



ORDINARY MEETING OF COUNCIL
MONDAY, 24 NOVEMBER 2025

MINUTES

CONTENTS

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	3
2	RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE.....	3
3	ADVICE OF RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	4
	QUESTIONS TAKEN ON NOTICE	4
4	PUBLIC QUESTION TIME	7
1	ALLAN SIMPSON, STRATTON	7
2	STUART CHAPMAN, MT. CLAREMONT.....	8
5	APPLICATIONS FOR LEAVE OF ABSENCE	10
5.1	REQUEST FOR LEAVE OF ABSENCE – CR S PETER	10
6	PETITIONS	10
1	DUST POLLUTION - STURROCK CLOSE & LANNAM ROAD, HILBERT	10
7	CONFIRMATION OF MINUTES	11
	MINUTES OF ORDINARY COUNCIL MEETING HELD ON 10 NOVEMBER 2025	11
8	ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION.....	11
1.	MAYOR'S ANNOUNCEMENTS	11
9	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN – WITHOUT DISCUSSION	14
10	REPORTS.....	14
10.1	DEVELOPMENT SERVICES COMMITTEE MEETING - 17 NOVEMBER 2025.....	14
10.1.1	STRUCTURE PLAN RECOMMENDATION TO WAPC - CANNING RIVER & CLIFTON STREET (NORTH) PRECINCT, KELMSCOTT (1.1).....	14
10.1.2	DEVELOPMENT APPLICATION - PLACE OF WORSHIP - 8 WYGONDA ROAD, ROLEYSTONE (1.2).....	15
10.1.3	DEVELOPMENT APPLICATION - PINDARI RESTORATION HOUSE - LOT 41 - 61 NELSON STREET BEDFORDALE (1.3)	20
10.1.4	FINAL ADOPTION - AMENDMENT NO.128 - TOWN PLANNING SCHEME NO.4 - SHORT TERM RENTAL ACCOMMODATION (2.1).....	20
10.1.5	PROPOSED AMENDMENT NO.129 TO TPS NO.4 - PROPOSED MODIFICATION TO EXPIRATION PERIOD - NORTH FORRESTDAL CONTRIBUTION PLAN NO.3 (2.2).....	21

10.1.6	APPOINTMENT OF COUNCILLORS TO OCCASIONAL ADVISORY GROUPS, REFERENCE / WORKING GROUPS AND EXTERNAL ORGANISATIONS (3.1)	22
10.1.7	CONFIDENTIAL - NAMING OF NEW PAVILION AT MORGAN PARK, ARMADALE (3.2)	23
10.2	CORPORATE SERVICES COMMITTEE MEETING - 18 NOVEMBER 2025	23
10.2.1	LIST OF ACCOUNTS PAID - SEPTEMBER 2025 ()	23
10.2.2	STATEMENT OF FINANCIAL ACTIVITY - SEPTEMBER 2025 ().....	24
10.2.3	LEASE TO INDARA INFRASTRUCTURE PTY LTD - MOBILE PHONE TOWER (OPTUS) 55 (LOT 91) OWEN ROAD KELMSCOTT (CONFIDENTIAL COVER REPORT) ()	24
10.2.4	CONSIDERATION OF TENURE OPTIONS: PART LOT 1 - 44 JARRAH ROAD, ROLEYSTONE (CONFIDENTIAL COVER REPORT) ()	24
10.2.5	MAINTENANCE PROPOSAL FOR NEW PUBLIC REALM AREAS - METRONET BYFORD RAIL EXTENSION (CONFIDENTIAL COVER REPORT) ().....	25
10.2.6	RFQ/34/25 COLLECTION AND PROCESSING OF RECYCLABLE MATERIAL (CONFIDENTIAL COVER REPORT) ()	25
10.3	CHIEF EXECUTIVE OFFICER'S REPORT - 24 NOVEMBER 2025	25
10.3.1	COUNCILLORS INFORMATION BULLETIN - ISSUE NO 18/2025 (1.1).....	25
10.3.2	2025 PERFORMANCE REVIEW – CHIEF EXECUTIVE OFFICER ().....	25
11	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	26
12	URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION	26
	NIL	26
13	MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION	26
1	REVIEW OF ALLOWABLE USES IN RESIDENTIAL AREAS.....	26
2	REVIEW OF LEASE & LICENCE POLICY	26
14	MATTERS REQUIRING CONFIDENTIAL CONSIDERATION	26
10.2.4	CONSIDERATION OF TENURE OPTIONS: PART LOT 1 - 44 JARRAH ROAD, ROLEYSTONE (CONFIDENTIAL COVER REPORT) ()	27
15	CLOSURE.....	27

CITY OF ARMADALE

MINUTES

OF ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS,
ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 24
NOVEMBER 2025 AT 7.00PM.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Mayor Butterfield, declared the meeting open at 7.01 pm.

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

Cr K Jorgensen

Cr T Thomas

Cr S Peter JP

Cr L Sargeson

Cr P A Hetherington

Dr C M Wielinga

Cr K Busby

Cr G J Smith

Cr M Silver

Cr A Singh

Cr S J Mosey

Cr S Stoneham

River Ward

River Ward

Ranford Ward

Ranford Ward

Palomino Ward

Palomino Ward

Heron Ward

Minnawarra Ward

Minnawarra Ward

Lake Ward

Lake Ward

Hills Ward

Hills Ward

IN ATTENDANCE:

Ms J Abbiss

Mr J Lyon

Mr P Sanders

Mr M Southern

Mrs S Van Aswegen

Mrs S D'Souza

Chief Executive Officer

Executive Director Corporate Services

Executive Director Development Services

Executive Director Technical Services

Executive Director Community Services

CEO's Executive Assistant

Public: 14

LEAVE OF ABSENCE:

Leave of Absence previously granted to Cr D Newman

APOLOGIES:

Nil

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

The following questions were taken on notice at Council's Meeting on 10 November 2025 and responses (summarized below) are provided.

