



CITY OF VINCENT

MINUTES

Ordinary Council Meeting

9 December 2025

Table of Contents

| | | |
|-----------|---|-----------|
| 1 | Declaration of Opening / Acknowledgement of Country | 3 |
| 2 | Apologies / Members on Leave of Absence | 3 |
| 3 | (A) Public Question Time and Receiving of Public Statements | 4 |
| | (B) Response to Previous Public Questions Taken On Notice | 6 |
| 4 | Applications for Leave of Absence | 8 |
| 5 | The Receiving of Petitions, Deputations and Presentations | 8 |
| 6 | Confirmation of Minutes | 9 |
| 7 | Announcements by the Presiding Member (Without Discussion) | 9 |
| 7.1 | Achievements | 9 |
| 8 | Declarations of Interest | 10 |
| | Reports | 10 |
| | Items Approved "En Bloc": | 11 |
| 9.1 | No. 36 (Lot 23; D/P: 1493) View Street, North Perth - Proposed Alterations and Additions to a Single House (Amendment to Approved) | 12 |
| 9.3 | Outcome of Advertising and Approval of Local Planning Policy - Built Form and Local Planning Policy - Character Area Guidelines | 14 |
| 9.5 | Outcome of Advertising and Adoption of Leederville Town Centre Place Plan 2025-2030 | 15 |
| 11.1 | Financial Statements as at 31 October 2025 | 16 |
| 11.2 | Authorisation of Expenditure for the Period 01 October to 31 October 2025 | 17 |
| 12.1 | Corporate Document Register: 2025 Implementation Review and 2026 Review Program | 18 |
| 17.2 | Declaration of Secondary Employment – Chief Executive Officer | 19 |
| | Reports with Discussion | 20 |
| 9.2 | No. 11 (Lot: 1; STR: 48405) St Albans Avenue, Highgate - Proposed Change of Use from Grouped Dwelling to Grouped Dwelling and Holiday House | 20 |
| 9.4 | Outcome of Advertising and Adoption of Local Heritage Survey and Amended Heritage List | 24 |
| 10.1 | Loftus Recreation Centre - Review of Annual Lease Payments for FY25/26 by Belgravia Health & Leisure Group Pty Ltd | 28 |
| 10.2 | Beatty Park Toilet and Store/Changeroom [ABSOLUTE MAJORITY DECISION REQUIRED] | 30 |
| 11.3 | Investment Report as at 31 October 2025 | 32 |
| 12.2 | Council Recess Period 2025-26 - Delegated Authority to the Chief Executive Officer [ABSOLUTE MAJORITY DECISION REQUIRED] | 33 |
| 12.3 | Information Bulletin | 34 |
| 13.1 | Notice of Motion - Cr Woolf - Safe Trading Site | 35 |
| 14 | Questions by Members of Which Due Notice Has Been Given (Without Discussion) | 36 |
| 15 | Representation on Committees and Public Bodies | 36 |
| 16 | Urgent Business | 36 |
| 17 | Confidential Items/Matters For Which the Meeting May be Closed | 37 |
| 17.1 | Waste to Energy Options | 38 |
| 18 | Closure | 38 |

**MINUTES OF CITY OF VINCENT
ORDINARY COUNCIL MEETING
HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 9 DECEMBER 2025 AT 6:00 PM**

| | | |
|-----------------------|-----------------------|---|
| PRESENT: | Mayor Alison Xamon | Presiding Member |
| | Cr Alex Castle | North Ward |
| | Cr Suzanne Worner | North Ward |
| | Cr Nicole Woolf | North Ward |
| | Cr Con Poullos | North Ward |
| | Cr Ashley Wallace | South Ward |
| | Cr Sophie Greer | South Ward |
| | Cr Ashlee La Fontaine | South Ward |
| | Cr Reece Wheadon | South Ward |
| IN ATTENDANCE: | David MacLennan | Chief Executive Officer |
| | Peter Varris | Executive Director Infrastructure & Environment |
| | Rhys Taylor | Executive Director Community & Business Services |
| | Jay Naidoo | Executive Director Strategy & Development |
| | Dale Morrissy | Manager Community Facilities (left at 7.38pm after Item 10.2) |
| | Michael Hancock | Manager Development & Design (left at 7.53pm prior to Item 17.1) |
| | Mitchell Hoad | Manager Strategic Planning & Sustainability (left at 7.53pm prior to Item 17.1) |
| | Eamonn Holmes | Coordinator Place (left at 7.53pm prior to Item 17.1) |
| | Ruth Markham | Manager City Buildings and Asset Management (left at 7.38pm after Item 10.2) |
| | Peter van Gent | Coordinator Project Planning & Delivery (left at 7.38pm after Item 10.2) |
| | Emma Simmons | A/Executive Manager Corporate Strategy & Governance |
| | Wendy Barnard | Executive Assistant to the Mayor and Council Support |

Public: Approximately seven 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, acknowledging that 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

Nil

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 Lesley Florey of Mt Hawthorn

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

Regarding the two formal complaints lodged against the CEO:

1. Was the CEO Performance Review Panel notified of the two formal and serious complaints that were lodged? If not, why not?
2. Was Price Consulting Group notified of the two serious complaints prior to, or at, the CEO performance review? If not, why not?

In relation to Stormwater Drains:

3. If a landowner has a City of Vincent stormwater pipe running through their property and the City is aware of its presence, but a land transaction, such as a property sale occurs without the easement being recorded on the title, due to a lack of transparency, non-disclosure and omission by the City, will the City accept negligence and provide the landowner with compensation under the Local Government Act?
4. How many residential vacant land properties, excluding state housing, are there in the City of Vincent?
5. Is the GHD and contractors mapping now available on POZI? Layers for stormwater pipes are not accessible on the residential view of POZI.

3.2 Peter Herkenhoff of Highgate – Item 9.2

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

Submitted statement in writing below and asked follow up questions:

1. Has Council received further Planning Department advice that warrants scrutiny by impacted stakeholders?
2. In light of Planning Department misinformation and obfuscation in its recommendation, revealed by stakeholder scrutiny, is Council satisfied with the standard of departmental oversight?

3.3 Sonja Demiani of Highgate – Item 9.2

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

3.4 Kevin Kannis of Mt Hawthorn – Item 9.4

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

3.5 John Kannis of Mt Hawthorn – Item 9.4

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

There being no further speakers, Public Question Time closed at approximately 6.12pm.

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

Lexi Smith of Perth

Follow-Up Questions on Notice - 37-39 Stuart Street, Perth

Further to the Administration's response provided in this agenda, I submit the following supplementary questions:

1. Hazardous Materials Assessment

The Administration characterised the unauthorised works as "limited to internal partitioning removal" and "low risk." My reports to WorkSafe (references 858656 and 862121) documented potentially hazardous materials being removed from this old building and dumped on the street verge. Before issuing the demolition permit on 21 May 2025, did the City require a hazardous materials survey or require a documented asbestos assessment of the building to be conducted?

