12.4 RESPONSES TO MOTIONS CARRIED AT THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 11 DECEMBER 2024

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

RECOMMENDATION:

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

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

   - **Community consultation on proposed amendments to Policy No. 7.6.3 – Trees of Significance will conclude on 13 February 2025 pursuant to its resolution from its meeting on 10 December 2024. The outcomes of community consultation would be presented to a future meeting by mid-2025;**

   - **The review of Policy No. 7.6.3 – Trees of Significance is one part of Administration's broader approach to improving tree canopy on private land. Other measures would include a further review of planning controls in the City's local planning framework, investigation of financial and non-financial incentives, community education and awareness, and advocacy to the State Government; and**

   - **If ultimately approved by Council, Administration would continue to monitor the implementation of an amended Policy No. 7.6.3 – Trees of Significance as part of this broader approach to tree protection.**

2. **Motion 4.3**

   (1) Gas Appliances (Residential) – That Council NOTES:

   - **There is currently no legislative ability for the City to ban gas connections for new residential development or to require removal in existing residences. Any change to this would be required to be made by the State Government; and**

   - **Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.**

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

   - **There is currently no legislative ability for the City to ban gas connections for new businesses or to require removal in existing businesses. Any change to this would be required to be made by the State Government; and**

- **Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.**

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

PURPOSE OF REPORT:

To consider:

1. the motions carried at the City's Annual Meeting of Electors (AME); and

2. the responses prepared by Administration addressing those motions carried.

DELEGATION:

In accordance with section 5.33 of the *Local Government Act 1995* all decisions made at an electors' meeting are to be considered at the next ordinary council meeting.

BACKGROUND:

The AGM was held in the Council Chambers on Wednesday 11 December 2024 at 7:00pm. There were 22 electors present, two raised general business motions which were carried at the meeting.

DETAILS:

Motion 4.2 – Scheme Amendment

That Council urgently INITIATES a Scheme Amendment to delete Clause 61(1)(k) in Schedule 1 of the Vincent Local Planning Scheme No. 2 AND at the same time approves the advertising of Local Planning Policy provisions to require development approval for the removal of large trees consistent with the WA Local Government Association Policy template.

Recommendation

Not supported.

That Council NOTES:

- **Community consultation on proposed amendments to Policy No. 7.6.3 – Trees of Significance will conclude on 13 February 2025 pursuant to the resolution from its meeting on 10 December 2024. The outcomes of community consultation would be presented to a future meeting by mid-2025;**

- **The review of Policy No. 7.6.3 – Trees of Significance is one part of Administration's broader approach to improving tree canopy on private land. Other measures would include a further review of planning controls in the City's local planning framework, investigation of financial and non-financial incentives, community education and awareness, and advocacy to the State Government; and**

- **If ultimately approved by Council, Administration would continue to monitor the implementation of an amended Policy No. 7.6.3 – Trees of Significance as part of this broader approach to tree protection.**

Reasons for Recommendation

The WALGA Model Template provides for a standardised policy proforma which requires development approval for certain works to trees. For the City to implement this, Clause 61(1)(k) of Local Planning Scheme No. 2 (LPS2) would need to be deleted. This clause specifies that development approval is not required for works to a tree unless the tree is listed on the City's Trees of Significance Inventory (Inventory).

The Inventory is supported by Policy No. 7.6.3 – Trees of Significance (Trees of Significance Policy) which provides criteria for listing trees on the Inventory and assessing development applications that proposes works to listed trees. Financial incentives for owners of significant trees are also addressed within this Policy.

At its meeting on 10 December 2024 Council approved amendments to the Trees of Significance Policy for the purposes of community consultation. This has recently commenced and will conclude on 13 February 2025. The outcomes of advertising would be presented to Council mid-2025.

Administration does not support the proposed motion because:

- Progressing an amendment to LPS2 to delete the trees of significance protection would conflict with the review of the Trees of Significance Policy which Council has supported for the purposes of advertising. The Trees of Significance Policy relies on the retention of this clause to have effect.

- It would disincentivise any new nominations because the Inventory and Trees of Significance Policy would eventually cease to operate, along with any incentives that are identified for owners of listed trees.

- The retention of the LPS2 provision provides for the greatest protection of trees on private property. LPS2 is a statutory planning instrument and has legal standing compared to a local planning policy which does not.

The review of the Trees of Significance Policy is intended to increase the number of listed trees, and is one part of a multi-faceted approach to tree retention that is outlined in the 10 December 2024 Agenda. The success of this approach would be monitored.

Motion 4.3(1) – Gas Appliances (Residential)

That Council INSTRUCTS that in the City's process of assessment and approval of new house developments, extensions and renovations, no gas appliances will be permitted. Existing gas appliances will be required to be removed and replaced with electric appliances or solar appliances such as solar hot water units with electric booster. Gas supply will be required to be disconnected.

