

**ORDINARY MEETING OF COUNCIL
MONDAY, 23 FEBRUARY 2026**

MINUTES

CONTENTS

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	3
2	RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE.....	3
3	ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	4
4	PUBLIC QUESTION TIME	4
	NIL	4
5	APPLICATIONS FOR LEAVE OF ABSENCE	4
	1. REQUEST FOR LEAVE OF ABSENCE - CR HETHERINGTON	4
6	PETITIONS	5
	NIL	5
7	CONFIRMATION OF MINUTES	5
	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 9 FEBRUARY 2026	5
8	ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION.....	5
	1. MAYOR'S ANNOUNCEMENTS	5
9	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION	6
10	REPORTS.....	6
	10.1 DEVELOPMENT SERVICES COMMITTEE MEETING - 16 FEBRUARY 2026.....	6
	10.1.1 STRUCTURE PLAN STAGE 2 DOOBARDA INDUSTRIAL BUSINESS PARK (3.1)....	6
	10.1.2 PETITION - DUST POLLUTION - STURROCK CLOSE AND LANNAM ROAD, HILBERT (1.1).....	7
	10.1.3 DWA APPLICATION REFERRAL - SIXTY-FIVE (65) MULTIPLE DWELLINGS AND PUBLIC OPEN SPACE (2.1).....	7
	10.1.4 PROPOSED AMENDMENT NO.130 TO TOWN PLANNING SCHEME NO.4 - OMNIBUS NO.9 (4.1).....	14
	10.1.5 MINISTER'S MODIFICATIONS - TOWN PLANNING SCHEME NO.4 AMENDMENT NO.128 - SHORT-TERM RENTAL ACCOMMODATION (4.2)	16
	10.1.6 PIA PLANNING CONGRESS CANBERRA 20 - 22 MAY 2026 (5.1)	16
	10.2 CORPORATE SERVICES COMMITTEE MEETING - 17 FEBRUARY 2026	17
	10.2.1 LIST OF ACCOUNTS PAID - DECEMBER 2025 (1.1).....	17
	10.2.2 STATEMENT OF FINANCIAL ACTIVITY - DECEMBER 2025 (1.2).....	17

10.2.3	NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT: 23-25 JUNE 2026 (CANBERRA) (2.1)	18
10.2.4	RFQ26JL01-SOR: PROVISION OF ONECOUNCIL PROGRAM PARTNER SERVICES - (CONFIDENTIAL COVER REPORT) (2.2).....	18
10.2.5	UPDATE ON LOT 2 DIAGRAM 69098 AND LOT 1 DEPOSITED PLAN 71886 - (CONFIDENTIAL COVER REPORT) (2.3).....	18
10.3	CHIEF EXECUTIVE OFFICER'S REPORT - 23 FEBRUARY 2026	18
10.3.1	COUNCILLORS INFORMATION BULLETIN - ISSUE NO 2/2026 (1.1).....	18
11	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	19
12	URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION	19
	NIL	19
13	MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION	19
1.	PEDESTRIAN CROSSINGS AND LINE MARKING NEAR ASPIRI PRIMARY SCHOOL.....	19
2.	ACOUSTICS AT ARMADALE HALL	19
14	MATTERS REQUIRING CONFIDENTIAL CONSIDERATION	19
14.1	RFQ26JL01-SOR: PROVISION OF ONECOUNCIL PROGRAM PARTNER SERVICES (7.1).....	19
14.2	UPDATE ON LOT 2 DIAGRAM 69098 AND LOT 1 DEPOSITED PLAN 71886 (8.2).....	20
15	CLOSURE.....	20

CITY OF ARMADALE

MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 23
FEBRUARY 2026 AT 7.00PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Mayor Butterfield, declared the meeting open at 7:00pm.

Acknowledgement to Country

To begin I would like to pay my respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation. The City pays its respects to the Aboriginal Elders past, present and always and extend that respect to any Aboriginal people in the room.