2. Compliance Monitoring Timeline

The building permit application for 37-39 Stuart Street was lodged on Friday, 2 May 2025, after demolition works had already commenced. On what date did the City first become aware that unauthorised demolition works were underway at this site, and was this awareness prompted by my advice to WorkSafe and the City or through the City's own proactive compliance monitoring systems?

3. Referral Threshold for Unauthorized Works

Given the Administration's decision that "no further action was warranted" despite unauthorised demolition works commencing without a permit, what threshold of non-compliance or risk does the City apply when determining whether to refer a registered builder to the Building Services Board or LGIRS?

Peter and Suzanne Herkenhoff of Highgate – Item 9.2

In all good conscience, will Council exercise the substantial discretion now required to approve the aforementioned application for this land use change in light of the following facts?

- Planning Department provision of misinformation that demonstrates an approval bias and obfuscation of key considerations, including accurate reporting of the majority's objections.
- Irrespective of the unenforceable time limit sought, approval will permanently confer commercial STRA rights on current and subsequent owners of Lot 1, condemning us to known, un-hosted Holiday House risks and impacts in perpetuity.
- Planning Department failure to inform stakeholders of this critical impact during development of its DRAFT STRA Policy, in consultation material developed and progressively refined -- with the proponents -- to facilitate approval, and the subterfuge employed throughout its recommendation to Council.
- Approval would not only guarantee long-term impacts to adjoining neighbours and local residents but also incentivise further reductions in the City's long-term housing supply. This is at odds with community sentiment.
- Planning Department failure to advise constituents whether future processes to extend approval would trigger consultation with directly affected parties, or whether such approval becomes a commercial-in-confidence matter between the City and the proponents only.
- Imposition of unacceptable safety and privacy risks, access impacts and encumbrances on our use and maintenance of common property on the strata, over which we have 55 %-unit entitlement, rendering the proposal fatally flawed.

- Planning Department deference to the misnomer of “passive surveillance” and an unformulated, unregulatable “guest screening” process as risk mitigants in the recommendation it authored, coupled with its failed attempt to walk back support for the latter when challenged at the December 2 briefing.
- Operation of an incompatible commercial land use in a residential zone is proposed -- without a meaningful framework of enforceable conditions – defying process logic and denying procedural fairness to impacted stakeholders.
- Planning Department misrepresentation of parking constraints in St Albans Avenue and local streets, as reflected in Ranger Services’ December 1 deployment of a consultation to propose further parking restrictions. Notably, the Department claims no residential parking permits need be issued to Holiday House guests. The City’s e-permit system, by design, allows the proponents to confer parking rights on visitors, including Holiday House guests.
- Abject Planning Department failure to present a defensible argument that justifies Council exercise of its discretion to confer deemed-to-comply status on a proposal that fails to meet 50% of the Acceptable Development Provisions in a STRA Policy that remains in draft form.
- A draft Policy that cannot realistically be considered as a “...seriously entertained planning instrument...” when the proposal was subjectively assessed against loosely defined impact management ‘Objectives’.
- The absence of robust performance metrics to support compliance with these objectives, ensuring the proposed Holiday House management commitments are rendered unenforceable.

Ben Hodsdon of West Perth

1. Thank you for organising the bollards on the corner of Fitzgerald and Newcastle street. What are the other upgrades that the City of Vincent and the City of Perth planned for this intersection and what is the planned budget and time line? Obviously safety is a prime objective
2. The right of way that runs parallel with Fitzgerald street from Newcastle street is in poor condition. When is the likely upgrade and what budget has been allocated to do this

Administrations’ responses will be provided in the Agenda for the 10 February 2026 Ordinary Council Meeting.

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Administration’s responses are below in italics.

Responses to questions asked at the 11 November 2025 Council Meeting.

Lexi Smith of Perth

1. Referral to Building Registration Authorities

Given that the City has confirmed demolition works commenced prior to the issue of a valid building permit, did the City of Vincent report or refer the registered builder involved to the **Building Services Board/or the regulatory Department (LGRIS)** for undertaking unauthorised works contrary to the *Building Act 2011*?

I note that, according to information published on the ContractsWA website, the **Minister for Mental Health** appears to be the funding authority and project approver for these works. This raises further concern about the oversight and compliance processes in place by the government and its funded projects.

No. The City's Development Compliance team applies a graduated and proportionate approach to compliance and enforcement. At the time of intervention, works had been limited to internal partitioning removal and the like. This was considered low risk. The direction to cease work was complied with by the contractor. The City refused the original demolition application and required a revised application to be submitted. A demolition permit was subsequently issued. No further action was warranted.

2. Verification of Demolition Licensing and Safety Supervision

Before or during the approval of the subsequent demolition permit (issued 21 May 2025), did the City verify that the builder or contractor held a valid **Demolition Licence** and that **nominated safety supervisors** held the appropriate **certifications and permits**, as required under the *Regulations* and related legislation?

Yes, the City was satisfied all listed contractors held the relevant authority to conduct the proposed works. In accordance with the Work Health and Safety (General) Regulations 2022, it is the responsibility of licence holder to ensure the nominated supervisors are competent and approved by the regulator (WorkSafe), not the City.

Responses to questions asked at the 18 November 2025 Special Council Meeting.

Lesley Florey of Mount Hawthorn

In relation to rate increases:

1. I'd like to know which senior person then initiated proposed and escalated this to 25%.

An amendment was presented by Mayor Alison Xamon at the May OCM to propose the vacant residential differential rate be increased by 25%. The higher increase is intended to act as a deterrent against landowners holding vacant residential land for long periods of time without an intention to develop.

The amendment was supported by Council, and the higher increase was adopted at the June OCM as part of the Annual Budget 2025/26.

2. My question is, under the section 6.3 of the Local Government Act of 1995, did the City of Vincent seek approval from the Minister for Local Government for the significant increase?
3. How did the City of Vincent justify what is clearly an unreasonable 25% increase?
4. I request a copy of the submission sent to the Minister and the Ministers response.

Minister approval is only required under s6.33(3) of the Local Government Act 1995 where a local government imposes a differential general rate more than twice the lowest differential general rate imposed by that Local Government.

The City's Vacant Residential differential rate of 0.1055909 remains less than twice the lowest differential rate of 0.0770538, so Ministerial approval was not required, and no submission was made to the Minister.

The City's Vacant Residential differential rate is designed to encourage development of vacant properties, improving the City's streetscape and stimulating growth and development in the Community.

In relation to POSI and mapping:

1. Have all the easements been placed on properties with storm water pipes?

No. The City has been analysing past and current data to determine the number of private properties with our drainage infrastructure within the property line. From this the City is physically confirming the presence and condition of infrastructure (and level of impact) if not already known during our ongoing maintenance program. The City advises affected landowners where it accesses drainage infrastructure on private land in its maintenance program.