Stuart Chapman

Q-1 Could Council please explain how the closure of the Armadale library on Saturday affected or will affect the financial reimbursement of casual, part time and full-time staff?

Response

No staff were affected financially by the closure.

Q-2 What reforms will the City implement to ensure that library staff are protected from bullying, ideological pressure or discrimination and that future concerns are handled transparently and fairly?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

Q-3 Will the Council issue an apology to Mr Mansfield for the harm caused to his professional reputation and wellbeing, and what measures will be taken to restore public confidence in the city's governance of its libraries?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

Q-4 Will the council issue a public statement addressing Mr Declan Mansfield's claims against the City of Armadale concerning

workplace bullying, the ideological nature of diversity training and the toxic work environment he alleges he was forced to endure?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

Brian Gillman

Q-1 Has the Council received any complaints or internal communications regarding the concealment, removal or hiding of library books due to their content or perceived political sensitivity?

Response

When concerns were raised with the Manager Library Services, immediate action was taken to directly counsel library staff members regarding their responsibilities in line with the ALIA statement on free access to information.

Q-2 Does the Council affirm that employees of the City of Armadale have the right to hold and express divergent views including different beliefs about gender and related social topics without fear of reprisal or discrimination?

Response

Staff and volunteers are required to comply with the City's Code of Conduct and legislative requirements related to discrimination, bullying or harassment.

Allan Simpson

Q-1 What steps has the Council taken to investigate the circumstances that led to Mr Declan Mansfield resignation from the Armadale library and does it acknowledge that his treatment reflects a failure of workplace culture?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by

reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

- Q2 What reforms will the City implement to ensure that the library staff are protected from bullying, ideological pressure and discriminations and that future concerns are handled transparently and fairly?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

Scott Easton, Thornlie

- Q-1 What training or guidance has the City provided to management and staff to ensure respect for viewpoint diversity and compliance with the Equal Opportunity Act 1984 WA

Response

The City provides training commensurate with its legislative responsibilities.

- Q-2 Has the Council conducted any review into whether internal policies or management actions contributed to the distress or resignation of Mr Mansfield? If not, why not?

Response

The City is not aware of any finding to support the allegations or insinuations in this question. The City understands that Mr Mansfield's complaint was dismissed by the Equal Opportunity Commissioner under section 89 of the Equal Opportunity Act 1984. Section 89 allows the Commissioner to dismiss a complaint, by notice in writing addressed to the complainant, where the Commissioner is satisfied that a complaint is frivolous, vexatious, misconceived, lacking in substance or relates to an act that is not unlawful by reason of a provision of this Act. The City understands that the matter is now subject to further legal proceedings after being referred to the State Administrative Tribunal at the request of the complainant, which means the City will not be providing any additional comment at this time.

Martin Howley, Lesmurdie

Q-1 Given the protest was entirely peaceful and involved approx. 15 well behaved participants will the Council confirm that the library will not be closed again if a similar peaceful rally occurs in the future?

Response

The City will determine any future action based on the need to ensure the work health and safety of staff.

Q-2 Does Council support intellectual freedom in its libraries and what policies are in place to prevent suppression of reading material again

Response

The City's library collection is developed in accordance with the following principles:

- ❖ *ALIA statement on free access to information*
- ❖ *IFLA statement on libraries and intellectual freedom*
- ❖ *UNESCO public library manifesto*
- ❖ *State Library of WA Intellectual Freedom Policy*

Kathy Speciale, Thornlie

Q-1 Why was the Armadale library suddenly closed on Saturday 8 November in response to a peaceful and law-abiding public rally in support of Mr Mansfield?

Response

The Armadale Library was closed to ensure the work health and safety of staff.

Q-2 Who authorised the decision to close the library that day and what was the assessment on policy or justification used to support that action

Response

The Armadale Library was closed by the CEO who is responsible for ensuring the work health and safety of staff.

4 PUBLIC QUESTION TIME

1 Allan Simpson, Stratton

Q 1. Given there is a limit of \$40,000 in damages from the City of Armadale, will the City promise not to spend more than this on the legal expenses for the upcoming SAT proceedings?

*Mayor: I am not aware of any upcoming SAT proceedings and will refer this to the CEO.
CEO: The question will be taken on notice.*

Q 2. How much does it cost to operate the Armadale library on a normal Saturday, including staff costs, overhead and rent?

Mayor: The question will be taken on notice.

Q 3. If what Declan Manfield is saying is found to be true in any way will the City apologise?

Mayor: The question will be taken on notice.

Q 4. Was the closure of the Armadale library on Saturday the 8 November the first time the library has been closed due to public meetings being held in different locations.

Mayor: The question will be taken on notice.

I have just realised what you are talking about and as you know I think it has been explained that it is not appropriate for us to comment at this time as there are legal proceedings.

Q 5. Does the Council fully support the CEO's decision to close the library on 8 November? Further will any internal reviews or disciplinary actions be undertaken in response to this unprecedented event.

Mayor: The question will be taken on notice.

2 Stuart Chapman, Mt. Claremont

Q 1. Poster in the Council workplace saying "Don't be TRASH". Followed by an acronym for TRASH – transphobic racist, ableist, sexist, homophobic. This poster was reportedly displayed for several months. Is it appropriate that such value laden or politically charged posters be displayed in the Council workplace and what policies govern this?

Mayor: The question will be taken on notice.

Q 2. The free speech union organized a rally on the 8 November in support of former library officer Declan Mansfield for which I was the local organizer. On what basis did the CEO determine that a protest organized by the Free Speech Union could possibly be dangerous or intimidating for library staff?

Mayor: The question will be taken on notice.

Q 3. Was the 8 November rally observed by council officers or representatives?

