



CITY OF VINCENT

MINUTES

Ordinary Council Meeting

10 March 2026

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**MINUTES OF CITY OF VINCENT
ORDINARY COUNCIL MEETING
HELD AT THE E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 10 MARCH 2026 AT 6:00 PM**

PRESENT:	<p>Mayor Alison Xamon Cr Alex Castle Cr Nicole Woolf Cr Con Poulos Cr Suzanne Worner Cr Ashley Wallace Cr Ashlee La Fontaine Cr Reece Wheadon</p>	<p>Presiding Member North Ward North Ward North Ward North Ward South Ward South Ward South Ward</p>
IN ATTENDANCE:	<p>David MacLennan Peter Varris</p> <p>Rhys Taylor</p> <p>Jay Naidoo</p> <p>Emma Simmons</p> <p>Mitchell Hoad</p> <p>Michael Hancock Dale Morrissy</p> <p>Main Bhuiyan</p> <p>Carrie Miller Alex Harris</p>	<p>Chief Executive Officer Executive Director Infrastructure & Environment Executive Director Community & Business Services Executive Director Strategy & Development A/Executive Manager Corporate Strategy & Governance Manager Strategic Planning & Sustainability Manager Development & Design Manager Community Facilities (left at 7.32pm during Item 12.1) Manager Financial Services (left at 7.32pm during Item 12.1) Corporate Strategy & Governance Officer Governance Officer</p>

Public: Approximately 20 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 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 Sophie Greer is on approved leave of absence from 11 February 2026 to 19 May 2026.

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(A) Laura Maekivi of North Perth – Item 9.1

Laura Maekivi addressed Council in relation to Item 9.1 – Nos. 407-409 Charles Street, North Perth – Proposed Multiple Dwellings.

The full statement can be accessed [here](#).

3.2(A) Maureen Schoch of North Perth – Item 9.1

Maureen Schoch addressed Council in relation to Item 9.1 – Nos. 407-409 Charles Street, North Perth – Proposed Multiple Dwellings.

Due to an audio recording failure, the statement cannot be heard in the meeting recording. A written copy of the full statement can be accessed [here](#).

3.3(A) Emma Braben of North Perth – Item 9.1

Emma Braben addressed Council in relation to Item 9.1 – Nos. 407-409 Charles Street, North Perth – Proposed Multiple Dwellings.

The full statement can be accessed [here](#).

3.4(A) Jennifer Novatscou of North Perth – Item 9.1

Jennifer Novatscou addressed Council in relation to Item 9.1 – Nos. 407-409 Charles Street, North Perth – Proposed Multiple Dwellings.

The full statement can be accessed [here](#).

3.5(A) Jennifer Robertson of Mt Hawthorn – Item 13.1

Jennifer Robertson addressed Council in relation to Item 13.1 – Native Bird Protection and Preparedness for an Avian Flu Outbreak.

The full statement can be accessed [here](#).

3.6(A) Jeremy Milne of Mount Lawley – Item 9.2

Jeremy Milne addressed Council in relation to Item 9.2 – No. 128A Harold Street, Mount Lawley – Proposed Change of Use from Single House to Single House and Unhosted Short Term Rental Accommodation.

Due to an audio recording failure, only part of the statement can be heard [here](#). A written copy of the full statement can be accessed [here](#).

3.7(A) Amy Game of Highgate – Item 9.2

Amy Game addressed Council in relation to Item 9.2 – No. 128A Harold Street, Mount Lawley – Proposed Change of Use from Single House to Single House and Unhosted Short Term Rental Accommodation.

Due to an audio recording failure, only part of the statement can be heard [here](#).

Amy Game spoke on behalf of their father, the owner of the Airbnb property in question and spoke in opposition to the recommendation.

3.8(A) Dudley Maier of Highgate

Dudley Maier addressed Council during Public Question Time.

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

The following questions and statements were submitted in writing prior to the meeting.

3.9(A) Troy Adriansz of North Perth

Troy Adriansz provided a written question prior to the meeting regarding traffic safety at the intersection of Eton Street and Ellesmere Street, North Perth.

The full written question can be accessed [here](#).

3.10(A) Jovetta Johnson of Green Arc Legal Solicitor – Item 9.2

Jovetta Johnson of Green Arc Legal Solicitor provided a written statement prior to the meeting in relation to Item 9.2 – No. 128A Harold Street, Mount Lawley – Proposed Change of Use from Single House to Single House and Unhosted Short Term Rental Accommodation.

The full written statement can be accessed [here](#).

3.11(A) Emma Braban of North Perth – Item 9.1

Emma Braban provided a written statement prior to the meeting in relation to Item 9.1 – Nos. 407-409 Charles Street, North Perth – Proposed Multiple Dwellings.

The full written statement can be accessed [here](#).

3.12(A) Dudley Maier of Highgate

Dudley Maier provided written questions prior to the meeting relating to various matters previously raised with the City.

