



ORDINARY MEETING OF COUNCIL
MONDAY, 9 JUNE 2025

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, 9
JUNE 2025 AT 7.00PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Mayor Butterfield, declared the meeting open at 7:02pm.

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.

The Mayor welcomed former Mayor and Freeman of the City Spike Fokkema to the meeting.

Recording and Live Streaming of Proceedings

Welcome everyone, including those viewing online as our Council meeting is live-streamed.

Recordings of Council Meetings must not be copied, republished or reproduced without City permission. The recording will be a permanent record and remain available for you to view online

Please be aware that individuals could be held personally liable if your comments are defamatory.

Statements made during Council meetings are solely those of the person making them. Nothing expressed at Council Meetings can be attributed to the City, unless adopted by a Council resolution.

The Confirmed Minutes will be the official record of our meeting.

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

PRESENT:

Her Worship, Mayor R Butterfield presided over

Deputy Mayor, Cr J Keogh
Cr J Joy JP
Cr K Kamdar
Cr S Peter JP
Cr L Sargeson
Cr P A Hetherington
Cr M J Hancock
Dr C M Wielinga
Cr K Busby
Cr G J Smith

River Ward
River Ward
Ranford Ward
Ranford Ward
Palomino Ward
Palomino Ward
Heron Ward
Heron Ward
Minnawarra Ward
Minnawarra Ward

Cr M Silver	Lake Ward
Cr S S Virk	Lake Ward
Cr S J Mosey	Hills Ward
Cr S Stoneham	Hills Ward

IN ATTENDANCE:

Mr P Sanders	A/Chief Executive Officer
Mr J Lyon	Executive Director Corporate Services
Mr P Balley PhD	A/Executive Director Technical Services
Mr R Porter	A/Executive Director Community Services
Ms J Cranston	Executive Assistant Community Services

Public: 3

LEAVE OF ABSENCE:

Nil

APOLOGIES:

Nil

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

Nil

4 PUBLIC QUESTION TIME

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

1. Request for Leave of Absence - Cr Hancock and Cr Virk

Request for leave of absence received from:

- Cr M Hancock for the period Monday 7 July 2025 to Wednesday 13 August 2025 inclusive, and
- Cr S Virk for the period Monday 16 June 2025 to Thursday 3 July 2025 inclusive.

MOVED Dr C M Wielinga

That Council grant leave of absence to:

- Cr M Hancock for the period Monday 7 July 2025 to Wednesday 13 August 2025, inclusive (includes 3 Ordinary Council meetings – 14 July, 28 July and 11 August 2025), and
- Cr S Virk for the period Monday 16 June 2025 to Thursday 3 July 2025, inclusive (includes 1 Council meeting – 23 June 2025).

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington, Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

6 PETITIONS

Nil

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING
HELD ON 26 MAY 2025.

MOVED Cr S Stoneham that the Minutes of the Ordinary Council Meeting held on 26 May 2025 be confirmed as a true and accurate record.

MOTION not opposed, DECLARED CARRIED 15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington, Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1. Mayor's Announcements

Tuesday 27 May 2025

Attended the National Reconciliation Week breakfast held at the Champion Centre. Cr's Smith and Hetherington also attended. This year's theme is 'Bridging Now to Next'. According to Reconciliation Australia, "this theme reflects the ongoing connection between past, present and future. At a time when Australia faces uncertainty in its reconciliation journey, this theme calls on all Australians to step forward together."

Attended the Launch of Humans of Armadale 2025 held at the Kelmscott Hall. Cr's Smith, Mosey, Hetherington and Deputy Mayor Keogh also attended. Based on the famous Humans of New York, Humans of Armadale tells the individual stories of dozens of Armadale residents. These stories demonstrate diversity, courage, resilience and the power of connecting with others. Twenty-two City of Armadale residents nominated to share stories of their volunteering experience for the new, 2025 edition.

Saturday 31 May 2025

Attended the formal opening of the Southern Districts Rifle Club at the Gleneagles Range, Bedfordale along with Minister Reece Whitby and Hugh Jones MLA.

Friday 6 June 2025

Attended the Pride of Workmanship Awards at Honeyeater House. Local employers, managers, and small business owners were invited to nominate an employee or business to receive recognition for their "can-do attitude" and taking pride in their work.

The Rotary Club of Armadale holds an annual event known as the Pride of Workmanship Awards, which recognises employees who demonstrate a genuine commitment to their work and believe in the mantra of "Do it once - do it well". This year's event was held in partnership with the Armadale Chamber of Commerce. Councillors Smith, **Sargeson** and Kamdar also attended.

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

Nil

10 REPORTS

10.1 COMMUNITY SERVICES COMMITTEE MEETING

Report of the Community Services Committee held on 3 June 2025.