Mayor: The question will be taken on notice.

Q 4. If so, what conclusions were reached regarding the rally's conduct. Was it assessed as unruly, disruptive, disrespectful or in any way potential concern for library staff and if so on what grounds?

Mayor: The question will be taken on notice. There are a number of assumptions being made here. I think it's extremely rude for you to suggest that I should be able to answer questions about what happened on that weekend and you cannot possibly expect me to answer as to whether the rally was observed or not.

Q 5. Will the City organize a confidential independent survey to see if there is bullying in Armadale library and commit to publishing the results?

Mayor: The question will be taken on notice.

Q 6. It was said in response to a previous question concerning concealment of books that when concerns were raised with the Manager of Library Services immediate action was taken to directly counsel library staff members regarding their responsibilities in line with the ALIA

statement on free access to information. Does the council regard hiding Helen Joyce's book in the manner shown in Declan's video [freespeechunion.au](https://www.freespeechunion.au) support Declan as misconduct?

Mayor: The question will be taken on notice.

Q 7. Why did the council not take disciplinary action against those responsible? Is it because Council could not identify them or they decided not to?

Mayor: The question will be taken on notice.

Q 8. It was said in response to a previous question that staff and volunteers are required to comply with the City's Code of Conduct and legislative requirements related to discrimination, bullying or harassment. Respectfully I believe this question was not a full answer to the question. Does the Council agree, please answer, yes or no - Is it misconduct to penalise anyone for gender critical views in the workplace?

Mayor: The question will be taken on notice.

Q 9. Is it misconduct to penalize someone for writing in the Spectator?

Mayor: The question will be taken on notice.

Q 10. Was it misconduct to penalize Mr Mansfield for his particular writings in the Spectator if this is what happened?

Mayor: The question will be taken on notice.

Q 11. It was said in response to a previous question the City provides training commensurate with its legislative responsibilities. Does the City accept that providing training based on DI ideology rather than bona fide anti-discrimination law is incompatible with those legal responsibilities?

Mayor: The question will be taken on notice.

Q12. Can the Council please publish the materials it has in respect of protecting view point diversity?

Mayor: The question will be taken on notice.

Q 13. It was said in response to a question that the Armadale library was closed to ensure work health and safety of staff. On what information did the CEO conclude that there was a risk?

Mayor: The question will be taken on notice.

Q14. What specifically were the health and safety risks identified?

Q15. Were they purely psychosocial in nature?

Mayor: The questions will be taken on notice.

At this juncture the Mayor asked any other members of the public present if there were questions for the Council. There being none Mr Chapman was asked to continue for the remaining minute of public question time.

Q16: Who informed the CEO of the alleged risk, and was the Manager Library Services involved in that decision?

Has the City reported this to the Public Sector Commission and does the CEO commit to publishing all relevant records and being completely transparent about what happened regarding the closure of the library.

Mayor: The question will be taken on notice.

Q17. Given that the Council must have known of the reason for the libraries closure prior to last Council's meeting, why was the question taken on notice rather than answered on the night?

Mayor: The question will be taken on notice.

Question time closed at 7.15pm

5 APPLICATIONS FOR LEAVE OF ABSENCE

5.1 Request for Leave of Absence – Cr S Peter

Request for leave of absence received from Cr Peter for the period Saturday 29 November 2025 to Monday 12 January 2026, inclusive.

MOVED Dr C M Wielinga

That Council grant leave of absence to Cr Peter for the period Saturday 29 November 2025 to Monday 12 January 2026, inclusive (includes 1 Ordinary Meeting of Council – 15 December 2025).

MOTION not opposed, DECLARED CARRIED

14/0

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

6 PETITIONS

1 Dust Pollution - Sturrock Close & Lannam Road, Hilbert (Cr Shanavas Peter)

A petition signed by 21 residents was tabled by Cr Peter, the prayer of which reads as follows:

“We, the undersigned residents of Sturrock Close and Lannam Road, Hilbert, respectfully request the City of Armadale urgent intervention regarding ongoing and severe dust and windblow sand pollution originating from the Stockland development being carried out by Wormald Civil. We seek an investigation into compliance breaches and fair compensation for affected residents.”

MOVED Cr S Peter

That Council receive the petition and refer it to the Development Services Committee.

MOTION not opposed, DECLARED CARRIED

14/0

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

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS ORDINARY COUNCIL MEETING HELD ON 10 NOVEMBER 2025.

MOVED Cr S Stoneham that the Minutes of the Ordinary Council Meeting held on 10 November 2025 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 Sargeson, Cr Hetherington, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

8 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

1. Mayor's Announcements

Tuesday 14 October 2025

Visited the Waullo Dawn Healing Service, formally known as the South-East Healing Service. Waullo Dawn Healing Service provides a range of free and confidential support services for women who have experienced or are experiencing family and domestic violence. Councillors Silver, Mosey and Smith were also in attendance on this visit.

Thursday 16 October 2025

Attended Liion-Energy Pty Ltd Lithium Battery Thermal Runaway Demonstration event. This demonstration was designed to showcase different fire management processes and was attended by the South East Corridor Council Alliance (SECCA) Mayors; Mayor Patrick Hall, City of Canning, Mayor Karen Vernon, Town of Victoria Park and Mayor Teresa Lynes, City of Gosnells.

Friday 17 October 2025

Attended the Cecil Andrews College 45th Anniversary Assembly as a special guest and presented the annual Scholar Award. This year's award was presented to Oroma Winfred for his very good standing with the school, and strong adherence to the school's values. He works to the best of his abilities at all times, has a positive influence on his fellow students, and contributes to a positive culture for everyone. He is an independent thinker and model for others, achieving the top student mark in Year 10 General Humanities. In everything this student attempts, he shows great commitment to do his best.

Attended and participated in the Kelmscott Agricultural Show.