2 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (previously approved)

PRESENT:

Her Worship, Mayor R Butterfield presided over

Deputy Mayor, Cr J Keogh	River Ward
Cr K Jorgensen	River Ward
Cr T Thomas	Ranford Ward
Cr S Peter JP	Ranford Ward
Cr P A Hetherington	Palomino Ward
Cr L Sargeson	Palomino Ward
Cr Dan Newman JP	Heron Ward
Dr C M Wielinga	Heron Ward
Cr K Busby	Minnawarra Ward
Cr G J Smith	Minnawarra Ward
Cr A Singh	Lake Ward
Cr S J Mosey	Hills Ward
Cr S Stoneham	Hills Ward

IN ATTENDANCE:

Ms J Abbiss	Chief Executive Officer
Mr J Lyon	Executive Director Corporate Services
Mr P Sanders	Executive Director Development Services
Mr M Southern	Executive Director Technical Services
Mrs S Van Aswegen	Executive Director Community Services
Ms J Cranston	A/CEO's Executive Assistant

Public: 3

LEAVE OF ABSENCE:

Nil

APOLOGIES:

Cr M Silver

**3 ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS
 TAKEN ON NOTICE**

Nil

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

**1. Request for Leave of Absence - (Cr P A Hetherington, Cr M Silver, Cr S J Mosey and
Dr C M Wielinga)**

Request for leave of absence received from Cr P A Hetherington for the period Monday 20 April 2026 to Friday 1 May 2026 inclusive.

Request for leave of absence received from Cr M Silver for the period Tuesday 24 February 2026 to Friday 13 March 2026 inclusive.

Request for leave of absence received from Cr S J Mosey for the period Monday 4 May 2026 to Friday 15 May 2026 inclusive.

Request for leave of absence received from Dr C M Wielinga for the period Wednesday 25 February 2026 to Tuesday 3 March 2026 inclusive.

MOVED Cr S Stoneham

That Council grant leave of absence to:

- **Cr P A Hetherington for the period Monday 20 April 2026 to Friday 1 May 2026 inclusive (includes 1 Ordinary Council Meeting - Tuesday 28 April 2026); and**
- **Cr M Silver for the period Tuesday 24 February 2026 to Friday 13 March 2026 inclusive (includes 1 Ordinary Council Meeting – Monday 9 March 2026); and**
- **Cr S J Mosey for the period Monday 4 May 2026 to Friday 15 May 2026 inclusive (includes 1 Ordinary Council Meeting – Monday 11 May 2026); and**
- **Dr C M Wielinga for the period Wednesday 25 February 2026 to Tuesday 3 March 2026 inclusive (does not include an Ordinary Council Meeting).**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

**7.1 PREVIOUS ORDINARY COUNCIL MEETING
HELD ON 9 FEBRUARY 2026.**

MOVED Cr L Sargeson that the Minutes of the Ordinary Council Meeting held on 9 February 2026 be confirmed as a true and accurate record.

MOTION not opposed, DECLARED CARRIED 14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1. Mayor's Announcements

Tuesday 10 February 2026

Cr Peter attended the Harrisdale Senior High School Assembly of excellence on my behalf to celebrate the achievements of the 2025 year 11 students along with year 12 Alumni Awards. Cr Jorgensen attended Kelmscott Senior High School on my behalf and presented the City of Armadale, High School Scholar award.

Sunday 15 February 2026

Was a guest on 107.3HFM radio as part of a regular Sunday morning segment with Darren and Ted. The focus of the conversation was on the Armadale University Study Hub and 'what's on' in the City over the next month.

Monday 16 February 2026

Met with Trish Cook MP, federal Member for Bullwinkel, and CEO Joanne Abbiss to discuss the City's advocacy priorities and the City's funding submission to the federal government for the Armadale Regional Recreation Reserve project. The Member for Bullwinkel also gave an update on her election commitment to improve telecommunications infrastructure (including battery backups) in the Perth hills including the City of Armadale. Telecommunications companies will identify which of their assets need improvement.

Wednesday 18 February 2026

Attended and Chaired the South East Metro Zone Meeting, held at the City of Armadale, along with the CEO Joanne Abbiss. Cr Michelle Silver was an apology.

Friday 20 February 2026

Attended a Red Hats Society Luncheon at Dome Café Armadale. The occasion marked a coming together of clubs from across the Metro area. Many had arrived by train and were very impressed by how green and welcoming the area was.

Saturday 21 February 2026

Attended the BhuMejha Project which was part of the wider Perth Festival and was held at

the Art Sanctuary in Kelmscott. Special guests also included Dr Parwinder Kaur MLC and Cr Thomas.

Sunday 22 February 2026

Attended and spoke at Marathi Association Perth, Shiv Jayanti Celebration at Kelmscott Hall. Hugh Jones Member for Darling Range attended on behalf of the Minister for Multicultural Interests.

Cr Busby attended the WAKS Badminton Tournament award presentation on my behalf at the Armadale Badminton Centre.

9 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION

Nil

10 REPORTS

10.1 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee held on 16 February 2026.

MOVED Dr C M Wielinga that the report be received.