MOVED Cr Silver that the report be received.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation C1/6/25 - Parties to the Licence of Brian O'Neill Reserve Community
Centre - Reserve 5247, Lot 29 on Deposited Plan 222071

MOVED Cr K Busby

That Council:

1. Notes that Waterwheel Community Shed Inc. have withdrawn their request for development of a community garden and corresponding request to the extend the licenced area.
2. Pursuant to section 18(7) of the *Land Administration Act 1997*, authorise the Chief Executive Officer to obtain the approval of the Minister for Lands for the purpose of –
 - (a) disposal of a portion of Reserve 5247, Part Lot 29 on Deposited Plan 222071, Brian O'Neill Memorial Reserve Community Centre to the Waterwheel Community Shed Inc. by way of licence in accordance with section 3.58 of the *Local Government Act 1995* and regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996*;
3. Terminates the existing user licence with Roleystone Community Men's Shed Inc. granted by Council on 12 July 2021 (C22/7/21) on the day the licence agreement is executed by the parties.
4. Does not proceed with a licence with Armadale Community Men's Shed.
5. Endorse the key terms as outlined below and in accordance with section 9.49A of the *Local Government Act 1995*, authorise the Mayor and Chief Executive Officer to execute the licence document on behalf of the local government and apply the City's Common Seal; and

Licensee	Waterwheel Community Shed Inc.
Licensed Area	<p><u>Land</u> Portion of Reserve 5247, Lot 29 on Deposited Plan 222071 being the whole of the land comprised in Crown Land Title Volume LR3009 Folio 196.</p> <p><u>Licensed Premises</u> The community facility constructed on the land and known generally as the Brian O'Neill Memorial Reserve Community Centre, including all structures, alterations, additions and improvements therein and adjoining car park as shaded in blue on the plan annexed hereto as Annexure 1.</p>
Term	Two (2) years.
Commencement	The date on which the last party executing the licence executes the licence.
Rent	\$50.00 per annum plus GST per annum, payable annually in advance.
Insurance	Licensee to be responsible for Public Liability Insurance and Workers Compensation Insurance to the value of \$20 Million.
Licensee responsibilities	<p>Cost of all claims resulting from the group's activities that fall within the City excess on building insurance (currently \$5,000 per incident);</p> <ul style="list-style-type: none"> • Insurance for any property or equipment owned by the licensee; • Insurance for community groups hiring spaces.
Outgoings	Licensee to be responsible for normal outgoings for occupied premises.
Maintenance	In accordance with the Maintenance Schedule outlining City and Occupant responsibilities.
Permitted Purpose	Community Shed and uses reasonably ancillary thereto.
Additional Terms	<ul style="list-style-type: none"> • City to retain responsibility for the bio-waste and potable water systems under normal and compliant operations. Licensee to be responsible for any costs, which are not considered ordinary maintenance costs. • Notwithstanding subclause 4.2(1)(c) (Outgoings), the Licensee will only be responsible for eighty percent (80%) of outgoings related to electricity charges including but not limited to meter rents and the cost of installation of any meter(s) or wiring and the Licensor will be responsible for the remaining twenty percent (20%) of such electricity charges. • Notwithstanding subclause 4.2(1)(c) (Outgoings), the Licensor will deduct from the electricity charges an amount equivalent to the Licensor's cost of running the bore, to be determined by the Licensor. • The Licensee agrees to provide to the Licensor: <ul style="list-style-type: none"> - a copy of the Licensee's audited annual statement of accounts for each year; - advice of any changes in its office holders during the Term; and

	<ul style="list-style-type: none">- any other information on the Licensee reasonably required by the Licensor• The Licensee agrees that it will not materially change its rules of association under the Associations Incorporations Act 2015.
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6. Authorise the Chief Executive Officer to undertake any additional administrative actions required to give effect to Council's resolution.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington, Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

Recommendation C2/6/25 - Annual Review of Delegations - Community Services Directorate

MOVED Cr Silver

That Council:

1. For the purposes of compliance with section 5.46(2) of the *Local Government Act 1995*, section 10AB(2) of the *Dog Act 1976* and section 47 of the *Cat Act 2011*, reviews the delegations of authority contained in the attachment to this report;
2. Amends delegation of authority '1.1.7 Dealing with confiscated, impounded or uncollected goods', as attached; and
3. Authorise the Chief Executive Officer to correct any identified minor grammatical, formatting or punctuation errors to the delegations, provided the correction does not represent a change to the function or power delegated.

MOTION DECLARED CARRIED BY AN

ABSOLUTE MAJORITY RESOLUTION OF COUNCIL 15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington, Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

10.2 TECHNICAL SERVICES COMMITTEE MEETING

Report of the Technical Services Committee held on 4 June 2025.