Saturday 18 October 2025

Attended the Local Government Election count and congratulated the elected members of the council. Welcome back Cr Scott Mosey, re-elected for Hills Ward, Cr Gary Smith, re-elected for Minnawarra Ward, and Cr Paul Hetherington re-elected for Palomino Ward. Welcome to Cr Tony Thomas for Ranford Ward, Cr Amit Singh for Lake Ward, Cr Kris Jorgensen for River Ward and Cr Dan Newman for Heron Ward.

Sunday 19 October 2025

Attended the Armadale Settler's Common Environment Centre building fire and addressed the media. The Environment Centre was home to community groups and volunteers such as the Wildflower Society of WA (Armadale Branch), Armadale Gosnells Landcare Group, Armadale Settlers Common Working Group and the City's Bushcare Environmental Working Group.

Wednesday 22 October 2025

Attended and Chaired the Special Council Meeting. On this occasion the Council welcomed back Cr John Keogh as Deputy Mayor and selected the committee members for the City's working groups and committees.

Friday 24 October 2025

Met with Spike Fokkema, Honorary Freeman of the City to talk about the City's main entry roads, of Armadale Road, Albany Hwy and South West Hwy.

Attended, opened and presented awards at the Armadale Society of Artists Annual Exhibition at the Armadale District Hall. I also judged and announced the winner of the Best Local Artist award which is sponsored by the City of Armadale. This year's Best Artist Award went to Geoff Reeves for his artwork titled "Mum and Dad". Mr Hugh Jones MLA, Member for Darling Range, and Cr Emma Zhang representing Gosnells Mayor Teresa Lynes also attended the event as well as City of Armadale Councillors Silver, Mosey and Smith.

Saturday 25 October 2025

Attended and opened the Armadale Multicultural Fair at Novelli Pavilion in Piara Waters. This event was initiated by the Multicultural Advisory Group, who's dedication, passion and hard work have brought this Fair to life for the community.

Attended the Roleystone Karragullen Volunteer Bushfire Brigade's Annual Awards Evening at the Roleystone Karragullen Fire Station.

Monday 27 October 2025

Attended the Harrisdale Senior High School Year 12 Valedictory Ceremony and presented the Harrisdale Way Responsibility Award. The winner of this award was Kayleen Enrilsen who was recognised for her integrity, accountability and consistent commitment to upholding high standards of behaviour.

Councillor Kerry Busby attended on my behalf, the Cecil Andres College Class of 2025 Year 12 Presentation Night at Chosen Church in Kelmscott.

Wednesday 29 October 2025

Attended the Funeral Service of Ken Brown at the West Chapel in Fremantle Cemetery and paid my respects and on behalf of the Council. Ken was a long-time volunteer and respected member of the community who dedicated much of his life to serving others. Ken lived in Armadale for more than 55 years, beginning his journey with the City as a Shire Engineer.

Thursday 30 October 2025

Attended the official opening of the Piara Waters Lifestyle Resort Providence, a resort style living for people over the age of 50. The homes are each architecturally designed relative to the street and its neighbour for privacy, solar orientation and cross flow ventilation which is unique to other retirement villages in WA.

Friday 31 October 2025

Attended and delivered the opening speech for the Armadale Hills Arts Trails launch event at the Art Sanctuary in Kelmscott. This year marks the 10th anniversary of the Armadale Hills Arts Trail.

Saturday 1 November 2025

Attended the City of Kalamunda Community Leaders Dinner at the Kalamunda Community Centre as a guest of Mayor Margaret Thomas JP, City of Kalamunda.

Wednesday 5 November 2025

Attended the Cecil Andrews Clontarf Academy Awards Night held at the Performing Arts Centre at Cecil Andrews College.

Sunday 9 November 2025

Attended the Parks and Leisure Australia National Conference in Hobart, with Cr Michelle Silver. From the 9 to 12 November, the conference topics were *inspired by the past, with visions for the future*. The conference highlighted the long-standing contribution of the parks and leisure sector and its important role in supporting community health, wellbeing, sustainability, and the protection of natural places.

During this conference, the Piara Waters Library was announced as the award finalist of the National Community Facility of the Year Excellence Awards at the Conference Gala Dinner.

Monday 10 November 2025

Cr Smith attended and addressed the community at the Seniors' Week Morning Tea at John Dunn Pavilion on my behalf while I attended the Parks and Leisure Australia Conference. The morning tea was hosted by the City of Armadale to celebrate our local seniors, and to thank those who contribute to the local community.

Tuesday 11 November 2025

Cr Sarah Stoneham attended and laid a wreath at the Araluen Botanic Garden Remembrance Day Ceremony and paid our respects. Cr Gary Smith attended and laid a wreath at the RSL Armadale Remembrance Day at Memorial Park and paid our respects.

Wednesday 12 November 2025

Cr Kris Jorgensen attended and said a few words of encouragement on my behalf at the Armadale Kmart Wishing Tree Appeal Launch. The Wishing Tree Appeal is a powerful reminder that no one is alone, that their community is there for them, and that even small gestures of kindness can have a meaningful impact.

Thursday 13 November 2025

Attended and presided the Public Citizenship Ceremony at Kelmscott Hall. On this evening, we saw 130 proud citizens take the pledge and take home their Australian Citizenship Certificate. Special guests on this evening included Ms Trish Cook MP, Federal Member for Bullwinkel, and Mr Yaz Mubarakai MLA, Member for Oakford. Councillors in attendance were Deputy Mayor John Keogh, who MC's the ceremony, and Councillors Mosey, Smith, Hetherington, Sargeson, Thomas, Peter, and Jorgenson.

Friday 14 November 2025

Deputy Mayor John Keogh represented myself at the Kwinana Energy Recovery's Official Opening Event.