2. If not, why not?

The total number of affected properties has yet to be fully confirmed. The City is reconciling the formal easements in place against known affected properties. From this we will be aware of those properties that have drainage infrastructure with 'prescriptive' easement. The intent is to then contact property owners to confirm presence of easement, the nature of the easement and the intention to formalise upon a land transaction.

3. How many are yet to have easements placed on them?

Refer to answer Q2.

4. Historically, the city of Vincent has operated with two versions of intra maps, an internal version with full details and a public version for residents with minimal information. With the move to the POSI mapping, will the city of Vincent repeat this practice?

The City maintains drainage data stored within its asset management systems which is reflected within GIS mapping portals, previously within Intramaps which has now been upgraded to Pozi. It is planned that Pozi will have layers/viewers which staff can access.

4 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

Lara Centa of Leederville submitted a petition with nine signatures. An additional 200 names were also provided in support; however, these were submitted outside the formal petition process. The petition requests Council to implement safety control measures in relation to the pedestrian crossing on Brentham Street.

PETITION

COUNCIL DECISION

Moved: Mayor Xamon, Seconded: Cr Worner

That the petition be received and a report be prepared.

CARRIED UNANIMOUSLY (9-0)

6 CONFIRMATION OF MINUTES

COUNCIL DECISION

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

That the minutes of the Ordinary Meeting held on 11 November 2025 be confirmed.

CARRIED (9-0)

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

Against: Nil

COUNCIL DECISION

Moved: Cr Wallace, **Seconded:** Cr Worner

COUNCIL DECISION

That the minutes of the Special Meeting held on 18 November 2025 be confirmed.

CARRIED (9-0)

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

Against: Nil

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

The Presiding Member Alison Xamon made the following announcement:

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

7.1 Achievements

I have been attending the end-of-year Citizenship and Spirit of Christmas awards at our local primary schools. Thank you to the Councillors who have attended as my representative.

It has been a very high-performing year for the City, with some notable achievements, including:

- Place Score naming Vincent the most liveable city in WA and the second most liveable in Australia
- WA Age Friendly Local Government of the Year – congratulations to the team for their excellent work
- Exref Awards – Best Workplace Award and Change Champion Award
- National and State Disability and Inclusion Awards for Beatty Park
- Honourable Mention in the National Awards for Local Government for our 40km/h project
- Being named a Top Twenty Best Practice entity by the Office of the Auditor General
- Being recognised as a top-performing Council in the Snap Send Solve Community Satisfaction Index 2025

These are significant achievements and well worth acknowledging.

We have also delivered a number of major projects this year, for example:

- Leederville Oval upgrades, progressing its development into the AFLW home in WA
- Redevelopment of Robertson Park and Litis Stadium
- Revitalisation of the East Perth Power Station, which will again host the Perth Festival and the Rugby Sevens
- Securing Federal and State Government grant funding for a range of sporting infrastructure projects, including the redevelopment of Dorrien Gardens into *Little Italy*
- Commencement of the Vincent Underground Power Program, which is critical to enabling our future tree-canopy growth and supports our response to the polyphagous shot-hole borer. We have also undertaken 18 months of trials in Hyde Park, with promising results, and hope to extend these treatments into Robertson Park and Beatty Park.

Thank you to our team and to Council for your hard work and passion. Every Councillor takes their role seriously, and this is greatly appreciated by me and by many of our residents.

8 DECLARATIONS OF INTEREST

- 8.1 Cr Ashley Wallace declared a financial interest in item 9.4 Outcome of Advertising and Adoption of Local Heritage Survey and Amended Heritage List. The extent of his interest is that his property is on the heritage list. He is not seeking approval to participate in the debate or remain in Chambers or vote in the matter.
- 8.2 Cr Con Poullos declared an impartiality interest in Item 10.1 Loftus Recreation Centre - Review of Annual Lease Payments for FY25/26 by Belgravia Health & Leisure Group Pty Ltd. The extent of his interest is that he plays indoor soccer and his son plays basketball at the facilities.
- 8.3 Cr Reece Wheadon declared an impartiality interest in Item 10.2 Beatty Park Toilet and Store/Changeroom. The extent of his interest is that his daughter plays soccer with Perth Soccer Club/Azzurri.
- 8.4 David MacLennan declared an interest in Item 17.2 Declaration of Secondary Employment - Chief Executive Officer. Mr MacLennan provided information for the report, which was prepared by the A/Executive Manager Corporate Strategy & Governance.

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 9.2 and 9.4.
- (b) **Items which require an Absolute Majority decision which have not already been the subject of a public question/comment, being:**
Items 10.2 and 12.2.
- (c) **Items which Council Members/Officers have declared a financial or proximity interest, being:**
Items 9.4.

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

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

| COUNCIL MEMBER | ITEMS TO BE DISCUSSED |
|----------------|-----------------------|
| Mayor Xamon | 17.1 |
| Cr Castle | 11.3 and 12.3 |
| Cr Woolf | 10.1 and 13.1 |
| Cr Poulios | 10.1 and 10.2 |
| Cr Wheadon | 10.2 |

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 9.1, 9.3, 9.5, 11.1, 11.2, 12.1 and 17.2
- (f) **Confidential Reports which will be considered behind closed doors, being:**
Item 17.1

ITEMS APPROVED “EN BLOC”:

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

COUNCIL DECISION

Moved: Cr Castle, **Seconded:** Cr Greer

That the following unopposed items be adopted “En Bloc”, as recommended:
Items 9.1, 9.3, 9.5, 11.1, 11.2, 12.1 and 17.2

CARRIED (9-0)

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

Against: Nil

9.1 NO. 36 (LOT 23; D/P: 1493) VIEW STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO A SINGLE HOUSE (AMENDMENT TO APPROVED)

Ward: North

Attachments:

1. Consultation and Location Plan 
2. Development Plans 
3. Determination Advice Notes 

RECOMMENDATION:

That Council:

1. **ADVISES** the Department of Planning Lands and Heritage that it **SUPPORTS** the grant of an easement for the benefit of the landowner of No.36 (Lot:23; D/P: 1493) View Street, North Perth pursuant to Section 144 of the *Land Administration Act 1997* over the portion of the adjacent road reserve required to accommodate the awning posts and associated footings, as shown in Attachment 2. All costs associated with the easement shall be at the landowner's/applicant's expense; and
2. In accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Alterations and Additions to Single House (Amendment to Approved) at No. 36 (Lot: 23; D/P: 1493) View Street, North Perth in accordance with the plans shown in Attachment 2, deleting all conditions and advice notes of approval 5.2021.230.1 and imposing the following conditions and associated determination advice notes contained in Attachment 3:
 - 2.1 This approval is for Alterations and Additions to Single House (Amendment to Approved) as shown on the approved plans dated 10 November 2025. No other development forms part of this approval;
 - 2.2 Prior to the issue of a Building Permit, the applicant shall submit and have approved a schedule of materials, colours and finishes for the development to the satisfaction of the City;
 - 2.3 Prior to the issue of a Building Permit, an easement shall be placed on the certificate of title and deposited plan for the subject lot pursuant to Section 144 of the *Land Administration Act 1997* for the benefit of the landowner. All costs associated with the easement shall be at the landowner's/applicant's expense;
 - 2.4 Prior to the lodgement of a Building Permit for the proposed development on No. 36 View Street, North Perth ("the land"):
 - 2.4.1 The owner of the land shall enter into a deed of agreement ("Agreement") with the City whereby the owner:
 - 2.4.2 Indemnifies the City against any loss or damage to any property or thing, or death or injury to any person, in accordance with the terms of the Agreement; and
 - 2.4.3 Agrees to take out and maintain a policy of public liability insurance with a reputable insurer in an amount and on terms satisfactory to the City; and
 - 2.5 The owner of the land shall maintain and, if required by the City, remove at its cost the awning structure and associated infrastructure within the road reserve to the satisfaction of the City;
3. Prior to the completion of the development, one tree shall be planted in the View Street verge adjacent to the subject lot, in accordance with the City's specifications and to the satisfaction of the City;

4. Any existing street trees within the verge in front of the lot shall be protected and maintained through the duration of construction to the satisfaction of the City;
5. At all times the pedestrian thoroughfare between the awning structure and No. 36 View Street shall be kept clear of obstructions and shall allow for unimpeded pedestrian movement, to the satisfaction of the City; and
6. All stormwater produced on the subject land shall be retained on site. Stormwater from the awning located within the road reserve may be discharged to the City's drainage system at the expense of the applicant/landowner, to the satisfaction of the City.





COUNCIL DECISION ITEM 9.1

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

9.3 OUTCOME OF ADVERTISING AND APPROVAL OF LOCAL PLANNING POLICY - BUILT FORM AND LOCAL PLANNING POLICY - CHARACTER AREA GUIDELINES

- Attachments:
1. Local Planning Policy: Built Form 
 2. Local Planning Policy: Character Area Guidelines 
 3. Summary of Submissions: Character Area Guidelines 
 4. Schedule of Modifications - Character Area Guidelines 

RECOMMENDATION:

That Council:

1. **PROCEEDS** with amendments to Local Planning Policy: Built Form, included as Attachment 1, and Local Planning Policy: Character Area Guidelines, included as Attachment 2, pursuant to Schedule 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **FORWARDS** the Local Planning Policy: Built Form and Local Planning Policy: Character Area Guidelines to the Western Australian Planning Commission for approval pursuant Schedule 2 Clause 4(3A) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and in accordance with Part A, Clause 3.2.3b of the Residential Design Codes Volume 1 and Clause 1.2.2 of the Residential Design Codes Volume 2; and
3. **NOTES** that:
 - Administration will publish a notice in accordance with Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015* following approval from the Western Australian Planning Commission for the Local Planning Policy: Built Form and Local Planning Policy: Character Area Guidelines; and
 - Should standards of either the Local Planning Policy: Built Form and/or Local Planning Policy: Character Area Guidelines not be approved by the Western Australian Planning Commission, a further report will be presented back to Council.

COUNCIL DECISION ITEM 9.3

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

9.5 OUTCOME OF ADVERTISING AND ADOPTION OF LEEDERVILLE TOWN CENTRE PLACE PLAN 2025-2030

- Attachments:
1. Leederville Town Centre Place Plan 2025-2030 - Summary of Submissions 
 2. Leederville Town Centre Place Plan 2025-2030 

RECOMMENDATION:

That Council **ADOPTS** the Leederville Town Centre Place Plan 2025-2030.

COUNCIL DECISION ITEM 9.5

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

11.1 FINANCIAL STATEMENTS AS AT 31 OCTOBER 2025

Attachments: 1. Financial Statements as at 31 October 2025 

RECOMMENDATION:

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





COUNCIL DECISION ITEM 11.1

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “*EN BLOC*” (9-0)

11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 OCTOBER TO 31 OCTOBER 2025

- Attachments:
1. October 2025- Payments by EFT and Payroll 
 2. October 2025- Payments by Direct Debit 
 3. October 2025- Payments by Cheques 
 4. October 2025- Payments by Fuel Cards 

Recommendation:

That Council RECEIVES the list of accounts paid under delegated authority for the period 01 October 2025 to 31 October 2025 as detailed in Attachments 1, 2, 3 and 4 as summarised below:

| | | |
|---------------------------------------|-------|------------------|
| EFT payments, including payroll | | \$ 10,003,010.05 |
| Cheques | 82810 | \$350.40 |
| Direct debits, including credit cards | | \$ 256,537.86 |
| Total payments for October 2025 | | \$10,259,898.31 |




COUNCIL DECISION ITEM 11.2

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

12.1 CORPORATE DOCUMENT REGISTER: 2025 IMPLEMENTATION REVIEW AND 2026 REVIEW PROGRAM

- Attachments:
1. Corporate Document Review Summary 
 2. Corporate Document Register and Review Plan 
 3. 2026 Review Program 

RECOMMENDATION

That Council:

1. RECEIVES the Corporate Document Review Summary at Attachment 1; and
2. APPROVES the:
 - 2.1 updated Corporate Document Register and Review Plan, at Attachment 2; and
 - 2.2 2026 Review Program at Attachment 3.

COUNCIL DECISION ITEM 12.1

Moved: Cr Castle, **Seconded:** Cr Greer

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

17.2 DECLARATION OF SECONDARY EMPLOYMENT – CHIEF EXECUTIVE OFFICER

Attachments: 1. Declaration of Secondary Employment Form

RECOMMENDATION:

That Council:

1. **APPROVES** Mr David MacLennan's request to engage in some minor external secondary employment/business activities as detailed in Attachment 1, subject to this:
 - occurring outside of the City of Vincent's normal business hours;
 - involving a limited weekly time commitment; and
 - not conflicting with the Chief Executive Officer duties;
2. **ADVISES** Mr MacLennan of Council's decision.