MOVED Cr K Busby that the report be received.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington, Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation T1/6/25 - Conference Attendance - Road Safety Conference - 20 - 23
October 2005

MOVED Cr S Stoneham

That Council Nominate Councillor S Stoneham and Councillor L Sargeson as a delegate/s to the 2025 Road Safety Conference.

MOTION not opposed, DECLARED CARRIED 15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

Recommendation T2/6/25 - Buildings and Fleet Carbon Footprint and Corporate Greenhouse
Action Plan Update

MOVED Cr K Busby

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 and the achievement of the CEO KPI in relation to the carbon footprint of Buildings and Fleet.

MOTION not opposed, DECLARED CARRIED 15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

Recommendation T3/6/25 - Heritage Signage (Referral Item)

MOVED Cr K Busby

That Council:

- 1. Direct the CEO to request that Main Roads Western Australia, the asset owner, remove the old assets and replace them with new ones.**
- 2. If the asset owner refuses to update the assets, the City requests their permission to remove and replace the assets.**

MOTION not opposed, DECLARED CARRIED 15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

Recommendation T4/6/25 - Annual review of delegations - Technical Services Directorate

MOVED Cr K Busby

That Council:

- 1. For the purposes of compliance with section 5.46(2) of the *Local Government Act 1995*, reviews the delegations of authority contained in the attachment to this**

report; and

2. Authorise the Chief Executive Officer to correct any identified minor grammatical, formatting or punctuation errors to the delegations, provided the correction does not represent a change to the function or power delegated.

**MOTION DECLARED CARRIED BY AN ABSOLUTE
MAJORITY RESOLUTION OF COUNCIL**

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, 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

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CEO1/6/25 - Executive Director Technical Services - Appointment

This matter was dealt with under "Item 14 – Matters Requiring Confidential Consideration".

Recommendation CEO2/6/25 - Leasing: Armadale Library - Armadale Central Shopping
Centre

This matter was dealt with under "Item 14 – Matters Requiring Confidential Consideration".

Recommendation CEO3/6/25 - Councillors Information Bulletin - Issue No 8/2025

MOVED Cr G J Smith

That Council acknowledge receipt of Issue 8/2025 of the Information Bulletin.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

**13 MATTERS FOR REFERRAL TO STANDING COMMITTEES –
WITHOUT DISCUSSION**

Nil

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MEETING CLOSED TO PUBLIC

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

Motion Carried (15/0)

Meeting declared closed at 7:15pm. Members of the public left the meeting.

Moved Cr Peter that Standing Orders be suspended (Clause 9.5-Limitation of Number of Speeches and 9.6 - Limitation of Duration of Speeches).

Motion Carried (15/0)

Moved Cr Keogh that Standing Orders be resumed (Clause 9.5-Limitation of Number of Speeches and 9.6 - Limitation of Duration of Speeches)

Motion Carried (15/0)

The Executive Director Corporate Services returned to the meeting at 7:39pm.

Moved Cr Busby that Standing Orders be suspended (Clause 9.5-Limitation of Number of Speeches and 9.6 - Limitation of Duration of Speeches).

Motion Carried (15/0)

Moved Cr Hancock that Standing Orders be resumed (Clause 9.5-Limitation of Number of Speeches and 9.6 - Limitation of Duration of Speeches)

Motion Carried (15/0)

MEETING OPEN TO PUBLIC

MOVED Cr Mosey that that the meeting be opened from behind closed doors.

Motion Carried (15/0)

Meeting declared open at 7:48pm. No members of the public returned to the meeting.

Recommendation CEO1/6/25 - Executive Director Technical Services - Appointment

Confidential under Section 5.23(2)(b)(c) of the Local Government Act 1995.

Discussion on this matter in an open meeting would on balance be contrary to the public interest because the matter relates to the personal affairs of a person; AND the matter relates to a contract entered into or which may be entered into by the City of Armadale.

MOVED Cr K Busby

That Council accept the recommendation in the Confidential Attachment.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

Recommendation CEO2/6/25 - Leasing: Armadale Library - Armadale Central Shopping
Centre

Confidential under Section 5.23(2)(e iii) of the Local Government Act 1995.

*Discussion on this matter in an open meeting would on balance be contrary to the public
interest because the matter if disclosed, would reveal information about the business,
professional, commercial or financial affairs of a person.*

MOVED Cr S Stoneham

That Council adopt the recommendation as outlined in the confidential report.

MOTION not opposed, DECLARED CARRIED

15/0

FOR: Mayor Butterfield, Cr Keogh, C J Joy, Cr Kamdar, Cr Peter, Cr Sargeson, Cr Hetherington,
Cr Hancock, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Virk, Cr Mosey, Cr Stoneham

15 CLOSURE

The Mayor Butterfield, declared the meeting closed at 7:49pm

MINUTES CONFIRMED THIS 23 JUNE 2025

MAYOR