Sunday 16 November 2025

Attended and spoke a few words of encouragement at the Federation of Indian Associations of Western Australia (FIAWA) Domestic Violence Awareness and Guidance Forum at the Armadale District Hall. It was encouraging to see many multicultural groups come together at a vital forum to raise awareness, provide education and to learn from subject matter experts about how to intervene early and effectively to support those experiencing family and domestic violence.

Saturday 22 November 2025

Attended and formally thanked the City of Armadale Bushcare volunteers and the Armadale Gosnells Landcare Group volunteers for their work throughout the year in the City's

bushland reserves, rivers and wetlands. The event was a great celebration and recognition of Bushcare volunteer contributions within the City of Armadale. Councillors Smith and Jorgensen also attended the breakfast.

Cr Michelle Silver attended the Chinmaya Mission Bal Mela Cultural Children's Open Day event on my behalf and spoke a few words of community spirit to the children, parents and community members. The Chinmaya Mission is a community grant recipient.

Sunday 23 November 2025

Attended the Kelmscott Agricultural Society Volunteer Thankyou event as part of the Kelmscott Show wind up. The Thankyou event was held at the Kelmscott Tennis Club with approximately 100 people who came together and enjoyed a meal.

Alcoa Decision

Mayor advised Councillors of Alcoa's decision to remove the Northern Jarrah Forest from its exploration application currently before the Environmental Protection Authority and from its 2023-2027 Mining and Management Program. The City welcomes this decision which is a significant win for the community and the environment. The Mayor acknowledged the efforts of City officers and the role of community members, councils and stakeholders who worked together to achieve this positive result.

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

Nil

10 REPORTS

10.1 DEVELOPMENT SERVICES COMMITTEE MEETING

Report of the Development Services Committee held on 17 November 2025.

Page 1 Cr Mosey to be recorded as an apology

MOVED Dr C M Wielinga that the report, subject to the above correction, be received.

MOTION not opposed, DECLARED CARRIED

14/0

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

BUSINESS ARISING FROM REPORT

Recommendation D1/11/25 - Structure Plan Recommendation to WAPC - Canning River & Clifton Street (North) Precinct, Kelmscott

MOVED Dr C M Wielinga

That Council:

- 1. Endorse the comments made in this report, the Schedule of Submissions - Summary and the Schedule of Structure Plan Issues and Modifications, both attached to this report, in response to advertising, agency referrals and assessment of the Structure Plan with the following amendments:**

- The schedules to be amended to reflect all the Bush Forever and CCW land should be protected by a 30 metre wide buffer;
 - Any reference to POS for Lot 11 Brookside Avenue to refer to 10% POS being provided as land and not as cash-in-lieu.
2. Pursuant to Schedule 2 Clause 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
- a) Forward this report and attachments (including Confidential Schedule of Submissions and Schedule of Structure Plan Issues/Modifications as amended by Point 1 above) to the Western Australian Planning Commission; and,
 - b) Recommend that the Western Australian Planning Commission refuse the proposed Canning River and Clifton Street (North) Precinct Structure Plan, (dated 10 May 2023) as the issues and modifications detailed in this report and the Schedule of Structure Plan Issues and Modifications (as amended by Point 1 above), inclusive of the objections, issues and modifications recommended by the DBCA-Rivers and Estuaries Branch, Main Roads WA, Department of Fire and Emergency Services and Department of Transport (attached to this report) have not been addressed.
3. Advise submitters of the Council's recommendation to the WAPC and when the WAPC makes its decision on the Structure Plan.

MOTION not opposed, DECLARED CARRIED

14/0

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

Recommendation D2/11/25 - Development Application - Place of Worship - 8 Wygonda Road, Roleystone

Moved Cr S Stoneham that the meeting go behind closed doors to discuss legal implications relating to this item. The matter may involve legal advice being obtained by the City of Armadale [Section 5.23(2) (d)]. Motion Carried (14/0)

Meeting declared closed at 7.24pm. Members of the public left the meeting

*Moved Cr Mosey that Standing Orders be suspended.
Motion Carried (14/0)*

*Moved Cr Keogh that Standing Orders be resumed.
Motion Carried (14/0)*

*Moved Dr Wielinga that the meeting be opened. Motion Carried (14/0)
Meeting declared open at 7.56pm. Members of the public returned to the meeting.*

MOVED Cr K Busby, SECONDED Dr C M Wielinga
OPPOSED Cr S Stoneham

That Council:

1. Approves the application for Development Approval for Place of Worship on Lot 500 (No.8) Wygonda Road, Roleystone, subject to the following conditions:

- a) **Operating hours of the Place of Worship shall be limited to:**
 - a. **9:30am – 10pm on Sunday;**
 - b. **5pm – 10pm on Wednesday and Friday; and**
 - c. **2pm – 8pm Saturday.**
- b) **A maximum of 120 persons are allowed in the Place of Worship.**
- c) **Car parking demand shall be accommodated within the site at all times in the constructed parking bays. The car parking demand shall not exceed the number of parking bays approved for the development, being 43 vehicle bays, at any one time.**
- e) **To meet drainage requirements the developer/owner shall, to the specification and satisfaction of the Executive Director Technical Services:**
 - a. **Submit a stormwater plan incorporating water sensitive design principles for approval and implement the approved plan thereafter;**
 - b. **Show any drainage easements as may be required on the Certificate of Title in favour of the City; and**
 - c. **Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.**
- f) **A landscape plan shall be submitted to and approved by the Executive Director Development Services. The landscape plan shall include:**
 - a. **Plant species (predominantly West Australian species);**
 - b. **Numbers, location, container size;**
 - c. **Method of irrigation of the landscaped areas;**
 - d. **Retention of existing trees as identified on the approved site plan; and**
 - e. **Existing trees on site are to be managed in accordance with AS 4970 – 2009 *Protection of Trees on Development Sites*.**

All landscaping shall be installed prior to occupancy of the development and maintained as per the approved plan thereafter.