COUNCIL DECISION ITEM 17.2

Moved: Cr Castle, **Seconded:** Cr Greer









That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (9-0)

REPORTS WITH DISCUSSION

9.2 NO. 11 (LOT: 1; STR: 48405) ST ALBANS AVENUE, HIGHGATE - PROPOSED CHANGE OF USE FROM GROUPED DWELLING TO GROUPED DWELLING AND HOLIDAY HOUSE

Ward: South Ward

- Attachments:
1. Consultation and Location Map 
 2. Development Plans 
 3. Operations Management Plan 
 4. Code of Conduct 
 5. Clause 67 Assessment 
 6. Summary of Submissions - Administration Response 
 7. Summary of Submissions - Applicant Response 
 8. 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 Change of Use from Grouped Dwelling to Grouped Dwelling and Holiday House at No. 11 (Lot: 1, STR: 48405) St Albans Avenue, Highgate, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Approval

- 1.1 This approval relates to a Change of Use from Grouped Dwelling to Grouped Dwelling and Holiday House as shown on the approved plans dated 26 May 2025. No other development forms part of this approval; and
- 1.2 This approval is for Holiday House 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. Time Limited Approval

- 2.1 This approval is granted for a term of 12 months from the date the use commences, after which date the Holiday House use shall cease and the use of the site shall revert to a Grouped Dwelling, unless a further approval is obtained prior to the expiration of this period; and
- 2.2 The operator is required to notify the City of Vincent in writing seven days prior to commencement of the Holiday House land use;

3. Operation of the Use

- 3.1 The Holiday House use is permitted for a maximum of 182 days in a calendar year (181 nights of accommodation);
- 3.2 The Holiday House shall accommodate a maximum of four (4) guests and no visitors at any one time;
- 3.3 The Holiday House shall operate with a minimum stay period of three consecutive nights per booking;
- 3.4 Use of the outdoor living area is prohibited between the hours of 9:00pm – 8:00am;
- 3.5 The rear service courtyard, including the drying court and bin store area, shall not be used by Holiday House guests for any purpose of outdoor recreation or entertaining. These areas shall be used only for waste disposal, bin movements and associated

service functions, to the satisfaction of the City;

- 3.6 The Holiday House shall operate in accordance with the approved Operations Management Plan and Code of Conduct, dated 17 October 2025, at all times for the duration of the use. A copy of the approved Code of Conduct shall be provided to guests of the Holiday House at the time of check-in and displayed in a prominent location within Holiday House;
- 3.7 Check-in and check-out activities associated with the Holiday House shall not occur between 9:00pm and 8:00am;
- 3.8 Guests of the Holiday House shall not use the easement area for any purpose other than placing rubbish in the bin and moving bins for waste disposal, collection or return to their storage area, and to the satisfaction of the City. The easement shall remain unobstructed at all times;
- 3.9 Prior to the commencement of the Holiday House use, a copy of the approved Operations Management Plan and Code of Conduct, shall be provided to all adjoining and adjacent properties; and
- 3.10 An A4 sized sign shall be provided on site and made visible from the street at the front of the dwelling, identifying the property as a Holiday House and detailing the contact number of the manager or owner. This sign is to comply with the City's Local Planning Policy: Signs and Advertising, to the satisfaction of the City;

4. **Parking Permits**

No residential parking permits shall be made available for use by guests of the Holiday House, to the satisfaction of the City;

5. **Booking and Complaint Records**

A written record of all complaints received in relation to the Holiday House, including the date, nature of the complaint and the action taken, must be kept and made available to the City on request; and

6. **Caretaker and Response Time**

A nominated contact person with authority to manage the Holiday House must be contactable at all times and must respond to complaints within 24 hours. Contact details must be provided to adjoining and adjacent landowners prior to commencement and kept updated.

COUNCIL DECISION ITEM 9.2

Moved: Cr Wheadon, **Seconded:** Cr Greer

That the recommendation be adopted.

LOST (7-2)

For: Cr Castle and Cr Wheadon

Against: Mayor Xamon, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr Greer and Cr La Fontaine

COUNCIL DECISION ITEM 9.2**ALTERNATIVE RECOMMENDATION**

Moved: Cr Greer, **Seconded:** Cr Castle

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2, **REFUSES** the application for Change of Use from Grouped Dwelling to Grouped Dwelling and Holiday House at No. 11 (Lot: 1, STR: 48405) St Albans Avenue, Highgate, in accordance with the plans shown in Attachment 2, 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 adopted and draft 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 locality as:
 - 1.1 Pursuant to 67(2)(m) and (n) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Vincent's Local Planning Scheme No. 2 Residential zone objectives, the proposed Holiday House would not enhance the amenity of the locality. The surrounding context is characterised by single and grouped residential dwellings, and the introduction of a Holiday House, which is by nature more intensive and transient, would be incompatible with the established residential character and amenity of the area;
 - 1.2 Pursuant to 67(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of Vincent's draft Local Planning Policy: Short Term Accommodation is a seriously entertained policy, and in accordance with clause 67(2)(g), the proposed Holiday House is inconsistent with the draft policy objectives. The proposed Holiday House does not directly adjoin other non-residential land uses and is not appropriately located or designed to mitigate potential noise impacts on surrounding residential properties. The proposed Holiday House has the potential to reduce the availability of long-term housing options in the area; and
 - 1.3 Pursuant to 67(2)(s) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed Holiday House does not provide adequate arrangements for the parking of vehicles for guests. The parking arrangements and the change in the use of existing street parking bays by guests would impact the availability of on-street car parking in the immediate area.

REASON:

The proposal would not be compatible with the established residential character and amenity within the St Albans Avenue streetscape. The Holiday House would introduce a source of non-residential noise and activity, which is inconsistent with the residential context. The proposed noise and activity would result in undue impact on the amenity of the neighbouring properties. The subject site does not contain or propose adequate onsite parking arrangements for the guests, requiring guests to park on the street. The change in use of existing street parking would impact the availability of on-street car parking within the St Albans Avenue context.

ADMINISTRATION'S COMMENT:

Administration does not support the alternate recommendation for refusal but acknowledges that it relates to relevant and valid planning considerations.

Administration has not identified site-specific evidence to demonstrate that the proposed Holiday House would result in unacceptable amenity, noise, or parking impacts that could not be reasonably mitigated through appropriate conditions.

The use is discretionary within the Residential zone, a detailed management plan has been provided, and proposed conditions would restrict the number of guests, regulate behaviour, and manage noise. On this basis, Administration remains of the view that the application can be supported with conditions.

Contribution to Long-Term Housing Supply

The Holiday House component is limited to a maximum of 182 days (181 nights) per year. For the remaining half of the year the dwelling is used as a Grouped Dwelling by the landowners.

*This ensures that the property continues to contribute to long-term housing supply, which aligns with the Residential zone objective of providing long-term housing opportunities as proposed by Amendment 13 to LPS2 and contained in the draft Policy. The maximum of four guests and prohibition on visitors limits the level of activity, rather than a larger commercial operation.

Proximity to Town Centre and Transport

The site is located close to Beaufort Street, which contains a range of hospitality and commercial uses, and is within walking distance of high frequency transit routes.

