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**ORDINARY MEETING OF COUNCIL  
MONDAY, 9 MARCH 2026**

**AGENDA**

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HELD ON 3 MARCH 2026**

**TECHNICAL SERVICES COMMITTEE MEETING  
HELD ON 4 MARCH 2026**

**CHIEF EXECUTIVE OFFICER'S REPORT**

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# NOTICE OF MEETING AND AGENDA

CR \_\_\_\_\_

PLEASE TAKE NOTICE that the next **ORDINARY MEETING OF COUNCIL** will be held in the Council Chambers, Orchard Avenue, Armadale at **7.00pm**

**MONDAY, 9 MARCH 2026**

**JOANNE ABBISS  
CHIEF EXECUTIVE OFFICER**

**5 March 2026**

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**1                   DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

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**2                   RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**

Leave of Absence previously granted to Cr Silver

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

Nil

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**4                   PUBLIC QUESTION TIME**

*Public Question Time is allocated for the asking of and responding to questions raised by members of the public. Minimum time to be provided – 15 minutes (unless not required)*

*A Public Question Time Policy has been adopted by Council outlining the procedures to ensure the orderly conduct of Public Question time and a copy of these procedures can be found at*

<https://my.armadale.wa.gov.au/service/about-council/publications-and-governance/delegations-and-council-policies>

*It is also available in the public gallery.*

*The public's cooperation in this regard will be appreciated.*

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Nil

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**BUSINESS ARISING FROM REPORT**

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Nil

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  - 14.2 Technical Services - Item 10.2 - TEN/24/25 - Central Park Development
  - 14.3 Technical Services - Item 11.3 - RFQ26GT19-SOR - Provision of Bulk Verge Collection Services - Separable Parts
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# CITY OF ARMADALE

## MINUTES

**OF COMMUNITY SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON TUESDAY, 3  
MARCH 2026 AT 7:00PM.**

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### **OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY**

*Cr Hetherington declared the meeting open at 7:00pm*

*The City of Armadale acknowledge the Traditional Owners and the Custodians of the land upon which we stand, work and play. We acknowledge Aboriginal people as the First Peoples of this land and their connection to the lands and the waters, as they are part of them spiritually and culturally. We acknowledge their ancestors, the Elders past and present, who had led the way for us to follow in their footsteps and the emerging leaders of today and tomorrow.*

**PRESENT:** Cr P A Hetherington (Chair)  
Cr K Busby (Deputy Chair)  
Cr K Jorgensen  
Cr S Stoneham  
Cr T Thomas  
Cr D Newman (Deputy to Dr Wielinga)

**APOLOGIES:** Cr C M Wielinga (Leave of Absence)  
Cr Silver (Leave of Absence)  
Cr A Singh (Deputy to Cr Silver)

**OBSERVERS:** Mayor R Butterfield  
Cr J Keogh  
Cr S Peter JP  
Cr L Sargeson  
Cr G J Smith

**IN ATTENDANCE:** Ms J Abbiss Chief Executive Officer  
Mrs S van Aswegen Executive Director Community Services  
Mr J Lyon Executive Director Corporate Services  
Mr P Sanders Executive Director Development Services  
Mr M Southern Executive Director Technical Services  
Ms L Larsen-Henry Manager Communications & Engagement (*via Teams*)  
Mrs R Milnes Manager Community Development  
Ms J Cranston Executive Assistant Community Services

**PUBLIC:** Nil

**DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read as there were no members of the public present.

**DECLARATION OF MEMBERS' INTERESTS**

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Nil

**QUESTION TIME**

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Nil

**DEPUTATION**

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Nil

**CONFIRMATION OF MINUTES**

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**RECOMMEND**

**Minutes of the Community Services Committee Meeting held on 3 February 2026 be confirmed.**

**Moved Cr K Jorgensen  
MOTION CARRIED**

**6/0**

**ITEMS REFERRED FROM INFORMATION BULLETIN**

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Report on Outstanding Matters – Community Services Committee

Items referred from the Information Bulletin – Issue 4 – February 2026

It was noted that the Health Club attendance numbers at AFAC for January 2026 were significantly lower than the same time last year.

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3 MARCH 2026

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**\*\*1.1 - PROPOSED COMMUNITY PUBLIC ART PROJECT IN KELMSCOTT**

WARD : ALL  
FILE No. : M/43/26  
DATE : 219 January 2026  
REF : RM  
RESPONSIBLE MANAGER : Executive Director  
Community Services

**In Brief:**

- This report presents options to improve the amenity of a brick structure in the vicinity of 2734 Albany Highway, Kelmscott.
- Recommend that Council endorse an application to Western Power to install a painted mural onto the surface of the brick structure in Kelmscott based on the premise of a Community Public Art project, with the cost of \$9,100 funded from the Community Art Reserve fund.

**Tabled Items**

Nil

**Decision Type**

- Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive** The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

**Strategic Community Plan**

- 1.1 Foster and strengthen community Spirit  
1.1.1 Facilitate a dynamic calendar of events, festivals and cultural activities that activate suburbs, foster community connections, celebrate the diversity of the community and encourage a sense of place for residents
- 3.2 Positive image and identity for the City  
3.2.1 Promote a positive image to attract residents, businesses, investors and visitors

**Legal Implications**

Nil

**Council Policy/Local Law Implications**

Policy: *Public Art*

**Budget/Financial Implications**

An initial quote to install a mural on the entire brick structure, including anti-graffiti coating, is \$9,100. It is proposed that this cost be funded through a transfer from the Community Art

Reserve Fund which has a balance of \$111,000. Annual maintenance of the proposed mural is anticipated to be minimal hence a nominal cost, if any.

