

NOTES

City of
South Perth

Council Agenda Briefing

Meeting Date & Time: 6.00pm, Tuesday 21 July 2026

Meeting Location: Council Chamber

1. DECLARATION OF OPENING

The Presiding Member opened the Briefing at 6.01pm and welcomed everyone in attendance.

Councillor Blake D'Souza was authorised to attend the meeting via Electronic Means in accordance with regulation 14C and 14CA of the *Local Government (Administration) Regulations 1996*.

Councillor Blake D'Souza declared that he was able to maintain confidentiality during the meeting in accordance with regulation 14CA(5) of the *Local Government (Administration) Regulations 1996*.

ITEMS FOR COUNCIL

The Presiding Member informed the meeting that Agenda Items 2, 3, 6, 7, 8.1, 8.2, 9, 11, 13 and 14 will be dealt with at the Ordinary Council Meeting to be held 28 July 2026.

4. ATTENDANCE

Presiding Member

Mayor Greg Milner

Councillors

Como Ward

Manning Ward

Manning Ward

Mill Point Ward

Moresby Ward

Councillor Kathy Lees

Councillor André Brender-A-Brandis

Councillor Blake D'Souza (via Electronic Means)

Councillor Bronwyn David

Councillor Stephen Russell

Officers

Acting Chief Executive Officer

Acting Director Corporate Services

Acting Director Development and Community Services

Acting Director Infrastructure Services

Manager Finance

Manager Governance

Governance Officer

Governance Officer

Governance Officer

Ms Anita Amprimo

Ms Donna Shaw

Ms Fiona Mullen

Ms Olaya Lope

Mr Abrie Lacock (Retired at 8.04pm)

Mr Morgan Hindle

Ms Jane Robinson

Ms Rebecca de Boer

Ms Sarah Gould

Guests

Local Government Monitor

Ms Gail McGowan PSM

Gallery

There were approximately 9 members of the public present.

4.1 Apologies

- Councillor Gavin Denton.

The Presiding Member advised the meeting, as follows:

‘Councillor Gavin Denton has informed the City that he is unable to attend the July Council Agenda Briefing and next week’s Ordinary Council Meeting, due to preexisting work commitments prior to his appointment to Council. Councillor Denton has rearranged his calendar for the remainder of the year to accommodate the new duties as a Mill Point Ward Councillor.’

4.2 Approved Leave of Absence

Nil.

5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Financial and Proximity Interest in Item 10.3.1 as ‘some of the proposed listings either include, or are adjacent to, or are across the road from, properties that are owned or indirectly owned by persons who contributed to my Mayoral re-election campaign in 2023.’
- Councillor Stephen Russell – Financial, Proximity and Impartiality Interest in Item 10.3.1 as ‘my property is on the heritage survey. Adjacent properties to my property are on the heritage survey. I know of persons whose properties are on the heritage survey.’
- Councillor Bronwyn David – Impartiality Interest in Item 10.3.1 as ‘before joining Council, I wrote heritage submissions and made deputations to Council on Heritage matters. My children attended Wesley College, although they are no longer students and I served for many years on the Parents and Citizens Association at Wesley College.’
- Councillor Kathy Lees – Impartiality Interest in Item 10.3.1 as ‘prior to my election, as a ratepayer I requested that 49 Forrest Street, South Perth be considered for inclusion on the Local Heritage Survey. I also have friends who are members of the Royal Perth Golf Club, which is proposed for inclusion. On this basis I am declaring an impartiality interest but confirm that I will consider the matter on its merits and vote accordingly.’
- Councillor André Brender-A-Brandis – Impartiality Interest in Item 10.3.1 as ‘I know of someone who is not a closely associated person to me, and their property is on the Local Heritage Survey for final adoption. The Impartiality Interests will not impair my decision making, which will be based on merit.’
- Councillor Kathy Lees – Impartiality Interest in Item 10.3.3 as ‘I declare an impartiality interest in this item due to my association with the South Perth and WA Tree Canopy Advocates, as it relates to the future development of a large area of land with significant tree canopy cover. I will consider the matter on its merits and vote accordingly.’
- Mayor Greg Milner – Proximity Interest in Item 10.3.7 as ‘a party who contributed to my Mayoral re-election campaign in 2023 either owns or has an interest in 464 Canning Highway, which is opposite the subject site.’

- Councillor Kathy Lees – Impartiality Interest in Item 10.3.7 as ‘I know one of the people who has submitted an objection to this development application. As a result I declare an impartiality interest but confirm that I will consider the matter on its merits and vote accordingly.’
- Councillor Kathy Lees – Impartiality Interest in Item 10.5.1 as ‘as this item includes a policy dealing with development applications for tree-damaging activity, I declare an impartiality interest due to my association with the South Perth and WA Tree Canopy Advocates. I will consider the matter on its merits and vote accordingly.’
- Mayor Greg Milner – Financial Interest in Item 10.5.2 as ‘this Item proposes revisions to Policy P649 (Mayoral Vehicle).’

8. PRESENTATIONS

8.3 Deputations

1. Dr Mark Brogan of Kensington who spoke **FOR** the Officer Recommendation at Item 10.3.1
2. Ms Lena Jaetschmann and Mr Ross Barron of South Perth who spoke **FOR** the Officer Recommendation at Item 10.3.1
3. Mr Eric Denholm of Perth who spoke **FOR** the Officer Recommendation at Item 10.3.3

10. DRAFT JULY 2026 REPORTS

The Presiding Member advised the meeting that Item 10.3.2 South Perth Mill Point Road Traffic Safety Review had been withdrawn from the July Agenda to enable an Elected Member workshop.

The Acting Chief Executive Officer, Ms Anita Amprimo then gave a brief summary of the July 2026 Agenda Items to be considered by Council, as follows.

Mayor Greg Milner declared a Financial and Proximity Interest in Item 10.3.1 and accordingly left the meeting at 7.07pm. Councillor André Brender-A-Brandis assumed the Chair.

Councillor Stephen Russell declared a Financial, Proximity and Impartiality Interest in Item 10.3.1 and accordingly left the meeting at 7.07pm.

Councillor Bronwyn David, André Brender-A-Brandis and Kathy Lees declared an Impartiality Interest in Item 10.3.1.

10.3.1 Local Heritage Survey (Final Adoption)

This Item was the subject of two Deputations.

At its meeting held 28 April 2026, Council supported advertising of proposed changes to the Local Heritage Survey to reflect the outcomes of a place specific review of several places.

This report presents the outcome of advertising and seeks final approval for the amended Local Heritage Survey.

Mayor Greg Milner returned to the meeting at 7.14pm prior to consideration of Item 10.3.3 and resumed the Chair.

Councillor Stephen Russell returned to the meeting at 7.14pm prior to consideration of Item 10.3.3. Councillor Kathy Lees declared an Impartiality Interest in Item 10.3.3.

10.3.3 Bentley Technology Park Precinct Structure Plan

This Item was the subject of one Deputation.

The purpose of this report is for Council to consider the Bentley Technology Park Precinct Structure Plan, the submissions made as part of consultation, and the recommendation report which is to be submitted to the Western Australian Planning Commission.

10.3.4 Proposed Amendment to Child Care Premises. Lot 21 and Lot 22 (No.15 and No.17) Bowman Street, South Perth

The purpose of this report is to consider an amendment to an application for development approval for a Child Care Premises at Lot 21 and Lot 22, (No.15 and No.17) Bowman Street, South Perth.

The item is referred to Council as a Child Care Premises land use falls outside of the delegation to Officers.

For the reasons outlined in the report, it is recommended that the application be approved subject to the addition of relevant conditions.

10.3.5 Proposed Change of Use to Unhosted Short-Term Rental Accommodation - Lot 47 (No. 11) Scenic Crescent, South Perth - Section 31 Reconsideration

The purpose of this report is for Council reconsider a previous decision made under delegated authority to refuse a development application for a proposed Unhosted Short-Term Rental Accommodation on Lot 47 (No.11) Scenic Crescent, South Perth, under section 31 of the *State Administrative Tribunal Act 2004 (WA)*.

The item is referred to Council as the proposed land use falls outside of the delegation to Officers. It proposes a non-residential 'A' use within the Residential zone, and an objection has been received during advertising.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

10.3.6 Proposed Change of Use - Multiple Dwelling to Unhosted Short-Term Rental Accommodation - Lot 38 (No. 308/29) Melville Parade, South Perth

The purpose of this report is to consider an application for development approval for a Change of Use from a Multiple Dwelling to Unhosted Short-Term Rental Accommodation on Lot 38 (No. 308/29) Melville Parade, South Perth.

The item is referred to Council as land use falls outside the delegation to Officers.

For the reasons outlined in the report, it is recommended that the application be conditionally approved.

Mayor Greg Milner declared a Proximity Interest in Item 10.3.7 and accordingly left the meeting at 7.50pm. Councillor André Brender-A-Brandis assumed the Chair.

Councillor Kathy Lees declared an Impartiality Interest in Item 10.3.7.

10.3.7 Proposed Change of Use from Cafe/Restaurant to Fast Food Outlet and Signage (Illuminated and Non-Illuminated) - Lot 21 (No. 459-463) Canning Highway, Como

The purpose of this report is to consider an application for development approval for a proposed Change of Use (Café/Restaurant to Fast Food Outlet) and Signage (Illuminated and Non-Illuminated) on Lot 21 (No. 459-463) Canning Highway, Como.

The item is referred to Council as Fast Food Outlet is a land use that falls outside the delegation to Officers.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

Mayor Greg Milner returned to the meeting at 7.57pm prior to consideration of Item 10.3.8 and resumed the Chair.

10.3.8 Proposed Alterations to Residential Aged Care Facility - Lot 3650 (No. 10) Roebuck Drive, Salter Point

The purpose of this report is to consider an application for development approval for re-roofing and changes to the roof form of a Residential Aged Care Facility on Lot 3650 (No. 10) Roebuck Street, Salter Point.

The item is referred to Council as the works proposed fall outside the delegation to Officers.

For the reasons outlined in the report, it is recommended that the application be approved.

10.4.1 Listing of Payments - June 2026

This report presents to Council:

- the list of accounts paid under delegated authority between 1 June 2026 to 30 June 2026.
- purchase card (credit and fleet cards) transactions included in the total monthly balance settled between 1 June 2026 and 30 June 2026.

10.4.2 Monthly Financial Statements - June 2026 (Interim)

To present to Council the Financial Statements for June 2026 (interim).

10.4.3 Audit, Risk and Improvement Committee

This report seeks the appointment of Elected Members to the Audit, Risk and Improvement Committee for the period 28 July 2026 to 16 October 2027.

10.4.4 Western Australian Local Government Association South East Metropolitan Zone

This report seeks the appointment of two Elected Members as a Delegate and a Deputy Delegate to the Western Australian Local Government Association South East Metropolitan Zone for the period 28 July 2026 to 16 October 2027.

10.4.5 City of South Perth Community Safety and Crime Prevention Advisory Group

This report seeks the appointment of one Elected Member to the City of South Perth Community Safety and Crime Prevention Advisory Group for the period 28 July 2026 to 16 October 2027.

10.4.6 Local Emergency Management Committee for Canning/South Perth

This report seeks the appointment of one Elected Member to the Local Emergency Management Committee for Canning/South Perth for the period 28 July 2026 to 16 October 2027.

10.4.7 City of South Perth Arts Advisory Group

This report seeks the appointment of one Elected Member to the City of South Perth Arts Advisory Group for the period 28 July 2026 to 16 October 2027.

10.4.8 City of South Perth Inclusive Community Advisory Group

This report seeks the appointment of an Elected Member to the City of South Perth Inclusive Community Advisory Group for the period 28 July 2026 to 16 October 2027.

10.4.9 Metro Inner Development Assessment Panel

This report seeks the appointment of Elected Members to the Metro Inner Development Assessment Panel for the period 28 July 2026 to 26 January 2028.

10.4.10 Urban Greening Advisory Group

This report seeks the appointment of Elected Members to the Urban Greening Advisory Group.

10.4.11 City of South Perth Public Health Advisory Group

This report seeks the appointment of an Elected Member to the City of South Perth Public Health Advisory Group for the period 28 July 2026 to 16 October 2027.

Councillor Kathy Lees declared an Impartiality Interest in Item 10.5.1.

10.5.1 Policy Review

A number of policies were presented for consideration by the Audit, Risk and Improvement Committee for review and referred to Council for adoption.

Mayor Greg Milner declared a Financial Interest in Item 10.5.2 and accordingly left the meeting at 8.11pm. Councillor André Brender-A-Brandis assumed the Chair.

10.5.2 Policy P649 Mayoral Vehicle

Policy P649 was presented for consideration by the Audit, Risk and Improvement Committee for review and is referred to Council for adoption.

Mayor Greg Milner returned to the meeting at 8.12pm prior to consideration of Item 12.1 and resumed the Chair.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

- 12.1 Notice Of Motion - Cessation Of The Blessing, Prayers Or Other Religious Impartations Of The Australian Flag At City Of South Perth Managed Citizenship Ceremonies**

15. MEETING CLOSED TO THE PUBLIC

Nil.

16. CLOSURE

At 8.16pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.

COUNCIL AGENDA BRIEFING

Responses to questions taken on notice

Meeting Date & Time: 6.00pm, Tuesday 21 July 2026

Meeting Location Council Chamber

REPORTS:

ITEM 10.3.1 Local Heritage Survey (Final Adoption)

Councillor Kathy Lees had a question taken on notice at the Agenda Briefing as follows:

1. *In relation to the Forrest Street property, the owner in his submission has said that the interior has been significantly altered over time. But was an inspection done by the independent consultant in the latest report?*

Response provided:

An inspection of the interior was undertaken by the heritage consultant with a City officer also in attendance.

ITEM 10.3.6 Proposed Change of Use - Multiple Dwelling to Unhosted Short-Term Rental Accommodation - Lot 38 (No. 308/29) Melville Parade, South Perth

Councillor Bronwyn David had a question taken on notice at the Agenda Briefing as follows:

1. *Do you have any idea where in the apartment block this apartment is located?*

Response provided:

The apartment is located at the front of the development, toward Melville Parade on the third floor.

ITEM 10.3.7 Proposed Change of Use from Cafe/Restaurant to Fast Food Outlet and Signage (Illuminated and Non-Illuminated) - Lot 21 (No. 459-463) Canning Highway, Como

Councillor Kathy Lees had a question taken on notice at the Agenda Briefing as follows:

1. *Do we have other food outlets adjoining residential development where we restrict hours of operation and would they normally extend to 1:00am?*

Response provided:

There are two fast food outlets within the City with conditions relating to the hours of opening, both located adjacent to residential development but outside activity centres. The hours of opening are restricted to 10:00pm and 8:00pm respectively.

Councillor Stephen Russell had a question taken on notice at the Agenda Briefing as follows:

1. *Under the Canning Bridge Activity Centre plan and the National Building Code, does this site require disability parking? If none is provided because this is a new DA - in order to comply with either of those documents, does disability parking need to be provided on site as part of this DA?*

Response provided:

One accessible carparking bay is required in relation to this development under the National Construction Code (NCC 2022 Volume One); none is currently provided.

Notwithstanding, recommended condition 9(iii) requires the submission of a Parking Management Plan which is to include allocation of accessible bay(s).

ITEM 10.4.3 Audit, Risk and Improvement Committee

Councillor Stephen Russell had a question taken on notice at the Agenda Briefing as follows:

1. *Is there a quorum for the Audit, Risk and Improvement Committee?*

Response provided:

The Committee does not have executive powers or authority to implement actions, rather, provides advice and recommendations to Council.

5.8. Establishment of committees of the *Local Government Act 1995* provides that a local government may establish committees of 3 or more persons to assist the council. Consistent with the Act and the City's Standing Orders Local Law, the quorum for a meeting of a committee is at least 50% of the number of offices (whether vacant or not) of member of the council or the committee.

The terms of reference provide for a quorum of 4 members and membership shall consist of the Mayor, independent presiding member, independent deputy presiding member and between 3 to 8 elected members.

It is noted that the terms of reference are required to be reviewed in line with the election of new members, which the City intends to present to the next Audit, Risk and Improvement Committee should new members be elected.

ITEM 10.5.1 Policy Review

Councillor Stephen Russell had questions taken on notice at the Agenda Briefing as follows:

1. *Regarding Policy P700 under the term 'developer', is there a requirement to have the term 'for profit' to make the definition fulfill its intent?*

Response provided:

The City does not believe this is required as the current definition of 'developer' in the draft Policy includes 'with the ultimate purpose of the sale or lease of the land for profit.'

2. *In clause 8, does the City have a definition of personal gifts? Because the Act only talks of Gift and Electoral Gifts. What is a personal gift?*

Response provided:

No, the City does not have a definition of personal gifts. The wording in the draft Policy is consistent with the advice on Elected members' relationship with developers provided in the 'Local government operational guidelines' prepared by the Department of Local Government, Industry Regulation and Safety. The City has no objection to removing the word 'personal' may be appropriate for consistency with the *Local Government Act 1995*.

3. *Does the City see any issue replacing the term 'should' with 'shall not' regarding developer gifts? Do you have any legal issues with changing that?*

Response provided at the meeting:

There are no legal issues in the sense that Council decides its policies. I will take the balance of that on notice - in terms of what the context would be.

Response provided:

'Should not' is advisable not to do something whereas 'shall not' is interpreted as 'must not'. The purpose of the Policy is to provide guidance to Council Members on their associations and interactions with developers and lobbyist and therefore it is at the discretion of Council when setting the Policy whether it seeks to set provisions such that Council Members should not, or must not, accept any gift.

Councillor Kathy Lees had questions taken on notice at the Agenda Briefing as follows:

1. *I note that P605 says in the objectives 'comply with all relevant legislation and regulatory obligations.' Is the City of the mind that this covers the present functions under the Act for the local government to address adaptation to climate change. In terms of reduced emissions, those sorts of things that are taken into consideration, recycling, etc?*

Response provided:

Policy P605 is a Procurement Policy and the objective to "comply with all relevant legislation and regulatory obligations" refers to meeting the legislative requirements that apply to the City's activities and procurement processes. Climate change adaptation, emissions reduction and sustainability initiatives may also be addressed through other Council policies, strategies and operational practices where relevant.

2. *In relation to the purchasing of motor vehicles in P648. It talks about vehicles will generally not be considered if their fuel assumption exceeds 8.5L/100 km travelled and carbon emissions should not exceed 185 grams/km. Have those measurements been taken from a particular document and have they been reviewed for updating?*

Response provided:

The fuel consumption and emissions thresholds were established in 2021 having regard to industry information and vehicle performance standards available at that time.

Policy P648 applies broadly across the City's light vehicle fleet, including Category 4 operational vehicles. While most vehicles generally achieve fuel consumption and emissions levels well below these thresholds, some operational vehicles require higher specifications to meet operational requirements and therefore operate closer to the upper limits. In practice, the City has continued to improve the environmental performance of its fleet through the introduction of hybrid and electric vehicles where operationally suitable.

ITEM 10.5.2 Policy Review

Councillor Stephen Russell had a question taken on notice at the Agenda Briefing as follows:

1. *Does the City consider electioneering, either that be for the Mayor, or on behalf of another candidate, a private use of the vehicle under this policy?*

Response provided:

Electioneering is deemed to be a private use. The Mayoral Vehicle is Local Government property. In accordance with the Code of Conduct, a council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose. Clarity within the policy would be beneficial.

ITEM 12.1 Notice Of Motion - Cessation Of The Blessing, Prayers Or Other Religious Impartations Of The Australian Flag At City Of South Perth Managed Citizenship Ceremonies

Councillor Kathy Lees had a question taken on notice at the Agenda Briefing as follows:

1. *Is it possible to find out or get an idea of other local governments that might do 'blessing of the flag' that, via a quick survey?*

Response provided:

The City has received advice from the Town of Victoria Park and the City of Melville, neither of which implement any form of blessing of the flag at Civic functions.