive a parking permit to allow parking outside the restrictions.

Reason

It is becoming a nightmare reversing or even driving back onto the road from my residence due to the ever-increasing traffic on this part of the road. As people park their car on the verge all day, we cannot see oncoming traffic when reversing or driving back onto the road.

Ever since the opening of the cafe restaurant Ginga on the corner of Scarborough Beach Road and The Boulevard, the traffic has increased dramatically. Along with all the functions and festivities and visits to Braithwaite Park and also the corner child Centre, it is a nightmare.

Staff from the cafe restaurant and also nearby businesses park on our street all day. In all the other streets in this area there is a limit for parking.

This is not an unreasonable request and should be adopted.

Motion lapsed due to lack of mover

The Presiding Member revisited the questions at Ms Gray's request. Ms Gray then spoke to the questions submitted in writing at Item 4.4.

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

The Presiding Member advised that responses to questions not addressed at the meeting would be included in the February 2026 Council Meeting agenda.

The Presiding Member called for any further motions; none were received.

The Presiding Member acknowledged the tragic events that occurred in Australia on Sunday, extended condolences to the families affected, and recognised the impact on the broader community.

She wished everyone a peaceful Christmas and a safe New Year.

5 CLOSURE

There being no further business, the Presiding Member, Mayor Alison Xamon, declared the meeting closed at 7.31pm with the following persons present:

PRESENT:	Mayor Alison Xamon	Presiding Member
	Cr Alex Castle	North Ward
	Cr Suzanne Worner	North Ward
	Cr Ashlee La Fontaine	South Ward
	Cr Sophie Greer	South Ward
	Cr Nicole Woolf	North Ward
	Cr Con Poullos	North Ward
	Cr Reece Wheadon	South Ward
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	Lisa Williams	Executive Manager Community & Business Services
	Mitchell Hoad	Manager Strategic Planning & Sustainability
	Luke McGuirk	Manager Engineering
	Emma Simmons	A/Executive Manager Corporate Strategy & Governance
	Wendy Barnard	Executive Assistant to the Mayor and Council Support
Public:	Approximately 12 members of the public.	

These minutes are a record of the proceedings of the Annual Meeting of Electors held on 16 December 2025 and have been prepared in accordance with section 5.32 of the *Local Government Act 1995*.