### **Consultation**

- City departments
- Western Power
- Local artists

### **BACKGROUND**

At the Ordinary Council Meeting on 28 April 2025, Councillor Keogh raised a matter for referral to the Development Services Committee pertaining to upgrades to the amenities in Kelmscott. This referral item included four components including one requesting officers to investigate the possible installation of a mural onto the surface of the brick structure located in the vicinity of 2734 Albany Highway, Kelmscott. At the Ordinary Council Meeting on 25 August 2025 (D6/8/25) Council resolved the following in connection with this specific item:

*That Council:*

*1. Request:*

- *A further report be received on options for encouraging the installation of trees by commercial businesses in existing car parking areas.*
- *The Chief Executive Officer to enquire with Western Power, Main Roads WA and/or NBN on the possibility of utilising the brick pillar (in the vicinity of 2734 Albany Hwy, Kelmscott) for a public mural and provide a further report back to Council, including indicative costs, if permission is able to be obtained.*
- *That the above may be further considered in the mid-year budget review.*

Officers contacted Western Power regarding the brick structure and were provided with the following information:

- Western Power has a simple application process in place for individuals and organisations interested in installing artwork on Western Power assets. This includes both decals and painted murals on the entire structure
- If the City intends to pursue the option of removing the brick structure and retaining the green metal box (or removing the whole structure), Western Power has advised that the City would need to apply for relocation of the asset. Housed within the brick structure are three Western Power assets (including the green metal box) which would necessitate an assessment of whether the removal and relocation of the brickwork or entire structure is possible. If that is possible, the removal and relocation would be at the City's expense.



**Brick structure located in the vicinity of 2734 Albany Highway, Kelmscott**

### **DETAILS OF PROPOSAL**

In terms of the options for the type of artwork that may be installed, a painted mural would cover the entire surface of the brick structure. Vinyl decals (stickers) would only cover the green metal box. It is proposed that the City applies to Western Power to install a painted mural on the entire surface of the brick structure. To inform this report and a potential application to Western Power to install artwork, officers investigated the optimum approach and an indicative cost.

The approach for the mural project is based on the City's Public Art Policy's category of Community Public Art. This comprises a collaborative project between a qualified local artist and a community group, and the suggested theme for this initiative is "What Kelmscott Means to Me". This builds on the successful community exhibition "What Armadale Means to Me" during the 2025 Armadale Arts Festival. The Kelmscott iteration also aims to encourage community participation and celebrates the Kelmscott identity by inviting community members to create artworks on blank canvases and submit these at a local collection point. The artist will then review all submissions and identify key visual elements, motifs, and themes to incorporate into the final mural design. The canvases will be exhibited at one of the City's facilities in Kelmscott to give residents the opportunity to view the full range of submissions prior to the mural development stage.

The estimated cost of the entire mural project is \$9,100, including anti-graffiti coating, and may be considered as part of the mid-year review for 2025/26. The annual maintenance is expected to be minimal hence the cost, if any, will be nominal. Contingent on endorsement from Council and approval from Western Power, the timeframe for the delivery of the project and resulting mural would be approximately five months.

### **ANALYSIS**

The brick structure located in the vicinity of 2734 Albany Highway, Kelmscott is owned by Western Power.

Whilst vinyl decals would be significantly less expensive at under \$500, rated for a five-year lifespan of five years with anti-graffiti laminate and quicker to install, the effect would not be as impactful and may appear disjointed as the decals would be adhered to the metal box only and not to the surrounding brickwork.

The result would be more aesthetically pleasing if the brickwork was removed and Western Power assets relocated and the decals were installed only on the remaining green metal box.

The removal and relocation of the brick structure in part or in its entirety may be an option however it is a more complex application and approval process as Western Power would need to ensure it is feasible to relocate their assets. If it is possible and permission is granted to remove the structure, the City would need to cover that expense. Another location would need to be identified which may present further issues for the City and Western Power to address.

The installation of a mural via a Community Public Art project achieves the outcomes of impactfully improving the appearance of the brick structure, involving the local community in the development of the public artwork and celebrating the identity of Kelmscott as expressed by residents.

## **OPTIONS**

1. That Council endorse an application to Western Power to install a painted mural onto the surface of the brick structure in Kelmscott based on the premise of a Community Public Art project, with the cost of \$9,100 included as a consideration for the 2025/26 mid-year review.
2. That Council endorse an application to Western Power to install vinyl decals on the green metal box as a component of the brick structure in Kelmscott.
3. That Council endorse an application to Western Power to remove and relocate the brick structure in Kelmscott with the understanding such relocation will be at the City's expense, the cost of which is unknown at this stage and likely to be significant, and that Council invites a further report detailing this option.

Option 1 is recommended.

The options of installing vinyl decals on the metal box or applying to remove and relocate the brick structure are possible, however are not recommended due to considerably less impact of the former and the complex process for the latter.

## **CONCLUSION**

The proposed Community Public Art mural on the surface of the brick structure in Kelmscott is envisaged to achieve the positive outcomes of improving the structure's aesthetic appearance whilst celebrating the identity of Kelmscott through artistic participation by its residents.

## **ATTACHMENTS**

There are no attachments for this report.

Officer Recommendation

That Council:

1. Endorse an application to Western Power to install a painted mural onto the surface of the brick structure located in the vicinity of 2734 Albany Highway, Kelmscott based on the premise of a Community Public Art project.
2. In accordance with s6.8 of the *Local Government Act 1995*, APPROVES an increase in Community Art and AMENDS the 2025/26 Annual Budget as follows:
  - a) Increase operating expenditure by \$9,100 for the Kelmscott Community Art project, and
  - b) Increase the transfer from the Community Art Reserve by \$9,100.

**RECOMMEND**

**C1/3/26**

**That Council:**

1. **Request that officers make enquiries with Western Power regarding the feasibility and cost of relocating the infrastructure and report back to Council.**
2. **The report to include the feasibility of the replacement of the structure with landscaping.**

**Moved Cr K Jorgensen**  
**MOTION CARRIED**

**6/0**

***COUNCILLORS' ITEMS***

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Nil

*This refers to any brief updates from Councillors from their attendance at Working Group or Advisory Group meetings on which they represent Council.*

***EXECUTIVE DIRECTOR COMMUNITY SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT 7:30PM**

# CITY OF ARMADALE

## MINUTES

**OF TECHNICAL SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM,  
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON  
WEDNESDAY, 4 MARCH 2026 AT 7.05 PM.**

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### **OFFICIAL OPENING & ACKNOWLEDGEMENT OF COUNTRY**

Read by Cr P A Hetherington

The City respectfully acknowledges the past and present traditional custodians of this land on which we are meeting, the Wadjuk people of the Noongar nation. The City pays its respects to the Aboriginal Elders past, present and always, and to extend that respect to any Aboriginal people in the room.