Recommendation

Not supported.

That Council NOTES:

- **There is currently no legislative ability for the City to ban gas connections for new residential development or to require removal in existing residences. Any change to this would be required to be made by the State Government; and**

- **Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.**

Reasons for Recommendation

New gas connections are currently optional for property owners and the City does not have any involvement in the installation of gas connection which occurs directly with a supplier. The banning of new gas connections for homes would require the support of the State Government. This is because the *Energy Operators (Powers) Act 1979* allows for the sale, distribution and connection of energy, including from gas.

The City's Policy No. 7.1.1 – Built Form (Built Form Policy) includes environmentally sustainable design (ESD) provisions to be addressed by new developments, including demonstrating that a new home would achieve a reduction in global warming potential through a Life Cycle Assessment (LCA). Through a LCA a new home could demonstrate that it achieves a saving on global warming potential by using electricity rather than gas.

Administration is currently undertaking a review of the Built Form Policy and Policy No. 7.5.10 – Sustainable Design (Sustainable Design). This would review would include investigating the existing LCA and ESD requirements to reduce gas consumption and to further improve the environmental performance of new homes.

Amendments to these policies are intended to be presented to Council mid-2025 for the purposes of community consultation. Any ESD provisions require the approval of the State Government before they can be mandated for new homes.

Other opportunities exist outside of the planning framework to encourage the transition to electrification, including increased public education and advocacy to the State Government.

Motion 4.3(2)– Gas Appliances (Businesses)

That Council INSTRUCTS that in the City's process of assessment and approval of new or renovations of business premises, no gas appliances will be permitted. Existing gas appliances will be required to be removed and replaced with electric appliances. Gas supply will be required to be disconnected.

Recommendation

Not supported.

That Council NOTES:

- **There is currently no legislative ability for the City to ban gas connections for new businesses or to require removal in existing businesses. Any change to this would be required to be made by the State Government; and**

- **Administration is currently investigating opportunities to promote electrification within the local planning framework through a review of Policy No. 7.1.1 – Built Form and 7.5.10 – Sustainable Design. This review would be presented to Council by mid-2025 prior to undertaking community consultation.**

Reasons for Recommendation

As set out in Motion 4.3(1) gas connections is optional for property owners and would require the support of the State Government to introduce a ban.

The ESD provisions of the Built Form Policy apply to non-residential developments and do not require the approval of State Government. These current requirements do not address the removal of gas connections or shift towards electrification. Administration will investigate this through the review of the Built Form and Sustainable Design policies.

Any requirements would need to consider potential impacts of upgrading systems for businesses, including costs, operational disruptions, infrastructure limitations in some older buildings, and equipment compatibility.

Motion 4.3 (3)– Gas Appliances (Incentives)

The City will develop and introduce a new program to provide incentives for householders to replace gas appliances with electric appliances and thus for gas supply to be cut off.

Recommendation

Supported.

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

Reason for Recommendation

The City's GreenTrack program currently provides an incentive for residential developments that submit a LCA. This includes a prioritised assessment and discounted application fees. Non-residential developments are not currently eligible for the GreenTrack program.

A new home that proposes to not have a gas connection could be currently utilise the GreenTrack program where a LCA is provided.

Opportunities to further incentivise the removal of gas connections for new homes through the GreenTrack program would be investigated as part of the review of the Built Form and Sustainable Design policies.

Outside of the planning framework there would be opportunities to explore financial incentives for homes and businesses that shift towards electrification, such as grant programs or rebates. These would be investigated through the development of a Climate Transition Action Plan that is planned to be developed in 2025/26.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The AGM of the City of Vincent was held in accordance with section 5.27 of the *Local Government Act 1995* (the Act). Section 5.33(1) of the Act requires that all decisions made at an Electors' Meeting are to be considered at the next practicable Ordinary Meeting of Council.

Council must consider the motions from the AGM but is not obliged to make a decision on all or any of those Motions. If Council chooses to make a decision in response to an AGM Motion then reasons for that decision need to be recorded in the Minutes of the Council Meeting.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to consider decisions made at the AGM in accordance with Section 5.33 of the *Local Government Act 1995*.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

We are open and accountable to an engaged community

Our community is satisfied with the service we provide

Our community is aware of what we are doing and how we are meeting our goals

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

CITY OF VINCENT

MINUTES

Annual Meeting of Electors

11 December 2024

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MINUTES OF CITY OF VINCENT
ANNUAL MEETING OF ELECTORS
HELD AT THE ADMINISTRATION AND CIVIC CENTRE
244 VINCENT STREET, LEEDERVILLE
ON WEDNESDAY, 11 DECEMBER 2024 AT 7:00 PM