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation D1/2/26 - Structure Plan Stage 2 Doobarda Industrial Business Park

MOVED Dr C M Wielinga

That Council:

- 1. Endorse the comments made in this report, the Schedules of Submissions and the amended Schedule of Modifications attached to this report in response to advertising, agency referral and assessment of the Structure Plan.**
- 2. Pursuant to Schedule 2 Clause 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
 - a) Forward this report and attachments (including Schedule of Submissions and Schedule of Modifications as amended) to the Western Australian Planning Commission; and,**
 - b) Recommend that the Western Australian Planning Commission approve the proposed Doobarda Business Park Stage 2 Structure Plan, subject to the modifications listed in the Schedule of Modifications as amended and attached to this report.**
- 3. Advise submitters and applicant of this decision of Council.**

4. **Advertise the closure of the portion of Oxley Road between eastern boundary of Lot 13 (370) Oxley Road and the west side of the Oxley and Stirling Roads intersection under Section 58(3) of the *Land Administration Act* and propose the transfer of the land to a Crown Reserve for “Recreation and Conservation” purposes.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation D2/2/26 - Petition - Dust Pollution - Sturrock Close and Lannam Road, Hilbert

MOVED Dr C M Wielinga

That Council:

1. **Acknowledge receipt of the petition and note the investigation and actions undertaken to achieve compliance with the City’s *Environment, Animal and Nuisance Local Law 2002*.**
2. **Advise the organiser of the petition of the above.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation D3/2/26 - DWA Application Referral - Sixty-Five (65) Multiple Dwellings and Public Open Space

MOVED Dr C M Wielinga

That Council:

CONDITIONS

1. **Prior to the submission of a Building Permit (or as part of the DWA working drawings process), additional information/ revised plans shall be submitted to and approved by DevelopmentWA that modifies the proposal as follows;-**
 - a. **Full details of solid, durable and open style fencing between the car park and future Public Open Space (fencing must not damage the root structure of existing trees) and on the western elevation abutting the car park; and**
 - b. **The ground floor ceiling height being increased to four metres;**
 - c. **Amended Acoustic Report addressing the following discrepancies;**
 - i. **The scale/ number of floor levels associated with the proposal;**
 - ii. **The speed limit for this section of Albany Highway; and**
 - iii. **Modelling to consider noise from nearby KFC drive-through and pedestrian crossing.**
2. **The development is to be undertaken in accordance with the approved plans and documents attached to this approval, details of which are to be provided at planning condition clearance (working drawings) stage, to the satisfaction of the DevelopmentWA prior to the commencement of construction.**

3. **The development must not be occupied until a Certificate of Title has been created and the site has been amalgamated into a single lot, to the satisfaction of DevelopmentWA.**
4. **A Parking, Service and Delivery Management Plan demonstrating allocation of parking bays, safe vehicle access, circulation, and egress, is to be submitted at planning condition clearance (working drawings) stage and implemented thereafter to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note a).**
5. **A landscape plan detailing both soft and hard landscaping elements (including Public Open Space) and ongoing maintenance/ management requirements is to be provided at planning condition clearance (working drawings) stage and implemented thereafter, to the satisfaction of the City of Armadale. (Refer to Advice Note b).**
6. **All building and tenancy entrance levels are to be consistent with the constructed paving levels of the adjoining public realm, details of which are to be provided at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA.**
7. **Any damage caused to the landscaping (including existing trees), footpaths, kerbs, roads, drainage infrastructure and open space areas adjacent to the site is to be made good at the applicant's expense prior to occupation of the development, to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note c).**
8. **A Lighting Strategy for the development, including the future Public Open Space, is to be submitted at planning condition clearance (working drawings) stage and implemented thereafter to the satisfaction of DevelopmentWA in consultation with the City of Armadale. (Refer to Advice Note d).**
9. **A Crime Prevention Through Environmental Design (CPTED) Statement, prepared by a suitably qualified person, confirming the design of the development is in accordance with CPTED principles, is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note e).**
10. **A final Acoustic Report and certification from a qualified acoustic consultant, confirming that the design, construction, and use of the development will achieve an appropriate level of sound and vibration attenuation in accordance with Development Policy 3 —Sound and Vibration Attenuation is to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer Advice Note f).**
11. **Elevations and specification detailing high quality materials, finishes and colours for the development, including “colour swatches” or material samples, are to be provided prior to planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with its appointed Design Review Panel. (Refer to Advice Note g).**

12. **Public art is to be provided in accordance with Development Policy 4 – Providing Public Art, details of which are to be provided at planning condition clearance (working drawings) stage and installed prior to occupancy to the satisfaction of DevelopmentWA.**
13. **All service areas, service related hardware and piped or wired services (such as car park gates, plant areas, fire booster cabinets, service meters, exhaust systems and air-conditioning units) are to be designed as an integral component of the development or screened from public view, to minimise any detrimental impact on the architectural quality of the building and the public realm, details of which are to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note h).**
14. **Ground floor windows and glazed areas are not to be provided with dark or reflective tinting, obscured glazing, visually obtrusive signage or with roller shutters/security blinds or other such devices, details of which are to be submitted at planning condition clearance (working drawings) stage, to the satisfaction of DevelopmentWA. (Refer to Advice Note i).**
15. **Privacy screening is to be included between the balconies of the two apartments on the first floor (dwelling Type 2A) that face Albany Highway. All privacy screening devices as shown on the final working drawings are to be installed prior to the occupation or use of the development, to the satisfaction of DevelopmentWA (Refer to Advice Note j).**
16. **Bicycle Parking is to be provided in accordance with the approved plans, details of which are to be provided at planning conditions clearance (working drawings) stage, to the satisfaction of DevelopmentWA.**
17. **A Wayfinding and Signage Strategy, detailing the proposed location and size of all external signage consistent with Development Policy 6 – Signage, is to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer to Advice Note k).**
18. **A detailed report from a suitably qualified professional is to be submitted to DevelopmentWA at practical completion stage and prior to occupation of the building, confirming that all initiatives identified in the design certification and integral to the achievement of the minimum 4 Star Green Start rating (or agreed alternative) have been implemented, to the satisfaction of DevelopmentWA.**
19. **Adaptable housing is to be provided in accordance with Development Policy 10 Adaptable Housing, details of which are to be submitted at planning condition clearance (working drawings) stage and delivered prior to occupancy to the satisfaction of DevelopmentWA. (Refer to Advice Note l).**
20. **A Universal Access Statement, prepared by a suitably qualified professional, is to be provided at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA. (Refer Advice Note m)**
21. **A Stormwater Management Plan is to be submitted at planning conditions clearance (working drawings) stage to the satisfaction of DevelopmentWA in consultation with the City of Armadale.**

22. **Crossovers, driveways, car parking, vehicle manoeuvring spaces and circulation areas are to be constructed, sealed, kerbed, marked, drained, and maintained in accordance with the approved plans and Australian Standard AS2890.01 to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer to Advice Note n).**
23. **Any existing crossovers not included as part of the proposed development on the approved plan are to be removed and the verge reinstated with new kerbing to the satisfaction of DevelopmentWA, in consultation with the City of Armadale.**
24. **A Construction Management Plan is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Armadale and adhered to for the duration of construction. (Refer Advice Note p).**
25. **A final Waste Management Plan is to be submitted at planning condition clearance (working drawings) stage to the satisfaction of DevelopmentWA, in consultation with the City of Armadale. (Refer to Advice Note q).**
26. **The trees planned to be retained within the POS and along Streich Avenue, are to be protected during construction in accordance with AS4970-2009 to the satisfaction of the City.**

ADVICE NOTES

- a. **With regard to Condition 4, the Parking, Delivery and Servicing Management Plan is to outline the proposed management regime to facilitate controlled access and egress to the car park and loading areas and is to include the following:**
 - i. **the identification, signposting, and management of CHP employee, residential and visitor on-site parking bays;**
 - ii. **the identification, signposting, and management of visitor parking bays;**
 - iii. **the identification and management of ACROD bays in accordance with AS2890.6;**
 - iv. **ensure all deliveries and collections occur in accordance with the Waste Management Plan;**
 - v. **strategies to ameliorate amenity and noise impacts of deliveries/waste management on the surrounding area; and**
 - vi. **management procedures, including scheduling of deliveries, to prevent multiple concurrent truck movements occurring, ensuring that truck movements do not unduly restrict access.**
- b. **With regard to Condition 5, the final Landscaping Plan and associated Landscape Maintenance Strategy are to include the following:**
 - i. **existing and proposed site levels, ensuring universal access across the site;**
 - ii. **species (suitable to Perth's climate), sizes, and types of plantings;**
 - iii. **the applicant is encouraged to utilise Indigenous species throughout the development's landscaping;**
 - iv. **avoid selection of species which are susceptible to the Polyphagous Shot Hole Borer;**
 - v. **tree planting within the Albany Highway Road Reserve (in consultation with Main Roads and City of Armadale);**
 - vi. **uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays;**

- vii. Where practical and feasible, the two existing trees identified for removal should be replanted into the POS;
- viii. details of seating, paving, kerbs, surface treatments, shade structures, street furniture and other infrastructure;
- ix. reticulation to plantings including rain/grey water capture and re-use;
- x. details of all proposed planting on structure, demonstrating that these landscaped areas are viable, will survive in the incumbent environmental conditions and are capable of being maintained in perpetuity;
- xi. details of the ongoing maintenance requirements for the landscaped spaces including responsibilities, reticulation, access, and safety systems;
- xii. Maintenance of landscaping within planter boxes on the residential terraces; and
- xiii. Management strategies in a strata titled development.

The applicant/landowner is advised to liaise with the City of Armadale regarding the integration of paving materials and landscaping between the public and private realm, including street tree requirements.

- c. With regard to Condition 7, all street trees are to be protected during construction through measures consistent with AS 4970-2009 and retained:
 - i. a minimum 2.0m radius tree protection zone (TPZ) is to be provided through 1.8m high fencing around the verge trees and POS trees abutting the future car park (chain mesh panels or other suitable material) during construction of the subject development.
 - ii. the above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason;
 - iii. the trees are to be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week; and
 - iv. Any new crossover is to maintain a minimum clearance from the base of a street tree(s) as recommended in the Arborist Report dated 10 December 2025, unless otherwise supported by the City of Armadale.
- d. With regard to Condition 8, the Lighting Strategy should demonstrate the following:
 - i. illumination of the building and Public Open Space to highlight architectural features and prominent trees;
 - ii. highlight and enhance entry points to the building and entry points/pedestrian paths within the Public Open Space, to assist with wayfinding;
 - iii. assist safe access between the building, Public Open Space, car park, and within the car park and pathways;
 - iv. meet the Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282: 2019 (Control of the Obtrusive Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and passing vehicular traffic is at an acceptable level;
 - v. incorporate Crime Prevention Through Environmental Design (CPTED) principles; and
 - vi. lighting fixtures and fittings are to be vandalism resistant.
- e. With regard to Condition 9, the CPTED Statement should address the safety of external and internal areas of the development, including confirmation that the main lobby entry design is safe for all users and avoids spaces for concealment or entrapment, as well as CCTV locations and management. The CPTED Statement

should inform the final Landscape Plan and Lighting Strategy.

- f. With regard to Condition 10, the Acoustic Report should identify the location and extent of impact of all noise sources, inclusive of mechanical and plant equipment, and confirm that the design of the building will achieve an appropriate level of attenuation in accordance with Development Policy 3 Sound and Vibration Attenuation. The report should address potential noise emissions from mechanical service systems (such as exhaust systems and air conditioning) selection and plant equipment, design, and location to prevent emitted noise levels from exceeding the relevant decibel levels as provided by the *Environmental Protection (Noise) Regulations 1997*.

City of Armadale recommends that high performance double glazing be used to meet acoustic requirements and also retain the proposed glazing to solid wall ratio on the eastern elevation. Any significant changes required to the glazing to wall ratio of the eastern elevation should involve further input from the Design Review Panel (DRP) and the City.

- g. With regard to Condition 11, further details, and information, including final specifications and samples, should be provided demonstrating high quality and durable external materials and design treatments across the development, and include:
- i. High-quality and robust colour and material selections, ensuring that the standard established through the Design Review Panel review is delivered in the as-built product;
 - ii. A materiality which clearly articulates the lower and upper floor levels of the development;
 - iii. The City supports public art being focused on the south and west elevations with the aim of uplifting their appearance via adding contrast and visual interest. This focus could also be on the material and pattern of balcony and shade screens.
 - iv. Colour scheme on eastern elevation must ensure the morning sun is not reflected back towards residential areas on the lower Darling Scarp;
 - v. The final design details should be informed by the matters noted in the Design Review Panel Advice Note dated 10 November 2025.
- h. With regard to Condition 13, all mechanical service systems (such as air conditioners) should be designed, located, and maintained such that they are not visible from the street and to prevent emitted noise levels from exceeding the relevant decibel levels as set out in the *Environmental Protection (Noise) Regulations 1997*.

Services and service-related infrastructure includes but is not limited to all piped and wired services, car parking areas and associated ventilation, roof plant / plant areas, bin storage areas, service meters and related infrastructure, fire booster cabinets, exhaust systems, air-conditioning units, antennae, and satellite dishes. Fire booster hydrants and service meter boxes should be designed, located, oriented, and finished to minimise any visual impact on the adjacent streetscape and maximise visual interaction between the development and the street. The balconies should not be used for drying or airing of clothes and/or manchester.

The applicant is advised to liaise with service authorities to rationalise and consolidate service infrastructure, where possible. Where service infrastructure

adjacent to the street cannot be avoided due to service authority requirements, landscaping should be designed and implemented to reduce the visibility of the infrastructure from the public realm.

- i. With regard to Condition 14, Development Policy 5 – Additional Structures require the protection of street level windows from the sun or for privacy and security to be achieved through passive solar design and architectural devices, rather than through the use of reflective coatings or roller shutters/security blinds to enable visible indoor activity and facilitate passive surveillance of the public realm.

The selected colour scheme on eastern elevation must ensure the morning sun is not reflected back towards residential areas on the lower Darling Scarp.

- j. With regard to Condition 15, screening devices are to be at least 1.6 metres in height, and at least 75 percent visually obscure, permanently fixed, made of durable material, and restrict view in the direction of the overlooking into any adjoining dwelling.
- k. With regard to Condition 17, the elevations should provide an indicative plan of all proposed signage, including location and dimensions, demonstrating that such signage will be complementary to the design of the building and not obscure architectural detail and materiality.

Development Policy 6 – Signage requires signage to demonstrate restraint in scale, size and collective amount of signage installed, in order to minimise visual clutter, protect amenity, and support a safe, attractive, and legible public realm.

- l. With regard to Condition 19, an Accessibility Report should be provided demonstrating that a minimum 20% of the total number of dwellings delivered as part of the development conform to the Core Liveable Housing Design Elements outlined in Development Policy 10 – Adaptable Housing.

Accessible parking spaces for these dwellings should be provided in accordance with the Adaptable Housing Policy. The applicant is advised that the development should comply with the requirements of Part D3 of the Building Code of Australia (Access for People with Disabilities) and Australian Standard 1428.1 and the *Disability Discrimination Act 1992*.

- m. With regard to Condition 20, the development should comply with the requirements of Part D3 of the Building Code of Australia (Access for People with Disabilities), Australian Standard 1428.1, and the *Disability Discrimination Act 1992*.
- n. With regard to Condition 22, all car bay dimensions, crossovers, driveways, and circulation aisles should be constructed in accordance with Australian Standard AS 2890.1. Disabled bays are to comply with Australian Standard AS2890.6.
- o. Walls, fences, vegetation, and other structures are to be truncated or reduced to no higher than 0.75m within 1.5m of where the driveway meets the road reserve.
- p. With regard to Condition 24, the Construction Management Plan should address the following matters, which are to address all phases of development, including demolition and construction, to demonstrate how the construction of the

development will be managed to limit impacts on surrounding properties:

- i. Public safety and site security;
 - ii. Hours of operation;
 - iii. Dust management; Noise management;
 - iv. Waste and material disposal;
 - v. Parking arrangements for contractors and sub-contractors;
 - vi. Delivery and access arrangements;
 - vii. The storage of materials and equipment on site (no storage of materials within the public realm or future Public Open Space will be permitted);
 - viii. Details regarding the protection of existing street trees;
 - ix. Bonding and remediation arrangements; and
 - x. Any other matters likely to impact upon the surrounding properties or public realm.
 - xi. All street trees are to be protected during construction in accordance with AS4970-2009.
- q. With regard to Condition 25, the Waste Management Plan is to comply with the City of Armadale standards in regard to waste, and Local Government Waste Management Plan Guidelines
- i. Location of wash down areas, including details of access to permanent water supply and drainage;
 - ii. The bin area accessible for allow heavy vehicle movement.
 - iii. Proposed waste collection times between 7:00am and 7:00pm;
 - iv. Contaminant checks within the FOGO bins; and
 - v. The disposal of bulk waste by Strata Management (private).

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation D4/2/26 - Proposed Amendment No.130 To Town Planning Scheme No.4 - Omnibus No.9

MOVED Dr C M Wielinga

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005*, initiate Amendment No. 130 to Town Planning Scheme No.4 as a standard scheme amendment to:

Proposal 1

- a. Rezone Lot 2598 Millen Street, Mount Nasura from “Parks and Recreation (Local) Reservation” to “Residential R10/25” as identified on the Scheme Amendment Map (Proposal 1 - Map 1)
- b. Rezone a portion of Lot 155 Sherwood Court, Armadale from “Parks and Recreation (Local) Reservation” to “Residential R40” as identified on the Scheme Amendment Map (Proposal 1 - Map 2)
- c. Rezone portions of the following lots from “Unzoned” to “Residential” zone as identified on the Scheme Amendment Maps (Proposal 1 - Maps 3-10):
 - Lot 1104, Pomelo Way, Seville Grove;

- Lot 558 Felgate Court and Lot 555 Becket Court, Camillo;
- Lot 1187 Armanda Drive and Lot 555 O’Sullivan Drive, Camillo;
- Lots 1 and 2 Possum Place, Kelmscott;
- Lot 1678 Berala Court, Camillo;
- Lot 280 Drayton Court, Kelmscott;
- Lot 250 Carringal Place, Armadale;
- Lot 100, Clybucca Place and Lot 1719 Urana Road, Armadale.

- d. Rezone Lot 55 Shepherd Court, Harrisdale from “Unzoned” to “Urban Development” zone as identified on the Scheme Amendment Maps (Proposal 1 - Map 11)

Proposal 2

- e. Remove portion of Additional Use No.35 hatching from all Residential zoned lots as identified on the Scheme Amendment Map (Proposal 2).
- f. Reclassify Lot 8001 (Reserve 53732) Emporium Way, Piara Waters from “Residential R15/40” to “Parks and Recreation (Local)” as identified on the Scheme Amendment Map (Proposal 2).
- g. Reclassify a portion of Lot 1101 Columbia Parkway, Piara Waters; from “Residential R15/40” to “Public Purpose - Public Utilities (PU) as identified on the Scheme Amendment Map (Proposal 2).
- h. Modify the ‘Description of Land’ details for Additional Use No. 35 under Schedule 2 from “Part of Lot 114 Warton Road and part of Lot 3 Nicholson Road, Forrestdale” to “Lots 1, 1017, 1018, 1019 and 1020 Erade Drive, and portion of Lot 1102 Warton Road, Piara Waters”.

Proposal 3

- i. Modify the Scheme Maps and Legend relating to MRS reservations as follows:
- Modify “Parks and Recreation (Region)” to “Regional Open Space”.
 - Modify the Public Purposes category “Technical School (TS)” to “Tertiary Education (TE)”.
 - Delete the Public Purposes categories “State Energy Commission (SEC)” and “Water Authority of WA (WSD)” and replace with “Public Utilities (PU)”.

Proposal 4

- j. Delete Clause 61(1)(r) from ‘Schedule A - Supplemental Provisions to the Deemed Provisions’.
2. Refer the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to Section 81 of the *Planning and Development Act 2005*.
3. Refer the above Amendment to Town Planning Scheme No.4 to the Minister for Planning pursuant to Section 83A of the *Planning and Development Act 2005* for approval to advertise the Amendment.

4. **Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents, including in the instance that the Minister requires minor modifications to the Amendment prior to advertising.**
5. **Should the EPA advise that the Amendment does not require assessment, and the Minister for Planning grant approval to advertise the Amendment, conduct advertising for a period of 42 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation D5/2/26 - Minister's Modifications - Town Planning Scheme No.4
Amendment No.128 - Short-Term Rental Accommodation

MOVED Dr C M Wielinga

That Council:

1. **Notes the Hon Minister for Planning's direction pursuant to Section 87(2) of the *Planning and Development Act 2005* to require the implementation of modifications – in the attachment, to Amendment No.128 prior to the Amendment receiving final approval; and**
2. **Authorises the Mayor and CEO to execute the modified Scheme Amendment documents and return the documents for final approval and gazettal, without making any further submissions to the Minister.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation D6/2/26 - PIA Planning Congress Canberra 20 - 22 May 2026

MOVED Cr S J Mosey

That Council:

1. **Nominates ~~Cr Mosey and~~ C Singh to attend the PIA Planning Congress will be held at the National Convention Centre, Canberra ACT on the 20 to 22 May 2026;**
2. **Approves leave of absence for ~~Cr Mosey and~~ C Singh for attendance at the PIA Planning Congress from 20 to 22 May 2026.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

10.2 CORPORATE SERVICES COMMITTEE MEETING

Report of the Corporate Services Committee held on 17 February 2026.

CORRECTION:

Page 1 - Cr S Peter JP be recorded as Deputy Chair.

MOVED Cr S J Mosey that the report be received.

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CS1/2/26 - List of Accounts Paid - December 2025

MOVED Cr S J Mosey

That Council note the List of Accounts paid as presented in the attachment to this report and summarised as follows:

Municipal Fund

Accounts and direct debits paid totaling \$21,385,568.59, cheque numbers 547 to 559, transactions 36845 to 37602 and Payrolls dated 7 December and 21 December 2025.

Credit Cards

Accounts paid totalling \$5,604.58 for the period ended 24 December 2025.

Fuel Cards

Accounts paid totalling \$14,561.97 for the month ended 31 December 2025.

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS2/2/26 - Statement of Financial Activity - December 2025

MOVED Cr S J Mosey

That Council:

- 1. Pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996* accept the Statement of Financial Activity for the sixth (6) month period ended 31 December 2025.**
- 2. Note that there are reportable actual to budget material variances for the year-to-date period ending 31 December 2025.**

MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS3/2/26 - National General Assembly of Local Government: 23-25 June 2026 (Canberra)

MOVED Cr S J Mosey

That Council nominate Mayor Butterfield, Cr Mosey and the CEO (or her delegate) to attend as the Council's delegates at the 2026 National General Assembly of Local Government to be held in Canberra from 23 June to 25 June 2026.

MOTION not opposed, DECLARED CARRIED 14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS4/2/26 - RFQ26JL01-SOR: Provision of OneCouncil Program Partner Services - (Confidential Cover Report)

MOVED Cr S J Mosey

That Council consider this matter under Item 14 – Matters Requiring Confidential Consideration.

MOTION not opposed, DECLARED CARRIED 14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS5/2/26 - Update on Lot 2 Diagram 69098 and Lot 1 Deposited Plan 71886 - (Confidential Cover Report)

MOVED Cr S J Mosey

That Council consider this matter under Item 14 – Matters Requiring Confidential Consideration.

MOTION not opposed, DECLARED CARRIED 14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

10.3 CHIEF EXECUTIVE OFFICER'S REPORT

Report of the Chief Executive Officer.

MOVED Cr S Peter that the report be received.

MOTION not opposed, DECLARED CARRIED 14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CEO3/2/26 - Councillors Information Bulletin - Issue No 2/2026

MOVED Cr S Peter

That Council acknowledge receipt of Issue 2/2026 of the Information Bulletin.

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson, Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION

1. Pedestrian Crossings and Line Marking Near Aspiri Primary School (Cr Amit Singh)

That the matter of pedestrian crossings and line marking near Aspiri Primary School be referred to the Technical Services Committee.

2. Acoustics at Armadale Hall (Cr Scott Mosey)

That the matter of acoustics at the Armadale Hall be referred to the Technical Services Committee.

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MEETING CLOSED TO PUBLIC

MOVED Cr S Stoneham that that the meeting be closed to members of the public as the items to be discussed related to the following confidential matters.

Motion Carried (14/0)

Meeting declared closed at 7:13pm. Members of the public left the meeting.

MOVED Cr Peter that Standing Orders be suspended

Motion Carried 14/0

MOVED Cr Peter that Standing Orders be resumed

Motion Carried 14/0

Recommendation CS4/2/26 - RFQ26JL01-SOR: Provision of OneCouncil Program Partner Services

Matter considered confidential as discussion on this matter would on balance be contrary to the public interest because the matter relates to information contained in a tender received by the local government for a contract to the extent that (i) the information is a tendered price; or (ii) a tendered methodology for calculating a price.

MOVED Cr K Busby, SECONDED Cr S Peter JP
OPPOSED Cr S J Mosey

That Council adopt the recommendation as detailed in the Confidential Report.

MOTION DECLARED CARRIED

13/1

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson,
Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Stoneham
AGAINST: Cr Mosey

Recommendation CS5/2/26 - Update on Lot 2 Diagram 69098 and Lot 1 Deposited Plan
71886

Matter considered confidential as discussion of this matter in an open meeting would on balance be contrary to the public interest because legal advice, or other information, over which the local government holds legal professional privilege.

Motion Carried (14/0)

An alternative motion to that recommended in the Committee report was put and resolved.

MOVED Cr S Stoneham

That Council adopt the **amended recommendation as detailed in the Confidential Report.**

MOTION not opposed, DECLARED CARRIED

14/0

FOR: Mayor Butterfield, Cr Keogh, Cr Jorgensen, Cr Thomas, Cr Peter, Cr Hetherington, Cr Sargeson,
Cr Newman, Dr C M Wielinga, Cr Busby, Cr Smith, Cr Singh, Cr Mosey, Cr Stoneham

MEETING OPENED TO PUBLIC

MOVED Cr S Peter that that the meeting be opened to members of the public.

Motion Carried (14/0)

Meeting declared opened at 7:52pm. One member of the public returned to the meeting.

15 CLOSURE

Mayor Butterfield, declared the meeting closed at 7:54pm

MINUTES CONFIRMED THIS 9 MARCH 2026

MAYOR