### **PRESENT:**

Cr K Busby (Chair)  
Cr S Stoneham (Deputy Chair)  
Mayor R Butterfield  
Cr P A Hetherington  
Cr J Keogh  
Cr D Newman JP  
Cr S Peter JP  
Cr A Singh

### **APOLOGIES:**

Nil.

### **OBSERVERS:**

Cr K Jorgensen (*via Teams*)  
Cr S J Mosey  
Cr L Sargeson  
Cr G J Smith

### **IN ATTENDANCE:**

Ms J Abbiss	Chief Executive Officer
Mr M Southern	Executive Director Technical Services
Mr P Sanders	Executive Director Development Services
Mrs S van Aswegen	Executive Director Community Services ( <i>via Teams</i> )
Mr J Lyon	Executive Director Corporate Services ( <i>via Teams</i> )
Mr M Khosravi	Head of Design
Ms L Larson-Henry	Manager Communications and Engagement
Mr T Connolly	Manager Project Management Office
Mr N Burbridge	Sustainability Project Manager
Mr H Dubal	Senior Drainage Engineer
Ms S Peake	Senior Administration Officer Technical Services

### **PUBLIC:**

Nil.

*“For details of Councillor Membership on this Committee, please refer to the City’s website  
– [www.armadale.wa.gov.au/your\\_council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read as no members of the public were present.

## **DECLARATION OF MEMBERS' INTERESTS**

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### ***Executive Director Technical Services***

- 1.1 Acquisition of Portion of Land (Lot 5 Centre Road Camillo) as Public Road, Lake Road, Camillo

## **QUESTION TIME**

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Nil.

## **DEPUTATION**

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Nil.

## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Technical Services Committee Meeting held on 2 February 2026 be confirmed.**

**Moved Cr S Stoneham**

**MOTION CARRIED**

**8/0**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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### **Outstanding Matters and Information Items**

Various Items

### **Monthly Departmental Reports**

Technical Services Works Programme

*No items were raised for clarification or report.*

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4 MARCH 2026

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*The Executive Director Technical Services declared an interest of impartiality as he serves on a board with the Director of the Spring Church. As a consequence, there may be a perception that his impartiality on the matter may be affected. However, the Executive Director Technical Services has not been involved in negotiations on this matter or preparation of the report.*

**1.1 - ACQUISITION OF PORTION OF LAND (LOT 5 CENTRE ROAD CAMILLO) AS PUBLIC ROAD, LAKE ROAD, CAMILLO (CONFIDENTIAL COVER REPORT)**

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WARD : HERON  
FILE No. : M/87/26  
DATE : 23 February 2026  
REF : SP  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.
- Recommend that Council adopt the recommendation as detailed in the Confidential report.

**Strategic Implications**

The subject of this report has impact on the following objectives of the Strategic Community Plan 2026–2035:

- 2.3 Functional, inclusive and sustainable infrastructure
  - 2.3.1 Capture and manage asset data, including our valuable green assets, supporting asset lifecycle planning, and delivering our desired level of service.
  - 2.3.2 Maintain assets to be functional, safe, affordable and sustainable.

**Legal Implications**

The following legislation is relevant to this proposal:

- *Land Administration Act 1997* (Section 168)
- *Land Administration Regulations 1998*
- *Development Act 2005*.

**Council Policy/Local Law Implications**

Nil.

**Budget/Financial Implications**

The financial implications of adopting the recommendation are detailed in the Confidential report.

**Consultation**

- External legal advice
- Landowner
- Intra-directorate.

*A Confidential Report is presented as an attachment to this Agenda. The matter is considered confidential under s. 5.23 (4)(g) Admin Reg r. 4A(a) of the Local Government Act 1995 as the matter relates to the price, or potential price, for the sale or purchase of property by the local government and any information relating to the price or potential price.*

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND****T1/3/26**

**That Council adopt the recommendation as detailed in the Confidential report.**

**Moved Cr P A Hetherington****MOTION CARRIED****8/0**

***2.1 - CORPORATE GREENHOUSE ACTION 2020/21 TO 2029/30 - UPDATE ON IMPLEMENTATION OF ACTIONS***

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WARD : ALL  
FILE No. : M/48/26  
DATE : 23 February 2026  
REF : NB/GT/DH  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- This report provides an update on the implementation of the City of Armadale’s 2020/21 to 2029/30 Corporate Greenhouse Action Plan.
- Progress has been made across a range of areas, including the procurement of renewable power, sale of Australian Carbon Credit Units, solar installation, staff education and empowerment, the creation of Virtual Power Plants and fleet transition.
- Recommend that Council note the contents of this report.

**Tabled Items**

Nil.

**Decision Type**

- Legislative**                      The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**                              The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**                      The decision directly affects a person’s rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Strategic Community Plan 2026-2035:

- 2.6 Net Zero and Carbon Reduction
- 2.6.1 Implement and support sustainability initiatives.
  - 2.6.2 Minimise corporate and community carbon footprints.

Corporate Business Plan 2025/26-2028/29:

- 2.6 Achieve the corporate target of net zero by 2030 and the reduction of the carbon footprint within the City
  - 2.6.1 Sustainability initiatives are supported and implemented throughout the City.
    - 2.6.1.2 Encourage the installation of micro grids, community batteries, managed aquifer recharge and third pipe systems in developments throughout the City.

### **Legal Implications**

- Nil.

### **Council Policy/Local Law Implications**

- ENG21 Strategic Environmental Commitment.