The full written questions can be accessed [here](#).

3.13(A) Minh Khuu of West Perth

Minh Khuu provided a written statement and questions prior to the meeting.

The written statement has not been reproduced in full due to references to matters currently before the courts and allegations concerning individual City staff.

A summary of the questions raised can be accessed [here](#).

Administration's responses will be provided in the Agenda for the 21 April 2026 Ordinary Council Meeting.

There being no further speakers, Public Question Time closed at approximately 6.24pm.

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

The below questions were asked at the 10 February 2026 Council Meeting. Administration responses are in italics below.

3.1(B) Dudley Maier of Highgate

Dudley Maier asked a number of questions at the 10 February 2026 Ordinary Council Meeting relating to matters including a commemorative plaque in Robertson Park, the Perth Inner City Group 40 km/h initiative, expenditure relating to Australian Institute of Company Directors courses, and public artwork projects.

Administration responses can be accessed [here](#).

3.2(B) Lesley Florey of Mt Hawthorn

Lesley Florey asked a number of questions at the 10 February 2026 Ordinary Council Meeting relating to City-owned properties, stormwater infrastructure easements and insurance premiums.

Administration responses can be accessed [here](#).

4 APPLICATIONS FOR LEAVE OF ABSENCE

LEAVE OF ABSENCE

COUNCIL DECISION

Moved: Cr Worner, Seconded: Cr Woolf

COUNCIL DECISION

That Cr Castle's request for leave of absence from 31 March – 12 April 2026 be approved.

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 Ben Doyle from Planning Solutions made a deputation regarding Item 9.1 – Nos. 407-409 (Lot: 888 & Part Lot: 33; s/p: 82739 & d/p: 2334) Charles Street, North Perth – Proposed Multiple Dwellings (Referral Response to Part 11B Significant Development Application).

Their full presentation can be heard [here](#).

6 CONFIRMATION OF MINUTES

COUNCIL DECISION

Moved: Cr Wallace, Seconded: Cr Woolf

That the minutes of the Ordinary Meeting held on 10 February 2026 be confirmed.

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

The Presiding Member Alison Xamon made the following announcement:

7.1 EAST PERTH POWER STATION

The Presiding Member highlighted the success of the Perth Festival events held at the East Perth Power Station, noting strong community attendance and the activation potential of the site. She emphasised continued advocacy by the City of Vincent to activate the precinct, despite significant remediation costs for the station building. The City has secured a management order over part of the site and is seeking further areas to activate for public use and events.

She noted growing interest from promoters willing to invest in year-round activation and encouraged further government support. She also raised concerns about inadequate pedestrian infrastructure around Wyndon Bridge, East Parade and Guildford Road, calling for urgent improvements, including a pedestrian bridge.

The Presiding Member outlined alignment with recent WAPC train station precinct planning and expressed optimism about future festivals, reaffirming the City's commitment to realising the site's potential as a major cultural and community destination.

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

8 DECLARATIONS OF INTEREST

- 8.1 Cr La Fontaine declared an impartiality interest in Item 9.1 - Nos. 407-409 (Lot: 888 & Part Lot: 33; s/p: 82739 & d/p: 2334) Charles Street, North Perth – Proposed Multiple Dwellings (Referral Response to Part 11B Significant Development Application).

The extent of her interest is that a family friend who supported her election campaign lives near the proposed development. The friend spoke to the item at this meeting.

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 and 13.1.
- (b) **Items which require an Absolute Majority decision which have not already been the subject of a public question/comment, being:**
Items 11.5 and 12.1.
- (c) **Items which Council Members/Officers have declared a financial or proximity interest, being:**
Nil.

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
Cr Woolf	Item 10.1.

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

- (e) **Unopposed items which will be moved “En Bloc”, being:**
Items 9.3, 9.4, 11.1, 11.2, 11.3, 11.4, 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 Worner, Seconded: Cr La Fontaine

**That the following unopposed items be adopted “En Bloc”, as recommended:
Items 9.3, 9.4, 11.1, 11.2, 11.3, 11.4 and 12.2**

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

9.3 NO. 1/652 (LOT: 105; D/P: 63423) NEWCASTLE STREET, LEEDERVILLE - PROPOSED CHANGE OF USE FROM WAREHOUSE TO TAVERN AND ALTERATIONS AND ADDITIONS**Ward:** South

- Attachments:**
1. Consultation and Location Plan 
 2. Development Plans 
 3. Acoustic Report 
 4. Venue Management Plan 
 5. Traffic Impact Statement 
 6. Parking Management Plan 
 7. Waste Management Plan 
 8. Clause 67 Assessment 
 9. Summary of Submissions - Administration's Response 
 10. Summary of Submissions - Applicant's Response 
 11. 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 Warehouse to Tavern and Additions and Alterations at No. 1/652 (Lot: 105; D/P: 63423) Newcastle Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions with the associated determination advice notes in Attachment 11:

1. Development Approval

This approval relates to a Change of Use from Warehouse to Tavern including Additions and Alterations as shown on the approved plans dated 17 November 2025 and 20 February 2026. 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:

- 7:00am to 12:00am Monday to Sunday.
- The alfresco seating area facing Carr Place is to be closed from 10:00pm.