- g) **All vehicle parking manoeuvring spaces shall be constructed, sealed, kerbed, marked and drained in accordance with the approved site plan to the satisfaction of the Executive Director Technical Services and continuously maintained thereafter. Relocation/removal of any services/infrastructure will be at the cost of the developer.**
- h) **The Bushfire Emergency Evacuation Plan prepared by Bushfire Logic and dated 10 January 2025, shall be implemented to ensure the fine fuel load within the lot is maintained to the requirements of Appendix B, Table 9 of the *Planning for Bushfire Guidelines* (as amended).**
- i) **Noise mitigation measures recommended within the Acoustic Report submitted by Herring Storer Acoustics (updated 27 October 2025), shall be incorporated at the Building Permit Application stage, and continuously**

implemented to the satisfaction of the Executive Director Development Services. All activities shall be conducted in a manner to avoid any unreasonable noise impact upon adjoining neighbours, in compliance with the Noise Management Plan dated 29 October 2025 and the *Environmental Protection (Noise) Regulations 1997*.

- j) No materials or bins shall be stored in car parking areas.
- k) A schedule of external colours and materials shall be submitted to the City's Planning Services Department and approved by the Executive Director Development Services. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the Executive Director Development Services. External colours and materials shall be in keeping with the surrounding character and amenity of the locality and maintained to the satisfaction of the Executive Director Development Services.
- l) Prior to the commencement of any works associated with the onsite wastewater management system, a Site and Soil Evaluation (SSE) must be undertaken by a suitably qualified professional in accordance with AS/NZS 1547:2012. The SSE must be submitted to the satisfaction of the City and demonstrate that the proposed system is appropriate for the site conditions. Should the SSE identify that the proposed system is unsuitable, an alternative wastewater management system must be designed and submitted for approval, ensuring compliance with relevant legislation.
- m) Prior to the commencement of works or any development being undertaken on the site the applicant shall submit and have approved, the specification of the proposed on-site effluent disposal system to the satisfaction of the City of Armadale. The specifications shall include, unless otherwise agreed in writing:
 - a. Location and clearance from highest known groundwater;
 - b. Expected performance;
 - c. Nutrients removal capability; and
 - d. Monitoring and maintenance plan.
- n) All conditions are to be complied with prior to exercising the right of this approval, to the satisfaction of the Executive Director Development Services.
- o) With respect to any development on site, particularly the construction of car parking, the noise wall and installation of the effluent disposal system, a qualified arborist is to conduct a pre-site inspection to ensure that all necessary protections and proposed work practices are in place prior to any ground disturbing activity to ensure there is no damage to existing trees or their roots onsite.

ADVICE NOTES

- a) A separate application is required for all signs associated with the development.

- b) With regard to the Condition requiring submission of a colour and material schedule, it is expected that the colour and material schedule will be submitted and approved prior to the submission of a Building Permit Application.
- c) With regard to the Condition requiring a Landscape Plan, please refer to the City's Landscaping Guidelines – (Screening) and the Landscaping Guidelines – Plants to Avoid, to assist you to formulate a satisfactory landscaping proposal. Copies of these documents are available on the City's website at: www.armadale.wa.gov.au/publications/
- d) Existing trees are to be managed in accordance with AS 4970 – 2009 *Protection of Trees on Development Sites*.
- e) With regard to the Condition regarding vehicle manoeuvring spaces, the City's Technical Services Directorate should be contacted in order that the appropriate crossover application may be made.
- f) Lighting shall comply with Australian Standard 4282-1997 "*Control of the obtrusive effects of outdoor lighting*" or its equivalent and the City's *Environment, Animals and Nuisance Local Laws 2002*.
- g) It is recommended that security cameras and CCTV be installed in internal and external areas of the premises, including car parking areas to manage and deter criminal and anti-social behaviour.
- h) At all times the noise levels must comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
- i) Compliance with the *Health (Public Buildings) Regulations 1992* is required. In this regard, a Public Building application shall be submitted to the City's Health Department and approved prior to occupation of the proposed building.
- j) With regard to the Bushfire Emergency Evacuation Plan, the City notes that the establishment of an APZ does not require wholesale clearing.

Additionally, it is highly recommended that ember protection screens be installed to any evaporative air conditioning unit. Further information can be obtained at: [DFES-InfoNote-BushfireEmberProtectionScreens.pdf](#)

- k) The proposal may involve a change of classification or use therefore the building will need a new Occupancy Permit in accordance with the *Building Act 2011* Section 49. A change of classification requires compliance with the current Building Code of Australia in accordance with the *Building Regulations 2012* Section 31G. This may include but is not limited to energy efficiency, disabled access and fire safety. Any alteration works will require a Building Permit.
- l) With regards to Condition 14 or Condition (n), the owner and/or applicant is encouraged to provide written evidence to the City to demonstrate compliance of the conditions noted above. For further information please refer to

Planning Information Sheet “Development Application Condition Clearance”
available at [information-sheets-forms-and-fees-building-planning](#)