### **Budget/Financial Implications**

The adoption of the recommendation contained in this report has no direct financial implication. Appropriate budget allocations have already been made for the implementation of the Corporate Greenhouse Action Plan 2020/21 to 2029/30.

### **Consultation**

- Intra-directorate.

## **BACKGROUND**

In September 2021, Council endorsed the City of Armadale 2020/21 to 2029/30 Corporate Greenhouse Action Plan (T55/9/21) (the 'Plan'). The Plan outlines recommended abatement activities across the City's waste, building and fleet portfolios with the overarching goal of achieving net zero (Scope 1 and 2) emissions by 2030. A separate target of Net Zero Emissions is also proposed for the year 2050. The Plan comprises 24 actions.

At the Ordinary Council Meeting on 10 February 2025, following a Councillor referral, Council resolved to:

*Request annual progress reporting on the City of Armadale Corporate Greenhouse Action Plan be provided to Councillors, commencing in Q1 of the 2026 calendar year.*

This report provides an update on progress.

## ANALYSIS

### Progress on Actions

The Plan includes 24 recommendations related to carbon mitigation climate adaptation. These recommendations are the result of a benchmarking exercise against a set of potential initiatives, developed by Ernst and Young for the West Australian Local Government Association (WALGA). They are further augmented by staff suggestions, and additional opportunities unique to the City. Of the recommendations, 11 have been completed and 10 are in progress.

The majority of actions are making good progress or have been completed. Where actions have not substantially progressed, it is generally due to the resources being re-allocated to complete a grant-funded project that progresses positive environmental actions. A summary of their status is included in Attachment 1.

Key initiatives delivered include, but are not limited to:

- Finalisation of a new three-year contract for electricity for contestable sites (those utilising in excess of 50 MW per annum), secured from renewable sources under a WALGA common supply arrangement.
- Participating in the Sustainable Energy Project (Phase 2), meaning that 65 to 70 per cent of the City's building portfolio energy consumption is now from renewable sources.
- Adoption of the Fleet Transition Strategy in December 2024, with implementation now underway.
- The installation of four Alternate Current (AC) Electric Vehicle Chargers —two at the Armadale Fitness and Aquatic Centre (AFAC) and two at the Administration Centre – and a Direct Current (DC) charger (Administration Centre).
- Submission of a successful grant application with the Australian Renewable Energy Agency (ARENA) for the installation of additional chargers.
- Extension of the Landfill Flaring Project from 7 to 12 years, providing additional capacity to generate Australian Carbon Credit Units (ACCUs). The project is now scheduled to end 13 December 2026, with the possibility of further extension. The City has the only Local Government project in WA to generate ACCUs.
- Implementation of the Trellis Energy, Water and Carbon tracking system to enable accurate accounting of utility and carbon footprints by City facilities, supported by a cross-directorate Energy and Water Management Project Team.
- Staff educational campaigns around sustainability practices. Five of these sessions have been delivered so far in 2025/26, with at least two more planned.
- Investigations around governance processes in relation to the sale of ACCUs, working toward disposal and income generation by 30 June 2026.
- Implementation of a 500kW battery system, in partnership with Synergy as part of Project Symphony, at AFAC to operate in tandem with the existing 500kW solar system.
- The submission of a successful grant application under the Community Energy Upgrade Fund for a heat pump at AFAC (\$175,000).
- Total investment of solar, battery and energy efficiency initiatives of nearly \$2 million at AFAC (all funding from external sources), building on the previous installation of a geothermal heating system.

- Installation of renewable energy infrastructure at additional City facilities – Armadale Landfill and Recycling Facility (ALARF), Bedforddale Volunteer Bushfire Brigade, Seville Grove Library, Armadale Visitors Centre.
- Completion of a feasibility study for battery systems at the Depot and Administrative precinct, in partnership with Western Power (although yielding sub-optimal payback periods in excess of 14 years).
- Council adoption of a Climate Change Declaration and Climate Change Emergency Declaration.
- Provision of support to Western Power through the identification of project sites for the installation of Community Battery systems at Harrisdale Playing Field and Ashworth Park.

### **Strategic Carbon Studies**

A key project that officers are currently progressing is the process of awarding a contract to conduct a strategic review of the following matters:

- Assessing the feasibility and potential financial impacts of accounting for Scope 3 emissions (including major projects for example) and understanding how this might impact targets and costs.
- Projecting future prices of ACCUs with guidance on when the City might need to sell them, considering factors such as vintage of ACCUs, and any other relevant considerations.
- Developing an Offsets Strategy that considers for example:
  - The City’s financial constraints.
  - Existing and projected stock of ACCUs from the Landfill Flaring Project.
  - A prioritisation framework for offset purchases, based on factors such as geographical origin, type (for example, renewable energy vs. carbon sequestration).
  - ‘Pipeline’ projects that may become available in the near future.
  - Identifying a potential ‘cocktail’ of offsets, and net financial cost of the proposed approach.
  - Identifying the resources required (internal and external) to deliver on the initiatives proposed.

Given that carbon accounting and regulation is a rapidly changing environment, this assignment will also provide a sense check on the City’s current targets and evaluate any associated risks and/or new opportunities.

### **OPTIONS**

Council has two options available:

**Option 1** – Council notes the contents of this report providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan.

**Option 2** – Council notes the contents of this report providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan and requests amendments or further information.

Option 1 is recommended.

## CONCLUSION

In accordance with the adopted recommendation of a report to the February 2025 Technical Services Committee, an update has been provided on the implementation status of the Corporate Greenhouse Action Plan 2020/21 to 2029/30.