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

3. Building Design

3.1 Prior to the issue of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development, to the satisfaction of the City;

3.2 Prior to the issue of a building permit, amended plans are to be submitted to and approved by the City, demonstrating a low-level wall and roof structure enclosing the bin store, consistent in height and design with the proposed boundary fence, to the satisfaction of the City;

3.3 All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding

properties to the satisfaction of the City; and

- 3.4 The roof of the proposed addition shall have a maximum solar absorptance rating of 0.4, to the satisfaction of the City;

4. Façade Design

- 4.1 Doors and windows and adjacent floor areas fronting Newcastle Street shall maintain an active and interactive relationship with the street, with exception of the faux window to the toilet facilities, to the satisfaction of the City;
- 4.2 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; 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. Landscaping

- 5.1 Prior to the lodgement of a building permit, a detailed landscape and reticulation plan for the development site and the adjoining road verge, shall be lodged with and approved by the City.

The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plans dated 20 February 2026, and shall show the following to the satisfaction of the City:

- The location and type of proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision on-site of a minimum of three trees with connection to deep soil and on-structure planting areas provided; and
- The provision of three trees to the Carr Place verge.

- 5.2 All works shown in the approved landscape and reticulation plan as identified in Condition 5.1 shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Access and Bicycle Facilities

- 6.1 Prior to occupancy or use of the development, redundant or "blind" crossovers to Carr Place and Newcastle Street shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner's full expense;
- 6.2 All pedestrian access levels shall match into existing verge and footpath levels, to the satisfaction of the City; and
- 6.3 Six bicycle parking spaces shall be provided on-site in accordance with Australian Standard AS2890.3 prior to the occupation or use of the development, to the satisfaction of the City;

7. 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;

8. Waste Management

- 8.1 The Waste Management Plan dated 17 November 2025 shall be implemented at all times to the satisfaction of the City;
- 8.2 Waste collection shall be limited to between 7:00am to 7:00pm Monday to Saturday; and
- 8.3 Waste and refuse generated on the site by the development shall be collected by a private contractor at the expense of the applicant/landowner;

9. Acoustic Report

- 9.1 All operational measures, recommendations and construction specifications outlined in the approved Acoustic Report (prepared by Stantec, dated 2 December 2025) 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; and
- 9.2 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;

10. Venue Management

The premises shall operate in accordance with the approved Venue Management Plan dated 20 February 2026, at all times, to the satisfaction of the City;

11. Construction Management Plan

Prior to the issue of a Building Permit, a Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding (including demolition and/or forward works). The Construction Management Plan is required to address the following matters that relate to any works to take place on the site:

- Public safety, amenity and site security;
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Consultation plan with nearby properties; and
- Compliance with AS4970-2009 relating to the protection of trees on the verge adjacent to the development site; and

12. Public Art Contribution

- 12.1 In accordance with City's Local Planning Policy - Percent for Art the application is required to make a public art contribution of \$20,000 being one percent of the \$2 million cost of development.

To comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the issue of a building permit stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15 percent discount on the Percent for Art contribution; and

- 12.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Policy No. 7.5.13 – Percent for Public Art in conjunction with the above chosen option:

Option 1:

Prior to the issue of a building permit for the development, obtain approval for the Public Art Project and associated Artist; and

Prior to the occupation or use of the development, install the approved public art project, and thereafter maintain the art work;

OR

Option 2:

Prior to the occupation or use of the development pay the above cash-in-lieu contribution amount.

COUNCIL DECISION ITEM 9.3

Moved: Cr Worner, Seconded: Cr La Fontaine

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

9.4 OUTCOME OF ADVERTISING AND APPROVAL OF LOCAL PLANNING POLICY - CONSTRUCTION MANAGEMENT

- Attachments:
1. Draft Local Planning Policy: Construction Management 
 2. Consultation Theme & Administration Comment 
 3. Schedule of Modifications 

RECOMMENDATION:

That Council:

1. **PROCEEDS** with amendments to Local Planning Policy: Construction Management, with modifications included in Attachment 1, pursuant of Schedule 2, Clause 5(1) 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 Worner, Seconded: Cr La Fontaine

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

11.1 FINANCIAL STATEMENTS AS AT 31 JANUARY 2026

Attachments: 1. Financial Statements as at 31 Jan 2026 

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 January 2026 as shown in Attachment 1.

COUNCIL DECISION ITEM 11.1

Moved: Cr Worner, Seconded: Cr La Fontaine

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 JANUARY 2026 TO 31 JANUARY 2026

- Attachments:
1. January 2026- Payments by EFT and Payroll 
 2. January 2026 - Payments by Direct Debits 
 3. January 2026 - Payments by Fuel Cards 

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 January 2026 to 31 January 2026 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$ 5,400,991.02
Direct debits, including credit cards	\$ 167,970.76
Total payment for January 2026	\$ 5,568,961.78

COUNCIL DECISION ITEM 11.2

Moved: Cr Worner, Seconded: Cr La Fontaine

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

11.3 INVESTMENT REPORT AS AT 31 JANUARY 2026**Attachments:** 1. Investment Report as at 31 January 2026 **RECOMMENDATION:**

That Council NOTES the Investment Statistics for the month ended 31 January 2026 as detailed in Attachment 1.

COUNCIL DECISION ITEM 11.3**Moved: Cr Worner, Seconded: Cr La Fontaine**

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

11.4 APPROVAL TO ADVERTISE AMENDED INVESTMENT POLICY - STANDARD AMENDMENT

Attachments: 1. Draft Investment Policy 

RECOMMENDATION

That Council APPROVES the proposed amendments to the Investment Policy, at Attachment 1, for the purpose of community consultation.

COUNCIL DECISION ITEM 11.4

Moved: Cr Worner, Seconded: Cr La Fontaine

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

12.2 INFORMATION BULLETIN

- Attachments:
1. Unconfirmed Minutes of the Catalina Regional Council Meeting held on 15 February 2026 
 2. Statistics for Development Services Applications as at the end of January 2026 
 3. Register of Legal Action and Prosecutions Monthly - Confidential
 4. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 5 March 2026 
 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. Register of Petitions - Progress Report March 2026 
 8. Register of Notices of Motion - Progress Report – March 2026 
 9. Register of Reports to be Actioned - Progress Report - March 2026 
 10. Council Workshop Items since 10 February 2026 
 11. Council Briefing Notes - 3 February 2026 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated March 2026.

COUNCIL DECISION ITEM 12.2

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

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Greer was on approved leave of absence for the Meeting.)

REPORTS WITH DISCUSSION

9.1 NOS. 407-409 (LOT: 888 & PART LOT: 33; S/P: 82739 & D/P: 2334) CHARLES STREET, NORTH PERTH - PROPOSED MULTIPLE DWELLINGS - SUBMISSION ON PART 11B SIGNIFICANT DEVELOPMENT APPLICATION

Ward: North

- Attachments:
1. Consultation and Location Plan 
 2. Recommended Conditions 
 3. Clause 67 Assessment 
 4. Development Plans 
 5. Design Review Comments - First Review 
 6. Design Review Comments - Second Review 
 7. Applicant Planning Report 
 8. Design Report 
 9. Landscaping Plans 
 10. Acoustic Report 
 11. Arborist Report 
 12. Sustainability Strategy 
 13. Transport Impact Statement 
 14. Waste Management Plan 

RECOMMENDATION:

That Council:

1. **MAKES** a submission to the Western Australian Planning Commission regarding the development application made to the State Government under Part 11B of the *Planning and Development Act 2005*, for 52 Multiple Dwellings at Nos. 407A, B, C and D, 409 (Lots: 1-4, 888 and Part Lot: 33, S/P: 82739 and D/P: 2334) Charles Street, North Perth (application reference SDAU-049-25); and
2. **ADVISES** the Western Australian Planning Commission that the City of Vincent:
 - 2.1 **SUPPORTS** the development application, subject to the Western Australian Planning Commission being satisfied that all of the following matters are appropriately addressed prior to determination or incorporated into any approval:
 - 2.1.1 **Western Interface**

Revised development plans are provided demonstrating a materially improved upper-level transition to the western interface, including a clearly articulated transition to the adjoining R20 residential properties through stepped height form, increased fourth floor setback or equivalent design modification that achieves an appropriate interface having regard to the lower density and built form context of the adjoining properties.
 - 2.1.2 **Car Parking**

The proposed car parking provision is increased (resident and visitor) to 45 resident and 8 visitor car parking bays or, alternatively, the Applicant provides further evidence and parking management details demonstrating that the proposed shortfall satisfies the relevant Element Objectives of Element 3.9 – Car and Bicycle Parking of the Residential Design Codes Volume 2, including an assessment of available on-street parking capacity and proposed measures to manage resident and visitor parking demand;
 - 2.1.3 **Social Housing Details**

Additional information is provided by the Applicant regarding the intended housing model described as 'social housing' in the Applicant's Report, including the proposed tenancy model, operational details, site management arrangements and complaint handling procedures, to the extent that this information is relied upon to justify discretionary planning outcomes or informs operational and amenity considerations, such as parking demand and site management;

2.1.4 Tree Retention and Landscaping Justification

Additional information is provided by the Applicant regarding the proposed removal of the centrally located mature tree, including detailed Arboricultural analysis and design justification demonstrating that retention is not practicable or, alternatively, modification of the development design to facilitate its retention; and

2.1.5 Applicable Density Provisions and Planning Control Area Works

Confirmation that the associated application for works within Planning Control Area 167 is approved, enabling the Planning Control Area land to be considered as part of the development site for density assessment purposes under Clause 26(3) of Local Planning Scheme No. 2, such that the development site area exceeds 2,000 square metres and can be assessed against the R100 density provisions and

- 2.2 PROVIDES recommended conditions and advice notes contained in Attachment 2 should the Western Australian Planning Commission be of the view to approve the application.

Moved: Cr Wheadon, Seconded: Cr Castle

That the recommendation be adopted.

AMENDMENT

Moved: Cr Castle, Seconded: Cr Wheadon

That the Recommendation be amended as follows:

That Council:

1. **MAKES** a submission to the Western Australian Planning Commission regarding the development application made to the State Government under Part 11B of the *Planning and Development Act 2005*, for 52 Multiple Dwellings at Nos. 407A, B, C and D, 409 (Lots: 1-4, 888 and Part Lot: 33, S/P: 82739 and D/P: 2334) Charles Street, North Perth (application reference SDAU-049-25); and
2. **ADVISES** the Western Australian Planning Commission that the City of Vincent:
 - 2.1 **Is broadly supportive of the intent of the development, subject to the following matters being satisfactorily addressed ~~SUPPORTS the development application, subject to the Western Australian Planning Commission being satisfied that all of the following matters are appropriately addressed~~ prior to determination or incorporated into any approval:**

2.1.1 Western Interface

Revised development plans are provided demonstrating a materially improved upper-level transition to the western interface, including a clearly articulated transition to the adjoining R20 residential properties through stepped height form, increased fourth floor setback or equivalent design modification that achieves an appropriate interface having regard to the lower density and built form context of

the adjoining properties.

2.1.2 Car Parking

The proposed car parking provision is increased (resident and visitor) to 45 resident and 8 visitor car parking bays or, alternatively, the Applicant provides further evidence and parking management details demonstrating that the proposed shortfall satisfies the relevant Element Objectives of Element 3.9 – Car and Bicycle Parking of the Residential Design Codes Volume 2, including an assessment of available on-street parking capacity and proposed measures to manage resident and visitor parking demand;

2.1.3 Social Housing Details

Additional information is provided by the Applicant regarding the intended housing model described as 'social housing' in the Applicant's Report, including the proposed tenancy model, operational details, site management arrangements and complaint handling procedures, to the extent that this information is relied upon to justify discretionary planning outcomes or informs operational and amenity considerations, such as parking demand and site management;

2.1.4 Tree Retention and Landscaping Justification

Additional information is provided by the Applicant regarding the proposed removal of the centrally located mature tree, including detailed Arboricultural analysis and design justification demonstrating that retention is not practicable or, alternatively, modification of the development design to facilitate its retention; and

2.1.5 Applicable Density Provisions and Planning Control Area Works

Confirmation that the associated application for works within Planning Control Area 167 is approved, enabling the Planning Control Area land to be considered as part of the development site for density assessment purposes under Clause 26(3) of Local Planning Scheme No. 2, such that the development site area exceeds 2,000 square metres and can be assessed against the R100 density provisions and

2.2 PROVIDES recommended conditions and advice notes contained in Attachment 2 should the Western Australian Planning Commission be of the view to approve the application.

REASON:

The City of Vincent is not the determining authority for the proposed development. The WAPC is responsible for the final decision under Part 11B of the *Planning and Development Act 2005*.

The City's role is to provide planning advice to assist the WAPC in its determination.

A number of matters require further resolution or clarification, including built form transition to the western interface, car parking provision, operational details relating to the proposed housing model, tree retention and confirmation of the density provisions relying on Planning Control Area land.

All of these matters would first need to be satisfactorily addressed prior to determination or through approval requirements.

ADMINISTRATION'S COMMENT:

Administration supports the amendment wording.

This approach remains consistent with the City's role under Part 11B of the *Planning and Development Act 2005* and the *Planning and Development (Significant Development) Regulations 2024* which require the WAPC to provide the local government with an opportunity to make a submission and to have due regard to that submission when determining the application.

Neither the Act nor the Regulations prescribe the form that a local government submission must take.

The State Development Assessment Unit Application Guide indicates that local government submissions should provide comments from technical officers, without prejudice conditions, and may provide a recommendation on planning grounds.

This means the inclusion of a recommendation to support or not support the proposal is not mandatory.

The amendment wording would be a valid submission to the WAPC. It clearly identifies the key planning issues the City considers important and the requested changes. On that basis, the City would still satisfy its statutory role in providing planning advice to inform the WAPC's determination.

AMENDMENT CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

AMENDMENT

Moved: Cr Wheadon, Seconded: Cr Castle

That the Recommendation be amended by deleting clause 2.1.3 Social Housing Details and renumbering subsequent clauses accordingly.

AMENDMENT CARRIED (5-3)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf and Cr Wheadon

Against: Cr Poullos, Cr Wallace and Cr La Fontaine

(Cr Greer was on approved leave of absence for the Meeting.)

COUNCIL DECISION ITEM 9.1

That Council:

1. **MAKES** a submission to the Western Australian Planning Commission regarding the development application made to the State Government under Part 11B of the *Planning and Development Act 2005*, for 52 Multiple Dwellings at Nos. 407A, B, C and D, 409 (Lots: 1-4, 888 and Part Lot: 33, S/P: 82739 and D/P: 2334) Charles Street, North Perth (application reference SDAU-049-25); and
2. **ADVISES** the Western Australian Planning Commission that the City of Vincent:
 - 2.1 **Is broadly supportive of the intent of the development, subject to the following matters being satisfactorily addressed prior to determination or incorporated into any approval:**
 - 2.1.1 **Western Interface**

Revised development plans are provided demonstrating a materially improved upper-level transition to the western interface, including a clearly articulated transition to the adjoining R20 residential properties through stepped height form, increased fourth floor setback or equivalent design modification that achieves an appropriate interface having regard to the lower density and built form context of

the adjoining properties.

2.1.2 Car Parking

The proposed car parking provision is increased (resident and visitor) to 45 resident and 8 visitor car parking bays or, alternatively, the Applicant provides further evidence and parking management details demonstrating that the proposed shortfall satisfies the relevant Element Objectives of Element 3.9 – Car and Bicycle Parking of the Residential Design Codes Volume 2, including an assessment of available on-street parking capacity and proposed measures to manage resident and visitor parking demand;

2.1.3 Tree Retention and Landscaping Justification

Additional information is provided by the Applicant regarding the proposed removal of the centrally located mature tree, including detailed Arboricultural analysis and design justification demonstrating that retention is not practicable or, alternatively, modification of the development design to facilitate its retention; and

2.1.4 Applicable Density Provisions and Planning Control Area Works

Confirmation that the associated application for works within Planning Control Area 167 is approved, enabling the Planning Control Area land to be considered as part of the development site for density assessment purposes under Clause 26(3) of Local Planning Scheme No. 2, such that the development site area exceeds 2,000 square metres and can be assessed against the R100 density provisions and

- 2.2 PROVIDES recommended conditions and advice notes contained in Attachment 2 should the Western Australian Planning Commission be of the view to approve the application.

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

At 7.02pm, Manager Community Facilities left and returned to the meeting at 7.04pm.

9.2 NO. 128A (LOT: 2; PLAN: 80812) HAROLD STREET, MOUNT LAWLEY - PROPOSED CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNHOSTED SHORT TERM RENTAL ACCOMMODATION

Ward: South Ward

- Attachments:
1. Consultation and Location Map 
 2. Development Plans 
 3. Management Plan 
 4. Code of Conduct 
 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, REFUSES the application for Change of Use from Single House to Single House and Unhosted Short Term Rental Accommodation at No. 128A (Lot: 2; Plan: 80812) Harold Street, Mount Lawley for the following reasons:

1. Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the objectives of the Residential zone of the City of Vincent's Local Planning Scheme No. 2, and the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed development would be incompatible with its setting and would have adverse impacts on the amenity and character of the locality for the following reasons:
 - 1.1 Pursuant to 67(m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the site is located within a predominantly residential streetscape characterised by permanent occupation and limited ambient activity. The proposal would introduce short-stay visitor accommodation with regular guest turnover and transient occupancy patterns that are materially different from permanent residential use and are not compatible with the established character of the locality;
 - 1.2 Pursuant to the objectives of the Residential Zone in the City of Vincent's Local Planning Scheme No. 2, the proposed Unhosted Short Term Rental Accommodation is not compatible with, nor complimentary to, surrounding properties. The introduction of the Unhosted Short Term Rental Accommodation-into the predominantly residential area would generate levels of noise and activity that are inconsistent with the established residential character, resulting in an undue impact on the amenity of neighbouring properties; and
 - 1.3 Pursuant to the objectives of the City's Local Planning Policy – Short Term Accommodation, the proposed Unhosted Short Term Rental Accommodation is not appropriately located or designed to mitigate potential noise impacts on surrounding residential properties. The dwelling shares a full-length two-storey boundary wall with the adjoining residence and contains an outdoor living area that directly adjoins the major openings of the neighbouring property. These close physical interfaces increase the potential for noise transmission and disturbance, and the proposal would result in undue impacts on adjoining residential amenity.

COUNCIL DECISION ITEM 9.2

Moved: Cr Castle, Seconded: Cr Woolf

That the recommendation be adopted.

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

At 7.11pm, Manager Financial Services left the meeting. He returned to the meeting at 7.14pm.

At 7.17pm, Executive Director Community and Business Services left the meeting and returned at 7.20pm.

10.1 LIFEVAC INSTALLATION AND USAGE EVALUATION**Attachments: Nil****RECOMMENDATION:****That Council:**

- 1. NOTES the update on the implementation of LifeVac® airway clearance devices across City of Vincent community facilities, including-**
 - that installation has been completed at identified priority staffed locations.
 - that staff training and resources have been implemented and will be embedded into ongoing staff induction processes.
 - that further expansion of device installation will be investigated following evaluation of the current installations.

COUNCIL DECISION ITEM 10.1**Moved: Cr Woolf, Seconded: Cr Worner****That the recommendation be adopted.****CARRIED (8-0)****For:** Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon**Against:** Nil**(Cr Greer was on approved leave of absence for the Meeting.)**

11.5 MID YEAR BUDGET REVIEW 2025/26

- Attachments:**
1. **Statement of Financial Activity 2025-26** 
 2. **Net Current Assets 2025-26** 
 3. **Cash Backed Reserves Budget 2025-26** 
 4. **Capital Expenditure Budget 2025-26** 
 5. **Operating Budget Analysis 2025-26** 

RECOMMENDATION:

That Council **BY ABSOLUTE MAJORITY APPROVES** the following amendments to the 2025/26 Annual Budget:

1. A net increase in the Operating result of \$2,652,008 as per Attachment 1;
2. A net increase in Cash Backed Reserves totalling \$2,669,617 as per Attachment 3;
3. A net decrease in proceeds from new borrowings totalling \$332,872 as per Attachment 1;
4. A net increase in the closing surplus of \$912,935, resulting in a forecasted year end surplus at 30 June 2026 of \$1,308,989 as per Attachment 1;
5. A net decrease in the Capital Expenditure Budget of \$1,383,216 as per Attachment 4; and
6. Additional loan payment of \$400,000 towards Beatty Park Loan 10.

COUNCIL DECISION ITEM 11.5

Moved: Cr Castle, **Seconded:** Cr Worner

That the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

At 7.28pm, Manager Development and Design left the meeting. He returned to the meeting at 7.31pm.

12.1 AMENDMENTS TO THE CODE OF CONDUCT FOR COUNCIL MEMBERS, COMMITTEE MEMBERS AND CANDIDATES AND THE CODE OF CONDUCT BEHAVIOUR COMPLAINTS MANAGEMENT POLICY

- Attachments:**
1. Nominated Members Code (clean) 
 2. Nominated Members Code (tracked) 
 3. Amended Delegation - 2.2.31 Appointing External Complaints Officer (clean) 
 4. Amended Delegation - 2.2.31 Appointing External Complaints Officer (tracked) 
 5. Amended Delegation - 2.1.2 Behaviour Complaints Committee (clean) 
 6. Amended Delegation - 2.1.2 Behaviour Complaints Committee (tracked) 
 7. Code of Conduct Behaviour Complaints Management Policy (clean) 
 8. Code of Conduct Behaviour Complaints Management Policy (tracked) 
 9. Behaviour Complaints Committee - Terms of Reference (clean) 
 10. Behaviour Complaints Committee - Terms of Reference (tracked) 
 11. Behaviour Complaint Form (clean) 
 12. Behaviour Complaint Form (tracked) 

RECOMMENDATION:

That Council:

1. **APPROVES** by **ABSOLUTE MAJORITY**:
 - 1.1 the Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code), at Attachment 1,
 - 1.2 updated delegation 2.2.31 – Appointing External Complaints Officer at Attachment 3,
 - 1.3 updated delegation 2.1.2 – Behaviour Complaints Committee at Attachment 5,
2. **ADOPTS** the updated:
 - 2.1 Code of Conduct Behaviour Complaints Management Policy at Attachment 7,
 - 2.2 Terms of Reference for the Behaviour Complaints Committee at Attachment 9; and
 - 2.3 Behaviour Complaint Form at Attachment 11

Moved: Cr Woolf, Seconded: Cr Worner

That the recommendation be adopted.

AMENDMENT

Moved: Cr Wheadon, **Seconded:** Cr Worner

That the Recommendation be amended as follows:

That Council:

1. **APPROVES** by **ABSOLUTE MAJORITY**:

- 1.1 the Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code), at Attachment 1 **with the following modification:**

Insertion of the following paragraph within the introduction of the Code of Conduct for Council Members, Committee Members and Candidates:

Council Members are committed to engaging with the community in a kind, respectful and professional manner. Mutual respect is essential to positive and constructive engagement between Council Members, committee members, candidates, the community and City staff. The City has zero tolerance for abusive, threatening or disrespectful behaviour in interactions between all parties.

- 1.2 updated delegation 2.2.31 – Appointing External Complaints Officer at Attachment 3,

- 1.3 updated delegation 2.1.2 – Behaviour Complaints Committee at Attachment 5,

2. **ADOPTS** the updated:

- 2.1 Code of Conduct Behaviour Complaints Management Policy at Attachment 7,

- 2.2 Terms of Reference for the Behaviour Complaints Committee at Attachment 9; and

- 2.3 Behaviour Complaint Form at Attachment 11

REASON:

The proposed amendment seeks to reinforce the importance of respectful engagement between Council Members, City staff and the community.