This context means that activity and movement are already characteristic of the broader area. The proposal provides a form of visitor accommodation that is limited in scale and can take advantage of these amenities without introducing changes to the built form. This supports the Draft Short Term Accommodation Policy objective of locating short term accommodation near established cultural and hospitality attractions and public transport.

Amenity Considerations and Dwelling Layout

The dwelling's main outdoor living area is located in the front setback facing St Albans Avenue. It is separated from neighbouring outdoor living areas and major openings by distance, building orientation and fencing.

Parking Context

The proposed shortfall in onsite car parking is consistent with the existing operations of the Grouped Dwelling. The Grouped Dwelling is permitted to two residential parking permits and the Draft Short Term Accommodation Policy requires two onsite parking spaces for guests. The likely car ownership associated with four guests is similar to a small household and is unlikely to significantly affect the available capacity identified in the survey. The officer assessment did not identify evidence of parking saturation in St Albans Avenue.

Time-Limited Approval and Monitoring

An initial 12-month time-limited approval would allow the City to monitor any complaints, on-street parking conditions and the operation of the management measures. These could be taken into account in assessing any future application to extend the approval period.

Effect of State Government Exemption

Should Council refuse the application, the applicant would be permitted to utilise the property for Short Term Rental Accommodation for up to 90 days in accordance with the State Government's Exemption.


CARRIED (9-0)

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

Against: Nil

At 6.31 Cr Wallace left the meeting due to a previously declared financial interest.

9.4 OUTCOME OF ADVERTISING AND ADOPTION OF LOCAL HERITAGE SURVEY AND AMENDED HERITAGE LIST

- Attachments:
1. Heritage List December 2025 
 2. Local Heritage Survey December 2025 
 3. Thematic History December 2025 
 4. Place Record Forms (Existing Places) 
 5. Place Record Forms (New Entries) 
 6. Summary of Submissions 
 7. Stage 2 Heritage Review Places 
 8. Schedule of Modifications 

RECOMMENDATION:

That Council:

1. **ADOPTS** the:
 - 1.1 Amended Heritage List included in Attachment 1, in accordance with Schedule 2, Part 3 Clause 8(1) and 8(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
 - 1.2 Local Heritage Survey, Thematic History, and updated Place Record Forms included in Attachments 2, 3, 4 and 5 in accordance with Part 8 Clause 103(1) of the *Heritage Act 2018*;
2. **NOTES** that the Heritage Council of Western Australia, and all owners and occupiers of places included on the adopted Heritage List and Local Heritage Survey will be notified, in accordance with Part 8 Clause 103(4) of the *Heritage Act 2018* and Part 3 Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **APPROVES** the commencement of Stage 2 of the Heritage Review, which includes consulting with the affected owners and occupiers that are included in Attachment 7 of:
 - New entries on the Local Heritage Survey proposed for inclusion on the Heritage List;
 - Existing Category 3 places on the Heritage List; and
 - Existing Category 4 places proposed for removal from the Heritage List;
4. **NOTES** that any objections or submissions received through Stage 2 consultation will be presented to Council for consideration prior to any changes to the Heritage List.

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

That the recommendation be adopted.

AMENDMENT

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

That the Recommendation be amended as follows:

That Council:

1. **ADOPTS** the:

1.1 Amended Heritage List included in Attachment 1, in accordance with Schedule 2, Part 3 Clause 8(1) and 8(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

1.2 Local Heritage Survey, Thematic History, and updated Place Record Forms included in Attachments 2, 3, 4 and 5 in accordance with Part 8 Clause 103(1) of the *Heritage Act 2018*;

2. **NOTES** that the Heritage Council of Western Australia, and all owners and occupiers of places included on the adopted Heritage List and Local Heritage Survey will be notified, in accordance with Part 8 Clause 103(4) of the *Heritage Act 2018* and Part 3 Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;

3. **APPROVES** the commencement of Stage 2 of the Heritage Review, which includes consulting with the affected owners and occupiers that are included in Attachment 7 of:

- New entries on the Local Heritage Survey proposed for inclusion on the Heritage List;
- Existing Category 3 places on the Heritage List; and
- Existing Category 4 places proposed for removal from the Heritage List; and

4. **In relation to Stage 2 of the Heritage Review** **NOTES** that:

- Consultation would include letters sent to owners and occupiers of all places included in Attachment 7 and signs on site being installed on each of the seven Category 4 places that are proposed to be removed from the Heritage List; and
- Any objections or submissions received through **Stage 2** consultation will be presented to Council for consideration prior to any changes to the Heritage List.

REASON:

Category 4 places are recognised as having elements of value that are worth noting for the community, (some include award winning architectural homes).

This would extend the consultation to the community living around these seven properties to inform them of the proposed change before any decision is made.

ADMINISTRATION'S COMMENT:

Administration does not object to this amendment.

Heritage Review Stage 1

Through Stage 1 of the Heritage Review Administration undertook extensive community engagement on the draft Local Heritage Survey and the recategorisation of places on the Heritage List.

This included approximately 2,700 letters sent to owners and occupiers of places included on the Heritage List and draft Local Heritage Survey, and notices on the City's website and social media and in the local newspapers.

Heritage Review Stage 2 & Proposed Consultation

Stage 2 of the Heritage Review proposes to retain all existing Category 3 places and remove all existing Category 4 places from the Heritage List.

This is consistent with the City's Local Planning Policy: Amending the Local Heritage Survey, Heritage List and Designating Heritage Areas (Heritage List Policy) which sets out the Category 4 places are below the threshold for inclusion on the Heritage List.

The Heritage List Policy and *Planning and Development (Local Planning Schemes) Regulations 2015* outlines the minimum advertising requirements for places to be removed from a Heritage List as being notification with owners and occupiers.

The inclusion of a sign on each of the seven Category 4 places proposed to be removed from the Heritage List, in addition to letters sent to the owners and occupiers, would go over and above the minimum requirement and be consistent with the objectives of the City's Community and Stakeholder Engagement Policy.

AMENDMENT CARRIED (9-0)

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

Against: Nil

COUNCIL DECISION ITEM 9.4

That Council:

1. **ADOPTS** the:

- 1.1 Amended Heritage List included in Attachment 1, in accordance with Schedule 2, Part 3 Clause 8(1) and 8(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 1.2 Local Heritage Survey, Thematic History, and updated Place Record Forms included in Attachments 2, 3, 4 and 5 in accordance with Part 8 Clause 103(1) of the *Heritage Act 2018*;

2. **NOTES** that the Heritage Council of Western Australia, and all owners and occupiers of places included on the adopted Heritage List and Local Heritage Survey will be notified, in accordance with Part 8 Clause 103(4) of the *Heritage Act 2018* and Part 3 Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;

3. **APPROVES** the commencement of Stage 2 of the Heritage Review, which includes consulting with the affected owners and occupiers that are included in Attachment 7 of:

- New entries on the Local Heritage Survey proposed for inclusion on the Heritage List;
- Existing Category 3 places on the Heritage List; and
- Existing Category 4 places proposed for removal from the Heritage List;

4. In relation to Stage 2 of the Heritage Review **NOTES** that:

- Consultation would include letters sent to owners and occupiers of all places included in Attachment 7 and signs on site being installed on each of the seven Category 4 places that are proposed to be removed from the Heritage List; and
- Any objections or submissions received through consultation will be presented to Council for consideration prior to any changes to the Heritage List.