PRESENT:	**Mayor Alison Xamon**	**Presiding Member**
	Cr Alex Castle	**North Ward**
	Cr Suzanne Worner	**North Ward**
	Cr Nicole Woolf	**North Ward**
	Cr Jonathan Hallett	**South Ward**
	Cr Ashley Wallace	**South Ward**
	Cr Sophie Greer	**South Ward**
	Cr Ashlee La Fontaine	**South Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Rhys Taylor	**Executive Director Community & Business Services**
	Jay Naidoo	**A/Executive Director Strategy & Development**
	Lisa Williams	**Executive Manager Communications & Engagement**
	Joslin Colli	**Executive Manager Corporate Strategy & Governance**
	Wendy Barnard	**Executive Assistant to the Mayor and Council Support**
Public:	Approximately 22 members of the public.	

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Mayor Alison Xamon declared the meeting open at 7.00pm and read the following Acknowledgement of Country statement:

"The City of Vincent would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present, acknowledging that the City of Vincent has a role to place in reconciliation and justice for First Nations people".

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Cr Ron Alexander is an apology for this meeting.

3 REPORTS

3.1 2023/24 ANNUAL REPORT (INCLUDING 2023/24 FINANCIAL REPORT)

Attachments: 1. **City of Vincent 2023/24 Annual Report**

Moved: Nicole Woolf, Seconded: Alex Castle

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

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

The CEO, David MacLennan, gave a short presentation on the Annual Report, his statement can be found here.

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

Cr Nicole Woolf spoke to the Annual Report, commending the team for preparing it to a very high standard. She highlighted the major progress on significant and exciting projects, and acknowledged the substantial work done behind the scenes, which is greatly appreciated, her full statement can be found here.

Cr Alex Castle spoke to the Annual Report, acknowledging the Mayor's leadership and the smooth transition of the new Council, her full statement can be found here.

Marie Slyth of West Perth raised concerns about the danger of vehicle speeds on Carr Street, the increased traffic in the area, and the lack of parking availability. She also highlighted that the footpath on Florence Street is becoming uneven due to tree roots. Marie shared a printout of early Vincent years with the Mayor and spoke about various issues she is experiencing; her full statement can be found here.

Mayor Xamon thanked Marie for her contributions and invited any further questions relating to the Annual Report. As there were no further questions, the meeting proceeded to General Business.

4 GENERAL BUSINESS

4.1 MARY GRAY OF NORTH PERTH

Mary Gray provided the following statement and questions in writing prior to the meeting. Responses from Administration are provided below.

Statement:

Action on climate change is needed by us residents and all levels of government. As gas is a fossil fuel and alternatives are readily available, there is a need to encourage and incentivise removal of gas appliances from households and small businesses in the City of Vincent.

For many households the only use of gas is for gas cooktops. These can be replaced by electric cooktops. Gas hot water systems can easily be changed to solar hot water systems with electric boosters. Gas-fired heaters can be replaced with reverse cycle air conditioners.

Importantly, in-house gas appliances also emit pollutants (NO2, SO2) which have human health impacts. This is especially relevant for children and asthmatics.

It is suggested that for new houses and renovations or extensions to houses and small business properties and facilities, the City requires that no gas appliances be permitted. Notably this is being done in Victoria. Also the City could provide incentives for householders and businesses to replace gas appliances with electric appliances and thus for gas supply to be disconnected.

Questions:

1. *Will the City consider introducing mandatory requirements for no gas appliances in new houses and in home renovations and extensions?*

2. *Similarly, will the City consider introducing requirements for no gas appliances in renovations and extensions of business premises?*

3. *Will the City consider introducing an incentive program for householders and businesses to remove all gas appliances?*

Administration Response:

1. Gas connections for new developments are currently permitted in Western Australia. Any change to this would require the support of the State Government. The City will advocate for this as part of reviewing its sustainability framework in 2025.

   The inclusion of mandatory requirements to prevent new gas connections has previously been investigated by the City but is not something that is currently able to be enforced. This is because WA's planning legislation is different to that of other states, and changes would be required to the Planning and Development Act 2005 to implement such requirements.

2. The City's Built Form Policy currently includes standards and objectives that relate to incorporating environmentally sustainable design standards (ESD) in new developments. These standards and objectives are currently awaiting approval from the State Government before they can be mandated. The City in the interim has been encouraging applicants to meet these as part of any new developments. These standards do not currently include a restriction on gas connections and/or appliances.

3. The City has been advocating for higher ESD standards for new homes and renovations, and since February 2024 has been implementing its GreenTrack program. This includes incentives for developments that submit a Lifecycle Assessment. These incentives include reduced development application fees, a prioritised assessment, and free design review advice on how the incorporate ESD measures. Developments that choose to remove existing or not provide for any new gas connections and submit a Lifecycle Assessment would be indirectly captured through these incentives.

The Built Form Policy is scheduled to be reviewed in 2025. This review will include opportunities to expand on the current ESD standards and other opportunities for incentives that could seek to limit gas connections.

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

4.2 LINDA RAWLINGS OF MT LAWLEY

Linda Rawlings submitted the following motion prior to the meeting. The Presiding Member, Mayor Alison Xamon, read the motion below.

Motion 1:

The Vincent Council urgently initiates a Scheme Amendment to delete Clause 61(1)(k) in Schedule 1 of the Vincent Local Planning Scheme No. 2 AND at the same time approves the advertising of Local Planning Policy provisions to require development approval for the removal of large trees consistent with the WA Local Government Association Policy template.

Moved: Linda Rawlings Seconded: Elizabeth Parker

Linda Rawlings spoke to the motion; her statement can be found here.
Elizabeth Parker spoke to the motion; her statement can be found here.

CARRIED

4.3 MARY GRAY OF NORTH PERTH

Mary Gray submitted the following motions prior to the meeting. The Presiding Member, Mayor Alison Xamon, read each motion below.

Motion 1:

In the City's process of assessment and approval of new house developments, extensions and renovations, no gas appliances will be permitted. Existing gas appliances will be required to be removed and replaced with electric appliances or solar appliances such as solar hot water units with electric booster. Gas supply will be required to be disconnected.

Moved: Mary Gray Seconded: Dave Parker

Mary Gray spoke in support of the motion and read the three questions as previously submitted in writing, her statement and questions can be found here.
Simon Rudstead spoke in support of the motion; his statement can be found here.

CARRIED

Motion 2:

In the City's process of assessment and approval of new or renovations of business premises, no gas appliances will be permitted. Existing gas appliances will be required to be removed and replaced with electric appliances. Gas supply will be required to be disconnected.

Moved: Celia Mary Gray Seconded: Dave Parker

Mary Gray spoke in support of the motion; her statement can be found here.
Becky Bryant spoke to the motion; her statement can be found here.
Simon Rudstead spoke to the motion; her statement can be found here.
Mary Gray spoke again to the motion; her statement can be found here.

CARRIED

Motion 3:

The City will develop and introduce a new program to provide incentives for householders to replace gas appliances with electric appliances and thus for gas supply to be cut off.

Moved: Mary Gray Seconded: Jonathan Hallett

Mary Gray spoke in support of the motion; her statement can be found here.
Cr Jonathan Hallett spoke to the motion; his statement can be found here.
Simon Rudstead spoke to the motion; his statement can be found here.
Mary Gray spoke again to the motion; her statement can be found here.

CARRIED

The Presiding Member, Mayor Alison Xamon, called for any further motions, but none were forthcoming.

The Presiding Member, Mayor Alison Xamon called for any further questions.

4.4 JOHN VISKA OF NORTH PERTH

Mr Viska spoke about the success of the Hyde Park Reference Group. His full statement can be found here.

Mayor Xamon expressed gratitude to Mr Viska and the members of the Hyde Park Reference Group for volunteering their time and expertise. She noted that the group's contributions have been invaluable in guiding tree replacement and additional plantings aligned with Hyde Park's original vision, emphasising the park's significance to the community. The Mayor highlighted the challenges of ensuring tree species are resilient to climate change and pests such as the polyphagous shot-hole borer while providing habitat and acknowledged the importance of the group's input in addressing these challenges. Her full statement can be found here.

5 CLOSURE

There being no further business, the Presiding Member, Mayor Alison Xamon, declared the meeting closed at 8.02pm with the following persons present:

PRESENT:	**Mayor Alison Xamon**	**Presiding Member**
	Cr Alex Castle	**North Ward**
	Cr Suzanne Worner	**North Ward**
	Cr Nicole Woolf	**North Ward**
	Cr Jonathan Hallett	**South Ward**
	Cr Ashley Wallace	**South Ward**
	Cr Sophie Greer	**South Ward**
	Cr Ashlee La Fontaine	**South Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Rhys Taylor	**Executive Director Community & Business Services**
	Jay Naidoo	**A/Executive Director Strategy & Development**
	Lisa Williams	**Executive Manager Communications & Engagement (left at 7.35pm after Item 11.5)**
	Joslin Colli	**Executive Manager Corporate Strategy & Governance**
	Wendy Barnard	**Executive Assistant to the Mayor and Council Support**
Public:	Approximately 22 members of the public.	

These Minutes were confirmed by the Council as a true record and accurate of the Ordinary Meeting of the Annual Meeting of Electors held on 11 December 2024.

Signed: . Mayor Alison Xamon

Dated