Including this statement in the introduction to the Code of Conduct recognises Council's commitment to constructive dialogue and sets a clear expectation that engagement with Council Members and City staff should occur in a respectful and professional manner.

ADMINISTRATION'S COMMENT:

Administration supports the intent of the proposed amendment.

Recognising the importance of respect, professionalism and constructive engagement between Council Members, City staff and the community is consistent with the City's governance culture and values.

Including this statement within the introduction to the Code of Conduct provides an appropriate opportunity to reinforce these principles without altering the prescribed behavioural provisions of the Model Code.

AMENDMENT CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

COUNCIL DECISION ITEM 12.1

Moved: Cr Woolf, Seconded: Cr Worner

That Council:

1. APPROVES by ABSOLUTE MAJORITY:

- 1.1 the Code of Conduct for Council Members, Committee Members and Candidates (Nominated Members Code), at Attachment 1 with the following modification:**

Insertion of the following paragraph within the introduction of the Code of Conduct for Council Members, Committee Members and Candidates:

Council Members are committed to engaging with the community in a kind, respectful and professional manner. Mutual respect is essential to positive and constructive engagement between Council Members, committee members, candidates, the community and City staff. The City has zero tolerance for abusive, threatening or disrespectful behaviour in interactions between all parties.

- 1.2 updated delegation 2.2.31 – Appointing External Complaints Officer at Attachment 3,**

- 1.3 updated delegation 2.1.2 – Behaviour Complaints Committee at Attachment 5,**

2. ADOPTS the updated:

- 2.1 Code of Conduct Behaviour Complaints Management Policy at Attachment 7,**

- 2.2 Terms of Reference for the Behaviour Complaints Committee at Attachment 9; and**

- 2.3 Behaviour Complaint Form at Attachment 11**

CARRIED BY ABSOLUTE MAJORITY (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poulos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

At 7.32pm, Chief Executive Officer left the meeting. He returned to the meeting at 7.34pm.

At 7:32pm, Manager Financial Services and Manager Community Facilities left the meeting and did not return.

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**13.1 NOTICE OF MOTION - CR NICOLE WOOLF AND MAYOR ALISON XAMON - NATIVE BIRD PROTECTION AND PREPAREDNESS FOR AN AVIAN FLU OUTBREAK**

That, in light of the increasing and multifaceted threats facing native birds, that Council REQUESTS:

1. the Chief Executive Officer to prepare a report to be provided to Council by July 2026 detailing:
 - 1.1. a proposed approach for the City to prepare for a potential avian flu outbreak; and
 - 1.2. recommendations on additional measures the City could take to better protect native birds noting indicative costs and resource requirements.
2. the report explore initiatives including:
 - 2.1. reviewing lighting strategies to minimise disruption to nocturnal and migratory species;
 - 2.2. reviewing street tree pruning practices to better protect birds and nests;
 - 2.3. installing more shaded water sources and nesting boxes in public areas;
 - 2.4. promoting bird-safe urban design;
 - 2.5. providing subsidies for nest box installations on private property;
 - 2.6. expanding community engagement in bird conservation; and
 - 2.7. installing signage that discourages bird feeding in public spaces.

COUNCIL DECISION ITEM 13.1

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

That the recommendation be adopted.

CARRIED (8-0)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr La Fontaine and Cr Wheadon

Against: Nil

(Cr Greer was on approved leave of absence for the Meeting.)

At 7.38pm, Cr Worner left the meeting. She returned to the meeting at 7.40pm.

At 7.39pm, Cr La Fontaine left the meeting. She returned to the meeting at 7.40pm.

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

Nil

11 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

12 URGENT BUSINESS

Nil

13 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

14 CLOSURE

There being no further business, the Presiding Member, Mayor Alison Xamon, declared the meeting closed at 7.50pm with the following persons present:

PRESENT:	Mayor Alison Xamon Cr Alex Castle Cr Nicole Woolf Cr Con Poullos Cr Suzanne Worner Cr Ashley Wallace Cr Ashlee La Fontaine Cr Reece Wheadon	Presiding Member North Ward North Ward North Ward North Ward South Ward South Ward South Ward
IN ATTENDANCE:	David MacLennan Peter Varris Rhys Taylor Jay Naidoo Mitchell Hoad Emma Simmons Michael Hancock Carrie Miller Alex Harris	Chief Executive Officer Executive Director Infrastructure & Environment Executive Director Community & Business Services Executive Director Strategy & Development Manager Strategic Planning & Sustainability A/Executive Manager Corporate Strategy & Governance Manager Development & Design Corporate Strategy & Governance Officer Governance Officer
Public:	One member of the public.	

These Minutes were confirmed at the [date] meeting of Council as a true and accurate record of the Ordinary Meeting of the Council Meeting (Ordinary and Special) held on 21 April 2026.

Signed: Mayor Alison Xamon

Dated