- m) The applicant and landowner are advised that it is a statutory requirement to comply with all conditions of this approval, and that not complying with any condition is therefore illegal. Failure to comply with any condition of this approval or the approved plans constitutes an offence under the *Planning and Development Act 2005*. The City can issue a Planning Infringement Notice of \$500 (without notice) and/or commence legal action with higher penalties up to \$200,000 for each offence and a daily penalty of \$25,000 per day for the continuation of that offence. It is the responsibility of the applicant and/or landowner to inform Council in writing when they consider the development to be complete and all conditions of this approval have been satisfied.
- n) The developer is reminded of the requirement under the provisions of the *Environmental Protection Act 1986* that all construction work (which includes earthworks and similar) be managed with due regard for noise control. Works generating noise, and rock breaking in particular, are not permitted:-
 - i. Outside the hours of 7:00am to 7:00pm; or
 - ii. On a Sunday or Public Holiday.
- o) If the applicant is aggrieved by a Refusal to Approve his/her application, or, where Approved, is aggrieved by any Condition imposed in that Approval he/she may apply for a Review to the State Administrative Tribunal pursuant to the provisions of Part 14 of the *Planning and Development Act 2005* against such refusal or imposition of such aggrieved Condition. Such application for Review must be made not more than twenty eight (28) days after the date of Council’s decision via the form available from the State Administrative Tribunal (copies available from the State Administrative Tribunal, at Level 4, 12 St Georges Terrace, Perth, or GPO Box U1991, Perth, WA, 6845, or www.sat.justice.wa.gov.au or from Council’s offices), and should be accompanied by the relevant fee detailed in Schedule 18 of the *State Administrative Tribunal Regulations 2004*.
- p) If the development the subject of this approval is not substantially commenced within a period of 24 months from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

2. That the submitters be advised of Council’s decision in this regard.

MOTION DECLARED CARRIED

11/3

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

Recommendation D3/11/25 - Development Application - Pindari Restoration House - Lot 41 - 61 Nelson Street BEDFORDALE

MOVED Dr C M Wielinga

That Council:

- 1) Approves the application to amend the conditions of Planning Approval (DA10.2018.166.1, dated 25 September 2018) for increased number of participants and additional buildings on Lot 41 (61) Nelson Street, Bedfordale, subject to the following:
 - a) Condition 1 is amended as follows: “The site shall be operated in strict accordance with the approved Pindari Restoration House Management Plan (July 2025, attached) to the satisfaction of the Executive Director Development Services. Any proposed alteration to management practices described in the management plan shall be subject to prior approval by the Executive Director Development Services”.
 - b) Condition 2 is amended as follows: “A status and compliance report addressing the Management Plan shall be submitted to the City every 12 months”.
 - c) Condition 3 is amended as follows: “The maximum number of clients accommodated at any one time shall not exceed fifteen (15) persons”.
 - d) Condition 4 is amended as follows: “The Bushfire Management Plan prepared by Envision Bushfire Protection (July 2025, attached), shall be implemented (including all recommendations and conditions contained in the BMP) prior to occupation of the new buildings”.
- 2) That the submitters be advised of the Council’s decision in this regard.

MOTION not opposed, DECLARED CARRIED

14/0

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

Recommendation D4/11/25 - Final adoption - Amendment no.128 - Town Planning Scheme No.4 - Short Term Rental Accommodation

MOVED Dr C M Wielinga

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, without modification, Amendment No.128 to Town Planning Scheme No.4 to:
 - a. Insert the land uses ‘hosted short term rental accommodation’ and ‘unhosted short term rental accommodation’ into the Zoning Table of Part 3 Zones and the Use of Land with the following levels of permissibility:

USE CLASSES	Residential	Special Residential	Rural Living	Special Rural	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
Hosted Short Term Rental Accommodation	P	P	P	P	P	P	P	X	X	P	P
Unhosted Short Term Rental Accommodation	D	D	D	D	D	D	D	X	X	D	D

- b. Delete the land use definition for Bed and Breakfast from Schedule 1 (2) Land Use Definitions and the Zoning Table.
2. Authorise the Mayor and Chief Executive Officer to execute the relevant documents and forward the amendment to the Western Australian Planning Commission for final approval.
3. Should the Minister require any minor modifications to Amendment No.128 at the final approval stage, authorise the Mayor and Chief Executive Officer to execute the modified documents for Amendment No.128.

MOTION not opposed, DECLARED CARRIED

14/0

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

Recommendation D5/11/25 - Proposed Amendment No.129 to TPS No.4 - Proposed Modification to Expiration Period - North Forrestdale Contribution Plan No.3

MOVED Dr C M Wielinga

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, initiate Amendment No.129 to Town Planning Scheme No.4 as follows:
 - a) Amending Clause 3.14 'Expiration of Development Contribution Plan' in Schedule 9B – Development Contribution Area No.3 by changing the words "twenty (20) years" to "thirty (30) years".
 - b) Amend Clause 3.4.1 of Schedule 9B – Development Contribution Area No.3 by replacing 'and multiplying that area by 14.6' by replacing this with the following words 'and multiplying that area by the density rate prescribed in the Infrastructure Cost Schedule.'
 - c) Amend Clause 3.6.3(8)(e) of Schedule 9B – Development Contribution Area

No.3 by inserting two commas after ‘abutting proposed primary schools’ and after ‘where applicable’.

- 2. The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):**
 - (i) The Scheme Amendment relates to amending a Development Contribution Plan.**
- 3. Authorise the Mayor and Chief Executive Officer to execute the relevant documents and forward the amendment to the Western Australian Planning Commission.**
- 4. Should the Minister require any minor modifications to Amendment No.129 prior to advertising consent, authorise the Mayor and Chief Executive Officer to execute the amended documents for Amendment No.129.**

MOTION not opposed, DECLARED CARRIED

14/0

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

Recommendation D6/11/25 - Appointment of Councillors to Occasional Advisory Groups, Reference / Working Groups and External Organisations

MOVED Dr C M Wielinga

That Council:

- 1. Approve the following appointments to Council’s established Groups for the period November 2025 to October 2027:**

Occasional Advisory Group and Reference / Working Groups	Member	Deputy Member
Community Heritage Advisory Group	Cr J Keogh	Cr S J Mosey
Canopy Cover Working Group	Dr C Wielinga (Chair) Cr J Keogh (Deputy) Mayor R Butterfield Cr S J Mosey Cr M Silver Cr L Sargeson Cr G Smith Cr S Stoneham	
Pickering Brook & Surrounds Sustainability and Tourism Strategy Working Group	Dr C Wielinga	