CARRIED (9-0)

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

Against: Nil

At 6.42pm Cr Wallace returned to the meeting.

10.1 LOFTUS RECREATION CENTRE - REVIEW OF ANNUAL LEASE PAYMENTS FOR FY25/26 BY BELGRAVIA HEALTH & LEISURE GROUP PTY LTD

- Attachments:
1. Belgravia letter dated 6 November 2025 - Confidential
 2. Belgravia Financial Statements FY20-21 and FY22-23 - Confidential
 3. Belgravia FY24 and FY25 P&L Results - Confidential

RECOMMENDATION:

That Council

1. **APPROVES** a variation of lease with Belgravia Health & Leisure Group Pty Ltd (ACN 005 087 463) located at portion of Lot 501 (99) Loftus Street, Leederville as follows:
 - 1.1 Reduction of rent for FY2025/2026 by 50% from 1 July 2025 to 30 June 2026 in the amount of \$96,873.12; and
2. Subject to satisfactory negotiations carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and CEO to execute the Deed of Variation of Lease in accordance with the Execution of Documents Policy.

Moved: Cr Woolf, Seconded: Cr Castle

That the recommendation be adopted.

AMENDMENT

Moved: Cr Castle, Seconded: Cr Woolf

That the Recommendation be amended as follows:

That Council:

1. **APPROVES** a variation of lease with Belgravia Health & Leisure Group Pty Ltd (ACN 005 087 463) located at portion of Lot 501 (99) Loftus Street, Leederville as follows:
 - 1.1 Reduction of rent for FY2025/2026 by 50% from 1 July 2025 to ~~30 June 2026~~ **31 December 2025 (6 months)** in the amount of ~~\$96,873.12~~ **\$ 48,436.56;**
2. Subject to satisfactory negotiations carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and CEO to execute the Deed of Variation of Lease in accordance with the Execution of Documents Policy.
3. **REQUESTS** that Council be provided with an update by 30 June 2026 on the operational and financial performance of Loftus Recreation Centre (including membership, utilisation and revenue trends, operating result and any material change to the City's financial exposure) and be advised earlier should any material financial or operational risks arise prior to that date;
4. **NOTES** this decision does not imply support for any future rent reduction; and
5. **NOTES** Council's intent to undertake a full market review and tender process to consider options for the operating model and management of Loftus Recreation Centre ahead of lease expiry in December 2027.

REASON:

To incentivise improvement in the operations of Loftus Recreation Centre by Belgravia in the coming 6-month period.

ADMINISTRATION'S COMMENT:

Administration has no objection to Cr Castle's amendment and will work with Belgravia to have better oversight of the lease while incentivising good operational performance.

AMENDMENT CARRIED (8-1)

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

Against: Cr Poulios

COUNCIL DECISION ITEM 10.1

That Council:

1. **APPROVES** a variation of lease with Belgravia Health & Leisure Group Pty Ltd (ACN 005 087 463) located at portion of Lot 501 (99) Loftus Street, Leederville as follows:
 - 1.1 **Reduction of rent for FY2025/2026 by 50% from 1 July 2025 to 31 December 2025 (6 months) in the amount of \$ 48,436.56; and**
2. **Subject to satisfactory negotiations carried out by the Chief Executive Officer, AUTHORISES** the Mayor and CEO to execute the Deed of Variation of Lease in accordance with the Execution of Documents Policy.
3. **REQUESTS** that Council be provided with an update by 30 June 2026 on the operational and financial performance of Loftus Recreation Centre (including membership, utilisation and revenue trends, operating result and any material change to the City's financial exposure) and be advised earlier should any material financial or operational risks arise prior to that date;
4. **NOTES** this decision does not imply support for any future rent reduction; and
5. **NOTES** Council's intent to undertake a full review to consider options for the operating model and management of Loftus Recreation Centre ahead of lease expiry in December 2027.

CARRIED (8-1)

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

Against: Cr Poulios

10.2 BEATTY PARK TOILET AND STORE/CHANGEROOM

- Attachments:**
1. Respondent 1 Elevation and Layout 
 2. Respondent 2 Elevation and Floor Plan 
 3. Respondent 3 Elevations and Layout 
 4. Respondent 4 Elevation and Layout 

RECOMMENDATION:

That Council:

1. **NOTES** the identified higher construction costs associated with the expanded scope and improved built form outcome for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;
2. **ENDORSES** Respondent 3 (Rebus Restrooms) as the successful submission of the Request for Quote (RFQ) for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;
3. **BY ABSOLUTE MAJORITY APPROVES** the following amendments to the 2025/26 Annual Budget to accommodate the expanded scope for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility:
 - a. A net increase in the Capital Expenditure Budget of \$190,000; and
 - b. A net decrease in the closing surplus of \$190,000 resulting in a forecasted year end surplus at 30 June 2026 of \$396,054.

Moved: Cr Wallace, **Seconded:** Cr Wheadon

That the recommendation be adopted.

AMENDMENT

Moved: Cr Greer, **Seconded:** Cr Castle

That recommendation be added as follows:

That Council:

4. **REQUESTS** an extended Skillion roof, enhanced landscaping and public art at the Beatty Park Reserve public toilet; and that if this cannot be delivered within the current budget allocation, a proposal be brought to Council for consideration as part of the mid-year budget review.

AMENDMENT CARRIED (9-0)

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

Against: Nil

COUNCIL DECISION ITEM 10.2

That Council:

1. **NOTES** the identified higher construction costs associated with the expanded scope and improved built form outcome for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;
2. **ENDORSES** Respondent 3 (Rebus Restrooms) as the successful submission of the Request for Quote (RFQ) for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility;
3. **BY ABSOLUTE MAJORITY APPROVES** the following amendments to the 2025/26 Annual Budget to accommodate the expanded scope for the Beatty Park Reserve Public Toilet and Store/Changeroom Facility:
 - a. **A net increase in the Capital Expenditure Budget of \$190,000; and**
 - b. **A net decrease in the closing surplus of \$190,000 resulting in a forecasted year end surplus at 30 June 2026 of \$396,054.**
4. **REQUESTS** an extended Skillion roof, enhanced landscaping and public art at the Beatty Park Reserve public toilet; and that if this cannot be delivered within the current budget allocation, a proposal be brought to Council for consideration as part of the mid-year budget review.