## ATTACHMENTS

1. [Attachment 1 - Progress on Actions of the Corporate Greenhouse Action Plan - March 2026 Report](#)

## RECOMMEND

T2/3/26

### **That Council:**

**Note the contents of this report providing an update on the implementation of the 2020/21 to 2029/30 Corporate Greenhouse Action Plan.**

**Moved Cr S Peter  
MOTION CARRIED**

**8/0**

### **3.1 - PARKS FACILITY STRATEGY REVIEW**

WARD : ALL  
FILE No. : M/500/25  
DATE : 23 February 2026  
REF : JA/DH  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

#### **In Brief:**

- As part of the City's Corporate Business Plan, one of the key environmental outcomes is to create 'Attractive, Inclusive and Functional Public Places'. The Parks Facility Strategy is a key initiative identified to achieve this objective.
- The current Strategy is five years old, and a review of the Strategy has been undertaken, including community consultation phases.
- It is recommended that Council adopts the City of Armadale Parks Facility Strategy 2026.

#### **Tabled Items**

Nil.

#### **Decision Type**

- Legislative**      The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**      The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**      The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

#### **Officer Interest Declaration**

Nil.

### **Strategic Implications**

The Parks Facility Strategy is a key Strategy to assist in the achievement the following objectives of the Strategic Community Plan 2026-2035:

- 1.2 Improve Community Wellbeing
  - 1.2.2 Take an adaptive approach to the provision of a diverse range of active and passive recreational opportunities within the City.
- 2.2 Attractive, inclusive and functional public places
  - 2.2.2 Improve public realm for shaded streetscapes, civic places and open spaces.
  - 2.2.3 Develop, improve and maintain quality parks, playgrounds and open spaces.
- 2.3 Functional, inclusive and sustainable infrastructure
  - 2.3.1 Capture and manage asset data, including our valuable green assets, supporting asset lifecycle planning, and delivering our desired level of service.
  - 2.3.2 Maintain assets to be functional, safe, affordable and sustainable.
  - 2.3.3 Ensure asset portfolio sustainability to inform long-term planning.

The City's Corporate Business Plan 2025-26 to 2028-29 lists the following action for completion in 2025/26:

- 2.2.3.1 Review the Parks Facility Strategy

### **Legal Implications**

Assessment of legislation indicates that the following apply:

- Section 3.54 of the *Local Government Act 1995* – Reserves under control of local government.

### **Council Policy/Local Law Implications**

Assessment of Policy/Local Law indicates that the following are applicable:

- Council Policy ENG 14 – Landscaping
- Local Planning Policy PLN 2.9 – Landscaping
- Council Policy COMD 2 – Community Engagement.

### **Budget/Financial Implications**

Adopting the recommendation in this report has no immediate financial impact.

Once the Strategy is adopted, a Parks Improvement Plan will be developed and presented to Council for approval. This plan will outline a ten-year works program that integrates actions

from the Parks Strategy, Dry Parks Strategy and the parkland components of the Urban Forest Strategy. Capital funding for the implementation of the proposed works in the order of \$250,000 per annum, is currently allocated within the Long-Term Financial Plan. This is supported by \$350,000 per annum of funding to support the implementation of the Dry Parks Strategy actions, along with the parkland components of the \$550,000 per annum associated with the Urban Forest Strategy and its associated reserve, which will have a balance of \$2,000,000 at the end of FY27.

### **Consultation**

On 24 February 2025, Council endorsed the Parks Facilities Strategy Communication and Engagement Plan (CS10/2/25), which outlined a two-phase consultation approach. Phase 1 aimed to gather feedback to inform the drafting of the revised Strategy, while Phase 2 focused on sharing the draft Strategy with stakeholders and the community for further comment.

#### **Phase 1 Consultation Summary**

The Phase 1 consultation survey was made available online through the City of Armadale's engagement portal, and a hardcopy provided at all City libraries and the City's administration front counter. Throughout this phase, the City engaged with community members and stakeholders using a range of methods, including:

- Community survey (hard copy at library and online via City's engagement platform)
- Organic social media traffic and awareness campaign
- Paid social media traffic and awareness campaign
- Newspaper advertisements
- Printed A6 flyers at key City locations such as City libraries, the Champion Centre and advertising stickers placed at local parks
- Community pop-up booth at Piara Waters Friday Night Bites
- Request to local schools to advertise the survey to their networks and invitation to engage
- City of Armadale Access and Inclusion Reference Group stakeholder engagement session
- Internal staff workshop session.

The survey was open for four weeks, from Monday 3 March to Wednesday 2 April 2025. 225 surveys were submitted during this phase of consultation. A summary of Phase 1 engagement findings has been published on the City's community engagement website and is included as an attachment to the revised Strategy.

#### **Phase 2 Consultation**

The Phase 2 consultation survey was also made available online through the City's engagement portal and in hard copy at all City libraries and the administration front counter. Engagement activities mirrored those used in Phase 1 and included:

- Community survey (hard copy at library and online via the City's engagement platform)
- Organic social media traffic and awareness campaign
- Paid social media traffic and awareness campaign

- Newspaper advertisements
- Printed A6 flyers at key city locations such as libraries, Champion Centre and advertising stickers placed at local parks
- City of Armadale Access and Inclusion Reference Group stakeholder engagement session
- Internal staff workshop session.

The Phase 2 community survey was open for 26 days, from Wednesday 4 June to Sunday 29 June 2025. 24 surveys were submitted during this phase of consultation. A summary of the feedback received has been published on the community engagement website and is also included as an attachment to this Strategy for reference.

Key priorities highlighted as part of the consultation included the provision of Young People 12+ amenity, the importance of cool spaces and access to nature, creation of inclusive spaces, consideration of a diversity of activities, and the need for prioritisation of safe, clean and well maintained public open spaces. Following conclusion of the two-phase community engagement, the draft Strategy was subsequently amended to have an increased focus on spaces for children aged twelve and above, in reflecting current community expectations.

## **BACKGROUND**

As part of the City's Corporate Business Plan, a key environmental outcome is the creation of "Attractive, Inclusive and Functional Public Places." A central objective supporting this outcome is to develop, improve and maintain quality parks, playgrounds and public open spaces. The Parks Facility Strategy (the Strategy) and the accompanying Parks Improvement Plan (PIP) are key initiatives established to achieve this objective.

The Strategy was first developed in 2013 to guide the planning of park facilities by both Council and developers. It was reviewed in 2018 and subsequently adopted by Council at its October 2018 meeting (T77/10/18). The revised PIP was then adopted by Council on 10 February 2020 (T7/2/20).

The 2018 Strategy sought to strengthen the design and delivery of Public Open Space (POS) and associated infrastructure to better meet the diverse needs and expectations of the community. It introduced a clear hierarchy of parks and infrastructure types, along with a facility matrix to identify the most suitable facilities for each classification. It also benchmarked the City's POS against external standards to determine typical park types and average levels of infrastructure provision, offering a transparent framework for responding to community requests.

Following adoption, the PIP identified infrastructure gaps and prioritised upgrades to support equitable improvements across the City's park network. Several enhancement projects were successfully delivered under this plan, including Harber Reserve Dog Park, Robin / Bavich Reserve and Damerham Reserve.

Now in its fifth year, the Strategy has undergone a comprehensive review and refresh to ensure it continues to reflect the evolving needs, priorities and aspirations of the community. The 2025-26 to 2028-29 Corporate Business Plan listed the review of the Parks Facility Strategy as an action to be completed in the 2025-26 financial year.

The purpose of this report is to present the updated Strategy and seek Council's endorsement of it as the guiding framework for the planning, development and management of the City's parks and public open spaces.

## DETAILS OF PROPOSAL

This Strategy aligns with the City's Strategic Community Plan 2026–2035, ensuring that the planning, design and management of the City's parklands continue to deliver sustainable, inclusive and high-quality public spaces for current and future generations.

The proposed Strategy retains several key elements from the 2018 version, including the hierarchy of parks and infrastructure types. It begins by outlining the framework for park classifications, aligning with the State Government's Liveable Neighbourhoods policy and the Classification Framework for Public Open Space developed by the Department of Local Government, Sport and Cultural Industries. This alignment ensures consistency with broader planning standards and supports defensible decision-making.

The central chapters highlight the essential role that parks play in delivering value to the community. They contribute directly to physical health, mental wellbeing, and social connection, while also enhancing environmental outcomes by supporting biodiversity, improving local air and water quality, and reducing urban heat impacts. Importantly, parks also contribute to local economic development by activating neighbourhoods, enhancing property values, and fostering community pride and belonging.

A key change between the 2018 and 2026 Strategies is the focus on four primary facility types:

- Playgrounds
- Nature Spaces
- Active & Fitness
- Young People 12+

These facility types were identified through community consultation as the most valued and frequently used elements of the City's parklands. By concentrating on these core facilities as the foundation of park design and upgrade decisions, the Strategy provides a clear and consistent framework to address community priorities, particularly Inclusive Spaces, Diversity of Activities, Cool Spaces and Bringing Nature Back.

The Strategy provides guidance on the expected supply and distribution of these facilities, including considerations related to supporting infrastructure, scale, walking catchments, and provision relative to population density.

The remaining sections of the Strategy outline the community priorities and transition into the Action Plan. A key enhancement of the 2026 Strategy is the explicit incorporation of community consultation outcomes into the Strategy framework, ensuring future park planning and upgrade priorities directly reflect the feedback received.

Insights gathered through the consultation have been distilled into key priorities and corresponding actions, encompassing design guideline improvements, park upgrades, and operational enhancements.

The Action Plan proposes three main actions to achieve the Strategy's goals:

### **Action 1 – Develop an updated City-wide Parks Improvement Plan (PIP)**

The new PIP will:

- Create a sub-program that integrates with Urban Forest and Dry Parks Programs to target canopy cover around connecting pathways and primary nodes (the most developed area of the park) in parklands with high heat
- Create a sub-program that integrates with Urban Forest and Dry Parks Programs to target planting to replicate natural ecosystems in areas lacking access to nature
- Undertake a detailed assessment of existing primary nodes against the quality criteria and recommend future upgrades
- Undertake a review of any gaps in recommended primary node provision, to help inform and prioritise future upgrades
- Outline design development processes including engagement with the community.

Upon adoption of the Strategy, the PIP will be developed and submitted to Council for endorsement. It will feature a ten-year program of works.

### **Action 2 – Update the City's Public Open Space Guidelines**

The Strategy establishes the framework and direction for updating the City's Public Open Space Guidelines. A draft of the revised Guidelines has been prepared to demonstrate how the Strategy will be implemented in practice and is provided as an attachment for Council information.

Subject to Council's endorsement of the Strategy, the Public Open Space Guidelines will be finalised and will replace the City's 2014 Landscape Design Guide for Public Open Space in New Residential Developments. The revised Guidelines will:

- Outline the current requirements and process for approval of POS via subdivisional development
- Provide guidance on requirements for natural and constructed shade to create cooler, more comfortable spaces
- Promote natural ecosystem planting styles that strengthen visual and ecological connections to nature
- Be reviewed by access and inclusion consultants to ensure compliance with accessibility legislation
- Define standards for primary nodes and supporting secondary infrastructure
- Offer clear direction on preferred infrastructure from a maintenance perspective.

### **Action 3 – Operational Review**

An operational review will be undertaken to assess parkland maintenance practices and better address community concerns identified during the consultation process.

---

## COMMENT

The Parks Facility Strategy 2026 has been developed to guide how the City plans, designs and manages its parks and public open spaces in the years ahead. It provides clear direction on how the City will respond to population growth, evolving community expectations and the ongoing need for sustainable, well-maintained and high-quality public places.

Building on the City's long-standing commitment to creating parks that are welcoming, safe and accessible for all, the Strategy recognises that well-designed public open spaces play a vital role in recreation, community wellbeing, environmental health and local identity.

The Strategy has been developed using a structure and approach consistent with public open space and park strategies adopted by neighbouring and comparable metropolitan local governments. Similar to these strategies, it establishes a clear strategic direction, embeds community priorities, and provides a practical framework to guide the planning, prioritisation and ongoing management of the City's park network.

Development of the Strategy involved collaboration across City departments and engagement with key stakeholders to ensure the document is practical, financially responsible and forward-looking. It adopts a balanced approach that considers community needs, available resources and the long-term sustainability of park assets.

By adopting this Strategy, Council reinforces its commitment to delivering high-quality, inclusive and sustainable parks that support the health, wellbeing and lifestyles of all residents. It represents a coordinated, achievable and strategically aligned plan that advances the City's vision for a well-connected, vibrant and liveable community.

## OPTIONS

Council may consider the following options:

1. Adopt the Parks Facility Strategy 2026 and associated Action Plan as the guiding framework for the future planning and management of the City's parks and public open spaces.
2. Adopt the Parks Facility Strategy 2026, with minor amendments.
3. Request for further review of specific sections currently included in the Parks Facility Strategy 2026.

## CONCLUSION

The Parks Facility Strategy 2026 sets a clear direction for how the City will plan and manage its parks and open spaces over the next decade.

By adopting this Strategy, Council will strengthen its role in leading the delivery of quality public spaces that promote health, social connection and community pride. It also reinforces the City's commitment to sound planning, transparent decision-making, and continuous improvement in the management of public open space.

## **ATTACHMENTS**

1. Attachment 1 - Parks Facility Strategy - Draft

## **RECOMMEND**

T3/3/26

### **That Council:**

**Endorse the City of Armadale Parks Facility Strategy 2026.**

**Moved Cr S Peter**

**MOTION CARRIED**

**8/0**

## **MEETING CLOSED TO PUBLIC**

MOVED Cr S Stoneham that the meeting be closed to members of the public as the matter to be discussed, if disclosed, 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.

Motion Carried (8/0)

*Meeting declared closed to the public at 7.14 pm.*

**4.1 - TEN/24/25 - CENTRAL PARK DEVELOPMENT (CONFIDENTIAL COVER PAGE)**

---

WARD : RIVER  
MINNAWARRA  
FILE No. : M/110/26  
DATE : 23 February 2026  
REF : SP  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.
- Recommend that Council adopt the recommendation as detailed in the Confidential report.

**Strategic Implications**

The subject of this report has impact on the following objectives of the Strategic Community Plan 2026-2035:

- 1.1 Foster and strengthen community spirit
  - 1.1.1 Facilitate a dynamic calendar of events, festivals and cultural activities.
  - 1.1.2 Preserve, celebrate and cultivate the City's built, natural and cultural heritage.
- 1.2 Improve community wellbeing
  - 1.2.2 Provide diverse active and passive recreational opportunities.
  - 1.2.3 Facilitate delivery of health and wellbeing programs and services.
- 1.3 Community facilities meet community needs
  - 1.3.1 Provide facilities and services that meet the growth demands and diverse needs of the community.

**Legal Implications**

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services.

**Council Policy/Local Law Implications**

Assessment of Policy/Local Law indicates that the following are applicable:

- Procurement Policy.

**Budget/Financial Implications**

The budget implications are outlined within the Confidential report.

**Consultation**

- Intra-directorate.

*A Confidential Report is presented as an attachment to this Agenda. The matter is considered confidential under s. 5.23 (4)(c) of the Local Government Act 1995 as 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.*

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

T4/3/26

**That Council adopt the recommendation as detailed in the Confidential report.**

**Moved Cr S Peter**

**MOTION CARRIED**

**8/0**

**MEETING OPENED TO PUBLIC**

MOVED Cr S Stoneham that the meeting be opened to members of the public.  
Motion Carried (8/0)

*Meeting declared open to the public at 7.28 pm.*

**MEETING CLOSED TO PUBLIC**

MOVED Cr S Peter that the meeting be closed to members of the public as the matter to be discussed, if disclosed, 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.  
Motion Carried (8/0)

*Meeting declared closed to the public at 7.29 pm.*

**4.2 - RFQ26GT19-SOR - PROVISION OF BULK VERGE COLLECTION SERVICES - SEPARABLE PARTS (CONFIDENTIAL COVER PAGE)**

WARD : ALL  
FILE No. : M/113/26  
DATE : 23 February 2026  
REF : SP  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- A confidential report is presented as an attachment to this Agenda.
- Recommend that Council adopt the recommendation as detailed in the Confidential report.

**Strategic Implications**

The subject of this report has impact on the following objectives of the Strategic Community Plan 2026-2035:

- 2.4 Increased resource recovery moving towards a circular economy.
- 2.4.1 Provide contemporary and affordable waste management services that are responsive to local community needs and support the objectives of the State Waste Strategy.

**Legal Implications**

Assessment of legislation indicates that the following apply:

- Section 3.57 *Local Government Act 1995* – Tenders for providing goods or services
- Division 2 *Local Government (Functions and General) Regulations 1996* – Tenders for providing goods or services.

**Council Policy/Local Law Implications**

Assessment of Policy/Local Law indicates that the following are applicable:

- Procurement Policy.

**Budget/Financial Implications**

The budget implications are outlined within the Confidential report.

**Consultation**

Nil.

*A Confidential Report is presented as an attachment to this Agenda. The matter is considered confidential under s. 5.23 (4)(c) of the Local Government Act 1995 as 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.*

#### **ATTACHMENTS**

There are no attachments for this report.

#### **RECOMMEND**

T5/3/26

**That Council adopt the recommendation as detailed in the Confidential report.**

**Moved Cr D Newman, Opposed Cr S Peter**

**Seconded Cr K Busby**

**MOTION CARRIED**

**7/1**

#### **MEETING OPENED TO PUBLIC**

MOVED Cr S Stoneham that the meeting be opened to members of the public.  
Motion Carried (8/0)

*Meeting declared open at 7.49 pm.*

---

***5.1 - UPDATE AND OPTIONS ON TIP SHOP (REFERRAL ITEM)***

---

At the Council meeting held on 10 March 2025, Cr S J Mosey referred the following matter to Technical Services Committee.

*That the matter of an update and options on the Tip Shop be referred to the Technical Services Committee.*

**Comment from Cr S J Mosey**

This referral item seeks to understand options we as a Council have to return the Tip Shop to its glory days.

*Full details of the referral by Cr Mosey have been provided to Councillors under separate cover.*

**Officer Comment**

In late 2024 the Armadale Landfill and Recycling Facility temporarily closed its Tip Shop facility due to challenges maintaining safe resourcing and logistical issues associated with inappropriately disposed materials. On 15 January 2025, the current temporary “Drop N Shop” facility was opened, adjacent to the main disposal area. This provided the opportunity to retain a level of service for the community utilising existing resources, and provide the ability to monitor the material being disposed whilst the longer-term future for the service was considered.

The City’s Corporate Business Plan 2025/26-2028/29 identifies Key Action 2.4.1.1 to review the City’s Strategic Waste Management Strategy. At a Councillor Workshop on 30 June 2025 it was indicated that the future of the Drop N Shop would be considered as part of this strategic review. This work remains ongoing and will be presented to Council in due course.

**ATTACHMENTS**

There are no attachments for this report.

**RECOMMEND**

T6/3/26

**That Council:**

**Note the officer comments and the Tip Shop be considered as part of the Strategic Waste Management Review.**

**Moved Cr S Stoneham  
MOTION CARRIED**

**8/0**

---

## ***5.2 - STREET SWEEPING (REFERRAL ITEM)***

---

At the Council meeting held on 13 October 2025, Cr S Peter referred the following matter to the Technical Services Committee.

*That the matter of street sweeping across the city be referred to the Technical Services Committee.*

### **Comment from Cr S Peter**

I request a report on improving street sweeping frequency, potential enhancements to drainage maintenance, and the associated budget implications.

*Full details of the referral by Cr Peter have been provided to Councillors under separate cover.*

### **Officer Comment**

The City has a sweeping schedule for planned maintenance activities. This was provided to Councillors via memo on 11 February 2026, following Council's resolution on 13 October 2025. Increasing the level of service will require an increase in budget allocation, or a reduction of level of service in other areas.

The impacts of changes to levels of service for street sweeping have previously been considered by Council at the Ordinary Meeting of Council on 8 August 2022. Council resolved to note the officers comments and not change the existing levels of service.

A report can be prepared on altering the levels of service if requested by Council.

### **ATTACHMENTS**

There are no attachments for this report.

### **RECOMMEND**

T7/3/26

**A further report be received on options to increase street sweeping services, including detailed analysis of in-house versus outsourcing, a range of proposed service levels, operational changes, required resources, procurement implications and the full budgetary impact (capital and recurrent).**

**Moved Cr S Peter  
MOTION CARRIED**

**8/0**

***COUNCILLORS' ITEMS***

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Nil.

***EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT***

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Nil.

**MEETING DECLARED CLOSED AT 8.19 PM**

<b>TECHNICAL SERVICES COMMITTEE</b>		
<b>SUMMARY OF ATTACHMENTS</b>		
4 MARCH 2026		
ATT NO.	SUBJECT	
<b>2.1 CORPORATE GREENHOUSE ACTION 2020/21 TO 2029/30 - UPDATE ON IMPLEMENTATION OF ACTIONS</b>		
2.1.1	Attachment 1 - Progress on Actions of the Corporate Greenhouse Action Plan - March 2026 Report	
<b>3.1 PARKS FACILITY STRATEGY REVIEW</b>		
3.1.1	Attachment 1 - Parks Facility Strategy - Draft	

*The above attachments can be accessed from the Minutes of the Technical Services Committee meeting of 4 March available on the City's website*

# CHIEF EXECUTIVE OFFICER’S REPORT

9 MARCH 2026

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**1.1 - COUNCILLORS INFORMATION BULLETIN - ISSUE NO 3/2026**

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WARD : ALL  
FILE No. : M/125/26  
DATE : 24 February 2026  
REF : MC  
RESPONSIBLE : Chief Executive Officer  
MANAGER

**In Brief:**

- Councillor's Information Bulletin – Councillors are advised to take note of the information submitted in Issue No. 3/2026 to be received by Council

The following general information and memorandums were circulated in Issue No 3/2026 on 5 March 2026.

**COMMENT**

**Correspondence & Papers**

NIL

**Information from CEO Office**

Employee Movements  
Upcoming Social Media Posts

**Information from Technical Services**

NIL

**Information from Community Services**

NIL

**Information from Corporate Services**

**Outstanding Matters & Information Items**

Report on Outstanding Matters – Corporate Services Committee

**Economic Development**

Tourism & Visitor Centre Report

**Report of the Common Seal**

Nil

### **Information from Development Services**

#### **Outstanding Matters & Information Items**

Report on Outstanding Matters - Development Services Committee

Review before the State Administrative Tribunal (SAT)

#### **Health**

Health Services Manager's Report – February 2026

#### **Planning**

Planning Applications Report – February 2026

Schedule of current Town Planning Scheme No.4 Amendments

Subdivision Applications - WAPC Approvals/Refusals - February 2026

Subdivision Applications - Report on Lots Registered 2025/2026

Compliance Officer's Report – February 2026

#### **Building**

Building Services Manager's Report - February 2026

Building Health/Compliance Officer's Report – February 2026

Building Services – Reviews before SAT – February 2026

### **ATTACHMENTS**

There are no attachments for this report.

### **RECOMMEND**

**That Council acknowledge receipt of Issue 3/2026 of the Information Bulletin**

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

**MINUTES**

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# 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.

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### 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

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**LEAVE OF ABSENCE:**

Nil

**APOLOGIES:**

Cr M Silver

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

Nil

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**4                   PUBLIC QUESTION TIME**

Nil

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**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

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**6 PETITIONS**

Nil

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**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

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**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.

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

Nil

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**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.**

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**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

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**11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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**12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**

Nil

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**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.

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**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.*

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**15 CLOSURE**

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

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MINUTES CONFIRMED THIS 9 MARCH 2026

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MAYOR