MOTION not opposed, DECLARED CARRIED

14/0

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

Recommendation D7/11/25 - Confidential - Naming of New Pavilion at Morgan Park, Armadale

MOVED Dr C M Wielinga

That Council adopt the 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 Sargeson, Cr Hetherington, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

10.2 CORPORATE SERVICES COMMITTEE MEETING
Report of the Corporate Services Committee held on 18 November 2025.

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 Sargeson, Cr Hetherington, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

BUSINESS ARISING FROM REPORT

Recommendation CS1/11/25 - List of Accounts Paid - September 2025

Cr Hetherington declared a financial interest in Item 1.1 on the basis that the Monthly Payment Listing includes a community grant payment made to his place of employment – the Fathering Project - Trans No. 034594 dated 17/09/25 for \$9,240 refers.
Cr Hetherington left the meeting at 8.17pm

MOVED Cr S Peter

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 \$17,162,589.63, cheque numbers 510 to 524, transactions 34143 to 35006 and Payrolls dated 17 September and 28 September 2025.

Credit Cards

Accounts paid totalling \$9,254.62 for the period ended 25 September 2025.

Fuel Cards

Accounts paid totalling \$14,584.21 for the month ended 30 September 2025.

MOTION not opposed, DECLARED CARRIED 13/0

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

Cr Hetherington returned at 8.17pm

Recommendation CS2/11/25 - Statement of Financial Activity - September 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 third (3) month period ended 30 September 2025.**
- 2. Note that there are reportable actual to budget material variances for the year-to-date period ending 30 September 2025 and note that the opening balances provided are still subject to audit confirmation and sign-off.**
- 3. Note the \$186.72 small rates debt written off under Delegation 1.1.22 and Sub Delegation 1.2.22**

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

14/0

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

Recommendation CS3/11/25 - Lease to Indara Infrastructure Pty Ltd - Mobile Phone Tower (Optus) 55 (Lot 91) Owen Road Kelmscott (Confidential Cover Report)

MOVED Cr S J Mosey

That Council adopt the 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 Sargeson, Cr Hetherington,
Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS4/11/25 - Consideration of Tenure Options: Part Lot 1 - 44 Jarrah Road, Roleystone (Confidential Cover Report)

Cr Keogh disclosed that as he is a member of the Roleystone Volunteer Fire Brigade he had an association with this item. As a consequence, he advised that there may be a perception on the basis of his non-financial interests that his impartiality on the matter may be affected, but declared that he would set aside this association, consider the matter on its merits and vote accordingly.

MOVED Cr K Busby

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 Sargeson, Cr Hetherington,
Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS5/11/25 - Maintenance Proposal for New Public Realm areas - Metronet Byford Rail Extension (Confidential Cover Report)

MOVED Cr S J Mosey

That Council adopt the 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 Sargeson, Cr Hetherington, Dr Wielinga, Cr Smith, Cr Busby, Cr Silver, Cr Singh, Cr Mosey, Cr Stoneham

Recommendation CS6/11/25 - RFQ/34/25 Collection and Processing of Recyclable Material (Confidential Cover Report)

MOVED Cr S J Mosey

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

MOTION DECLARED CARRIED BY AN ABSOLUTE MAJORITY RESOLUTION OF COUNCIL 14/0

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

BUSINESS ARISING FROM REPORT

Recommendation CEO3/11/25 - Councillors Information Bulletin - Issue No 18/2025

MOVED Cr S Stoneham

That Council acknowledge receipt of Issue 18/2025 of the Information Bulletin

MOTION not opposed, DECLARED CARRIED 14/0

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

Recommendation CEO4/11/25 – 2025 Performance Review – Chief Executive Officer

Ms Abbiss declared an interest in this item as it relates to her contract of employment and left the meeting at 8.23pm

Cr Silver left the meeting at 8.23pm

MOVED Cr S Peter

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

MOTION not opposed, DECLARED CARRIED

13/0

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

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

13 MATTERS FOR REFERRAL TO STANDING COMMITTEES – WITHOUT DISCUSSION

1 Review of Allowable Uses in Residential Areas (Cr Sarah Stoneham)

That the matter of allowable uses in residential areas be referred to the Development Services Committee

2 Review of Lease & Licence Policy (Cr Sarah Stoneham)

That the matter of a review of the Lease and Licence Policy to include a list of essential community services be referred to the Community Services Committee

Cr Silver returned to the meeting at 8.26pm

14 MATTERS REQUIRING CONFIDENTIAL CONSIDERATION

MOVED Cr S Stoneham that the meeting be closed to members of the public as the item to be discussed relates to a contract entered into or which may be entered into by the City of Armadale (Section 5.23(2) (c) . Motion Carried (14/0)

Meeting declared closed at 8.30pm – Members of the public left the meeting.

MOVED Cr Busby that Standing Orders be suspended
Motion Carried 14/0

MOVED Cr Stoneham that Standing Orders be resumed
Motion Carried 14/0

Recommendation CS4/11/25 - Consideration of Tenure Options: Part Lot 1 - 44 Jarrah Road, Roleystone (Confidential Cover Report)

Cr Keogh disclosed that as he is a member of the Roleystone Volunteer Fire Brigade he had an association with this item. As a consequence, he advised that there may be a perception on the basis of his non-financial interests that his impartiality on the matter may be affected, but declared that he would set aside this association, consider the matter on its merits and vote accordingly.

MOVED Cr S J Mosey

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

MOTION not opposed, DECLARED CARRIED

14/0

MOVED Cr Stoneham that the meeting be opened. Motion Carried (14/0)

Meeting declared open at 8.38pm.

No members of the public returned to the meeting.

15 CLOSURE

Mayor Butterfield, declared the meeting closed at 8.39pm

MINUTES CONFIRMED THIS 15 DECEMBER 2025

MAYOR