CARRIED BY ABSOLUTE MAJORITY (8-1)

For: Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poulios, Cr Greer, Cr La Fontaine and Cr Wheadon

Against: Cr Wallace

At 7.38pm Manager Community Facilities left the meeting and did not return.

At 7.38pm Manager City Buildings and Asset Management left the meeting and did not return.

At 7.38pm Coordinator Project Planning & Delivery left the meeting and did not return.

11.3 INVESTMENT REPORT AS AT 31 OCTOBER 2025

Attachments: 1. Investment Report as at 31 October 2025 

RECOMMENDATION:

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

COUNCIL DECISION ITEM 11.3

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

That the recommendation be adopted.

CARRIED (9-0)

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

Against: Nil

12.2 COUNCIL RECESS PERIOD 2025-26 - DELEGATED AUTHORITY TO THE CHIEF EXECUTIVE OFFICER**Attachments:** Nil**RECOMMENDATION:**











1. That Council DELEGATES BY ABSOLUTE MAJORITY, pursuant to section 5.42 of the *Local Government Act 1995*, to the Chief Executive Officer, the power to deal with any items of business that may arise between 10 December 2025 and 2 February 2026, and which are not the subject of delegated authority already granted by Council, subject to:
 - 1.1 Reports being issued to all Council Members for a period of three business days with Council Members notified by phone prior to the delegated decision being made and no requests for 'call-in' of the matter being received from Council Members;
 - 1.2 Reports being displayed on the City's website for a period of three business days prior to the delegated decision being made;
 - 1.3 A report summarising the items of business dealt with under delegated authority being submitted for information to Council at its Ordinary Meeting to be held on 10 February 2026; and
 - 1.4 A Register of Items Approved under this Delegated Authority is being kept and made available for public inspection on the City's website during the period that the delegation applies;
2. DETERMINES for the purpose of section 5.43(d) of the *Local Government Act 1995* that the Chief Executive Officer is delegated authority to negotiate and approve the lease in respect of No. 4 View St, North Perth, up to a limit not exceeding the current gross rental value of the property, subject to the conditions in recommendation 1.1 to 1.4 above.

COUNCIL DECISION ITEM 12.2**Moved:** Cr Poullos, **Seconded:** Cr Woolf

That the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY (9-0)**For:** Mayor Xamon, Cr Castle, Cr Worner, Cr Woolf, Cr Poullos, Cr Wallace, Cr Greer, Cr La Fontaine and Cr Wheadon**Against:** Nil

12.3 INFORMATION BULLETIN

- Attachments:**
1. Statistics for Development Services Applications as at the end of November 2025 
 2. Register of Legal Action and Prosecutions Monthly - Confidential
 3. Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 3 December 2025 
 4. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current 
 5. Register of Applications Referred to the Design Review Panel - Current 
 6. Snap, Send, Solve Update as at October 2025 
 7. Register of Petitions - Progress Report December 2025 
 8. Register of Notices of Motion - Progress Report - December 2025 
 9. Register of Reports to be Actioned - Progress Report - December 2025 
 10. Council Workshop Items since 11 November 2025 
 11. Council Briefing Notes - 4 November 2025 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated December 2025.

COUNCIL DECISION ITEM 12.3

Moved: Cr Castle, **Seconded:** Cr Poulios

That the recommendation be adopted.

CARRIED (9-0)

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

Against: Nil

13.1 NOTICE OF MOTION - CR WOOLF - SAFE TRADING SITE

That Council **REQUESTS** the Chief Executive Officer present a report to Council within three months with a recommended implementation model for a safe trading site in the City of Vincent for online marketplace exchanges. The report should address:

- An appropriate location in a high foot traffic area, close to parking and public transport
- Site infrastructure, including lighting, CCTV, seating, shade, accessibility and signage
- Public communications
- Resource and cost implication

COUNCIL DECISION ITEM 13.1

Moved: Cr Woolf, **Seconded:** Cr Worner

That the recommendation be adopted.

CARRIED (9-0)

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

Against: Nil

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

Nil

15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

16 URGENT BUSINESS

Nil

17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED**COUNCIL DECISION****Moved:** Cr Castle, **Seconded:** Cr Greer**PROCEDURAL MOTION**

Pursuant to Section 5.23(2) of the *Local Government Act 1995* and clause 2.14 of the Meeting Procedures Local Law 2008, proceeds “behind closed doors” at the conclusion of the items, to consider the confidential reports.

CARRIED (9-0)

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

Against: Nil

At 7.53pm the livestream was paused to consider Item 17.1 Waste to Energy Options.

At 7.53pm Manager Development & Design left the meeting and did not return.

At 7.53pm Manager Strategic Planning & Sustainability left the meeting and did not return.

At 7.53pm Coordinator Place left the meeting and did not return.

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

That the Council resume an “open meeting”.

CARRIED (9-0)

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

Against: Nil

At 8.00pm, after consideration of Item 17.1, the livestream resumed and the Presiding Member, Mayor Alison Xamon, advised of the below decision, as carried behind closed doors.

17.1 WASTE TO ENERGY OPTIONS

Attachments: Nil

COUNCIL DECISION

Moved: Cr Castle, Seconded: Cr Wheadon

RECOMMENDATION:

That Council:

1. **ENDORSES** the City exercising its Mindarie Regional Council exemption from disposal of all or part of its waste;
2. **APPROVES** the CEO providing 12 months notice to the Mindarie Regional Council of the City's intent to exercise its exemption, subject to an agreement not being achieved with a preferred tenderer and all member councils for a Waste to Energy contract, within the exemption notification period; and
3. **APPROVES** the CEO to undertake a procurement process for disposal of its residual waste to a Waste to Energy Facility, should the exemption come into effect.

CARRIED (9-0)

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

Against: Nil

18 CLOSURE

There being no further business, the Presiding Member, Mayor Alison Xamon, declared the meeting closed at 8.01pm with the following persons present:

| | | |
|-----------------------|---|--|
| PRESENT: | Mayor Alison Xamon Cr Alex Castle Cr Suzanne Worner Cr Nicole Woolf Cr Con Poullos Cr Ashley Wallace Cr Sophie Greer Cr Ashlee La Fontaine Cr Reece Wheadon | Presiding Member North Ward North Ward North Ward North Ward South Ward South Ward South Ward South Ward |
| IN ATTENDANCE: | David MacLennan Peter Varris Rhys Taylor Jay Naidoo Emma Simmons Wendy Barnard | Chief Executive Officer Executive Director Infrastructure & Environment Executive Director Community & Business Services Executive Director Strategy & Development A/Executive Manager Corporate Strategy & Governance Executive Assistant to the Mayor and Council Support |

Public: No members of the public.

These Minutes were confirmed at the 10 February 2026 meeting of Council as a true and accurate record of the Council Meeting held on 9 December 2025.

Signed: Mayor Alison Xamon

Dated: